



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION AND CITY COUNCIL JOINT MEETING

December 9, 2024 at 5:30 PM

Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

AGENDA

1. CALL TO ORDER

- A. Plan Commission
- B. City Council

2. ROLL CALL

- A. Plan Commission: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski
- B. City Council: Mark Bittner, Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

3. FORMAL ITEMS

- A. Request for a Conditional Use Permit for assisted living, congregate housing, and a residential care facility for the elderly located at 2500 Garfield Street, in the IPF Institutional/Public Facilities District, submitted by NHS 1 Hamilton Drive LLC (applicant and owner)

--Plan Commission recommendation to City Council regarding the requested Conditional Use Permit

--No City Council action required

- B. Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Quasius Construction, Inc.

--Plan Commission recommendation to City Council regarding the Site and Architectural Plans for this Planned Unit Development

--City Council discussion of the Site and Architectural Plans as it relates to a proposed TID 15 Development Agreement

4. ADJOURNMENT

- A. Plan Commission
- B. City Council (Note: City Council has a separate, 6:15 PM Special Meeting on this date)

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



LAND DEVELOPMENT APPLICATION

APPLICANT NSH 1 Hamilton Drive LLC TELEPHONE 414-962-5250

MAILING ADDRESS 640 N Vel R Phillips Ave #200 Milwaukee WI 53203
 (Street) (City) (State) (Zip)

PROPERTY OWNER NSH 1 Hamilton Drive LLC TELEPHONE 414-962-5250

MAILING ADDRESS 640 N Vel R Phillips Ave #200 Milwaukee WI 53203
 (Street) (City) (State) (Zip)

REQUEST FOR:

- | | | | |
|--------------------------|----------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Comprehensive Plan Amendment | <input checked="" type="checkbox"/> | Conditional Use |
| <input type="checkbox"/> | Site/Architectural Plan Approval | <input type="checkbox"/> | Annexation Request |
| <input type="checkbox"/> | Subdivision Plat or CSM Review | <input type="checkbox"/> | Variance/Board of Appeals |
| <input type="checkbox"/> | Zoning District Change | <input type="checkbox"/> | Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 2500 Garfield St. Two Rivers, WI 54241 TYPE OF STRUCTURE Existing

PRESENT ZONING IPF REQUESTED ZONING IPF-CUP


PROPOSED LAND USE Continued use as an assisted living facility

PARCEL # 147-011-005-6 ACREAGE _____

LEGAL DESCRIPTION PICNIC HILL ADD 2ND PORTION ALL OF BLK K & PT OF W 1/2 OF SW 1/4 S31 T20N R25E REC V 825 P 666 & V 1015 P 629 EXC V 1015 P 641 & V 1103 P 218

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed  Brian Purtell, General Counsel Date 11/23/24
 (Property Owner)

Fee Required

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

**Supplemental Page to
Conditional Use Permit Application
2500 Garfield Street, Two Rivers, WI**

The property owner NSH 1 Hamilton Drive LLC (“Applicant”) makes this application for the purposes of obtaining a conditional use permit (“CUP”) for the use of the property located at 2500 Garfield (tax parcel # 147-011-005-6) (the “Property”) for assisted living for the elderly, congregate housing for the elderly and/or residential care facility for the elderly. The property is zoned Institutional Public Facilities District (IPF). A skilled nursing facility is operated by NSH Two Rivers LLC under the name of Hamilton Health Services on the tax parcel and as a nursing home is a permitted use under Section 10-1-32 of the Two Rivers Ordinances.

An assisted living facility/residential care facility (RCAC) is also operated on the parcel by NSH Two Rivers Northland LLC under the name of Northland Lodge Assisted Living. These uses seemingly require a conditional use permit as assisted living facilities for the elderly, congregate housing for the elderly, and residential care facilities for the elderly under the ordinance. In conjunction with a zoning inquiry for an upcoming refinancing, the Applicant discovered that the CUP issued to a prior owner of the real estate (TR Real Estate LLC) on July 7, 2003, included a condition that the CUP would lapse upon a change in ownership. The Applicant acquired the Property in 2019 as part of a financially distressed sale via a receivership action, and as the 2019 transaction involved Applicant taking assignment of the prior term loan credit and security agreement with the existing lender, this was not discovered until the current zoning inquiry.

Operations have not significantly changed since the Applicant’s acquisition. The Northland Lodge facility has up to 39 residents and 12-15 employees. The intensity of use is consistent with the prior usage and there have been no significant changes to the buildings or ground since the 2019 application, nor are any anticipated in connection with this application. The Applicant believes that it is otherwise in compliance with all applicable zoning and site requirements.

Applicant and the two operators in the facilities are part of the North Shore Healthcare (NSH) group. Based in Milwaukee, NSH operates 70 nursing and assisted living facilities in Wisconsin, Minnesota, Michigan and North Dakota.



948188

Document Number

CONDITIONAL USE PERMIT City of Two Rivers

Permit No. 2003-05

COPY

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, in regard to premises at 2500 Garfield Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as follows:

Picnic Hill Addition 2nd Portion, All of Block K and part of West 1/2 of Southwest 1/4 In Section 31, Town 20 North, Range 25 East as recorded in Volume 825, Page 666 and Volume 1015, Page 629, except as recorded in Volume 1015, Page 641.

Property Address: 2500 Garfield Street, Two Rivers, WI 54241.

Property is zoned Institutional Public Facilities District (IPF) with conditional uses for Assisted Living for the Elderly, Congregate Housing for the Elderly and/or Residential Care Facility for the Elderly.

STATE OF WISCONSIN MANITOWOC COUNTY PRESTON JONES REGISTER OF DEEDS RECEIVED FOR RECORD 21 AUG 2003 9:05:20 AM

Name and Return Address Inspections Department City of Two Rivers PO Box 87 Two Rivers, WI 54241-0087

Parcel Identification Number 147-011-005-6

Mailing Address of the Premises is c/o TR Real Estate LLC, 1726 North Ballard Road, Appleton, WI 54911

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, provide that the premises may not be used by right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of Assisted Living for the Elderly, Congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly, and an enclosed pedestrian walkway connecting the nursing home with the assisted living facility.

Permitted by action of the City Council of the City of Two Rivers on July 7, 2003.

Attest:

Signature of Kim M. Graves, Deputy City Clerk

Signature of William P. Glandt, Council President

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The CONDITIONS of this Permit are:

- 1. This Permit shall become effective upon the execution and recording by the Owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit shall be void unless proper application, pursuant to the building and zoning codes of the municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within 12 months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved site, building and operation plans filed in connection with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any of the conditions of this Permit which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the provisions.
6. Any substantial change or expansion of the facilities permitted by the initial issuance of this Conditional Use Permit would require approval by the Plan Commission and City Council as an amendment to this Conditional Use Permit.
7. This permit is granted specifically to TR Real Estate, LLC. If there is a change in ownership of the subject premises, this permit shall lapse upon such change in ownership. This permit may be reissued only after proper application is made to the City as if this permit were being issued anew.

(CONTINUED ON FOLLOWING PAGE)

8. Conditions on the Operation

- a. Hours of operation: No conditions.
- b. Performance standards relating to noise, vibration, odor, smoke or dust: As required in City Zoning Code and other applicable laws and regulations.
- c. Water supply requirements: No conditions.
- d. Provisions for sewage disposal: No conditions.
- e. Other: None.

9. Conditions on the Buildings

- a. Facade material of each building side: As shown on the approved Site and/or Architectural Plans.
- b. Entrances, Design and Location: As shown on the approved Site and/or Architectural Plans.
- c. Signs attached to the Building, Location, Size, Design (including lighting): As required in the City Sign Code.
- d. Exterior Lighting of the Building: As shown on the approved Lighting Plan.
- e. Other: None.

10. Conditions on the Site

- a. Street Access (number, location, design): As shown on the approved Site and/or Architectural Plans.
- b. Off-Street Parking (location and design including screening thereof): As shown on the approved Site and/or Architectural Plans.
- c. Loading and Service Areas (location and design): As shown on the approved Site and/or Architectural Plans.
- d. Outside Storage of Materials, Products or Refuse (location and screening thereof): As shown on the approved Site and/or Architectural Plans.
- e. Finished topography and building grades, retaining walls, storm water run-off: As shown on the approved Site and/or Architectural Plans.
- f. Landscaping of the Site and Buildings (including plant types, size, spacing): As shown on the approved Landscaping Plan.
- g. Pedestrian walkways, terraces, malls (location and design): As shown on the approved Site and/or Architectural Plans.
- h. Signs (free standing) location, size, design (including lighting): As required in the City Sign Code.
- i. Exterior Lighting of the Site, location design and power: As shown on the approved Lighting Plan.
- j. Other: Any expansion of the facilities permitted by the initial issuance of this Conditional Use Permit would require approval by the Plan Commission and City Council as an amendment to this Conditional Use Permit.

Receipt of a True Copy of this instrument on behalf of the
petitioner acknowledged on 7/12/03 VA.

THIS INSTRUMENT WAS DRAFTED BY Martin R. Marchek, AICP, City Planner

LAND COVENANT

Document Number

Relates to Conditional Use Permit No. 2003-05

Acceptance of Conditions of Conditional Use Permit.

THIS COVENANT, made on August 4, 2003 by TR Real Estate LLC, GRANTORS, for the use and benefit of all persons from time to time resident or owning property within the boundaries of the City of Two Rivers, Manitowoc County, Wisconsin, and for the use and benefit of the said City of Two Rivers, in its own right and as agent for the purpose of enforcing this document on behalf of the above described class of persons, GRANTEES.

The premises affected by this document are the following described lands in the City of Two Rivers, County of Manitowoc, State of Wisconsin, to-wit:

Picnic Hill Addition 2nd Portion, All of Block K and part of West 1/2 of Southwest 1/4 in Section 31, Town 20 North, Range 25 East as recorded in Volume 825, Page 666 and Volume 1015, Page 629, except as recorded in Volume 1015, Page 641.

Property Address: 2500 Garfield Street, Two Rivers, WI 54241

Property is zoned Institutional Public Facilities District (IPF) with conditional uses for Assisted Living for the Elderly, congregate Housing for the Elderly, and/or Residential Care Facility for th Elderly.

Name and Return Address
Inspections Department
City of Two Rivers
P. O. Box 87
Two Rivers, WI 54241-0087

Parcel Identification Number 147-011-005-6

Mailing Address of the Premises is c/o TR Real Estate LLC, 1726 North Ballard Road, Appleton, WI 54911

Grantors warrant and covenant that at the time of the ensembling and delivery of this document they are all of the owners of the Premises and that no other person has any estate or interest therein except by reason of easements for public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages to banks, savings and loan associations or insurance companies.

Grantors represent that petition on their behalf was made to the City of Two Rivers, pursuant to the Zoning Code of the said City of Two Rivers for grant of permission to erect and/or conduct on the premises a use there permissible not by right but only by Conditional Use; that in connection therewith Grantors made certain representations and agreements as to site, building and operation plans which were incorporated into the Conditional Use Permit; that based thereon Conditional Use Permit No. 2003-05 was issued on July 7, 2003 and that a true copy thereof is on file with the City Clerk of the City of Two Rivers.

NOW, THEREFORE, Grantors hereby accept the said Conditional Use Permit and covenant strictly to comply with all of the terms and conditions thereof. This covenant shall run with the land and shall be binding on the Grantors and on all persons claiming any estate or interest in the Premises by, through or under the Grantors, as long as the said Premises are used as described in the Conditional Use Permit for the purpose of Assisted Living Facilities for the Elderly, Congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly.

In Witness Whereof, Grantors have hereunto set their hands and seals on August 4, 2003 (date)

By: [Signature]
Name/Title Larry D. Rice, Partner
Rice Enterprises, sole member

By:
Name/Title

INDIVIDUAL
STATE OF WISCONSIN,)
outagamie County) ss
me this 10 day of August, 2003
the above named Larry L. Rice

[Signature]
Thomas H. Suther

Notary Public, State of Wisconsin
My Commission expires to permanent.

THIS INSTRUMENT WAS DRAFTED BY
Martin R. Marchek, AICP, City Planner

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 12-1-2024

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2500 Garfield Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

PICNIC HILL ADD 2ND PORTION ALL OF BLK K & PT OF W 1/2 OF SW 1/4 S31 T20N R25E REC V 825 P 666 & V 1015 P 629 EXC V 1015 P 641 & V 1103 P 218

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-147-011-005.06

Zoning Classification of the Premises is: IPF Institutional/Public Facilities District with conditional uses for Assisted Living for the Elderly, Congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly.
Mailing Address of the Premises Operator: 2500 Garfield Street, Two Rivers WI 54241

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of Assisted Living for the Elderly, Congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly, and an enclosed pedestrian walkway connecting the nursing home with the assisted living facility.

Permitted by action of the City Council of the City of Two Rivers on December 23, 2024.
Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. Any of the conditions of this Permit which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the provisions.
5. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to NSH 1 Hamilton Drive LLC and shall lapse upon a change in ownership of the business, tenancy of the subject premises or if the land uses ceases operation for more than 12 months. This permit may be reissued only after a proper application is made to the City as if this permit were being newly issued.
7. Conditions of Operations:
 - a. Hours of operation: No conditions
 - b. Performance standards relating to noise, vibration, odor, smoke or dust: As required in City Zoning Code and other applicable laws and regulations.
 - c. Water supply requirements: No conditions.
 - d. Provisions for sewage disposal: No conditions.
 - e. Other: None.

(CONTINUED ON THE FOLLOWING PAGE)

8. Conditions on the Buildings
 - a. Façade material of each building side: As shown on the approved Site and/or Architectural Plans.
 - b. Entrances, Design and Location: As shown on the approved Site and/or Architectural Plans.
 - c. Signs attached to the Building, Location, Size, Design (including lighting): As required in the City Sign Code.
 - d. Exterior Lighting of the Building: As shown on the approved Lighting Plan.
 - e. Other: None.

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 - a. Street Access (number, location, design): As shown on the approved Site and/or Architectural Plans.
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 - h. Signs (free standing) location, size, design, (including lighting): As required in the City Sign Code.
 - i. Exterior Lighting of the Site, location design, and power: As shown on the approved Lighting Plan.
 - j. Other: Any expansion of the facilities permitted by the initial issuance of this Conditional Use Permit would require approval by the Plan Commission and City Council as an amendment to this Conditional Use Permit.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

 Printed Name: _____

 Printed Name: _____

STATE OF WISCONSIN
 MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2024, the above named _____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

 Notary Public

 Printed Name
 _____ County, Wisconsin
 My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

 Greg Buckley, City Manager

 Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
 MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2024, the above-named Greg Buckley and Amanda Baryenbruch known to be the person(s) who executed the foregoing instrument and acknowledge the same.

 Printed Name: _____
 Notary Public, Manitowoc County, Wisconsin
 My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
 Adam Taylor, Zoning Administrator

LAND COVENANT

Document Number

Relates to Conditional Use Permit No. 12-1-2024

Acceptance of Conditions of Conditional Use Permit.

THIS COVENANT, made on by **GRANTORS**

for the use and benefit of all persons from time to time resident or owning property within the boundaries of the City of Two Rivers, Manitowoc County, Wisconsin, and for the use and benefit of the said City of Two Rivers, in its own right and as agent for the purpose of enforcing this document on behalf of the above described class of persons, **GRANTEES**.

The premises affected by this document are the following described lands in the City of Two Rivers, County of Manitowoc, State of Wisconsin, to-wit:

PICNIC HILL ADD 2ND PORTION ALL OF BLK K & PT OF W 1/2 OF SW 1/4 S31 T20N R25E REC V 825 P 666 & V 1015 P 629 EXC V 1015 P 641 & V 1103 P 218

Property Address: 2500 Garfield Street, Two Rivers, WI 54241

Property is zoned Institutional Public Facilities District (IPF) with conditional uses for Assisted Living for the Elderly, congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly.

Name and Return Address

Inspections Department
City of Two Rivers
P. O. Box 87
Two Rivers, WI 54241-0087

Parcel Identification Number: 053-147-011-005.06

Mailing Address of the Premises is c/o NSH 1 Hamilton Drive LLC, 640 N Vel R Phillips Ave #200

Grantors warrant and covenant that at the time of the ensembling and delivery of this document they are all of the owners of the Premises and that no other person has any estate or interest therein except by reason of easements for public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages to banks, savings and loan associations or insurance companies.

Grantors represent that petition on their behalf was made to the City of Two Rivers, pursuant to the Zoning Code of the said City of Two Rivers for grant of permission to erect and/or conduct on the premises a use there permissible not by right but only by Conditional Use; that in connection therewith Grantors made certain representations and agreements as to site, building and operation plans which were incorporated into the Conditional Use Permit; that based thereon Conditional Use Permit No. 12-1-2024 was issued on December 23, 2024 and that a true copy thereof is on file with the City Clerk of the City of Two Rivers.

NOW, THEREFORE, Grantors hereby accept the said Conditional Use Permit and covenant strictly to comply with all of the terms and conditions thereof. This covenant shall run with the land and shall be binding on the Grantors and on all persons claiming any estate or interest in the Premises by, through or under the Grantors, as long as the said Premises are used as described in the Conditional Use Permit for the purpose of Assisted Living Facilities for the Elderly, Congregate Housing for the Elderly, and/or Residential Care Facility for the Elderly.

In Witness Whereof, Grantors have hereunto set their hands and seals on (date)

By:

Name/Title _____

By:

Name/Title _____

INDIVIDUAL
STATE OF WISCONSIN,)
) ss
....., County) Personally came before
me this day of,
the above named
.....
to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires _____

THIS INSTRUMENT WAS DRAFTED BY
Adam Taylor, Zoning Administrator



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Quasius Construction, Inc. TELEPHONE (920) 457-5585

MAILING ADDRESS 1202A North 8th Street, PO Box 727 Sheboygan WI 53081
(Street) (City) (State) (Zip)

PROPERTY OWNER 2 Rivers Real Estate Development LLC TELEPHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane Kohler WI 53044
(Street) (City) (State) (Zip)

REQUEST FOR:

- Comprehensive Plan Amendment
- Site/Architectural Plan Approval
- Subdivision Plat or CSM Review
- Zoning District Change
- Conditional Use
- Annexation Request
- Variance/Board of Appeals
- Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 3000 Forest Ave. TYPE OF STRUCTURE Multifamily

PRESENT ZONING P.U.D. REQUESTED ZONING _____

PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.426

LEGAL DESCRIPTION LOT 2 CSM V34 P29

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed [Signature] Date 11/25/24
(Property Owner) AGENT GARY GALTMAN
OF OWNER - QUASIUS CONST.

Fee Required

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

SITE NARRATIVE – Architectural Review and Conditional Use Application

November 25, 2024

PROJECT NAME AND ADDRESS:

Kasturi Apartments, 3000 Forest Ave., Two Rivers, WI 54241

ESTIMATED PROJECT COST: \$8.4M

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05323510406106
- It is defined as: LOT 2 CSM V34 P29
- The entire lot area 4.429 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

PUD

EXISTING SITE CONDITIONS/LAND USE:

The site is currently vacant land. The existing building from the previous business will be demolished.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (reference plans included with submittal)
- New Buildings to be (2) 3-story, 26 unit multifamily buildings

SITE SELECTION

- This location and project align well with the City of Two Rivers need for housing development.

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards will comply with the City of Two Rivers Ordinances.

OUTDOOR STORAGE:

- No outside storage will be allowed.
- Reference the site plan for dumpster location for garbage management. The dumpster enclosure materials will compliment the exterior of the apartment buildings.

SITE LIGHTING:

- All exterior lighting will be wall packs on the exterior walls of the apartments to illuminate the garage/entry areas for safety and security. Coach lighting at the exterior decks. Please reference the photometric plan submitted for lighting locations and lighting level information.
- No lighting will leave the property./

ARCHITECTURE:

- Apartment Buildings are proposed to have multi-color vinyl horizontal siding. White vinyl windows and trim. White aluminum eaves and soffits. White overhead and entry doors. See architectural elevations and renderings for details. Roofing will be Asphalt shingles.
- Any mechanical equipment will be ground set on the back side of the building.

Number of Customers Expected

Number of Employees

Building Size (2) 26 Unit Apartment Buildings-See attached plans.

Hours of Operation Normal for residential apartments

Air Emissions/Odors

Light Emissions No light pollution

Noise/Vibration None

Fire/EMS/Police Site designed for accessible for emergency services per City staff input

Parking (30) garage parking spaces & (51) at grade spaces meeting 1.5 spaces per unit requirement

Pedestrian Safety No change to pedestrian traffic routes

Traffic Impacts Addressed with the new proposed main entry driveway to the N per our City staff meeting, and signage allowing right turn only when exiting the S driveway.

Electric/Gas New Service

Sanitary Sewer New Service

Stormwater New stormwater basin to storm sewer inlet

Water Service New Service

Job Creation Provides a place to lives as new people are hired throughout the City

Property Values Significant increase to property value. Over \$8M

School Capacity No issue

Tax Base Growth This project will have a significant impact on increased tax base for the City of Two Rivers

Blight Elimination Eliminates a vacant lot on a major City street with new apartments

Indoor/Outdoor Use Residential Apartments

View Obstruction No obstructions. See Attached Plans

NO.	REVISIONS	DATE

J&B
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1057 WISCONSIN 54588
(920) 207-9977
jandeb@design@gmail.com

Issue Dates

Revision #1	Date
CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24	11-22-24

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

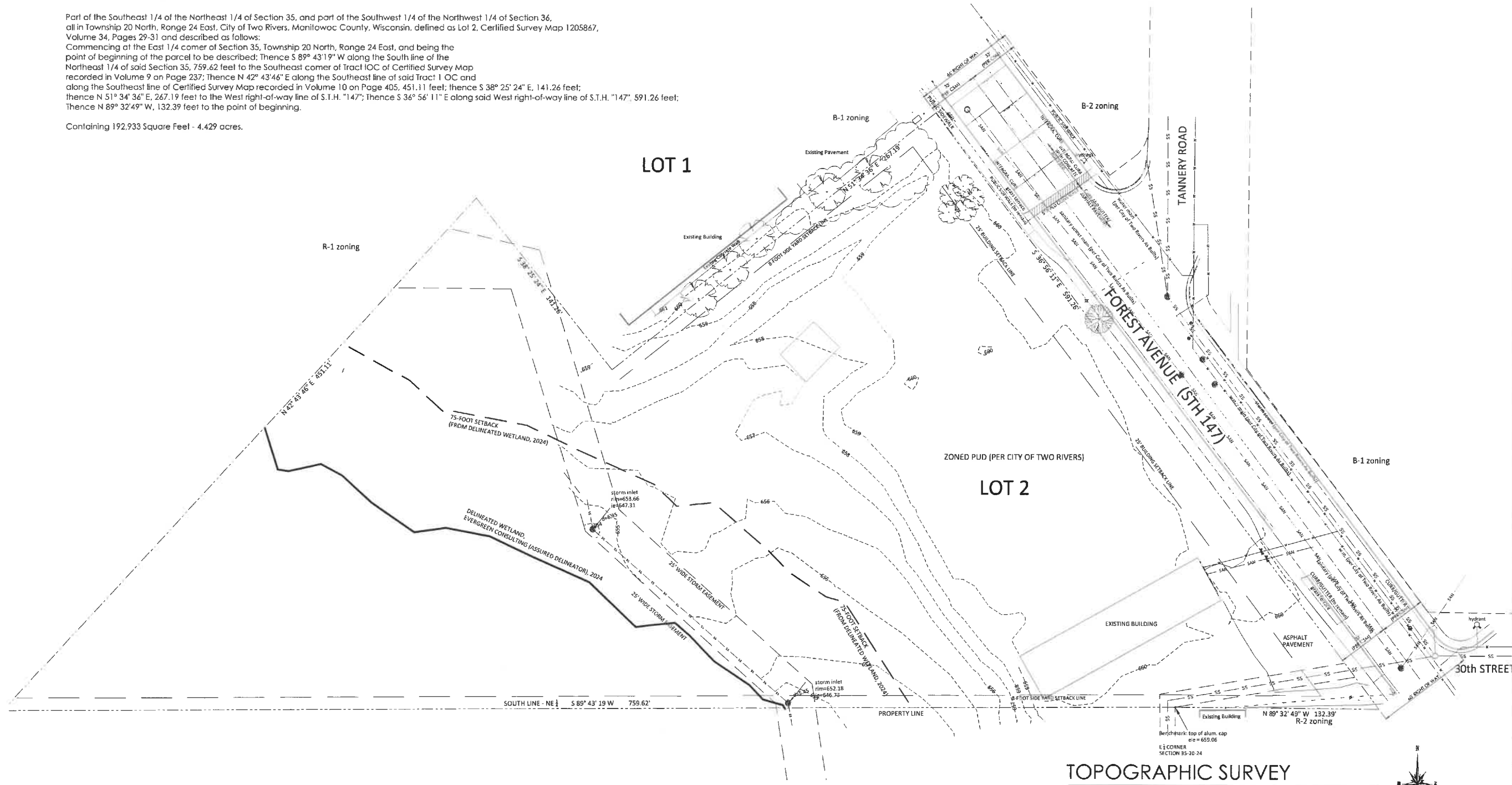
PROJECT NO.
2023-15

SHEET NO.
C 1

LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Northeast 1/4 of Section 35, and part of the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 20 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, defined as Lot 2, Certified Survey Map 1205867, Volume 34, Pages 29-31 and described as follows:
Commencing at the East 1/4 corner of Section 35, Township 20 North, Range 24 East, and being the point of beginning of the parcel to be described; Thence S 89° 43' 19" W along the South line of the Northeast 1/4 of said Section 35, 759.62 feet to the Southeast corner of Tract IOC of Certified Survey Map recorded in Volume 9 on Page 237; Thence N 42° 43' 46" E along the Southeast line of said Tract IOC and along the Southeast line of Certified Survey Map recorded in Volume 10 on Page 405, 451.11 feet; thence S 38° 25' 24" E, 141.26 feet; thence N 51° 34' 36" E, 267.19 feet to the West right-of-way line of S.T.H. "147"; Thence S 36° 56' 11" E along said West right-of-way line of S.T.H. "147", 591.26 feet; Thence N 89° 32' 49" W, 132.39 feet to the point of beginning.

Containing 192,933 Square Feet - 4.429 acres.



TOPOGRAPHIC SURVEY
1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

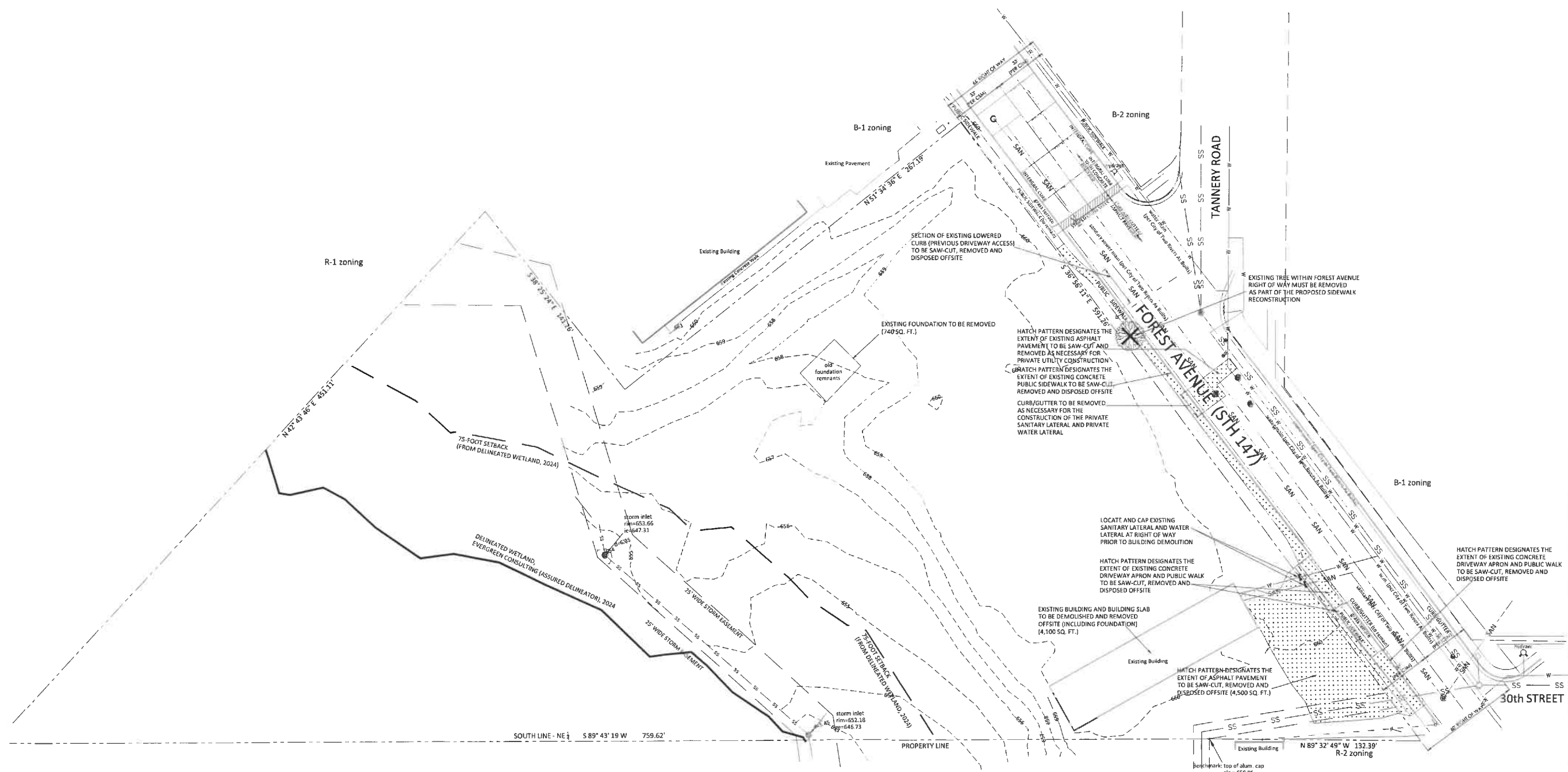
HOMELAND SURVEYING, LLC
2079 COLD SPRINGS ROAD
SAUKVILLE, WI 53080
(262) 689-6885
homeland@2079@gmail.com

NO.	REVISIONS	DATE

SITE DATA

LOT 2 - 192,933 SQUARE FEET (4.429 AC.)

EXISTING PAVED PARKING LOT (TO BE REMOVED)	=	4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	=	4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	=	740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	=	9,340 SQUARE FEET



SITE DEMOLITION PLAN

1"=30'



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Quasius
CONSULTING ENGINEER COMPANY

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SITE DESIGN AND ENGINEERING, LLC
P.O. BOX 1006 WISCONSIN 54588
9201 207-8977
jonleedesign@gmail.com

Issue Dates

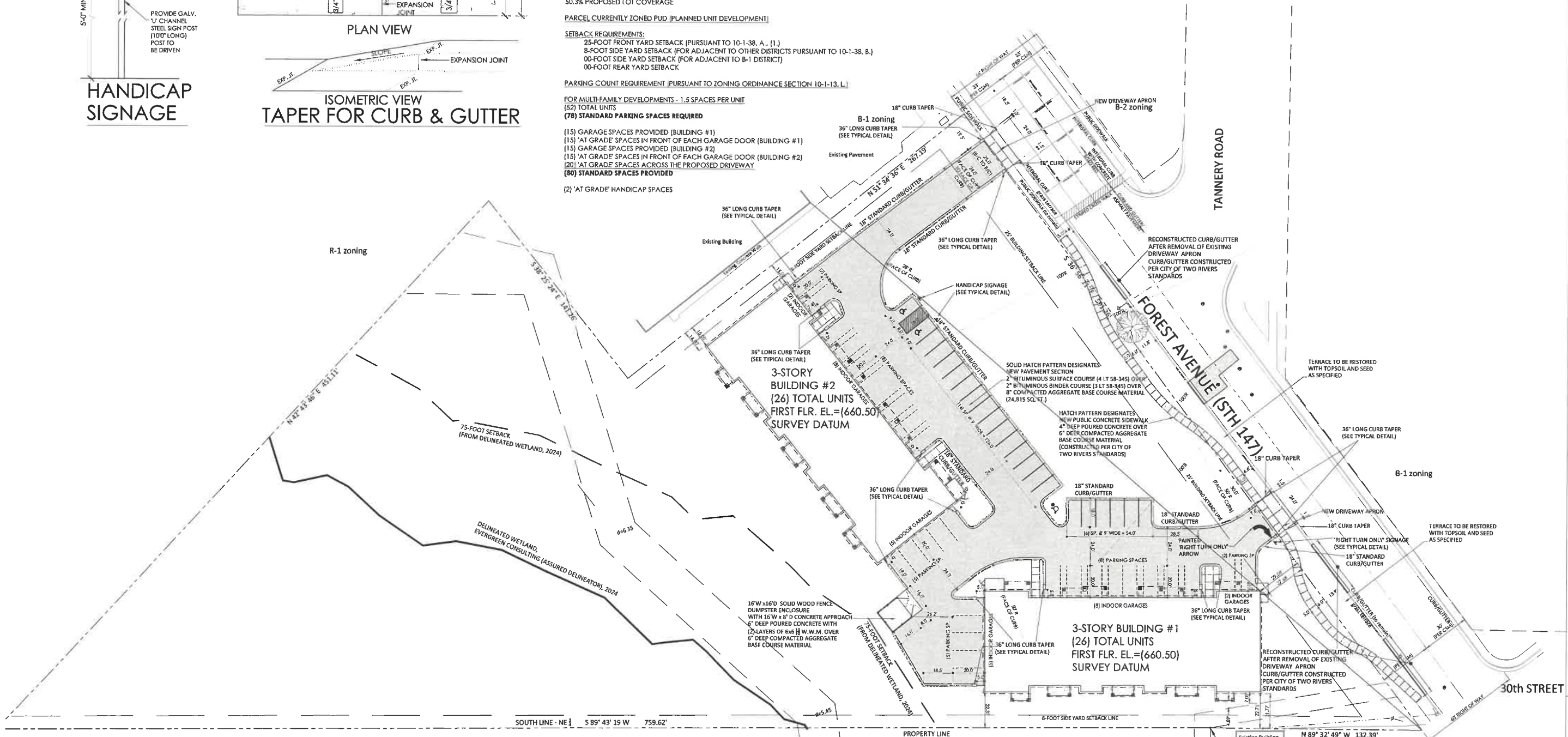
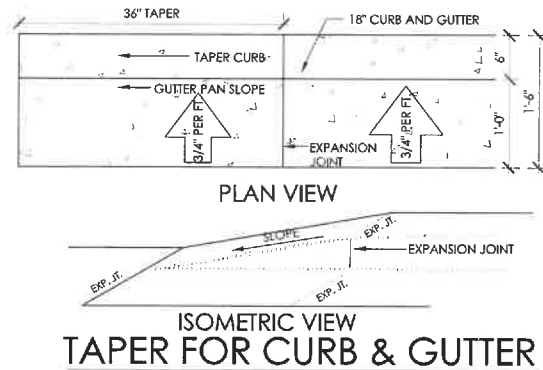
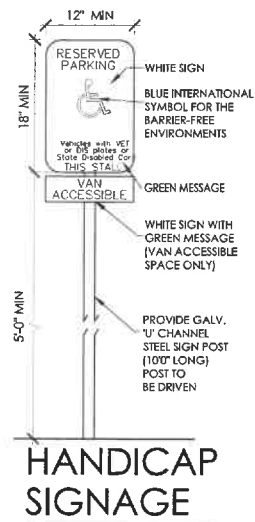
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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE
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CHECKED BY
DATE 10/22/2024
PROJECT NO. 2023-15
SHEET NO. C 2

SITE DATA

- LOT 2 - 192,933 SQUARE FEET (4,429 AC.)
- EXISTING PAVED PARKING LOT (TO BE REMOVED) = 4,500 SQUARE FEET
- EXISTING BUILDING FOOTPRINT (TO BE REMOVED) = 4,100 SQUARE FEET
- EXISTING CONCRETE SLAB (TO BE REMOVED) = 740 SQUARE FEET
- PRE DEVELOPED IMPERVIOUS AREA = 9,340 SQUARE FEET
- PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
- PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
- PROPOSED PAVEMENT AREA = 28,522 SQUARE FEET
- POST DEVELOPED IMPERVIOUS AREA = 50,322 SQUARE FEET (40,982 SQ. FT. ADDITION)
- TOTAL LAND DISTURBANCE = 97,000 SQUARE FEET (+/-) (2.23 AC.)
- 50.3% PROPOSED LOT COVERAGE
- PARCEL CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
- SETBACK REQUIREMENTS:
25-FOOT FRONT YARD SETBACK (PURSUANT TO 10-1-38, A., (1.))
8-FOOT SIDE YARD SETBACK (FOR ADJACENT TO OTHER DISTRICTS PURSUANT TO 10-1-38, B.)
00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
00-FOOT REAR YARD SETBACK
- PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L.)
- FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
(52) TOTAL UNITS
(78) STANDARD PARKING SPACES REQUIRED
- (15) GARAGE SPACES PROVIDED (BUILDING #1)
(15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
(15) GARAGE SPACES PROVIDED (BUILDING #2)
(15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
(20) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
(80) STANDARD SPACES PROVIDED
(2) 'AT GRADE' HANDICAP SPACES



SITE PLAN

1"=30'



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BEFORE YOU EXCAVATE.

SITE DEVELOPMENT AND EROSION CONTROL NOTES:

POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ONSITE THROUGHOUT THE DURATION OF THE PROJECT.

THE OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ONSITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE, PRESERVE EXISTING VEGETATION.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. PERIMETER SILT FENCING WILL BE INSTALLED UPON ISSUANCE OF THE NOTICE OF INTENT.

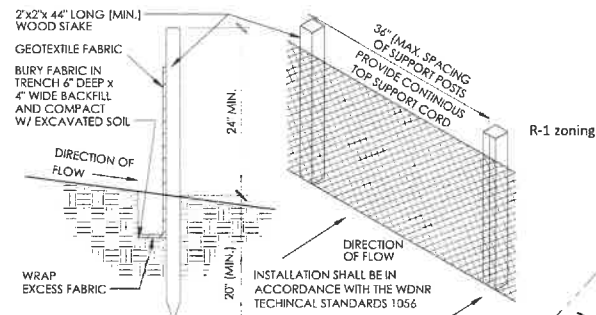
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

UPON COMPLETION OF TOPSOIL STRIPPING AND STABILIZATION, IT IS THE CONTRACTOR'S ANTIICIPATION TO EXCAVATE AND CONSTRUCT FOR FOOTING AND FOUNDATION AS WELL AS COMPACT THE EXISTING SUB GRADE MATERIAL WITHIN THE PROPOSED GRAVEL MANEUVERING AREA/PARKING LOT AREA. ONCE THE BUILDING PADS CONSTRUCTION IS COMPLETE AND THE COMPACTED STONE MANEUVERING AREAS HAVE BEEN ESTABLISHED AND HAS BEEN APPROVED TOPSOIL WILL BE REPLACED WITHIN AREAS OF BARE GROUND AND STABILIZE WITH EROSION MATTING (AS DEFINED) AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

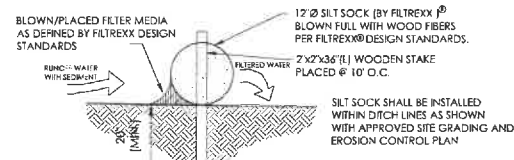
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

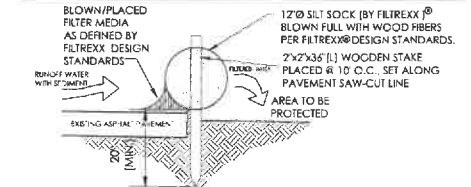
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF TWO RIVERS AND/OR THE OWNER'S REPRESENTATIVE.



SILT FENCE SECTION & DETAIL

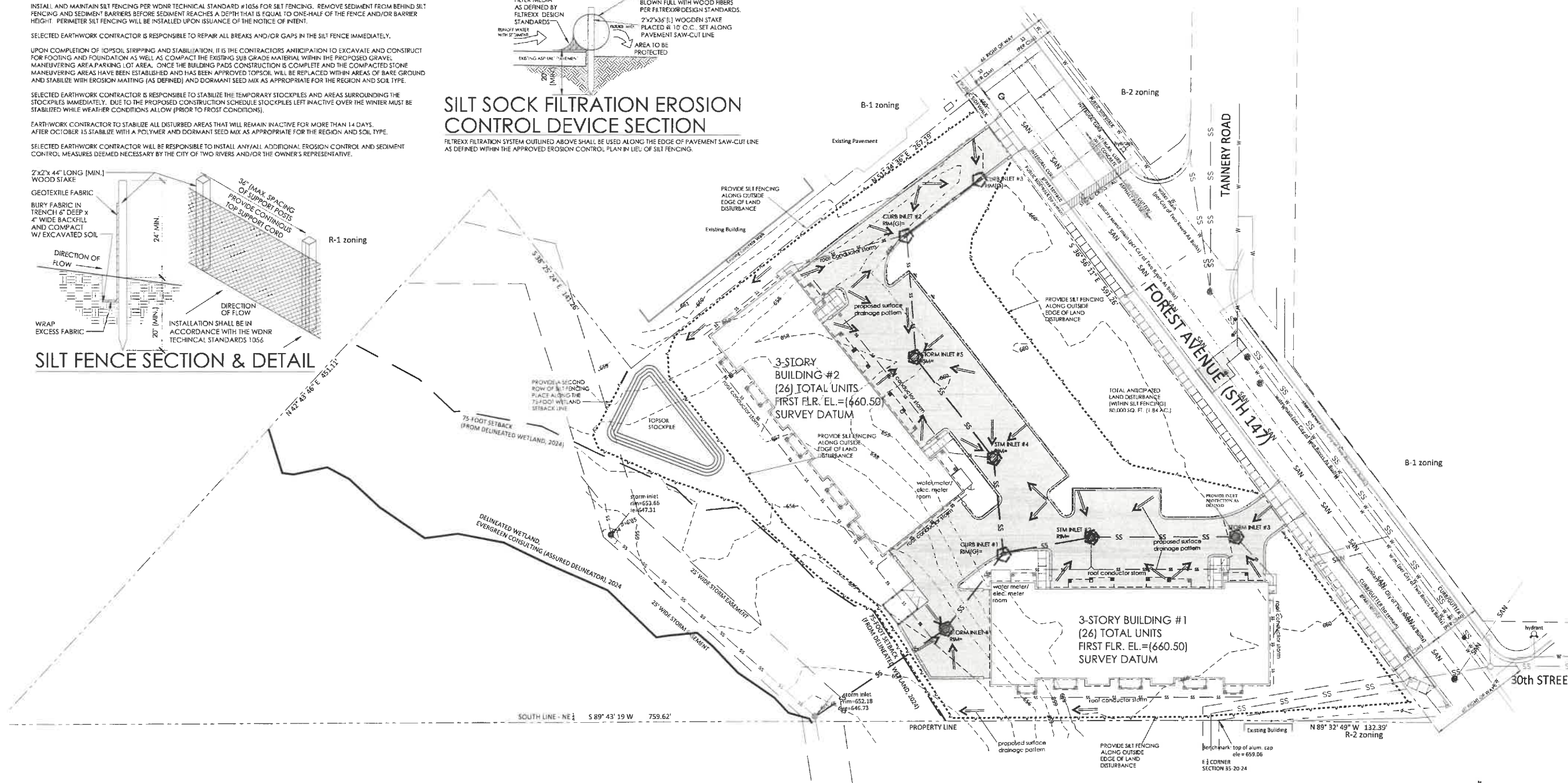


SILT SOCK EROSION CONTROL DEVICE SECTION



SILT SOCK FILTRATION EROSION CONTROL DEVICE SECTION

FILTREX® FILTRATION SYSTEM OUTLINED ABOVE SHALL BE USED ALONG THE EDGE OF PAVEMENT SAW-CUT LINE AS DEFINED WITHIN THE APPROVED EROSION CONTROL PLAN BY USE OF SILT FENCING.



SITE GRADING AND EROSION CONTROL PLAN

1"=30'



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NO.	REVISIONS	DATE

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(920) 707-8977
jbatteisen@jbatteisen.com

Issue Dates

Revision #1	Date
	11-22-24

CITY OF TWO RIVERS
REVIEW COMMENTS
DATED 11-07-24

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

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C 4

LANDSCAPE NOTES

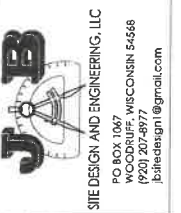
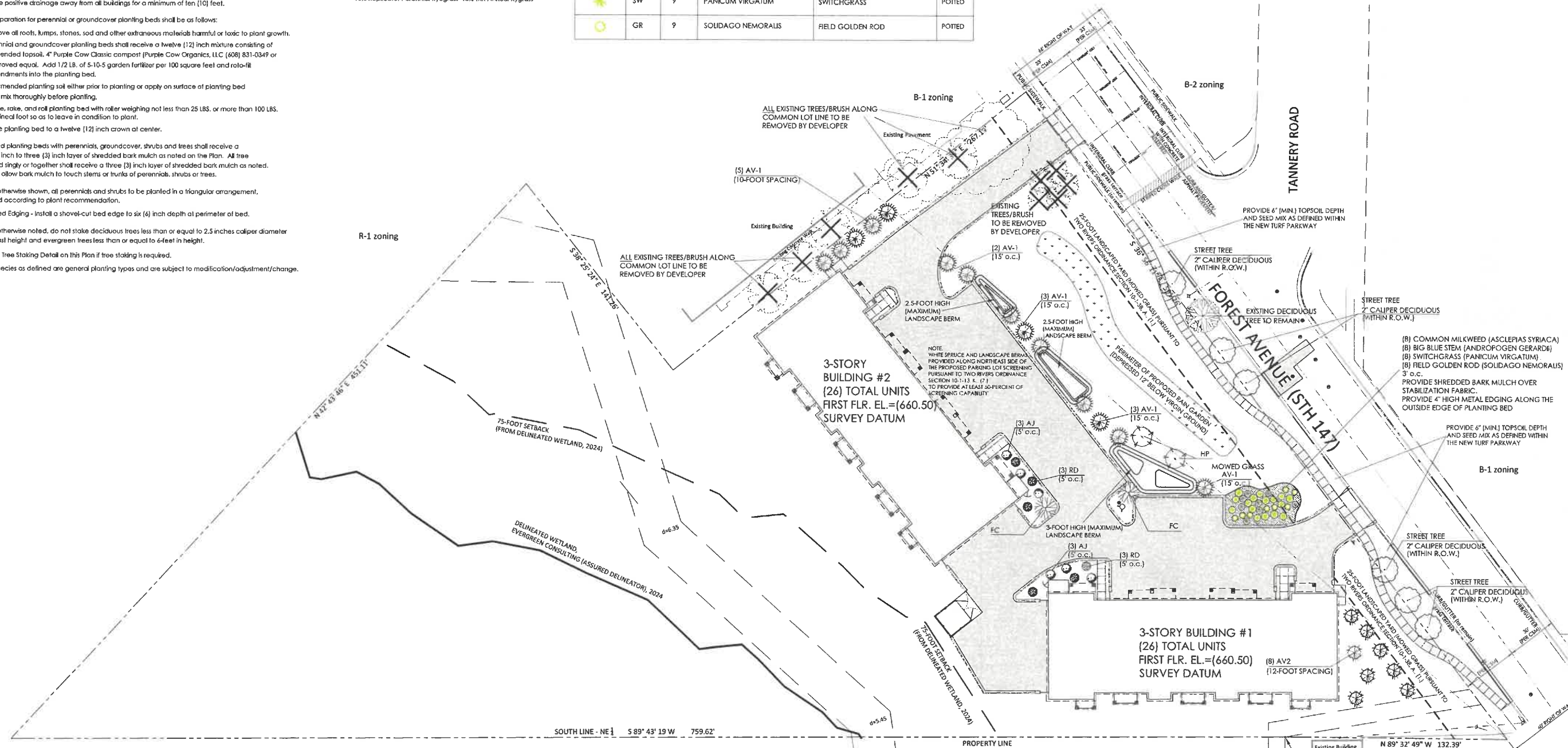
LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- Soil preparation for perennial or groundcover planting beds shall be as follows:
 - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and rototill amendments into the planting bed.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per linear foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All tree planted singly or together shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required.
- Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:

SEEDED TURF FOR LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
"Supreme Lawn Seed Mix"
Available from Reinders, Inc. (800) 785-3301, or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% 1XR Annual Ryegrass

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	AV-1	14	PICEA GLAUCA	WHITE SPRUCE	2" DIA.
	AV-2	8	THUJA PLICATA	GREEN GIANT ARBORVITAE	2" DIA.
	FC	2	MALUS HYBRID 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRABTREE	2" DIA.
	HP	3	POPULUS X CANADENSIS	HYBRID POPLAR	2" DIA.
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12" x 15"
	RD	6	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30" x 36"
	CM	9	ASCLEPIAS SYRIACA	COMMON MILKWEED	POTTED
	BBS	9	ANDROPOGON GERARDII	BIG BLUE STEM	POTTED
	SW	9	PANICUM VIRGATUM	SWITCHGRASS	POTTED
	GR	9	SOLIDAGO NEMORALIS	FIELD GOLDEN ROD	POTTED



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C 5



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SITE LANDSCAPE PLAN

1"=30'



NO.	REVISIONS	DATE

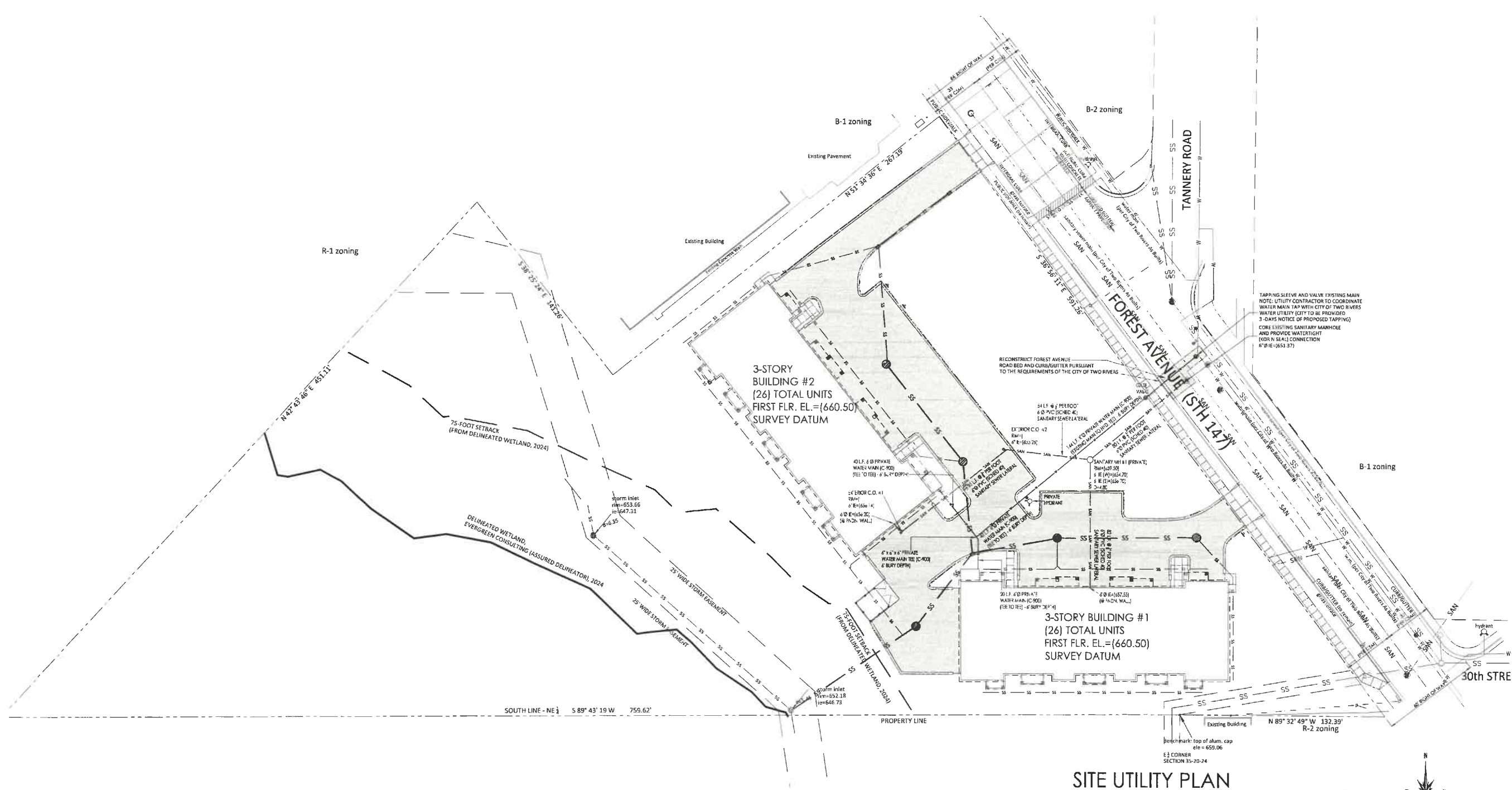


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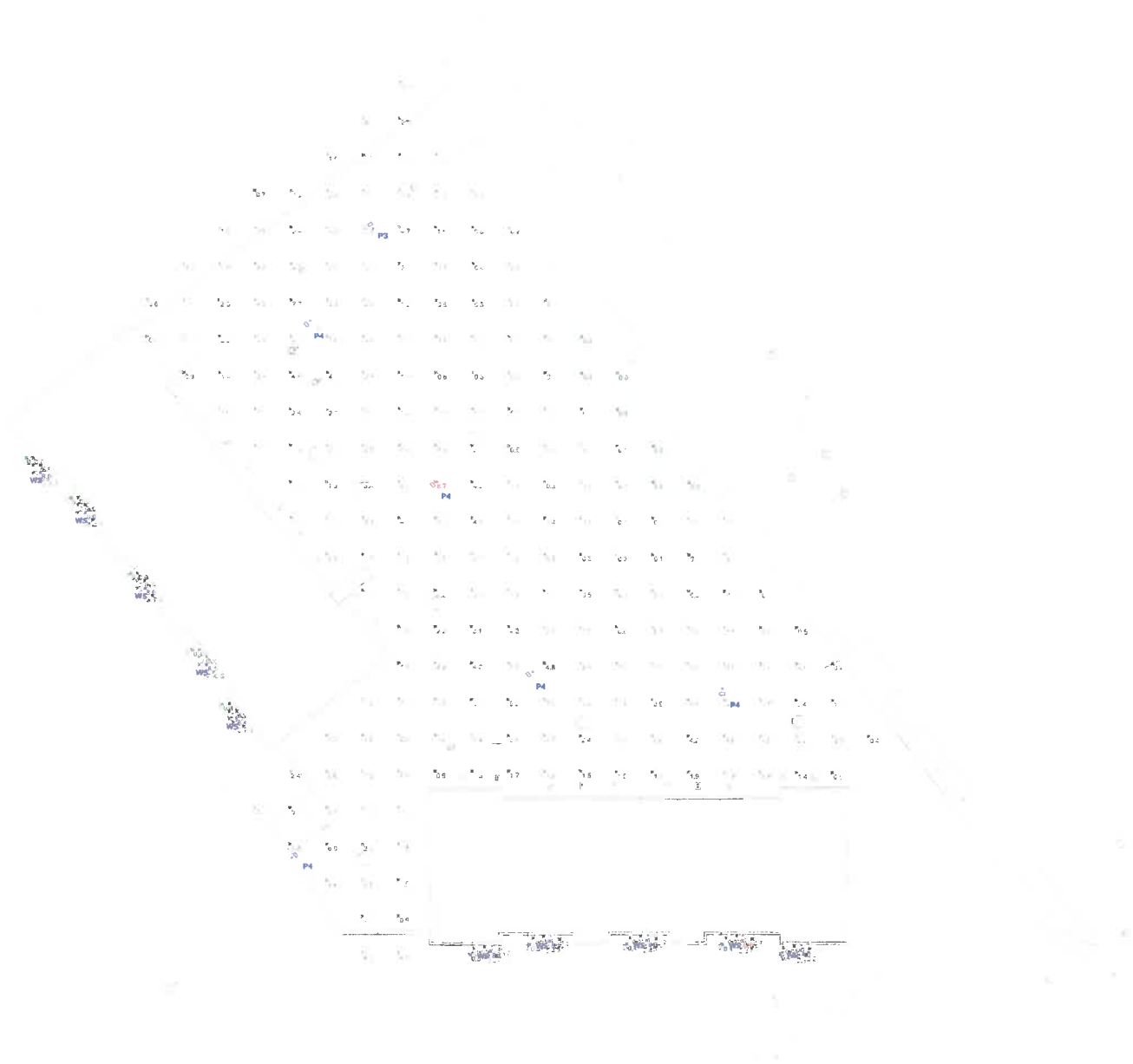


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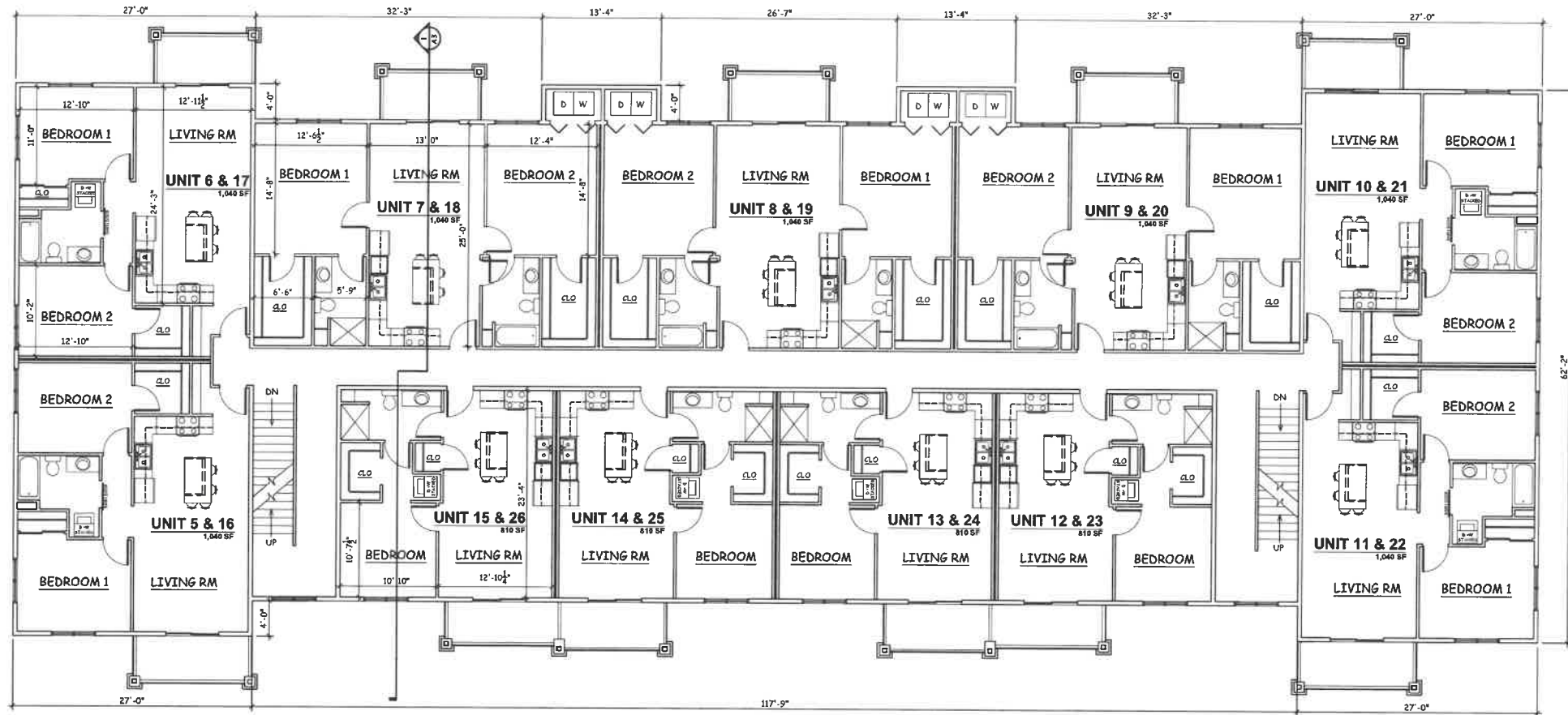
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Symbol	Label	QTY	Description	Manufacturer	Notes	Unit Price	Total Price
□	P4	8	LSI INDUSTRIES, INC. SSA-LED-24L-ACR-PT-UVV-40	LSI INDUSTRIES, INC.	SINGLE AREA LIGHT ON 20' POLE 3' BASE	23668	189.34
□	P3	1	LSI INDUSTRIES, INC. SSA-LED-18L-ACR-3-UVV-40	LSI INDUSTRIES, INC.	SINGLE AREA LIGHT ON 20' POLE 3' BASE	17781	17781.00
□	P5	0	LSI INDUSTRIES, INC. SSA-LED-24L-ACR-SW-UVV-40	LSI INDUSTRIES, INC.	SINGLE AREA LIGHT ON 20' POLE 3' BASE	24603	0.00
○	WS	10	PROGRESS P56090-020-30K	PROGRESS	Strata II, Antique Bronze, NPS Sample	745	7450.00

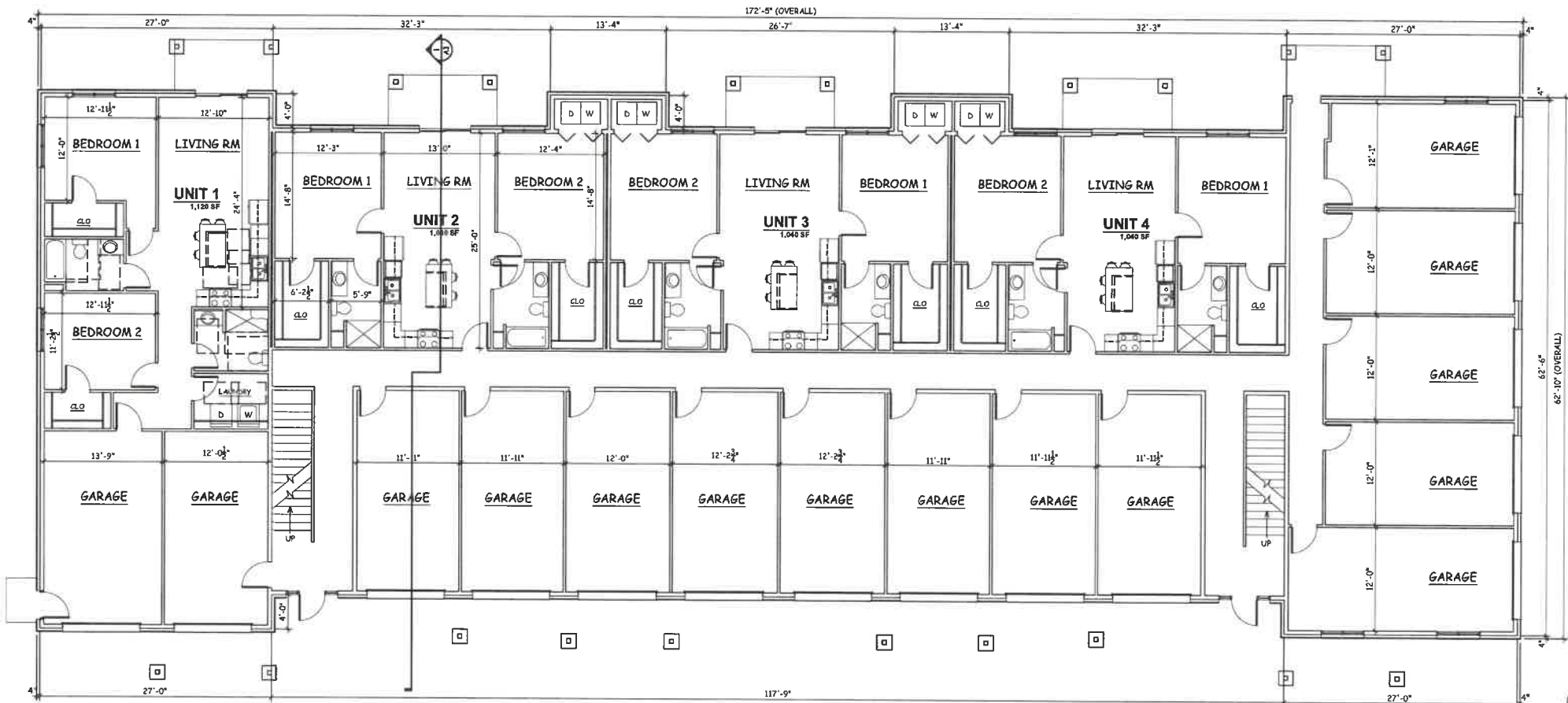
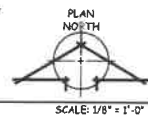
Statistic	Description	Count	Min	Max	Avg	Std Dev
CALCS - DECK		4	3.3 fc	8.0 fc	3.3 fc	26.7.1
CALCS - GRADE LEVEL		2	2.1 fc	6.7 fc	3.0 fc	N/A



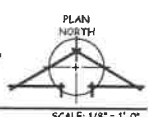
Plan View
Scale - 1" = 30'



SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN



"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions

Client Name

TWO RIVERS APARTMENTS

CONCEPT PLANS

Project number: 2024-XX
 Date: 27 AUGUST, 2024
 Drawn by: AWM
 Checked by: GG

A1



BACK ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Notes & Revisions

Client Name

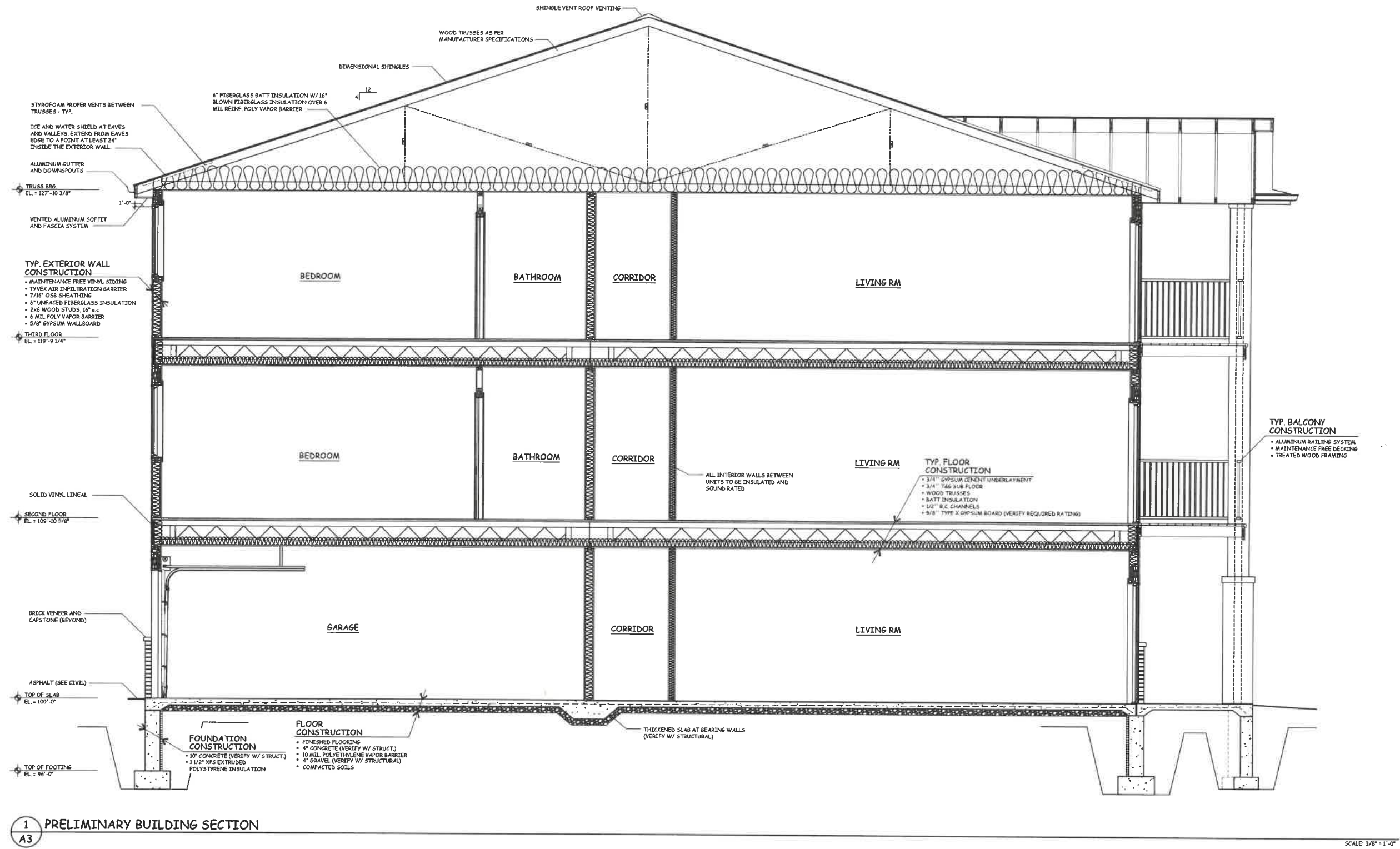
TWO RIVERS APARTMENTS

CONCEPT ELEVATIONS

Project Number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AMM
Checked by: GG

A2

27 AUGUST, 2024



Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT ELEVATIONS

Project number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AWM
Checked by: GG

A3



Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT RENDERINGS
 Project number: 2024-XX
 Date: 05 DECEMBER, 2024
 Drawn by: AWM
 Checked by: GG

A4



Notes & Revisions

Client Name

TWO RIVERS APARTMENTS

CONCEPT
RENDERINGS

Project number
2024.XX
Date
05 DECEMBER, 2024
Drawn by
AWM
Checked by
GG

A5