



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION

November 13, 2023 at 5:30 PM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Eric Pangburn, Adam Wachowski

3. ACTION ITEMS

- A. Review of Extraterritorial Certified Survey Map completed by Bradley Buechel, Licensed Surveyor, Meridian Surveying, LLC, Parcels 007-131-006-015.00 and 007-131-006-009.00, on CTH Q.
- B. Review request to rezone All Seasons Outdoor Power and Marine, from B-1 to B-2; located at 2521 Jackson Street, submitted by applicant and owner Marty and Kelly Pasek.
- C. Review of Conditional Use Permit application for use of self-storage units on 15th Street, for parcel 053-000-076-015.03, submitted by Alliance Construction and Design and Eric Burrows (owner).
- D. Review of Preliminary Plat for Sandy Bay Highlands Phase 3, submitted by McMahon Associates and the City of Two Rivers (owner).
- E. Review and discuss the sign ordinance language regarding signs placed onto sidewalks and other public property.
- F. Review of acquisition of Lot 4, on preliminary Certified Survey Map, for West River Loft Development, submitted by West River Lofts LLC and City of Two Rivers

4. ADJOURNMENT

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.



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Brad Buechel- Meridian Surveying, LLC TELEPHONE 920-993-0881

MAILING ADDRESS 2020 Madison St New Holatein WI 53061
(Street) (City) (State) (Zip)

PROPERTY OWNER Wayne and Claudia Eslinger TELEPHONE 920-901-6418

MAILING ADDRESS 5516 Old "Q" Rd Manitowoc WI 54220
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | | | |
|-------------------------------------|----------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Comprehensive Plan Amendment | <input type="checkbox"/> | Conditional Use |
| <input type="checkbox"/> | Site/Architectural Plan Approval | <input type="checkbox"/> | Annexation Request |
| <input checked="" 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 5516 Old "Q" Rd TYPE OF STRUCTURE _____

PRESENT ZONING Rural Residential REQUESTED ZONING Rural Residential

PROPOSED LAND USE Residential

PARCEL # 007-131-006-015.00 & 007-131-006-009.00 ACREAGE 7.211 ACRES

LEGAL DESCRIPTION Proposed CSM

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 *Claudia Eslinger* Date Nov 5, 2023
(Property Owner)

Fee Required

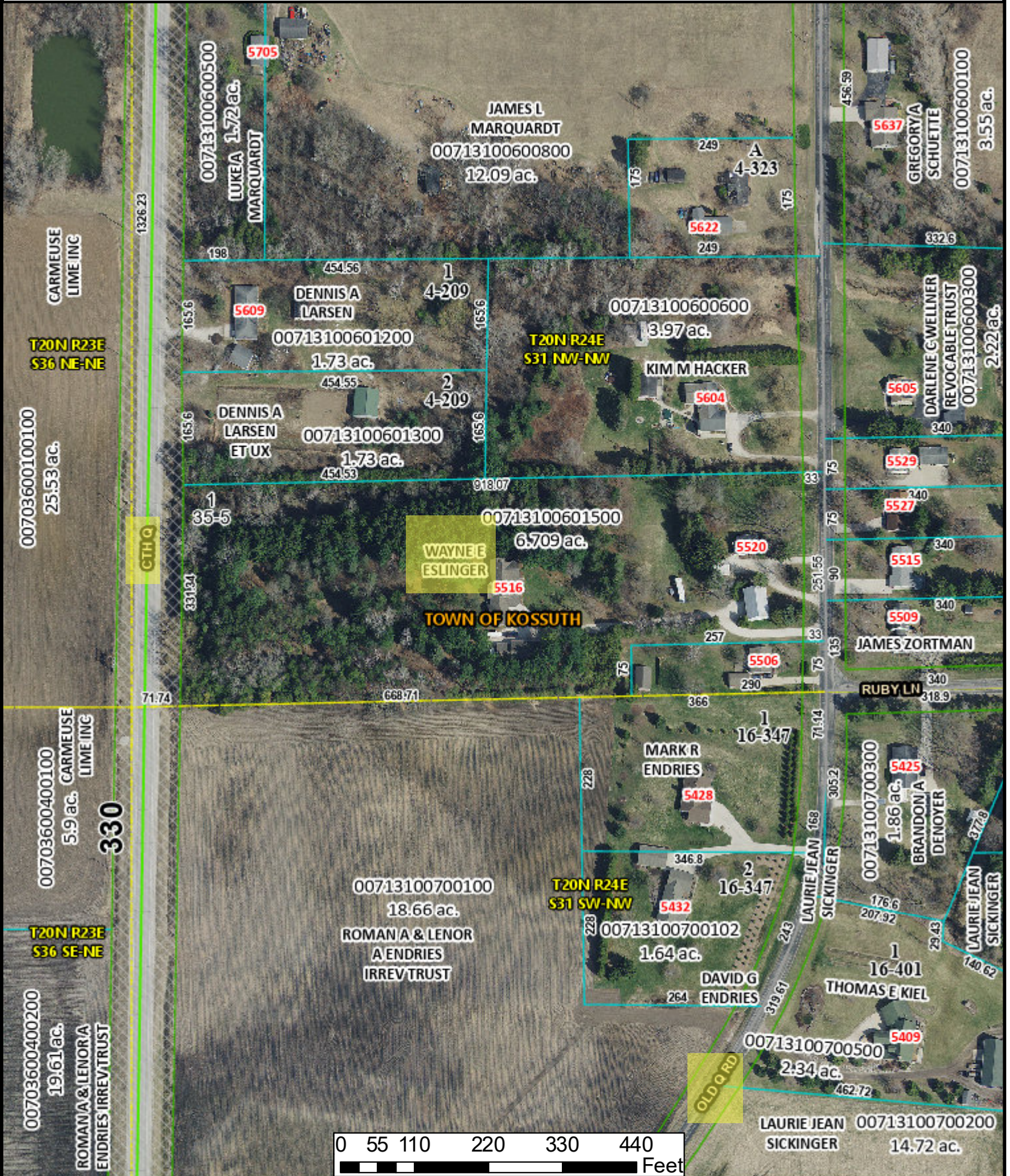
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)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

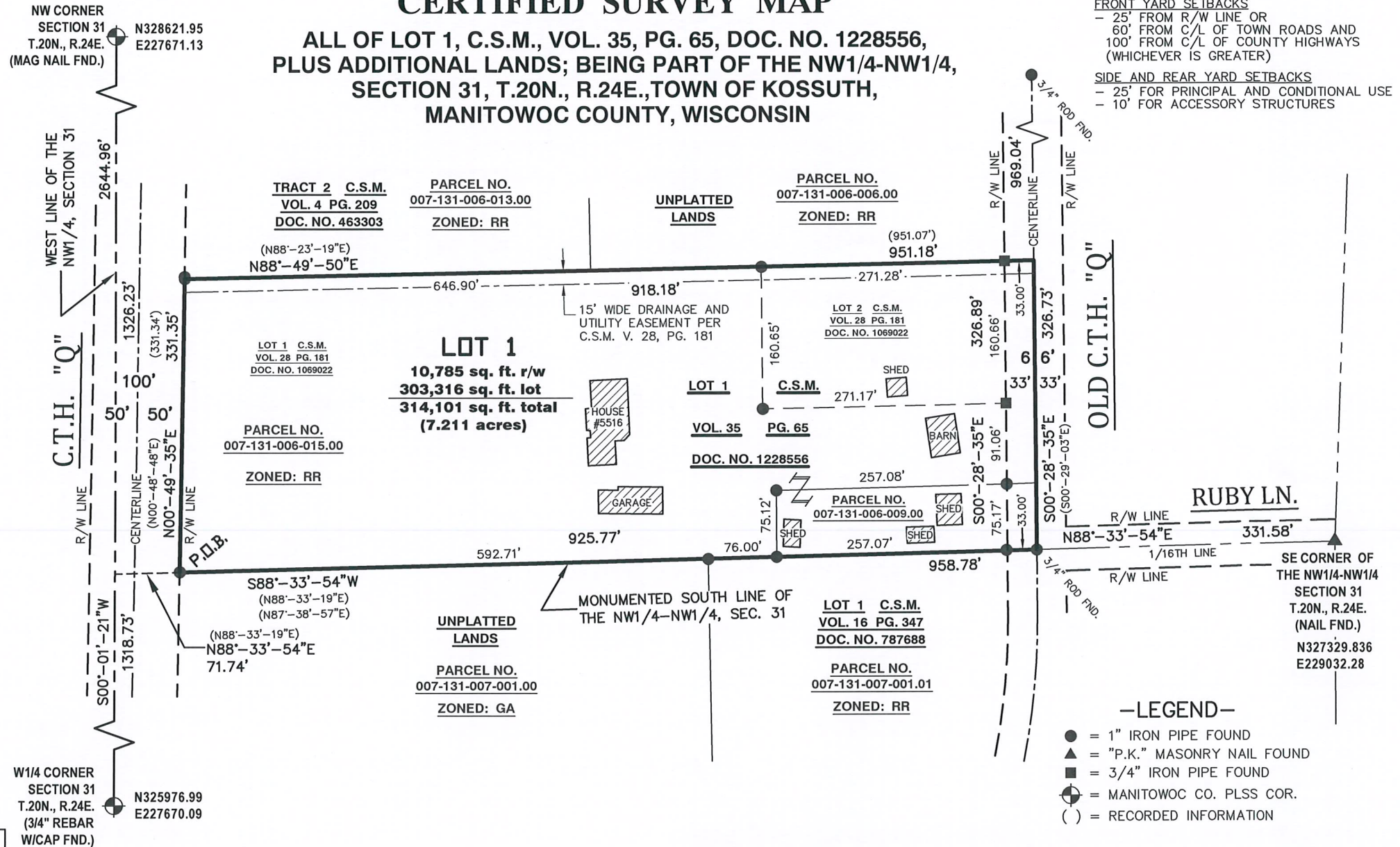
Manitowoc County Parcel Viewer



CERTIFIED SURVEY MAP

ALL OF LOT 1, C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN

- FRONT YARD SETBACKS**
 - 25' FROM R/W LINE OR
 60' FROM C/L OF TOWN ROADS AND
 100' FROM C/L OF COUNTY HIGHWAYS
 (WHICHEVER IS GREATER)
- SIDE AND REAR YARD SETBACKS**
 - 25' FOR PRINCIPAL AND CONDITIONAL USE
 - 10' FOR ACCESSORY STRUCTURES



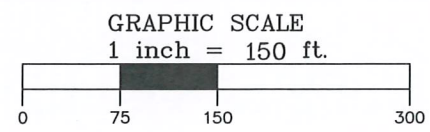
BEARINGS REFERENCED TO THE WEST
LINE OF THE NW1/4, SECTION 31
ASSIGNED: S00°-01'-21"W PER THE
MANITOWOC COUNTY COORDINATE SYSTEM

SURVEYED FOR:
WAYNE ESLINGER
5516 OLD Q RD
MANITOWOC, WI 54220

PARCEL NUMBERS:
007-131-006-015.00 &
007-131-006-009.00

W1/4 CORNER
SECTION 31
T.20N., R.24E.
(3/4" REBAR
W/CAP FND.)

N325976.99
E227670.09



MERIDIAN
SURVEYING, LLC

2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

- LEGEND-**
- = 1" IRON PIPE FOUND
 - ▲ = "P.K." MASONRY NAIL FOUND
 - = 3/4" IRON PIPE FOUND
 - ⊕ = MANITOWOC CO. PLSS COR.
 - () = RECORDED INFORMATION

DRAWN BY: JD	FIELD WORK DATE: 9-07-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 14755	SHEET 1 OF 3

CERTIFIED SURVEY MAP

**ALL OF LOT 1 OF C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN**

Sheet 2 of 3

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Wayne and Claudia Eslinger, all of Lot One (1) of Certified Survey Map as recorded in Volume 35 of Certified Survey Maps on Page 65 as Document Number 1228556, plus additional lands; being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-Four (24) East, Town of Kossuth, Manitowoc County, Wisconsin containing 314,101 square feet (7.211 acres) of land and being described by:

Commencing at the northwest corner of said Section 31; thence S00°-01' -21"W along the west line of the NW1/4 of said Section 31, a distance of 1326.23 feet; thence N88°-33' -54"E along the monumented south line of the NW1/4 of the NW1/4 of said Section 31, a distance of 71.74 feet to the southwest corner of said Lot 1 and the point of beginning; thence N00°-49' -35"E 331.35 feet to the northwest corner of said Lot 1; thence N88°-49' -50"E 951.18 feet to the northeast corner of said Lot 1 and the centerline of OLD C.T.H. "Q"; thence S00°-28' -35"E along said centerline, a distance of 326.73 feet to the monumented south line of the NW1/4 of the NW1/4 of said Section 31; thence S88°-33' -54"W along said monumented south line, a distance of 958.78 feet to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

CERTIFIED SURVEY MAP

**ALL OF LOT 1 OF C.S.M., VOL. 35, PG. 65, DOC. NO. 1228556,
PLUS ADDITIONAL LANDS; BEING PART OF THE NW1/4-NW1/4,
SECTION 31, T.20N., R.24E., TOWN OF KOSSUTH,
MANITOWOC COUNTY, WISCONSIN**

Sheet 3 of 3

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Manitowoc County Planning and Parks Commission.

Dated this _____ day of _____, 2023.

Wayne E. Eslinger _____

Claudia K. Eslinger _____

**STATE OF WISCONSIN)
MANITOWOC COUNTY) SS**

Personally came before me this _____ day of _____, 2023, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel



pd chk# 2262
\$350.00

LAND DEVELOPMENT APPLICATION

APPLICANT Marty & Kelly Pasek TELEPHONE 920-657-1700

MAILING ADDRESS 2521 Jackson Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Marty & Kelly Pasek TELEPHONE 920-657-1700

MAILING ADDRESS 2521 Jackson Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input 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 checked="" type="checkbox"/> Zoning District Change | <input type="checkbox"/> Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 2521 Jackson Street TYPE OF STRUCTURE Single Story Bld Shop/Sh Rm

PRESENT ZONING B1 REQUESTED ZONING B2

PROPOSED LAND USE Continue present use and add the ability to rent trailers/trucks as a conditional use

PARCEL # 1380010913 ACREAGE .344

LEGAL DESCRIPTION Le Clair's Add Lots 9 & 10 Block 1

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 Kelly J. Pasek Marty & Kelly Date 10/18/2023
(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 _____

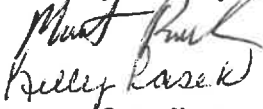
ALL SEASONS OUTDOOR POWER AND MARINE
2521 Jackson Street
Two Rivers, WI 54241
920-657-1700

October 17, 2023

City of Two Rivers
Planning Commission
Zoning/Planning Department
1717 E Park Street
Two Rivers, WI 54241

We would appreciate your consideration for a zoning change for All Seasons Outdoor Power and Marine located at 2521 Jackson Street. The zoning change requested is from B1 to B2 to give us the ability to rent out moving trucks and trailers. (tentatively U-Haul equipment).

Thank you for your time and consideration,


Marty & Kelly Paek

All Seasons Outdoor Power and Marine



TWO RIVERS
WISCONSIN

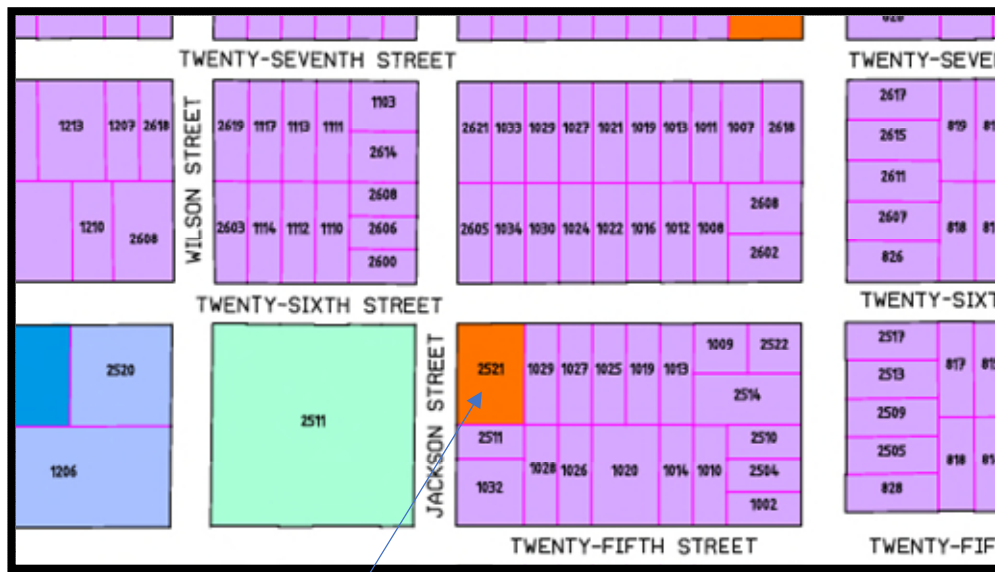
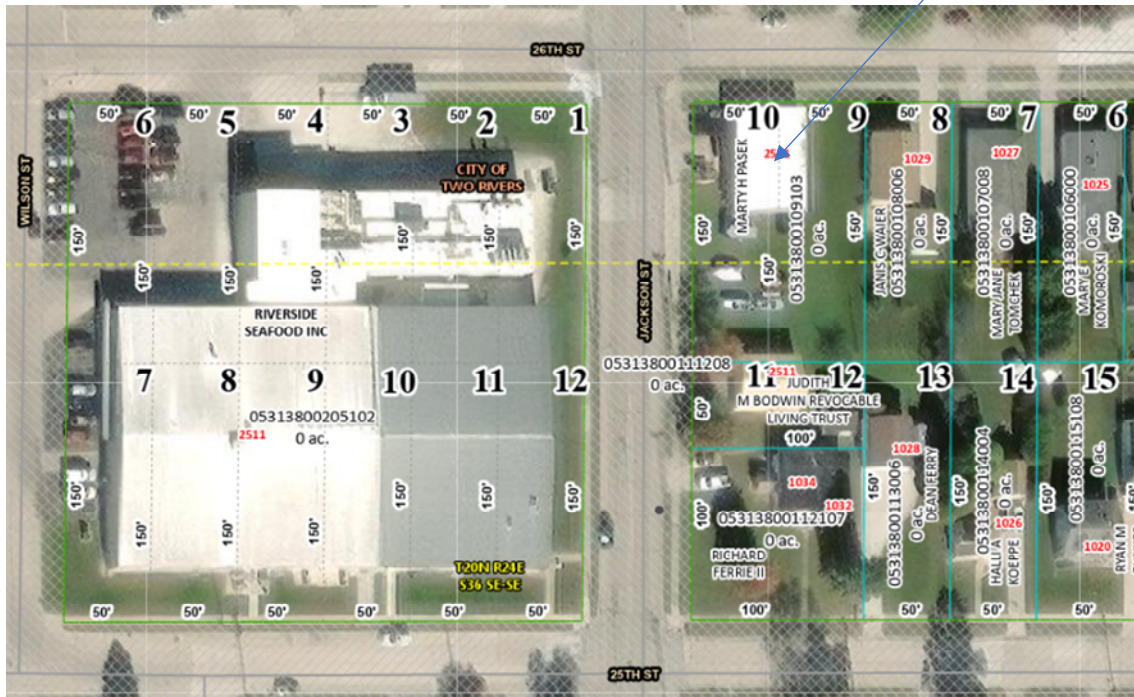
COMMUNITY DEVELOPMENT

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



PLAN COMMISSION

Action: Rezoning Request at 2521 Jackson Street, Two Rivers



www.two-rivers.org



920.793.5564



920.793.5512



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Eric Burrows TELEPHONE (920)374-1080

MAILING ADDRESS 14520 Pioneer Road, Newton, WI 53063
(Street) (City) (State) (Zip)

PROPERTY OWNER Same as applicant TELEPHONE Same as applicant

MAILING ADDRESS Same as applicant
(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 15th Street, Two Rivers, WI 54241 TYPE OF STRUCTURE Self-Storage Units, Type VB - Wood

PRESENT ZONING I-1 (Industrial) REQUESTED ZONING No change

PROPOSED LAND USE Self-storage units with a boat landing and boat wash down station

PARCEL # 05300007601503 ACREAGE 2.08

LEGAL DESCRIPTION *ORIG PLAT PT LOTS 7 THRU 10 BLK 72 LOTS 6 THRU 13 BLK 75 LOTS 2 THRU 6 BLK 76 & PT VAC ADAMS,15TH & W RIVER STS V 731 P 645-6 EXC V 870 P 569-570*

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

Narrative attached at the end of this document set.

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 
(Property Owner)

Date 10-26-23

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
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\$ 350 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



GUIDELINES FOR CONDITIONAL USE PERMIT APPLICANTS

The Wisconsin Legislature enacted a new law (WI Act 67) effective November 2017 which regulates the process for approval of conditional use permits by all Wisconsin municipalities.

WI Act 67 requires that municipalities grant a conditional use permit (CUP) based on "substantial evidence" directly related to the land use that is being requested.

The procedure in Act 67 places the burden on an applicant to provide detailed fact-based information with their application. Such information cannot include the applicant's "personal preference" or "speculation" according to Act 67. Facts are required, not opinions, to support an application.

Therefore, an application for a CUP in the City of Two Rivers that is submitted to the Plan Commission for a public hearing shall include detailed facts provided by the applicant. Act 67 also required that the information be "measurable".

Measurable information may include, but not limited to the following:

- Intensity of Use(s) - number of customers, employees, size of building, hours of operation
- Adequacy of public services to serve the requested use
 - Utilities (sewer, water, stormwater drainage)
 - Public safety services (police, fire, emergency services)
 - Public school capacity available
- Economic Impacts - job creation, property valuation, tax base growth
- Vehicular and pedestrian traffic impacts
- Parking impacts - off-street and on-street
- Physical Impacts - noise, vibration, odors, air emissions, dust, light emissions
- Visual Impacts - indoors use, outdoor use, view obstruction, landscaping

Also see the attached list for more details regarding the facts and information that applicants must submit.

The application for a CUP shall include a "Plan of Operation" describing the proposed use in addition to measurable information and if appropriate, certain additional information such as site, architectural, lighting and landscaping plans.

Act 67 states if an applicant agrees to meet all requirements and conditions required in the applicable section(s) of the City's Zoning Ordinance, the CUP must be granted. Any condition(s) imposed must relate to the purpose(s) of the ordinance and be based on the "substantial evidence" provided by the applicant.

A consultation with City staff is recommended prior to or during the preparation of an application for the CUP.

LIST OF FACTS AND INFORMATION TO BE PROVIDED WITH AN APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) IN THE CITY OF TWO RIVERS

This list is intended to assist CUP applicants in providing information that relates to Wisconsin Act 67 which emphasizes that "Facts & Information" be considered in granting a CUP. This list is not intended to apply to each and every type of Conditional Use, but includes typical factors caused by most urban land uses. Each CUP will have its own unique type of facts & information which will also vary by location and site-specific considerations. It is the applicant's responsibility to determine the facts & information to be included with an application. The information provided should be "measurable" according to Wisconsin Act 67.

TYPES OF FACTS & INFORMATION	APPLICABLE TO THE REQUESTED CUP?		IS IT PROVIDED WITH THE APPLICATION?		IS IT MEASURABLE?	
	YES	NO	YES	NO	YES	NO
INTENSITY OF USE(S)						
Number of Customers	X		X		X	
Number of Employees	X		X		X	
Building Size	X		X		X	
Hours of Operation	X		X		X	
PHYSICAL FACTORS						
Air Emissions/Odors		X		X		NA
Light Emissions	X		X		X	
Noise/Vibration		X		X		NA
PUBLIC SAFETY						
Fire/EMS/Police						
Parking	X		X		X	
Pedestrian Safety	X		X		X	
Traffic Impacts		X		X		NA
UTILITIES						
Electric/Gas	X		X		X	
Sanitary Sewer		X		X		NA
Stormwater	X		X		X	
Water Service	X		X		X	
ECONOMIC IMPACTS						
Job Creation	X		X		X	
Property Values						
School Capacity		X		X		NA
Tax Base Growth						
AESTHETICS						
Blight Elimination		X		X		NA
Indoor/Outdoor Use	X		X		X	
View Obstruction						

GENERAL NOTES

- COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- DOWNSPROUT WATER TO SHEET DRAIN TO CATCH BASINS ON SITE. **VERIFY W/ CIVIL**
- ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
- LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

THIS IS AN ARCHITECTURAL SITE PLAN ONLY. FINAL SITE PLAN AND DETAILS BY CIVIL ENGINEER.

LOCKER COUNT

- A. BUILDING 1:
 • (18) 12'x40' LOCKERS - 1 IS ADA ACCESSIBLE
 • (8) 5'x8' LOCKERS - 1 IS ADA ACCESSIBLE
- B. BUILDING 2:
 • (34) 12'x20' LOCKERS - 1 IS ADA ACCESSIBLE
 • (8) 5'x8' LOCKERS - 1 IS ADA ACCESSIBLE
 • (8) 5'-6"x8' LOCKERS
- C. BUILDING 3:
 • (9) 12'x40' LOCKERS - 1 IS ADA ACCESSIBLE
 • (8) 5'x8' LOCKERS - 1 IS ADA ACCESSIBLE
- D. BUILDING 4:
 • (20) 12'x40' LOCKERS - 1 IS ADA ACCESSIBLE
- E. TOTAL LOCKER COUNT: 113 LOCKERS



ALLIANCEBUILDS.COM
 PHONE: (920)-336-3400 | FAX: (920)-336-3401
 1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

**B&B STORAGE TWO
RIVERS**

PROJECT NUMBER: 23-144
 15TH STREET,
 TWO RIVERS, WI 54241

**NOT FOR
CONSTRUCTION**

REVISIONS

NO.	DESCRIPTION

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 03/01/2023

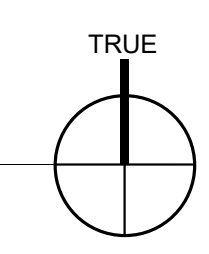
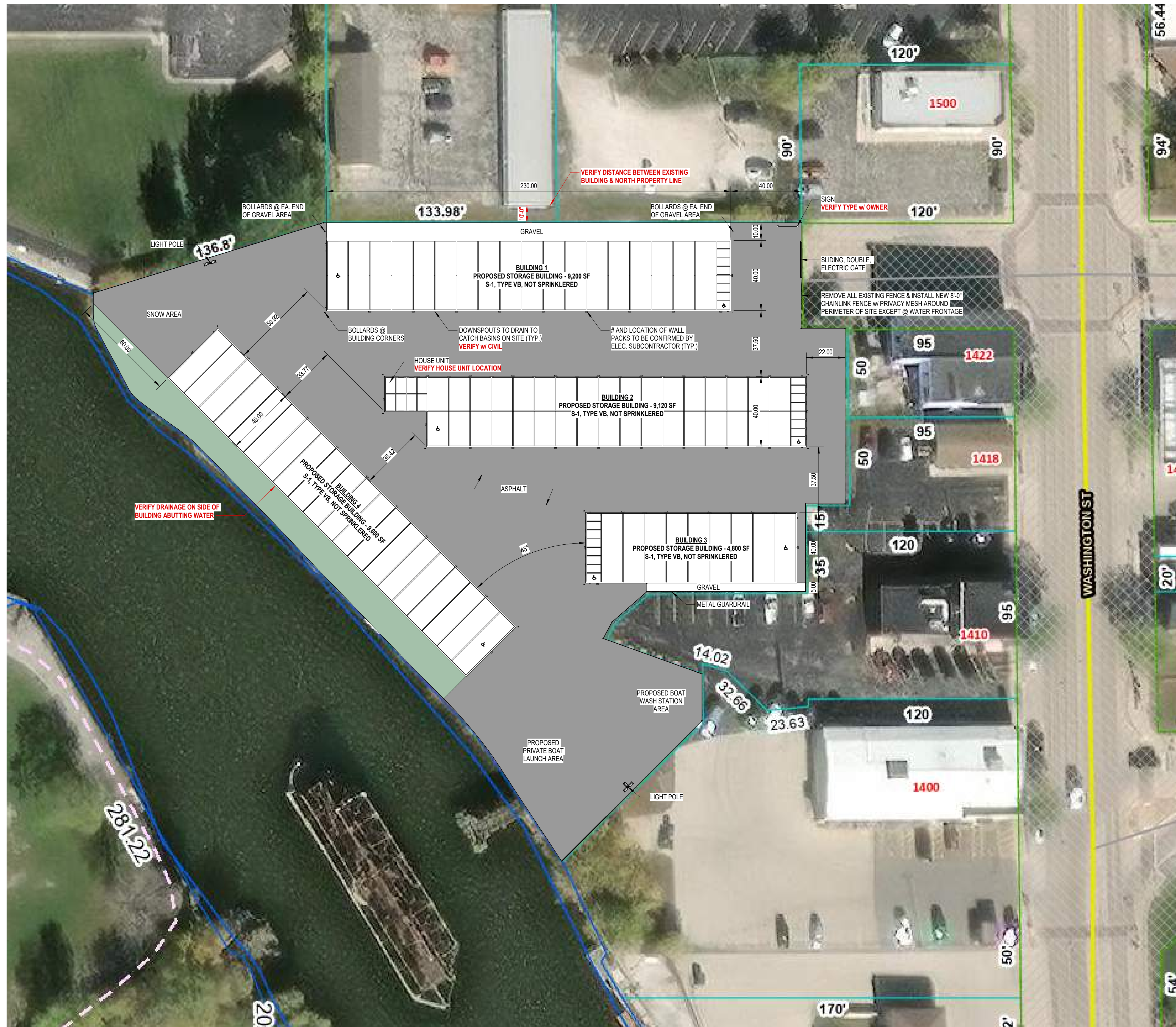
CURRENT AS OF: 10/13/2023 12:53:39 PM

DRAWN BY: O.R.V.

SCALE: As indicated

ARCHITECTURAL SITE PLAN

A050



1 SITE PLAN
 1" = 30'-0"

P:\23-144 B&B Storage Two Rivers Storage\07 Model\Final\CD-144 B&B Storage.rvt



Alliance CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

B&B STORAGE TWO RIVERS

PROJECT NUMBER: 23-144
15TH STREET,
TWO RIVERS, WI 54241

**NOT FOR
CONSTRUCTION**

REVISIONS

NN #	DELETE THIS REVISION	DATE

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 03/01/2023

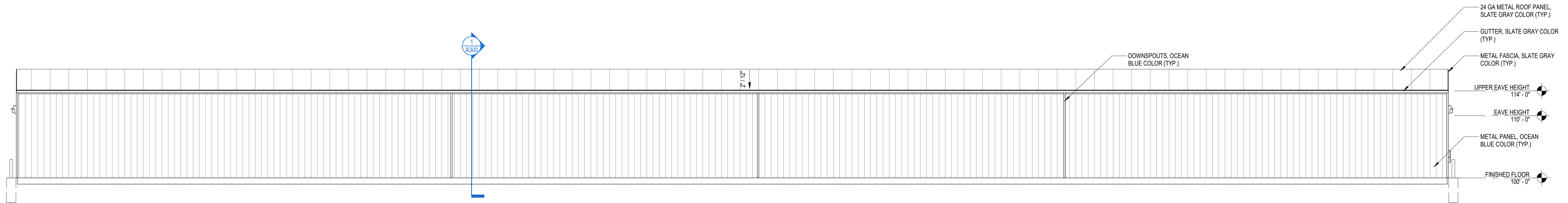
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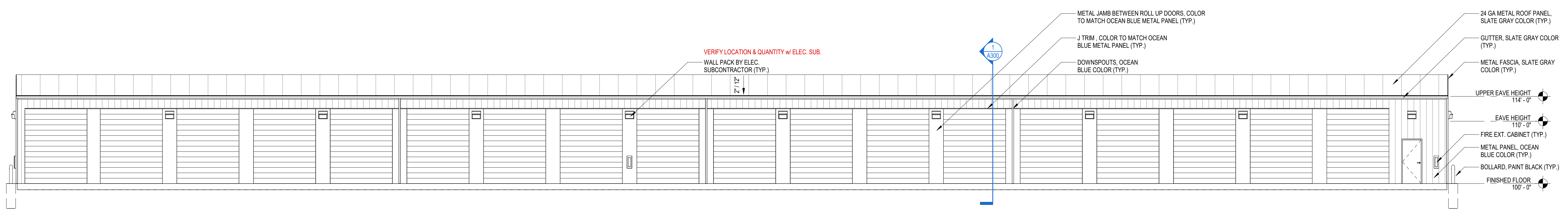
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BUILDING 1 ELEVATIONS

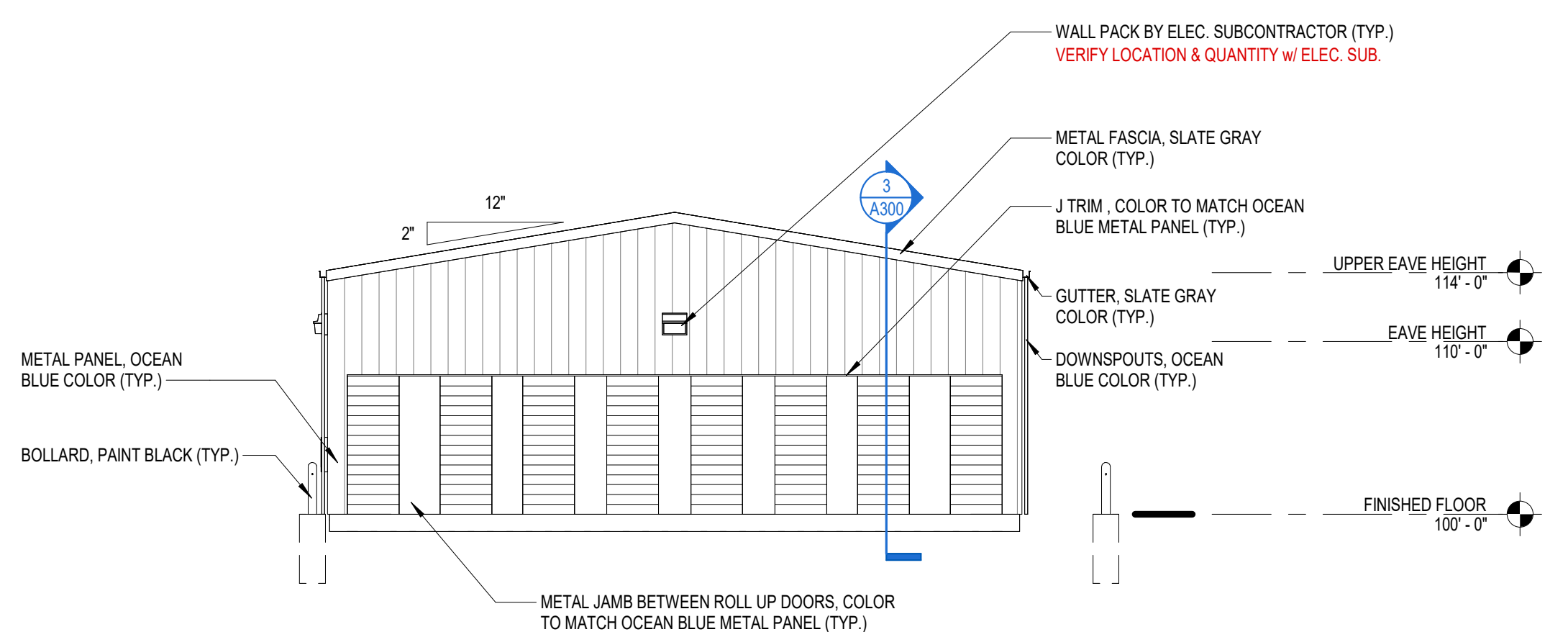
A201



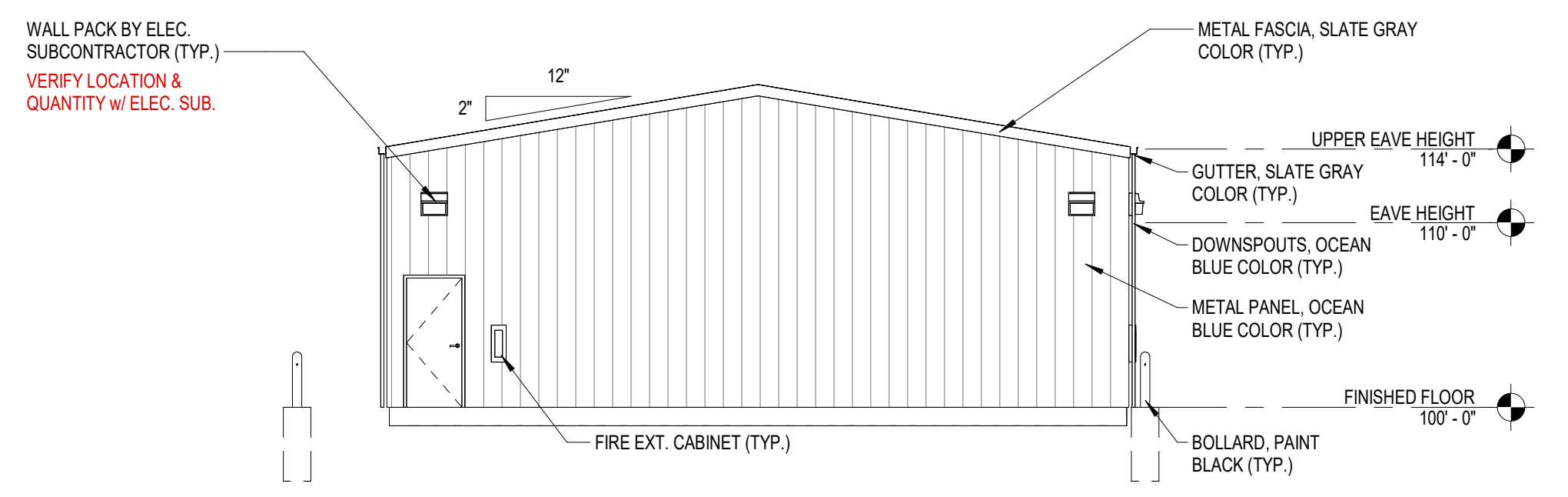
1
BUILDING 1 - NORTH
ELEVATION
1/8" = 1'-0"



2
BUILDING 1 - SOUTH
ELEVATION
1/8" = 1'-0"



3
BUILDING 1 - EAST
ELEVATION
1/8" = 1'-0"



4
BUILDING 1 - WEST
ELEVATION
1/8" = 1'-0"



Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

B&B STORAGE TWO
RIVERS

PROJECT NUMBER: 23-144
15TH STREET,
TWO RIVERS, WI 54241

NOT FOR CONSTRUCTION

REVISIONS

NO.	REVISION	DATE

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 10/04/23

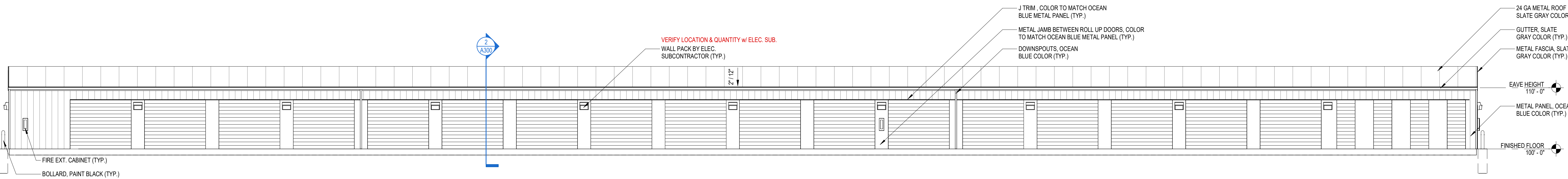
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DRAWN BY: O.R.V.

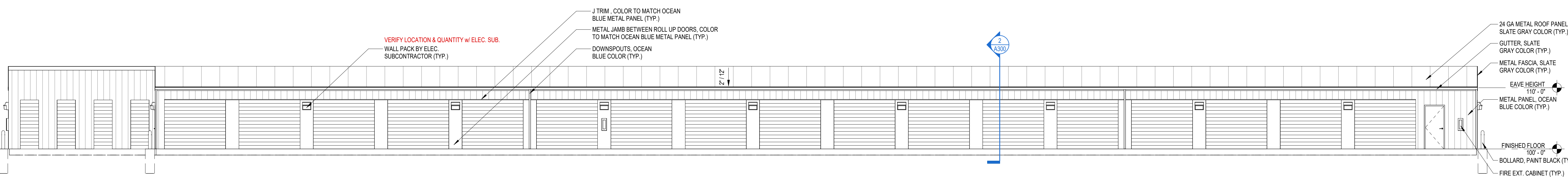
SCALE: 1/8" = 1'-0"

BUILDING 2 ELEVATIONS

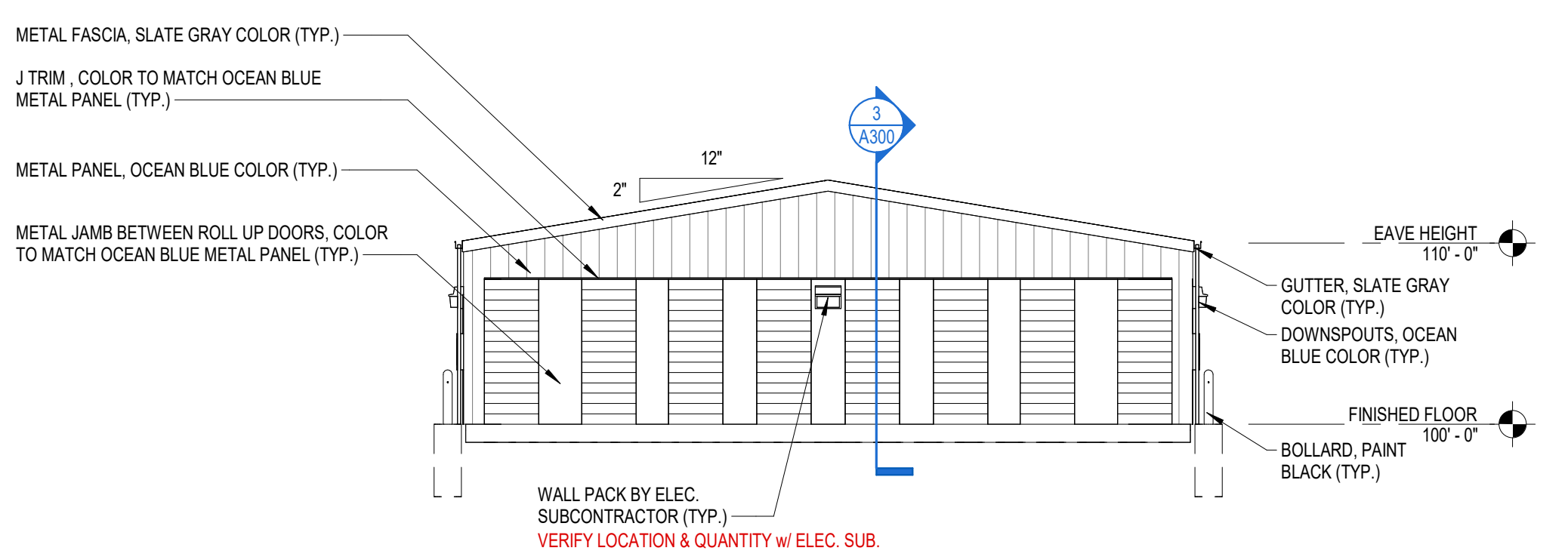
A202



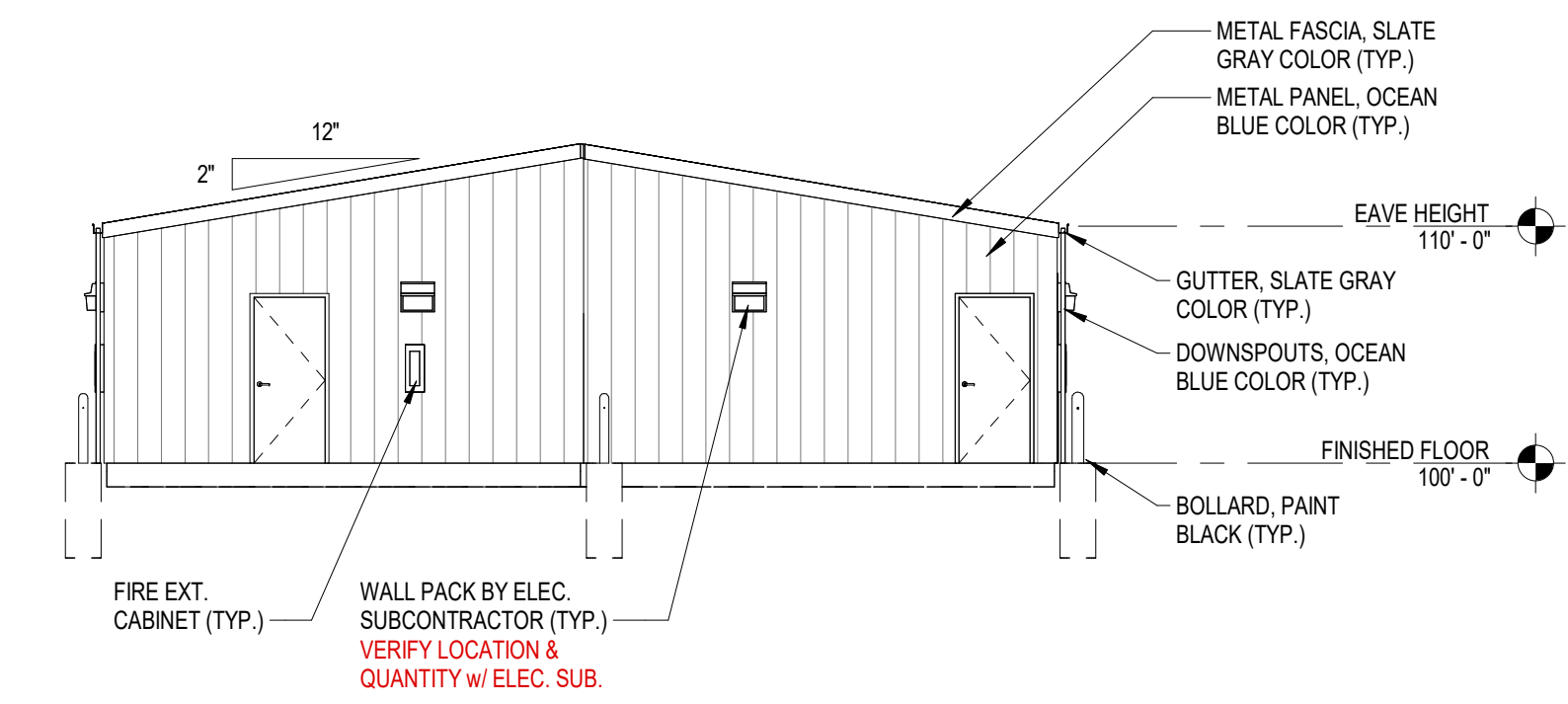
1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

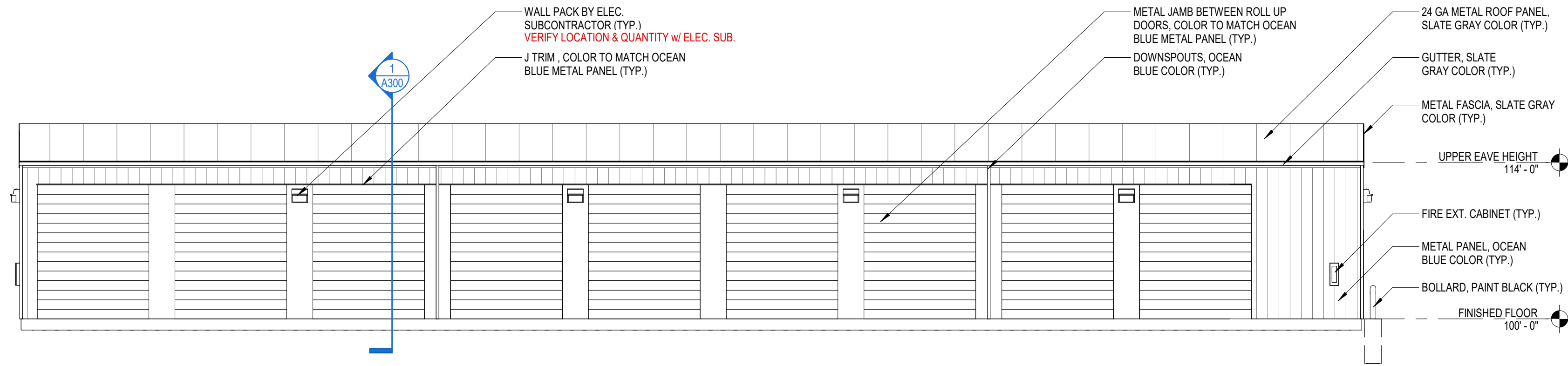


Alliance
CONSTRUCTION & DESIGN

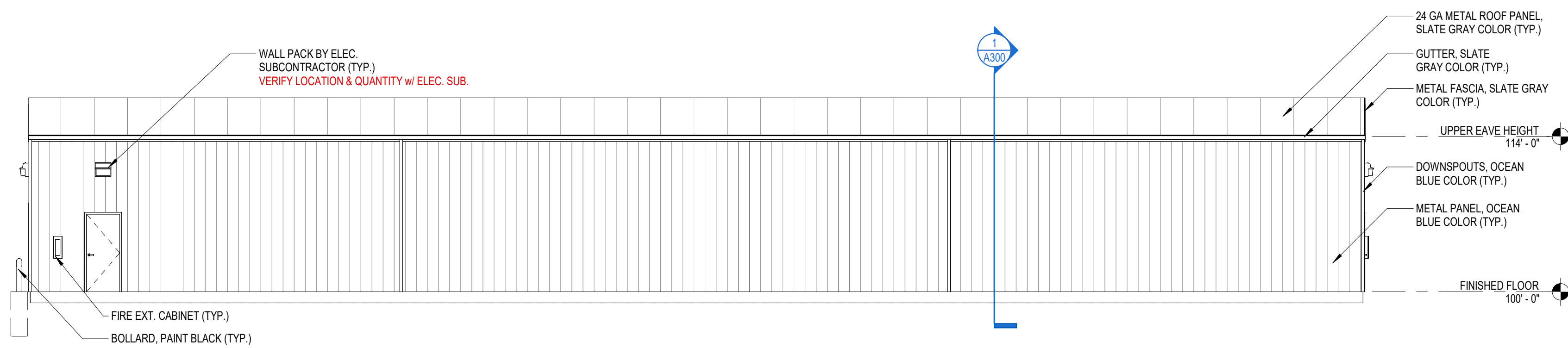
ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

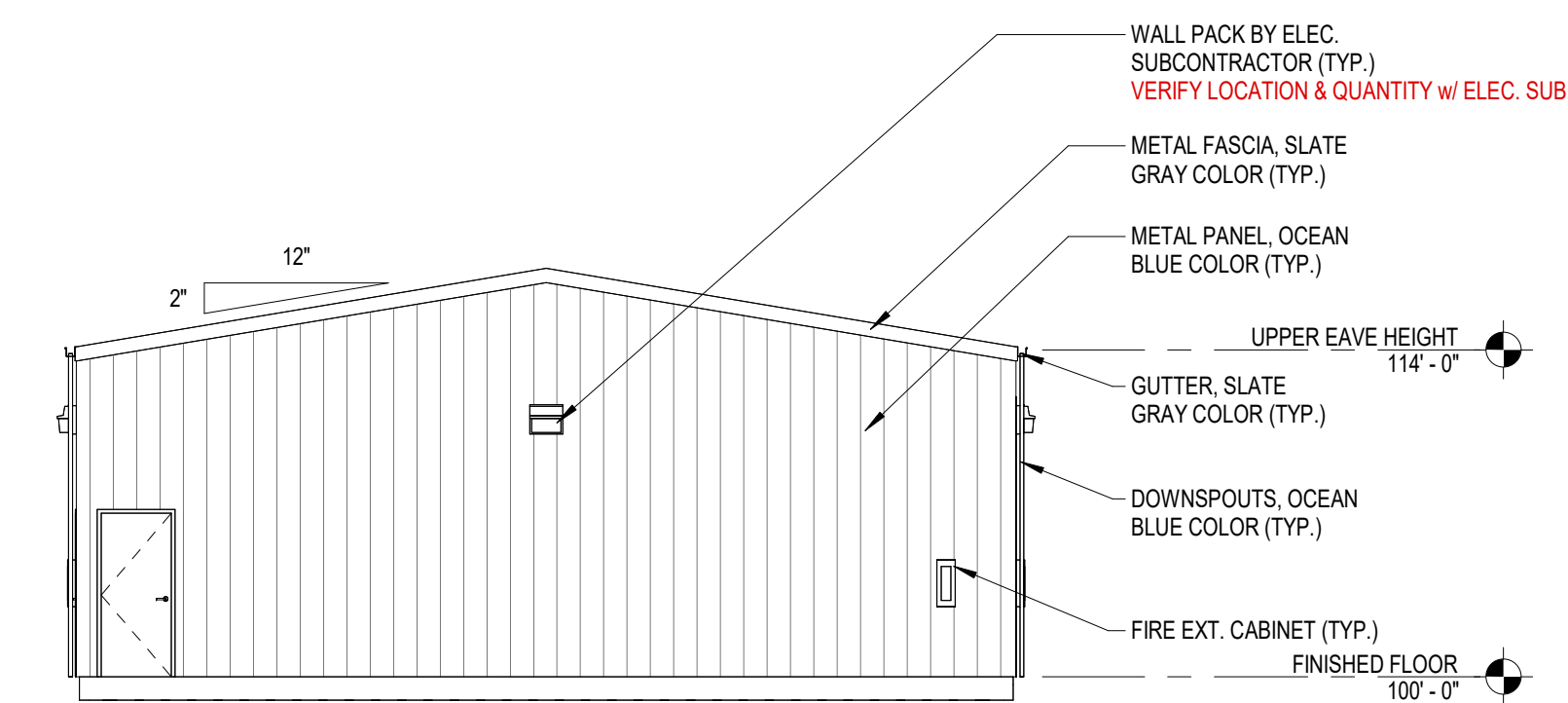
DESIGN PROFESSIONAL



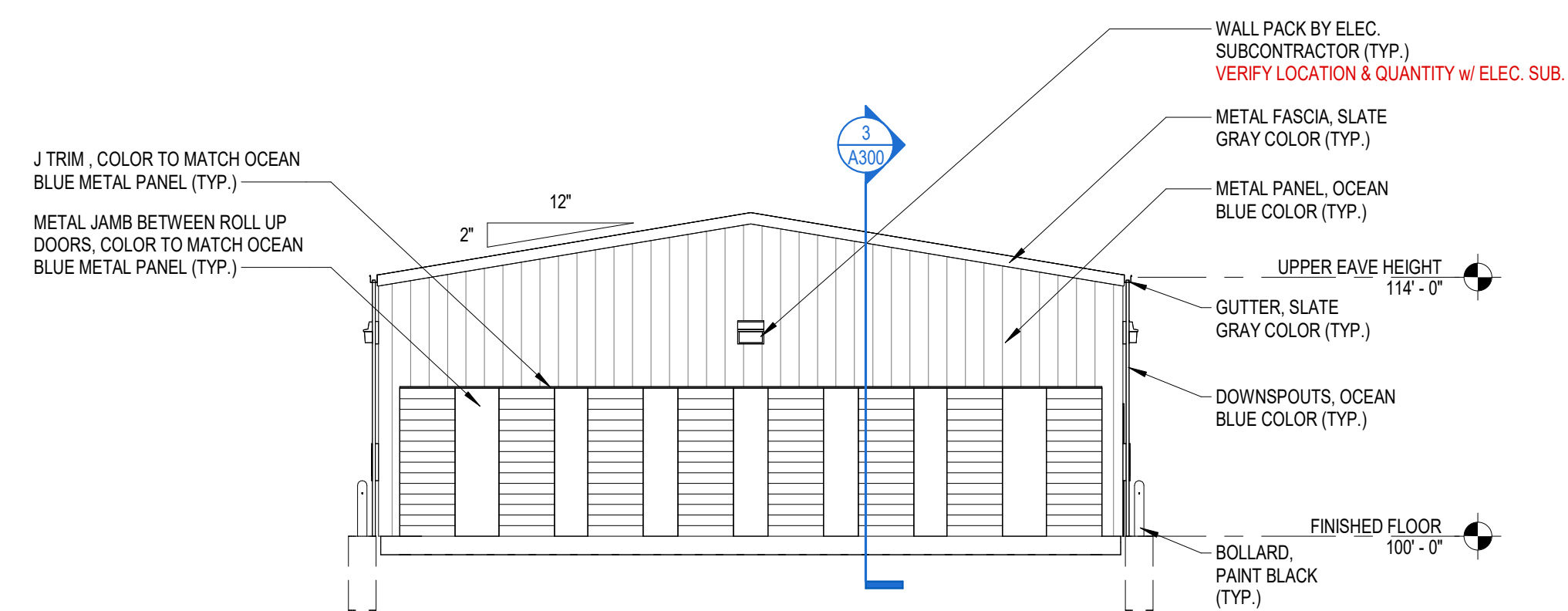
1
BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"



2
BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"



3
BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"



4
BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

B&B STORAGE TWO

RIVERS

PROJECT NUMBER: 23-144

15TH STREET,
TWO RIVERS, WI 54241

NOT FOR CONSTRUCTION

#	REVISIONS

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 10/04/23

CURRENT AS OF: 10/13/2023 12:53:52 PM

DRAWN BY: O.R.V.

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

BUILDING 3 ELEVATIONS

A203



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PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

**B&B STORAGE TWO
RIVERS**

PROJECT NUMBER: 23-144

15TH STREET,
TWO RIVERS, WI 54241

**NOT FOR
CONSTRUCTION**

REVISIONS

#	REVISIONS

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 10/04/23

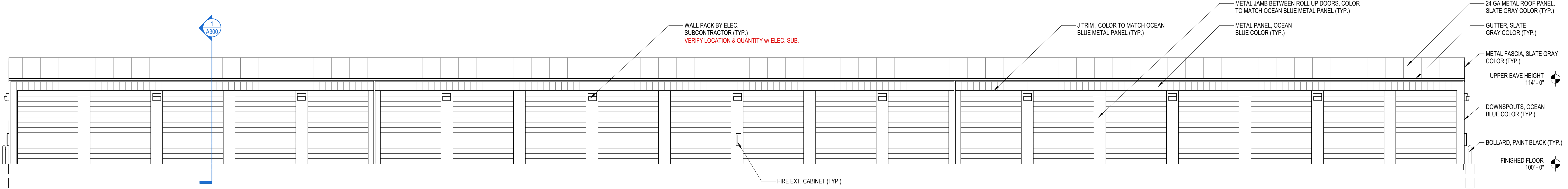
CURRENT AS OF: 10/13/2023 12:53:53 PM

DRAWN BY: O.R.V.

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

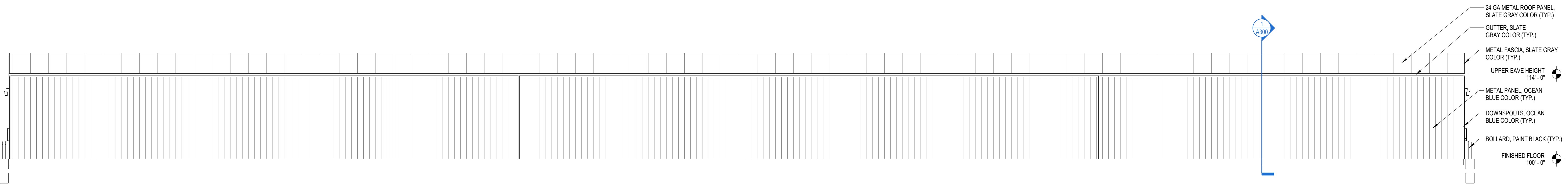
BUILDING 4 ELEVATIONS

A204



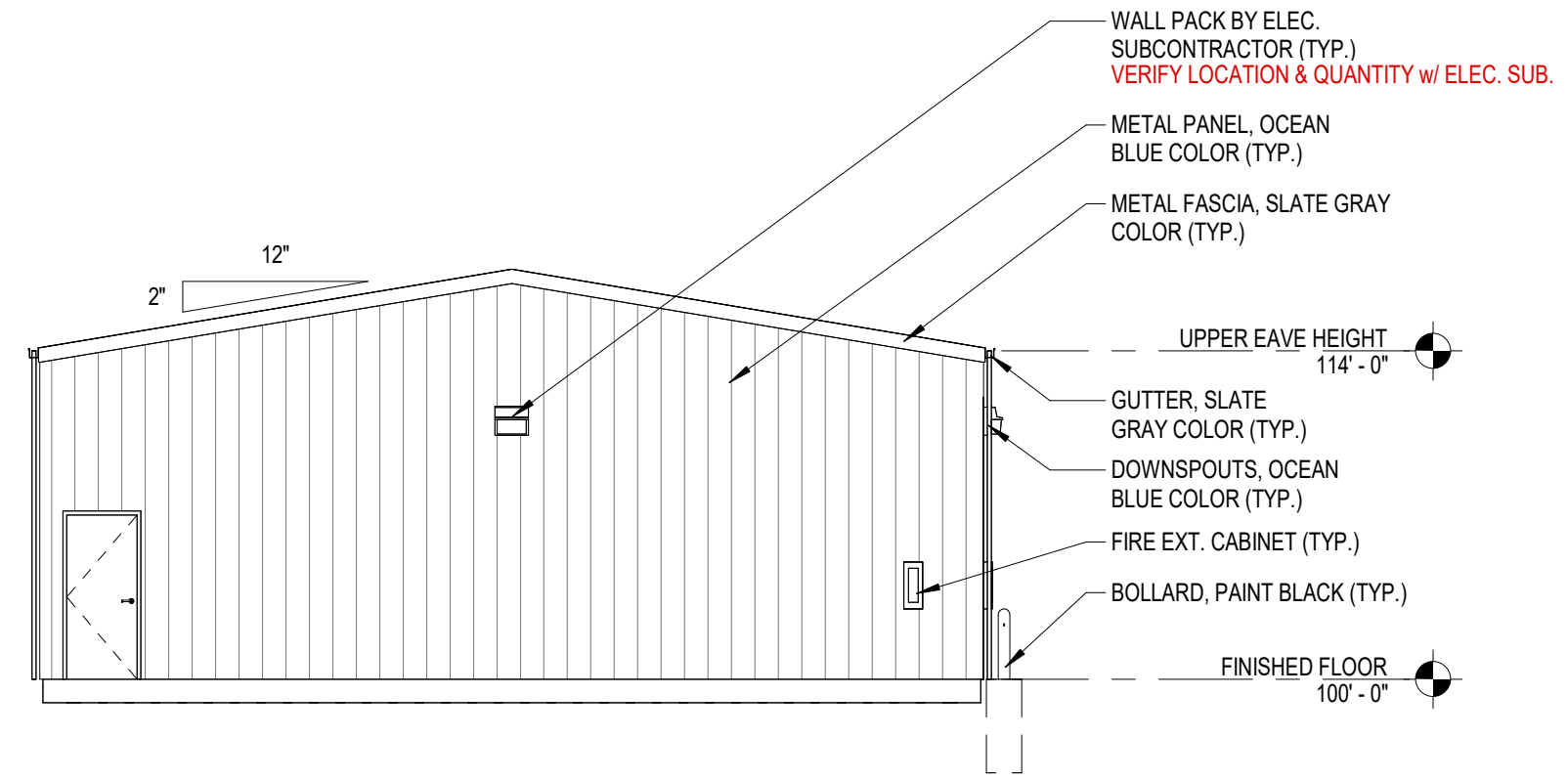
**BUILDING 4 - NORTH
ELEVATION**

1/8" = 1'-0"



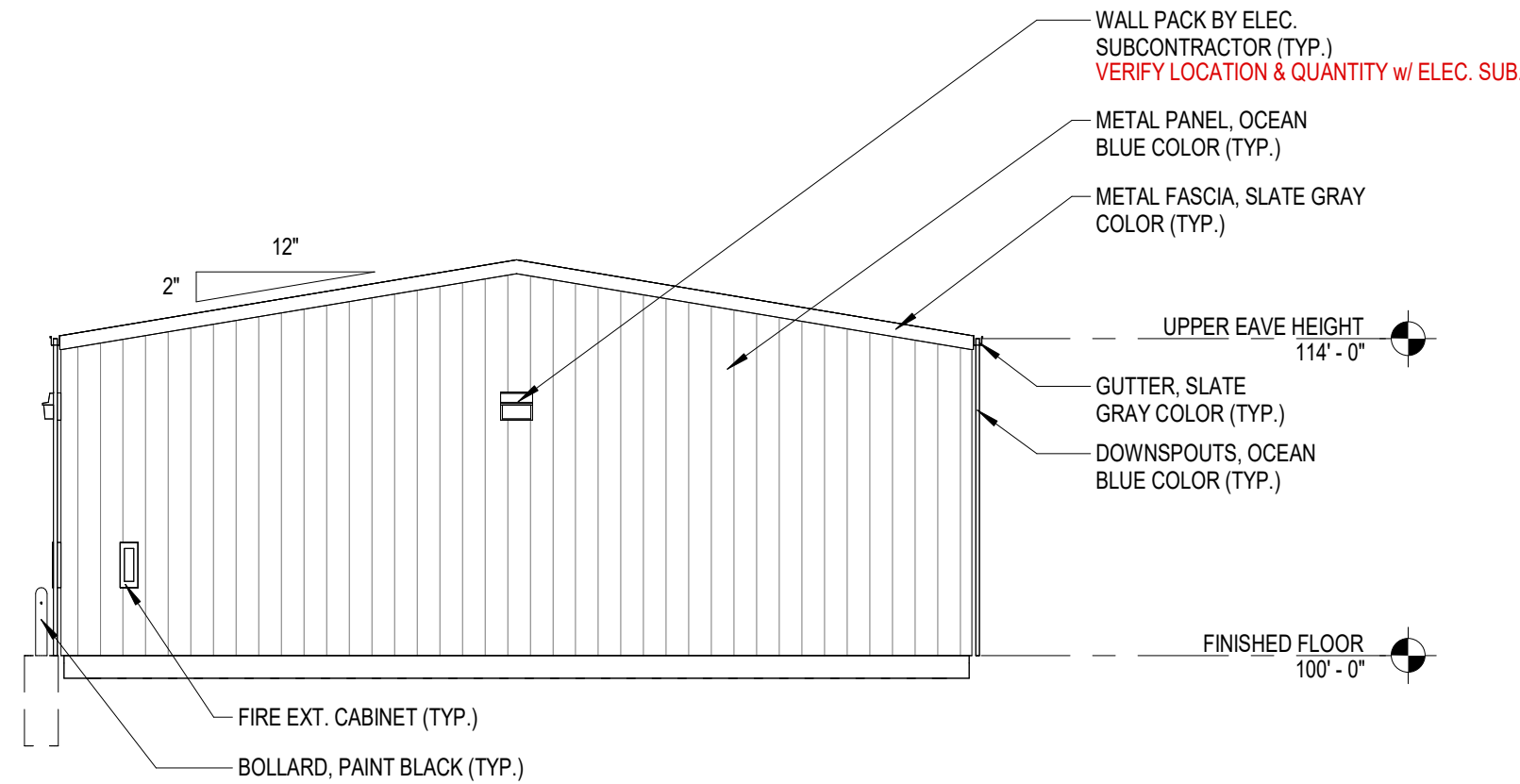
**BUILDING 4 - SOUTH
ELEVATION**

1/8" = 1'-0"



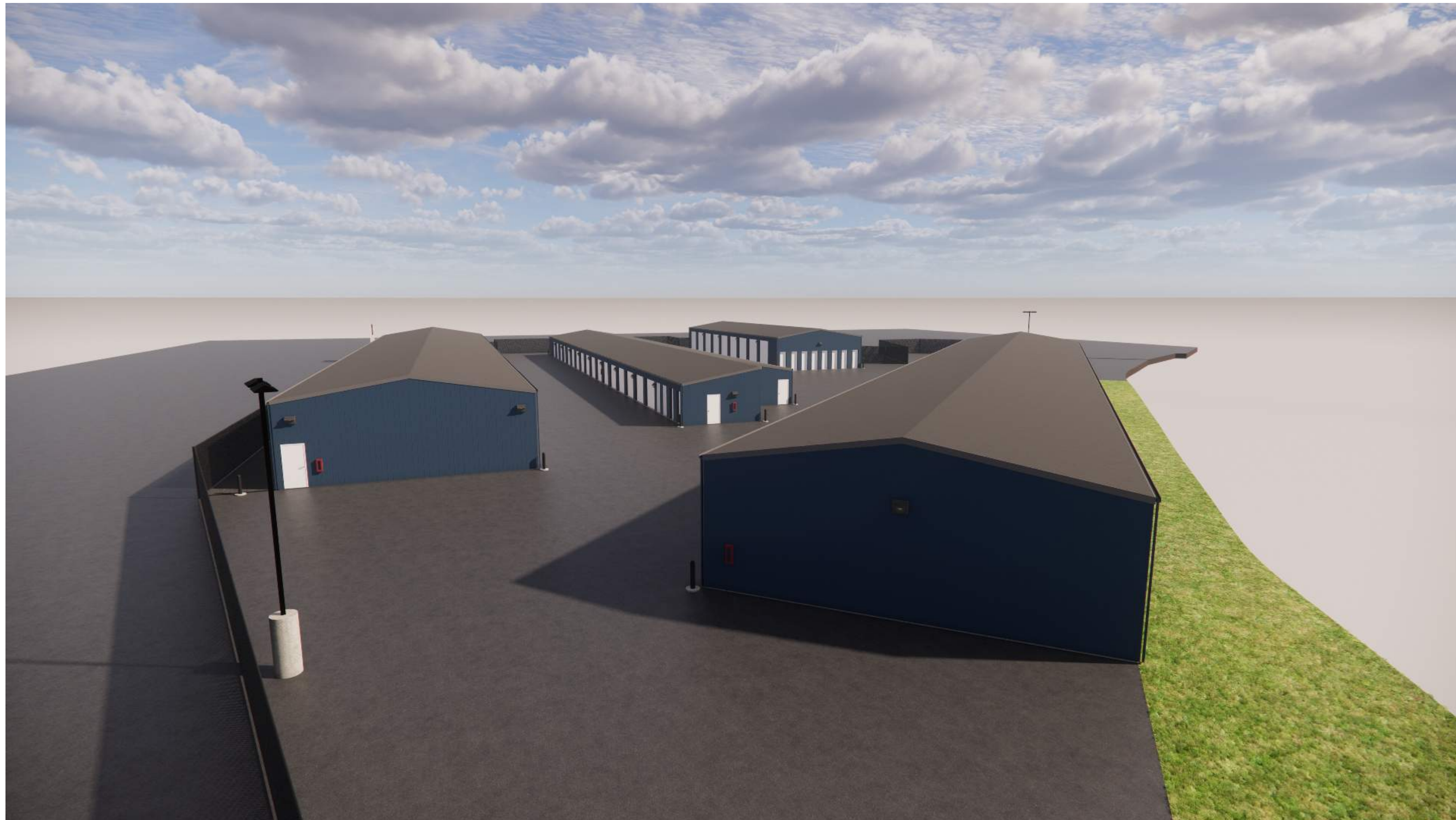
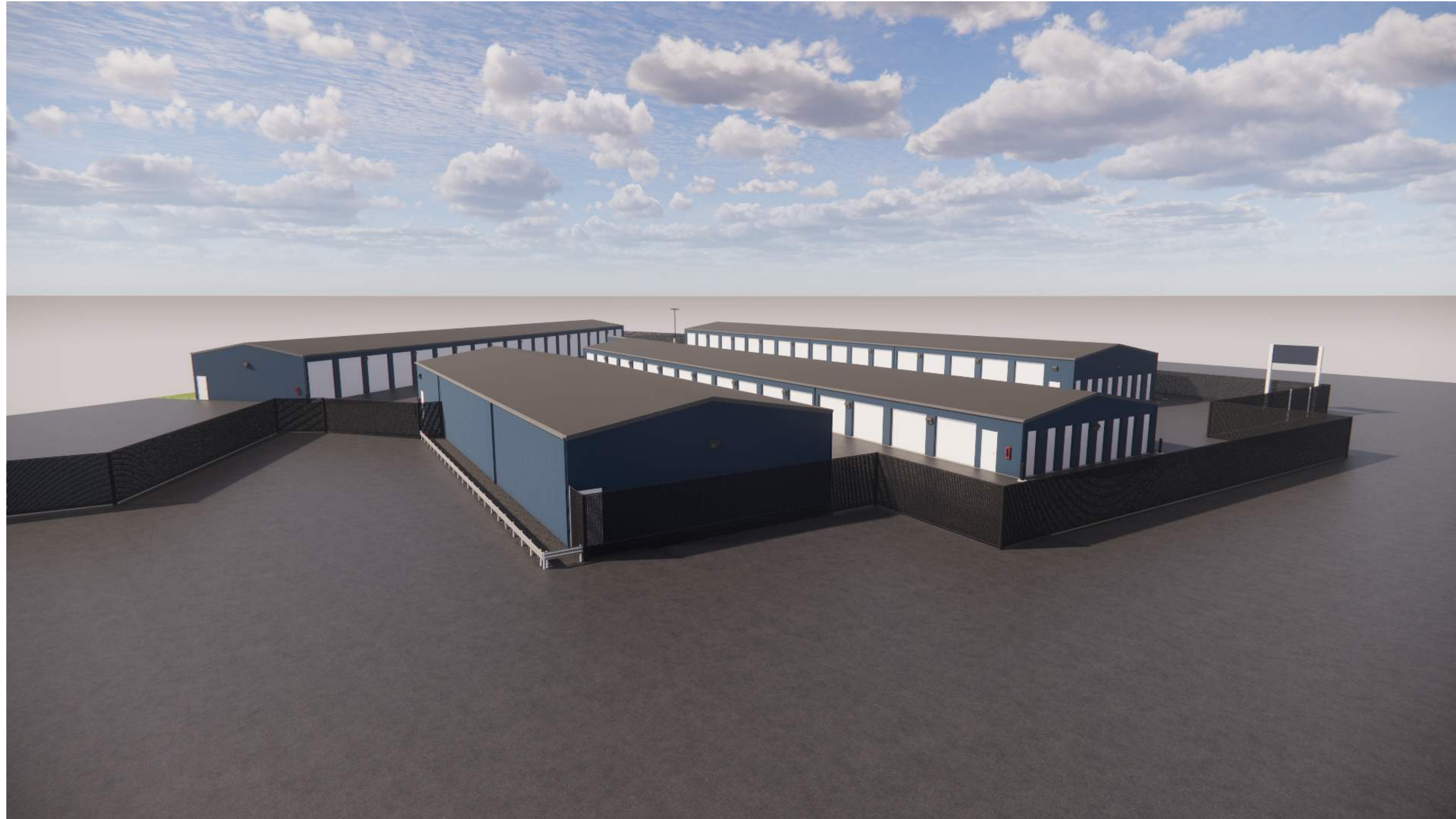
**BUILDING 4 - EAST
ELEVATION**

1/8" = 1'-0"



**BUILDING 4 - WEST
ELEVATION**

1/8" = 1'-0"



THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT.



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PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

B&B STORAGE TWO RIVERS

PROJECT NUMBER: 23-144

**15TH STREET,
TWO RIVERS, WI 54241**

NOT FOR CONSTRUCTION

REVISIONS

#	REVISIONS

STATUS:

FOR BIDDING

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 10/13/2023 12:53:58 PM

DRAWN BY: O.R.V.

SCALE:

PERSPECTIVES

A900

P:\23-144 B&B Storage Two Rivers Storage\07 Model\REVISED-144 B&B Storage.rvt

October 26, 2023

RE: Parcel 05300007601503

Alliance Construction & Design in conjunction with Eric Burrows with B&B Metals submit this written narrative for purposes of requesting a conditional use permit for the proposed self-storage units at parcel 05300007601503 on 15th street.

The subject property is currently approximately 2.08-acre empty parcel zoned I-1 (industrial). The proposed use of the site will be for new self-storage units. We are proposing to build 4 new buildings with storage unit sizes ranging from 12'x40' to 5'x8'. We are also proposing to add a boat ramp to the south corner of the property with a washdown station for boats. We feel that the larger storage units will be a great opportunity for boaters to have a space to store their boats near the West Twin River with the convenience of a boat ramp to access the water.

The rendering and elevations depict the look of the storage units. The buildings will be finished with "ocean blue" metal panel with "bright white" doors. The site will be paved with asphalt. There will be gravel to the north of building 1 and south of building 3. There will be a grass area to the west of building 4 abutting the river. An 8'-0" high black chain-link fence with privacy mesh will line the perimeter of the site excluding the west side that abuts the water. A metal guardrail will be installed to the south of building 3 to protect it from vehicle parking at the adjacent site. Please refer to the proposed architectural site plan for the building numbers and locations.

Building 1 will be a 9,200 S.F. building with 26 self-storage units. Building 2 will be a 9,120 S.F. building with 50 self-storage units. Building 3 will be a 4,800 S.F. building with 17 self-storage units. Building 4 will be a 9,600 S.F. building with 20 self-storage units. Each building provides ADA storage units. The self-storage buildings and site will utilize electricity and the storm sewer. The boat wash down station will also utilize water service. There are 113 proposed self-storage units able to service 113 customers. The self-storage facility will operate from 6am – 10pm. The facility will provide 1 position for employment.

The owner places a high level of importance on security. Cameras will be installed throughout the site as well as multiple wall packs on the building to create a well-lit environment in dark hours. With that, we are also proposing a light pole near the northwest corner of the lot and one near the south corner of the lot. The light poles and wall packs will be the only light emission on site. Security is also upheld with the proposed fence at the perimeter of the site. A sliding, electric gate will allow entry onto the property for the

customers. Customers will be able to park at the self-storage unit they are renting as they load/ unload items. There will be minimal traffic impact as the nature of a self-storage facility is for the customer to visit monthly on average.

The buildings will be commercial in nature and there will be no residential development on site. Thus, not affecting school capacities. The surrounding properties are zoned B-1 to the east and south, and B-1 and PUD to the north.

With the increase of housing and apartments, the demand for storage units is growing we feel this site will provide a great opportunity for residents of Two Rivers and others for a space for storage of their items.



PLAN COMMISSION

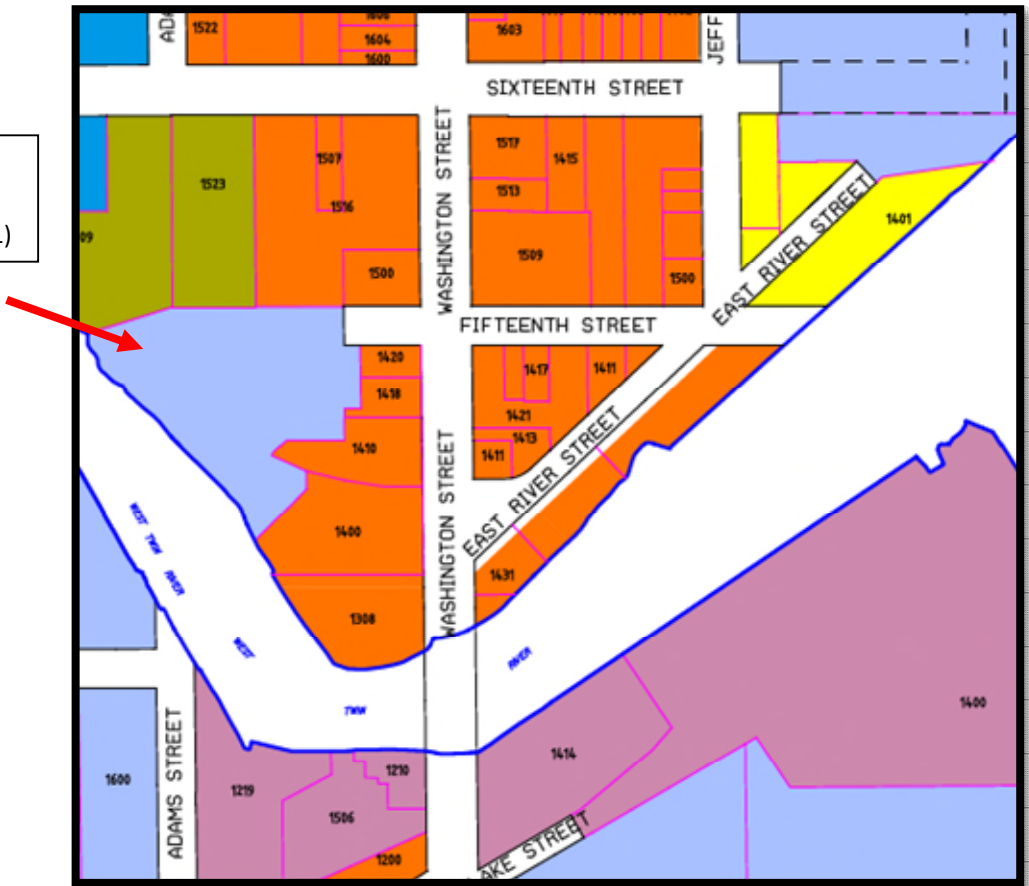
REQUEST: **Conditional Use Permit (CUP)** for parcel 053-000-076-015.03
15th Street, Two Rivers
Proposing: Three Buildings 1: 9,200 sq ft, 2: 9,120 sq ft and 3: 4,800 sq ft
Total 23,120 sq ft of storage
113 storage units in Downtown
With: Storage Units, Boat storage, boat washing station and boat launch

BACKGROUND INFORMATION:

This location, 1520 15th Street, was the former site of an industrial building demolished in 2006.

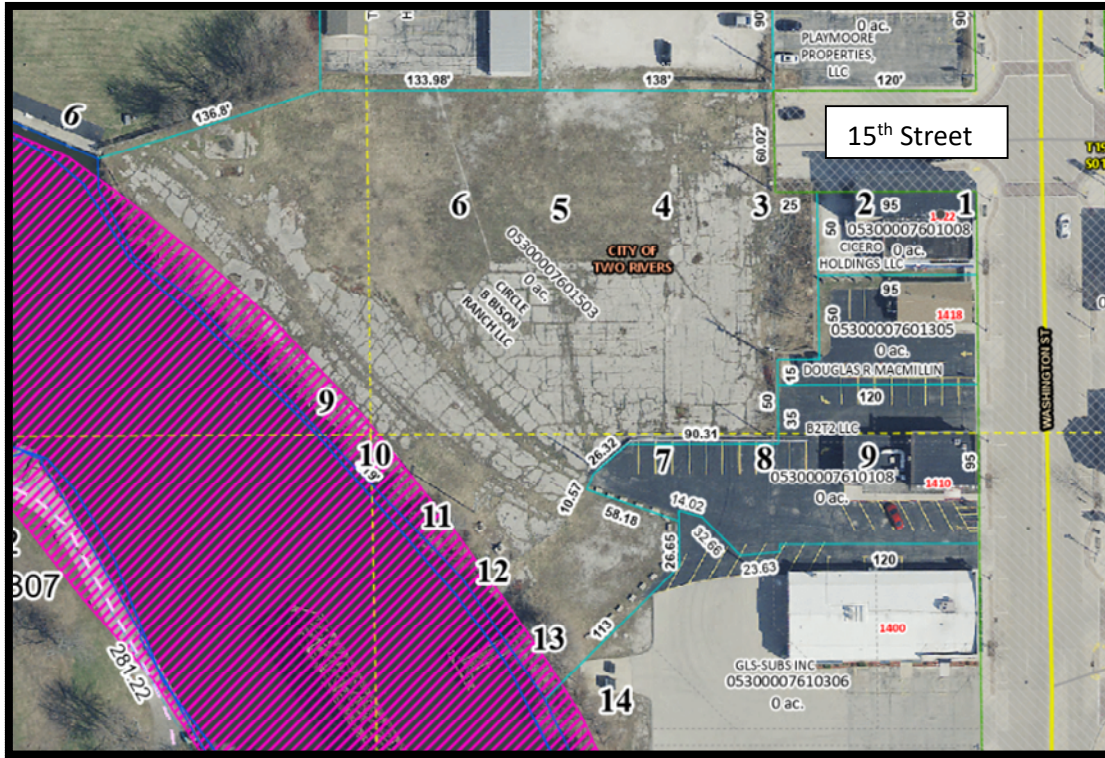
Zoning Map

Project location:
2.08 acres in size
Zoned Industrial (I-1)





Aerial Map



Zoning Information:

Industrial District (I-1) attached

Sec. 10-1-7. - Definitions. Self – storage facility is as follows:

Self-storage/mini warehouse facility.

- (1) A compartmentalized warehouse building in which storage compartments of varying sizes are leased or rented to individuals for general storage purposes for varying periods of time and providing one or more doors serving each compartment.
- (2) The following uses shall be prohibited in self-storage/mini warehouse facilities:
 - (a) Storage of flammable or hazardous materials or chemicals.
 - (b) Auctions, commercial, wholesale, retail or miscellaneous or garage sales; except those conducted by the property owner when property stored in said compartment is abandoned in accord with Wis. Stats. § 704.90(6), or any successor to that statute.





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



- (c) Sales, service, repair, fabrication or manufacturing activities.
- (d) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment or other similar equipment.
- (e) The establishment of a transfer or **storage** business.
- (f) Any use that is noxious or offensive of odors, dust, noise, fumes or vibrations.

STAFF RESPONSE

1. The City's *Updated Comprehensive Plan*, adopted on November 7, 2022, identifies 15 Priority Growth Areas / Redevelopment Sites, and this location is one of the priority redevelopment locations. The Priority Growth Areas are defined as prime locations for redevelopment because they are served by existing infrastructure and can serve as infill sites for revitalization.
2. This CUP application for self-storage units is not a redevelopment use in alignment with the City's Comprehensive Plan for this area within the downtown.
3. Below are comments and requests for additional information regarding the CUP application packet as submitted.

A. Questions surrounding the boat ramp as shown include:

- The proximity to the CN Trestle Bridge and the impact of this proximity to the ability of boats to maneuver within this area;
- What type and size of boats this project is seeking to attract to use the ramp and to store.
- The slope of the boat ramp itself and its condition;
- The existence or status of a boat ramp permit with the WI DNR.

B. The preliminary site plan layout does not appear to show enough area for vehicles, vehicles with boats or trailers, to turn or maneuver to access the storage units, or to maneuver to access the boat ramp.

C. The number of storage units, and the proposal overall, will necessitate a stormwater management plan for review and approval by the City of Two Rivers and the state.

D. A grading plan will also be required for review and approval by the City of Two Rivers.

E. A vegetative screen specifically to screen Building 4 and the width of the waterfront frontage is a recommended condition. The vegetative screen is to be at least as tall as the eaves of Building 4.

4. A landscaping plan is a requirement of the Site and Architectural review process, and this vegetative screening is a condition of the CUP review.



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920.793.5512



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



Action Alternatives Available to the Plan Commission Members:

1. Move to grant the conditional use permit in the form presented.
2. Move to modify the conditional use permit and conditions as presented. Modifications to be identified:
3. Move to place this matter on an upcoming agenda to consider the final form of the CUP application with additional/more information and take final action on the matter.
4. Not approve the application (as submitted).



www.two-rivers.org



920.793.5564



920.793.5512

Sec. 10-1-28. I-1 industrial district.

A. *Use.* In the I-1 Industrial district, no building or premises shall be used and no building shall be hereinafter be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses.

(1) *Principal permitted uses.*

- (a) Business, professional or clerical offices.
- (b) Communication towers and antennas.
- (c) Contractor offices and shops including sales, service and repair of related products and equipment with no outdoor operations and no outdoor storage, excluding heaving construction and landscape contractors.
- (d) Laboratory.
- (e) Manufacturing, processing, repairing, warehouse or assembly of previously prepared materials.
- (f) Municipal facilities.
- (g) Recycling of scrap and waste materials with no outdoor storage.
- (h) Wholesale establishment.

(2) *Accessory uses.*

- (a) Accessory buildings for the storage of vehicles, materials or equipment related to a permitted use.
- (b) Dock facility.
- (c) Essential services.
- (d) Off-street parking and loading facilities.
- (e) Rail tracks and spur lines.
- (f) Retail sales of products manufactured on the premises or products which are sold wholesale from the premises. Retail sales shall be incidental to the principal permitted use, and shall be limited to 25 percent of the gross floor area of the principal building and all accessory buildings.
- (g) Signs in accord with chapter 10-4.
- (h) Shipping containers used for storage in accord with section 10-1-15.J.(5).

(3) *Conditional uses.*

- (a) Animal hospital and kennel.
- (b) Auction facility, business.
- (c) Auction facility, industrial.
- (d) Commercial boat dock.
- (e) Day-care center.
- (f) Flea market, excluding any special event authorized by the city council.
- (g) Heavy contractor's yards and equipment storage.
- (h) Private utilities.

-
- (i) Recreational facility, indoor or outdoor.
 - (j) Recreational vehicle sales, service and storage.
 - (k) Self-storage facility.
 - (l) Utility trailer and truck rental.
 - (m) Wind energy systems.
- (4) *Prohibited uses.* Any use not specifically permitted in subsection A.(1), (2) and (3).
- B. *Open storage.* Open storage permitted if it is out of public view or contained within an opaque fence or wall eight feet high or a visual screen consisting of evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than six feet, which grow uniformly to a height of eight feet or more after one full growing season and which will eventually grow to a height of not less than 16 feet. They shall be located and maintained in good condition within 15 feet of the property line.
- C. *Minimum area dimensions.*
- (1) *Total area:* 7,500 square feet.
 - (2) *Setback:* none.
 - (3) *Side yard:* none, except where adjacent to a residential zone, in which case the side yard shall be not less than 25 feet.
- D. *Height.* Buildings hereafter erected or structurally altered shall exceed neither 75 feet nor six stories in height.
- E. *Off-street parking and loading.* In the district off-street parking and loading facilities shall be provided in accordance with section 10-1-13 of this chapter.
- F. *Vision clearance.* Vision clearance shall be provided at all street intersections and at all alley and driveway intersections in accordance with section 10-1-15.

(Amended 1-6-2020)



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Douglas E. Woelz - McMahon Associates TELEPHONE 920-751-4200

MAILING ADDRESS 1445 McMahon Drive Neenah Wisconsin 54956
(Street) (City) (State) (Zip)

PROPERTY OWNER City of Two Rivers TELEPHONE _____

MAILING ADDRESS 1717 East Park Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request |
| <input checked="" 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 Part of the SE1/4 NW1/4 Sec 31, T20N, R25E TYPE OF STRUCTURE Single Family Residential Development

PRESENT ZONING R-1 1-Family Residential District REQUESTED ZONING R-1 1-Family Res Dist/Conservation Sub

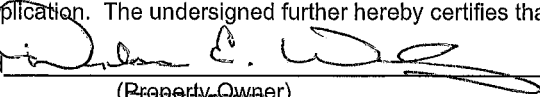
PROPOSED LAND USE Single Family Residential

PARCEL # 161-010-000-1 ACREAGE 19.344 Acres

LEGAL DESCRIPTION Lot 1 CSM Vol 35 of Maps Pages 19-20, Being Part of the SE 1/4 NW 1/4 of Sec 31, T20N, R25E, City of Two Rivers

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  Date 10-30-2023
(Property Owner)
Agent

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 _____

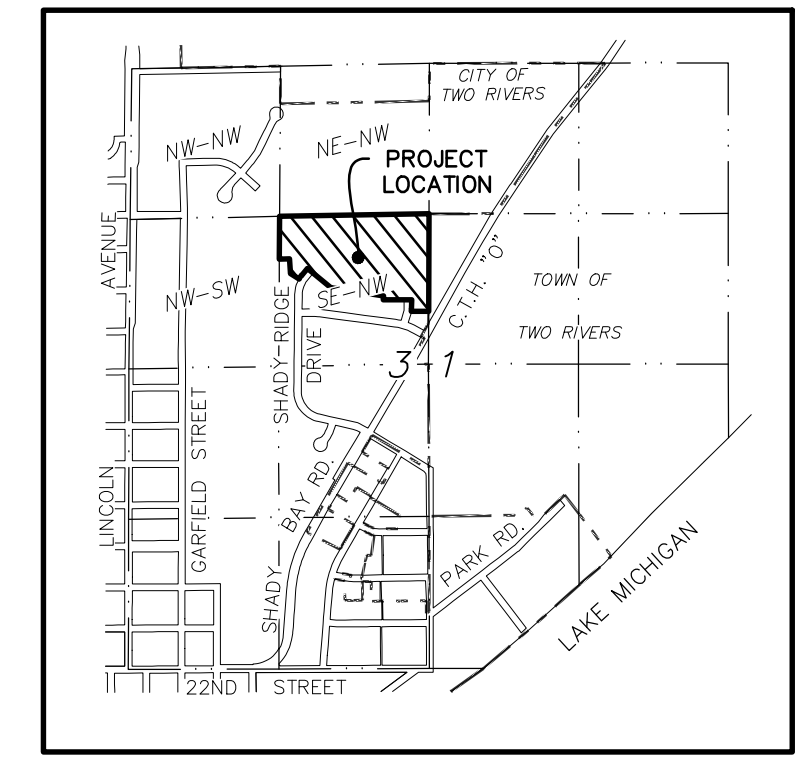
PRELIMINARY PLAT SANDY BAY HIGHLANDS SUBDIVISION NO. 3 AND NO. 4

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

NORTH 1/4 CORNER
SEC. 31 T.20N., R.25E.
1" IRON PIPE FOUND

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, WHICH BEARS S00°10'22"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR MANITOWOC COUNTY.

60 30 0 30 60
SCALE - FEET



PROPERTY DESCRIPTION:
ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGE 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN CONTAINING 842,270 SQUARE FEET (19.34 ACRES) OF LAND MORE OR LESS.

NOTES:
THIS PROPERTY IS CURRENTLY ZONED: R-1 1-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: R-1 1-FAMILY RESIDENTIAL DISTRICT/CONSERVATION SUBDIVISION DISTRICT
FRONT YARD BUILDING SETBACKS TO BE 30 FEET
TOTAL AREA OF DEVELOPMENT = 19.344 ACRES
DEDICATED STREET AREA = 3.293 ACRES
NET SUBDIVIDED AREA = 16.051 ACRES
TOTAL NUMBER OF LOTS = 32 LOTS/6 OUTLOTS
AVERAGE LOT SIZE = 19,389 S.F. 0.445 ACRES
SMALLEST LOT SIZE = 10,795 S.F. 0.248 ACRES
LINEAL FEET OF NEW STREETS = 2,126 LIN. FT.
THIS SUBDIVISION IS ALL OF TAX PARCEL NO. 161-010-000-1
ALL ROADS ARE DEDICATED TO THE PUBLIC.
OUTLOTS TO BE OWNED AND MAINTAINED BY THE CITY OF TWO RIVERS.
UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
WETLAND CONSERVATION EASEMENT AREAS ARE SHOWN PER DOCUMENT NO. 974802.
ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER FROM THE CITY OF TWO RIVERS
PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.
SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. NAVD 88 DATUM (07 ADJUSTMENT).

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTY. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

WDNR NOTES:
THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC., THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPI/WATERWAYS/CONSTRUCTION/WETLANDS.HTML](http://DNR.WI.GOV/TOPI/WATERWAYS/CONSTRUCTION/WETLANDS.HTML).

A PUBLIC (NAVIGABLE) WATERWAY MAY EXIST ON/WITHIN 500 FT OF THE PROPERTY. PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT [HTTP://DNR.WI.GOV/TOPI/WATERWAYS/](http://DNR.WI.GOV/TOPI/WATERWAYS/).

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPI/STORMWATER/](http://DNR.WI.GOV/TOPI/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

LOT DRAINAGE RESTRICTIVE COVENANT:
THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

SURVEYOR'S CERTIFICATE

THE PROPERTY AS SHOWN AND DESCRIBED ON THIS MAP WAS SURVEYED UNDER MY DIRECTION AND CONTROL ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER A-7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND IS A CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DOUGLAS E. WOELZ
DOUGLAS E. WOELZ
WI PROFESSIONAL LAND SURVEYOR S-2327
DATE 10-30-23



OBJECTING AUTHORITIES:

- DEPARTMENT OF ADMINISTRATION
- MANITOWOC COUNTY

APPROVING AUTHORITIES:

- CITY OF TWO RIVERS

OWNERS & SUBDIVIDERS:

CITY OF TWO RIVERS
1717 EAST PARK STREET
TWO RIVERS, WI 54241

LAND SURVEYOR:

DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / TANGENT OUT
C1	133.00'	008°02'48"	18.68'	N04°11'46"E	18.66'	N08°31'0"E / N00°10'22"E

LEGEND

- 1.315" O.D. IRON PIPE FOUND
- 1 1/4" STEEL REBAR FOUND
- CERTIFIED LAND CORNER MANITOWOC COUNTY
- S.F. - SQUARE FEET
- TREE OR BRUSH LINE
- EXISTING FLAG POLE
- EXISTING LIGHT POLE
- SOIL BORING LOCATION
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC LINE - BURIED
- FO - FIBER OPTIC CABLE - BURIED
- EXISTING GAS MAIN
- EXISTING FENCE LINE
- EXISTING CURB & GUTTER
- EXISTING CULVERT
- EXISTING SANITARY/STORM SEWER MANHOLE
- EXISTING STORM INLET
- STO - EXISTING STORM SEWER PIPE
- 8" - EXISTING SANITARY SEWER PIPE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MAIN PIPE
- EXISTING CONTOURS
- 12' UTILITY EASEMENT
- EXISTING 12' UTILITY EASEMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- 10'/25' WETLAND CONSERVATION EASEMENT PER DOCUMENT NO. 974802
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES, DATED AUGUST 2, 2023

caddr... \PROJECTS\10007\92200639\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Sandy Bay Highlands Preliminary Plat.dwg, Plat Date: 10/30/2023 4:57 PM

MCMAHON
ENGINEERS ARCHITECTS
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

MCMAHON provides this plat as a preliminary plat. It is not to be used for any legal purposes. The client and/or owner of the property is responsible for the accuracy of the information contained herein. The client and/or owner of the property is responsible for the accuracy of the information contained herein. The client and/or owner of the property is responsible for the accuracy of the information contained herein.

**PRELIMINARY PLAT
SANDY BAY HIGHLANDS SUBDIVISION NO. 3 AND NO. 4
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.**

DESIGNED DEW	DRAWN AMS
PROJECT NO. T0007 09-22-00639	
DATE OCT 2023	
SHEET NO. 01	



PLAN COMMISSION

**Preliminary Plat Review: Sandy Bay Highland (SBH) Phase 3
Completed by McMahon Associates**

The City of Two Rivers owns the SBH land. The lots within Phases 1 and 2 are almost completely sold. The need for all types of housing within the City is a priority identified within the Comprehensive plan and identified by the City's elected officials and funds were allocated to McMahon to complete the design for this next phase of development.

A summary information about the proposed Phases 3 (and 4) of the addition to SBH:

- Zoned: Single Family Residential and Conservation Subdivision District
- Creating 32 new lots and 6 outlots
- Total Area of Development is 19,389 square feet
- Involves the extension of Sandy Ridge Drive, Orchard Lane with a cul de sac extending west off of Orchard Lane- these will all be public streets adding up to be 2,126 lineal feet.
- All lots will be served by public infrastructure

Staff has reviewed the criteria identified in the check list contained in **Sec. 12-1-7** for the preliminary plat and the action is identified below.

Per Section 12-1-10:

The City engineer is to identify any of the plat requirements that are not yet fulfilled per section 12-1-7. Any modifications deemed necessary are to be recommended to the Plan Commission and reported to the City Council about the preliminary plat.

Summary of Next Steps:

The City Engineer will report to the City Council, as noted above, his report along with the preliminary plat. This is to be done within 40 days of filing this preliminary plat.

City Council when reviewing and taking action is to indicate what improvements of infrastructure (streets, sewer, water, drainage facilities) are to be installed and when, as a condition of the plat approval.

The survey is done as a final step along with the preliminary plat completed within the parameters of the platting act. When the survey and the land division is completed, the final plat is to be the final plan of all the improvements to be installed with final grades and profiles for the approved improvements, the grades and profiles of which were required with the preliminary plat.





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



Recommended Action:

Approve the Preliminary Plat based any modifications identified by the City Engineer based on Section 12-1-10.



www.two-rivers.org



920.793.5564



920.793.5512

CERTIFIED SURVEY MAP NO. _____
FOR
BRIGHT HORIZON PROPERTIES, LLC

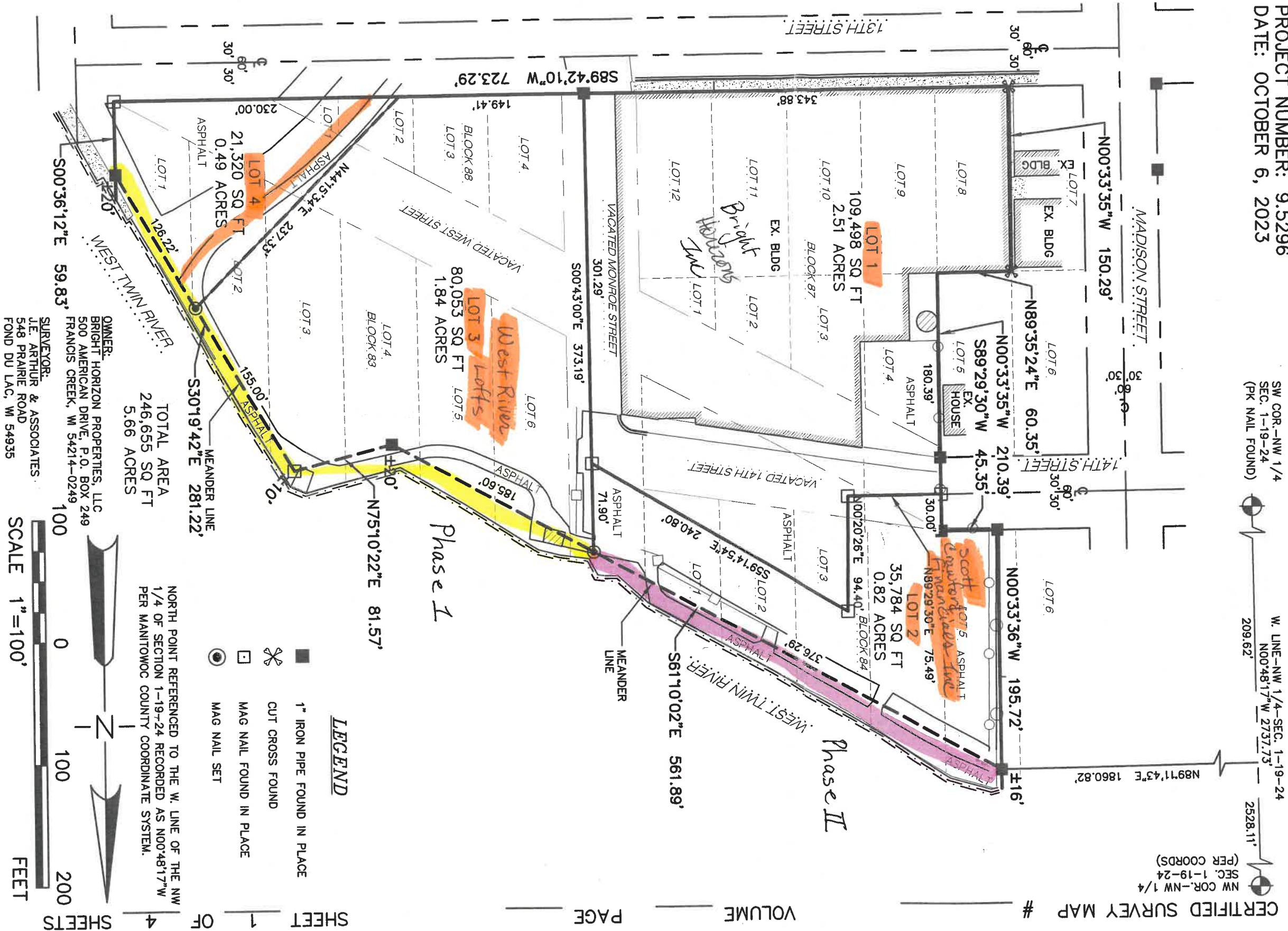
CSM RECORDED AS DOCUMENT NO. 1245957, BEING PART OF
 LOTS 1-6, BLOCK 83, LOTS 1-5, EXCEPT THE WEST 15 FEET
 OF LOT 5, BLOCK 84, LOTS 1-4 & 8-12, BLOCK 87,
 & LOTS 1-4, BLOCK 88, ORIGINAL PLAT
 CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

PROJECT NUMBER: 9.5296
 DATE: OCTOBER 6, 2023

SW COR.-NW 1/4
 SEC. 1-19-24
 (PK NAIL FOUND)

W. LINE-NW 1/4-SEC. 1-19-24
 N00°48'17"W 2737.73'

NW COR.-NW 1/4
 SEC. 1-19-24
 (PER COORDS)



CERTIFIED SURVEY MAP #

VOLUME

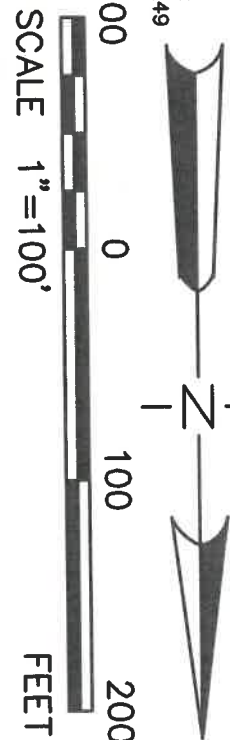
PAGE

SHEET 1 OF 4

SHEETS 4

NORTH POINT REFERENCED TO THE W. LINE OF THE NW 1/4 OF SECTION 1-19-24 RECORDED AS N00°48'17"W PER MANITOWOC COUNTY COORDINATE SYSTEM.

- LEGEND**
- 1" IRON PIPE FOUND IN PLACE
 - ✂ CUT CROSS FOUND
 - MAG NAIL FOUND IN PLACE
 - MAG NAIL SET



TOTAL AREA
 246,655 SQ FT
 5.66 ACRES

OWNER:
 BRIGHT HORIZON PROPERTIES, LLC
 500 AMERICAN DRIVE, P.O. BOX 249
 FRANCIS CREEK, WI 54214-0249

SURVEYOR:
 J.E. ARTHUR & ASSOCIATES
 548 PRAIRIE ROAD
 FOND DU LAC, WI 54935

SHEETS 4