

**CITY OF TWO RIVERS
COMMUNITY DEVELOPMENT AUTHORITY AND
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE PROCEEDINGS
January 30, 2024**

1.Call to Order

The meeting was called to order by Vice Chair of the BIDC Chair Keith Lyons at 5:15PM

2.Roll Call

Present: Betty Bittner, Tom Christensen, Dick Klinkner, Scott Stechmesser, and Daniel Wettstein.

Absent: Gregory Coenen, Tracey Koach

Also present: Greg Buckley, City Manager and Elizabeth Runge, Community Development Director and Lee Hilde, member of the public.

3. Update on Sandy Bay Subdivision

Phase 1 should have a home start construction in the spring of 2024 on one the two lots that remain unbuilt. In Phase 2 there are three lots that are not sold and under City ownership. The weather has been favorable, and construction has continued for houses under construction. One newly constructed spec home is on the market. Phase 3 and 4 of the future expansion is in progress. There are some final approvals that remain. The optimistic timeline is to begin some infrastructure in 2024 and complete it by the fall of 2024.

4. Update on Economic Loans

There are three active loans in progress. All are current in their payments.

5. Update on Economic Projects

- Battery Energy Storage System Proposal (BESS) in the Woodland Industrial Park
- West River Lofts Apartment Project
- 1416 16th Street – new owner
- Braun Development: Land Purchased

Adjournment: At 6:00 PM, a motion was made by Dick Klinkner, seconded by Daniel Wettstein to adjourn. Motion carried.



PLAN COMMISSION

Action: Site and Architectural Plan Review of Braun Building Center - Truss Shop
Location: Browns Drive, Woodland Industrial Park
Current Zoning: Industrial (I-2)
Date: March 11, 2024

1. Background

The Braun family purchased 9.6 acres in the Woodland Industrial Park in December 2023. The project is a new 28,153 square foot building for the operation of a truss shop. This new facility will expand capacity to the Braun Building’s existing operations for building trusses. They currently serve residential, commercial, and agricultural building markets. This new Truss Shop will provide the opportunity to build trusses up to 90 feet in length. Currently they are limited to 66 feet. Additionally, floor trusses can be built in this new building. They currently outsource the floor trusses in their current operations.

In the Woodland Industrial Park there is the Industrial Zoning that applies and the Industrial Park Covenants. The Plan Commission has reviewed and approved the site with conditions.

A summary of the proposal is below.

- The project is located on a parcel is 9.6 acres. It is between Browns Drive and Woodland Drive, on the south side of STH 310.
- The building is a total of 28,153 square feet; the production area is 26,583 square feet. It will have a compressor room, break room, three offices and two restrooms.
- The anticipated timeline is to begin construction in the spring of 2024 and be complete by the late fall of 2024.

The Covenant review is the following

I. Land Sale, resale and minimum conditions:

A. Roadways.

The plans show the development will connect to both Browns Drive, to the west of the building, and Woodland Drive to the east.

B. Water and Sanitary Sewer.

A 4-inch sanitary sewer services (4 inch), and an existing 6-inch water main services and an existing storm sewer catch basin are to the west of the building at Browns Drive.

C. Minimum Development Conditions





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



The building will be a total of 28,153 square feet exceeding the 2,500 square feet of building per acre which is 22,500 square feet.

D. Ingress and Egress: Ingress and egress is to be limited to Woodland Drive.

An exception to this condition is needed for the design proposed. Access is used at both Browns and Woodland Drive for this proposal. It is what has made the site attractive and efficient for the owner's needs for deliveries by truck with lumber accessing via Woodland Drive and employees and others accessing via Browns Drive.

II. Land Use

The proposed use of truss making complies with industrial zoning regulations.

III. Development Regulations

A. Construction Materials

The building materials are of the equivalent of steel and will meet building code standards. The front of the building faces Browns Drive and has decorative masonry and windows to enhance the structure on the front entrance of the building.

B. Landscaping, Vision Screening, Building and Yard, Area

1. The building does not cover more than 50% of the total site.
2. Front, Rear, Side and Street setbacks are met. Parking for visitors is on the Browns drive entrance and a walkway is identified on the plans to the front door.
3. Landscaping – A plan will be submitted prior to the issuance of a building permit.
4. Parking: Parking area to be paved within 1 year of date of occupancy.
Off street loading will occur in the rear yard.

C. Open Storage

The design has fencing for screening. The fencing will be on the east and west sides. A condition of the Plan Commission approval was that fencing on the south side, along Commerce Street was that fencing shall also be installed within months of new development to the south.

Recommended Action:

Staff recommends the approval of these plans with a variance provided by the BIDC for the item(s) below.

1. Ingress and Egress: Ingress and egress is to be limited to Woodland Drive.

An exception to this condition is needed for the design proposed.

2. Any other conditions identified during the review.



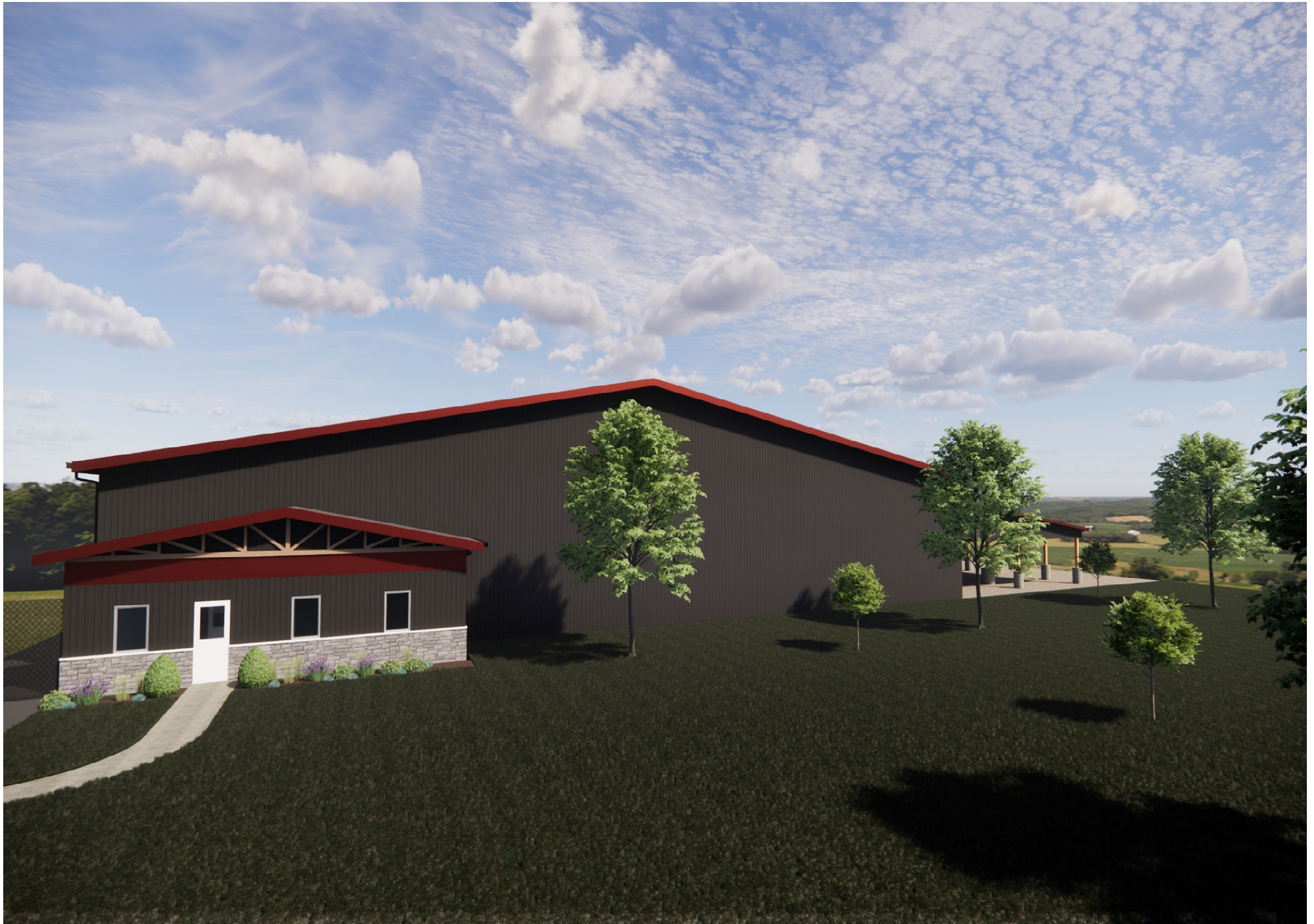
www.two-rivers.org



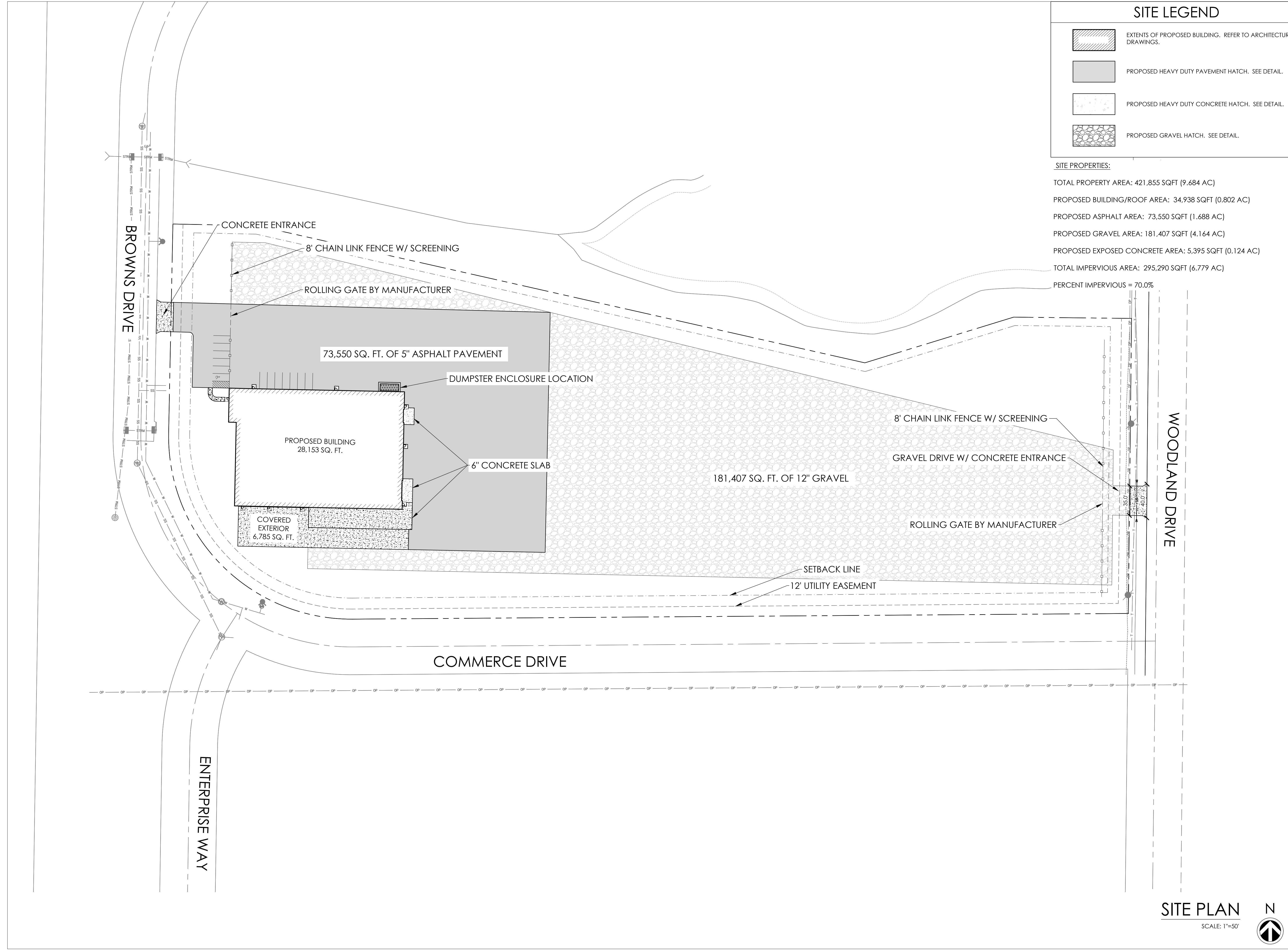
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March 7, 2024



SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED GRAVEL HATCH. SEE DETAIL.

SITE PROPERTIES:
 TOTAL PROPERTY AREA: 421,855 SQFT (9.684 AC)
 PROPOSED BUILDING/ROOF AREA: 34,938 SQFT (0.802 AC)
 PROPOSED ASPHALT AREA: 73,550 SQFT (1.688 AC)
 PROPOSED GRAVEL AREA: 181,407 SQFT (4.164 AC)
 PROPOSED EXPOSED CONCRETE AREA: 5,395 SQFT (0.124 AC)
 TOTAL IMPERVIOUS AREA: 295,290 SQFT (6.779 AC)
 PERCENT IMPERVIOUS = 70.0%



REVISIONS:

NOTICE TO BIDDERS
 BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

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MARCH 6, 2024
 NEW CONSTRUCTION FOR:

BRAUN BUILDING CENTER - TRUSS SHOP
 BROWNS DRIVE, TWO RIVERS, WI 54241

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE WI 53202 (414) 837-6450

DRAWN BY: MBS

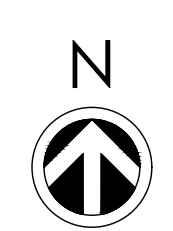
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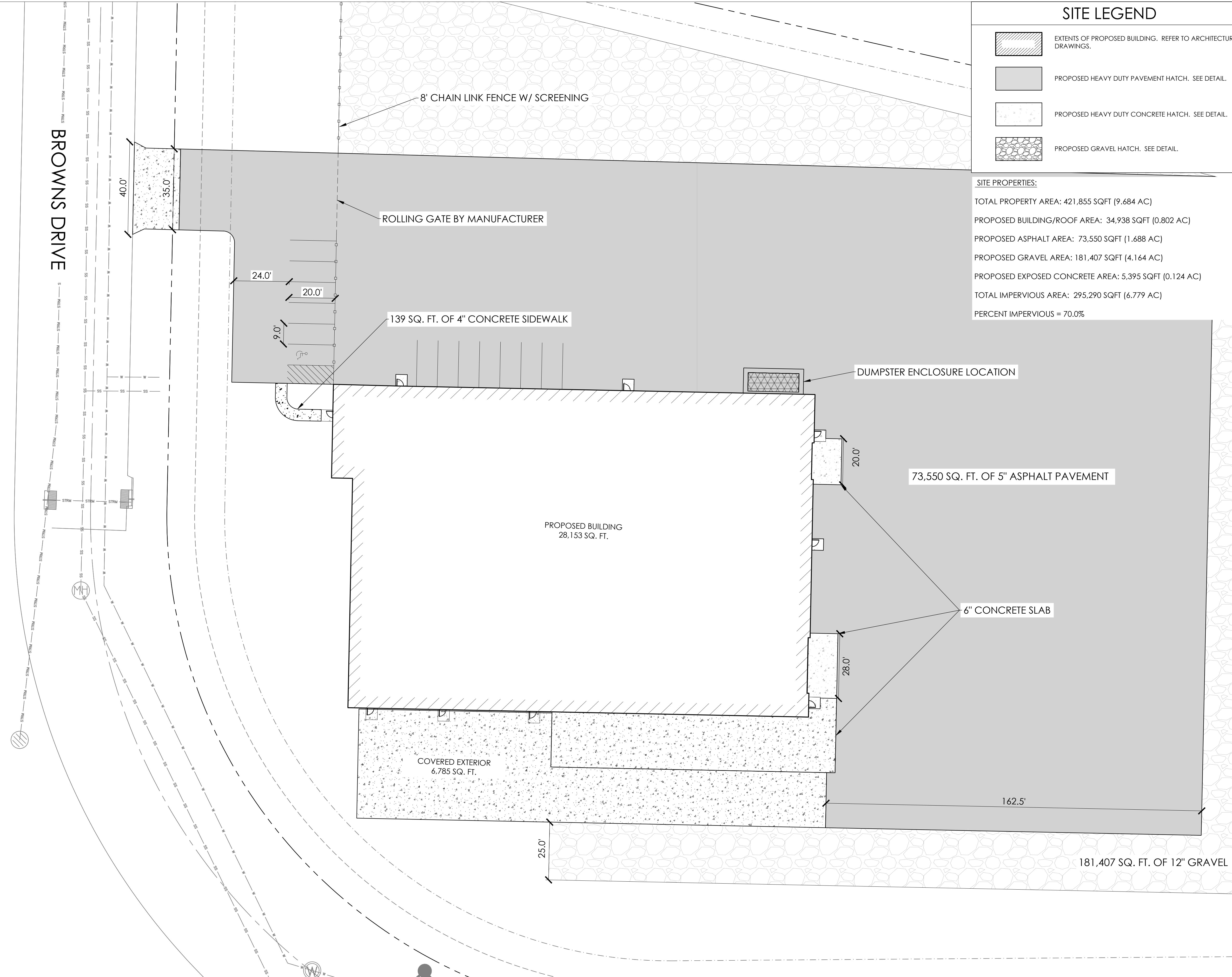
PROJ. NO. 2023-19

SITE PLAN

SCALE: 1"=50'



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March 7, 2024



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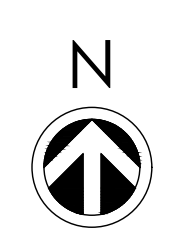
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PARKING LOT SITE PLAN

SCALE: 1"=20'

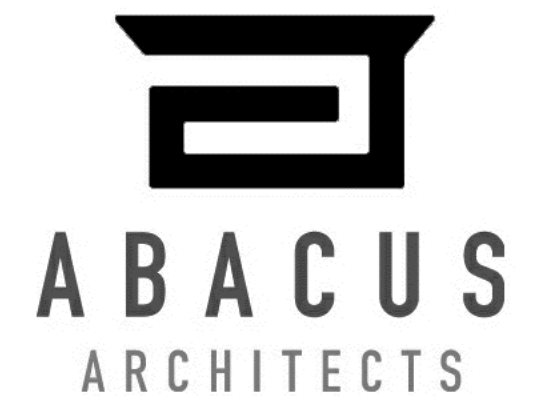


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BROWNS DRIVE

WOODLAND DRIVE



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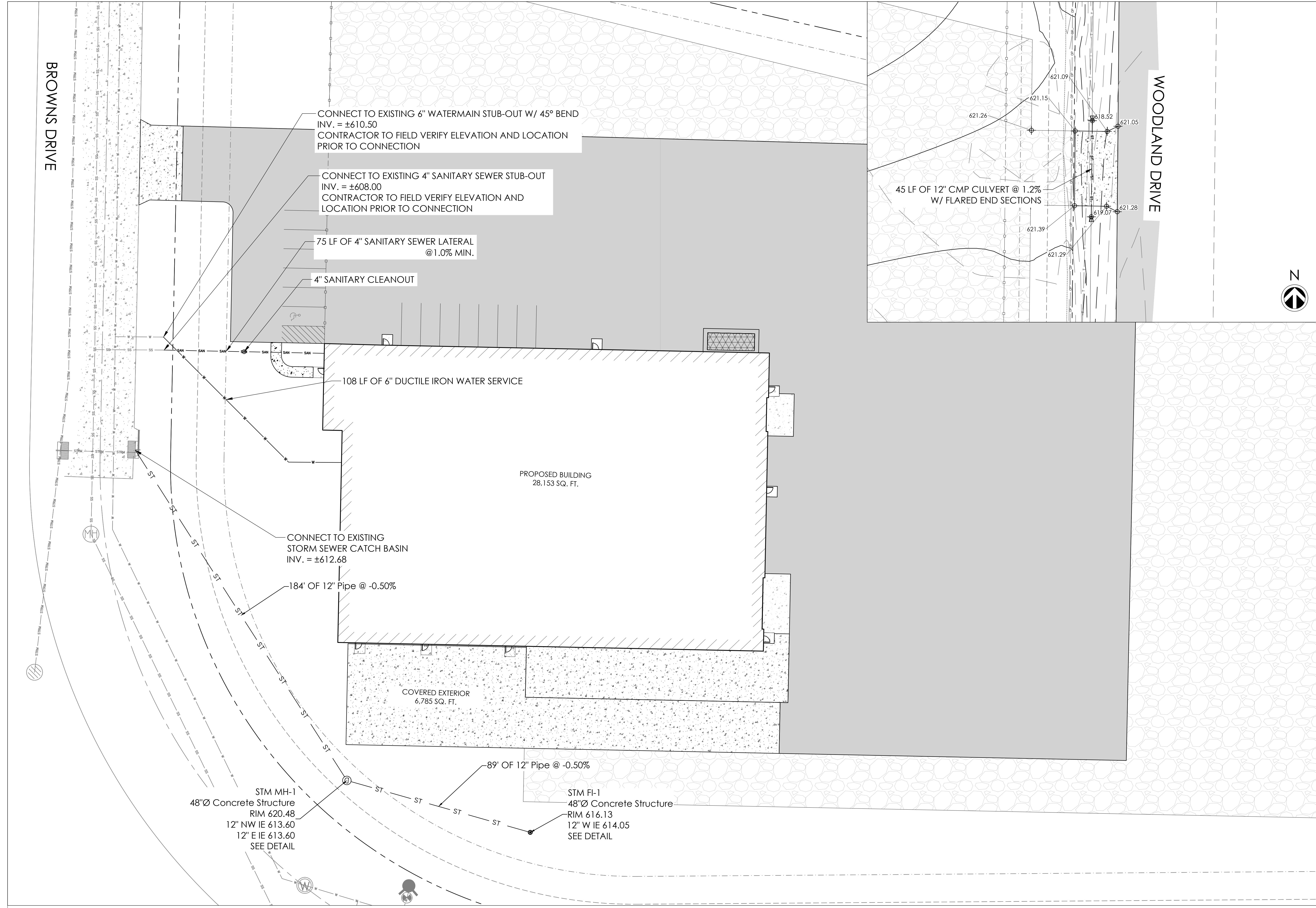
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DRAWN BY: MBS

CHECKED BY: JRV

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PROJ. NO. 2023-19



CONNECT TO EXISTING 6" WATERMAIN STUB-OUT W/ 45° BEND
INV. = ±610.50
CONTRACTOR TO FIELD VERIFY ELEVATION AND LOCATION
PRIOR TO CONNECTION

CONNECT TO EXISTING 4" SANITARY SEWER STUB-OUT
INV. = ±608.00
CONTRACTOR TO FIELD VERIFY ELEVATION AND
LOCATION PRIOR TO CONNECTION

75 LF OF 4" SANITARY SEWER LATERAL
@1.0% MIN.

4" SANITARY CLEANOUT

108 LF OF 6" DUCTILE IRON WATER SERVICE

PROPOSED BUILDING
28,153 SQ. FT.

CONNECT TO EXISTING
STORM SEWER CATCH BASIN
INV. = ±612.68

184' OF 12" Pipe @ -0.50%

COVERED EXTERIOR
6,785 SQ. FT.

89' OF 12" Pipe @ -0.50%

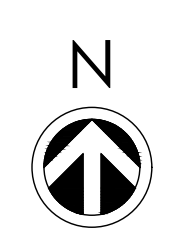
STM MH-1
48"Ø Concrete Structure
RIM 620.48
12" NW IE 613.60
12" E IE 613.60
SEE DETAIL

STM FI-1
48"Ø Concrete Structure
RIM 616.13
12" W IE 614.05
SEE DETAIL

45 LF OF 12" CMP CULVERT @ 1.2%
W/ FLARED END SECTIONS

UTILITY PLAN

SCALE: 1"=20'



KEYS TERMS FOR NEW RLF PROGRAM

1-Dec-19

	Real Estate & Improvements	Machinery & Equipment	Working Capital	Downtown Projects (within BID)
Amortization Period	20 Years	Estimated Life of Assets (Maximum 10 Years)	3 years, Maximum	20 years
Ratio of Other Funds to City Loan Funds	At Least 1:1	At Least 1:1	At Least 1:1	At Least 1:1
Interest Rate	1 Point Below Prime at Closing, Fixed	1 Point Below Prime at Closing, Fixed	2 Points Above Prime at Closing, Fixed	0 Percent Year 1 1 Percent Year 2 1 Point Below Prime, Fixed, Thereafter
Balloon Payment Due	At end of year 10	N/A	N/A	At end of year 10
Maximum Loan	\$500,000	\$500,000	\$50,000	\$500,000
Can assist with Investment in Residential Units	No	No	No	Yes, for upper floor residential in existing building
Design Review Requirement for Building Exterior and Site Improvements	N/A	N/A	N/A	Yes

Terms applicable to all loans

1. City loan is secondary source of financing; private capital/bank loan must be in place first
2. Life Insurance on "Key Person," payable to City
3. Default interest rate of 12 percent
4. Loans to "landlords" (versus job-creating businesses) will only be made in the case of downtown projects