PLAN COMMISSION MEETING

Monday, May 12, 2025 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, Adam Wachowski, Pat Klein

3. ACTION ITEMS

A. Review of Extraterritorial Certified Survey Map completed by Andrew Hunter, Licensed Surveyor, Parcel 018-124-012-004.00, address 7063 Tannery Road.

B. Review of Extraterritorial Certified Survey Map completed by Jeff DeZeeuw, Licensed Surveyor, Parcel 018-230-011-001.00, address 5815 STH 42.

C. Request to amend a Conditional Use Permit for self-storage facilities located at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).

D. Review of Site and Architectural Plan for the construction of storage buildings at 2005 Hawthorne Avenue, submitted by TR Storage LLC (applicant and owner).

4. FOR DISCUSSION

A. Discuss an upcoming joint meeting that will involve the PC, ARB, and EAB.

5. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

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 CLAREDON HILLS DEVELOPMENT, LLC (TERRY FOX) OWNER TELEPHONE 920-683-5499

MAILING ADDRESS 205 N. 8TH ST. (Street) MANITOWOC (City) WI (State) 54220 (Zip)

PROPERTY OWNER JASON KAKUK & ANGELA LEURQUIN TELEPHONE _____

MAILING ADDRESS 1019 E. CEDAR AVE. (Street) MANITOWOC (City) WI (State) 54220 (Zip)

REQUEST FOR:

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

STATUS OF APPLICANT: X Owner ____ Agent ____ Buyer ____ Other

PROJECT LOCATION TOWN OF TWO RIVERS TYPE OF STRUCTURE RESIDENTIAL

PRESENT ZONING RR REQUESTED ZONING RR

PROPOSED LAND USE RESIDENTIAL

PARCEL # 018-124-012-004.00 & 018-124-012-001.00 ACREAGE 1.09

LEGAL DESCRIPTION SEE PROPOSED CSM

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

LOT LINE ADJUSTMENT

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 March 13, 2025

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 _____

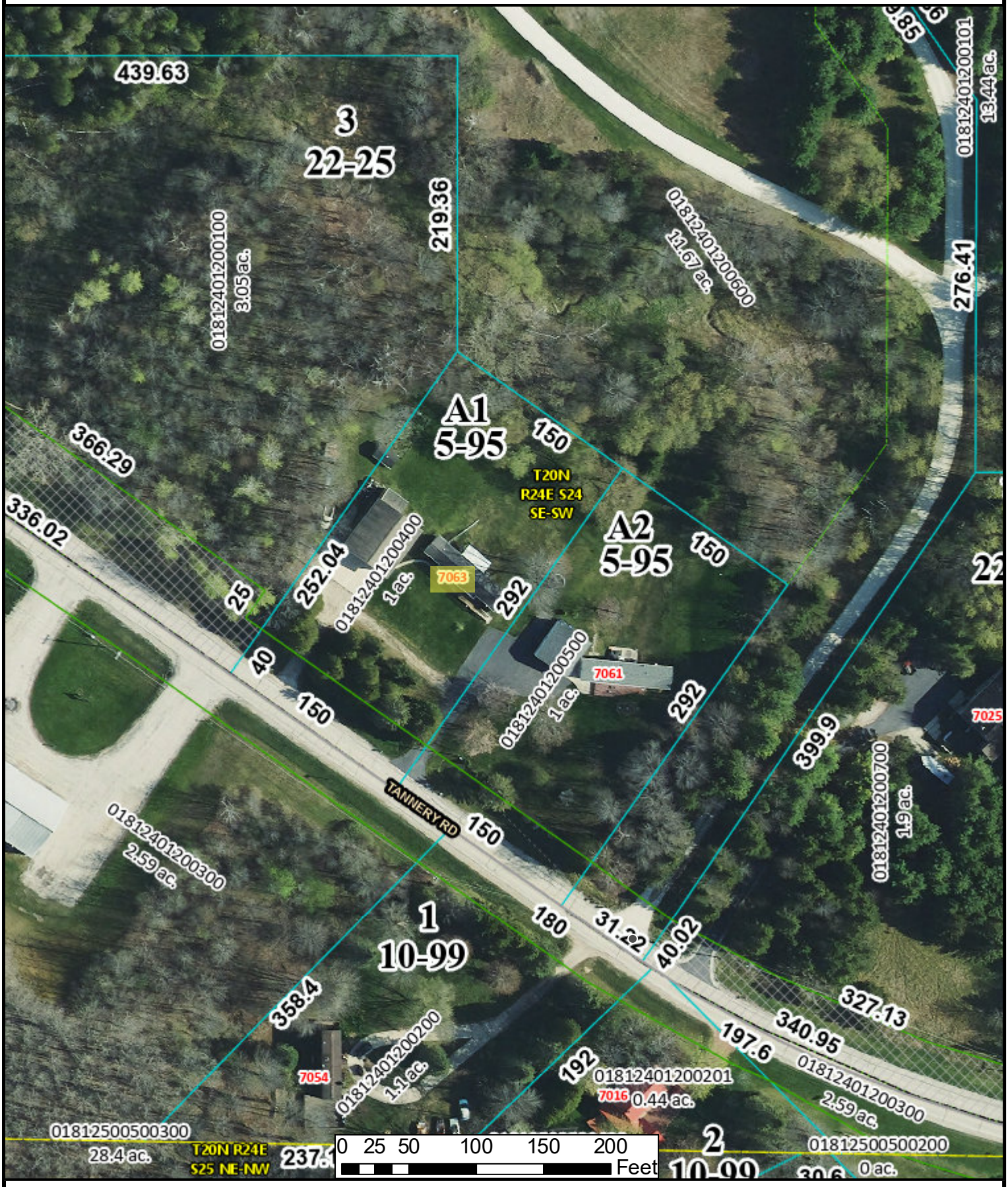
Plan(s) Submittal Date _____

Plan Comm Appearance _____

$ 30 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

11/22/16, 03/25/13, 01/01/06, 12/16/20
Land Development Application.docx

Manitowoc County Parcel Viewer

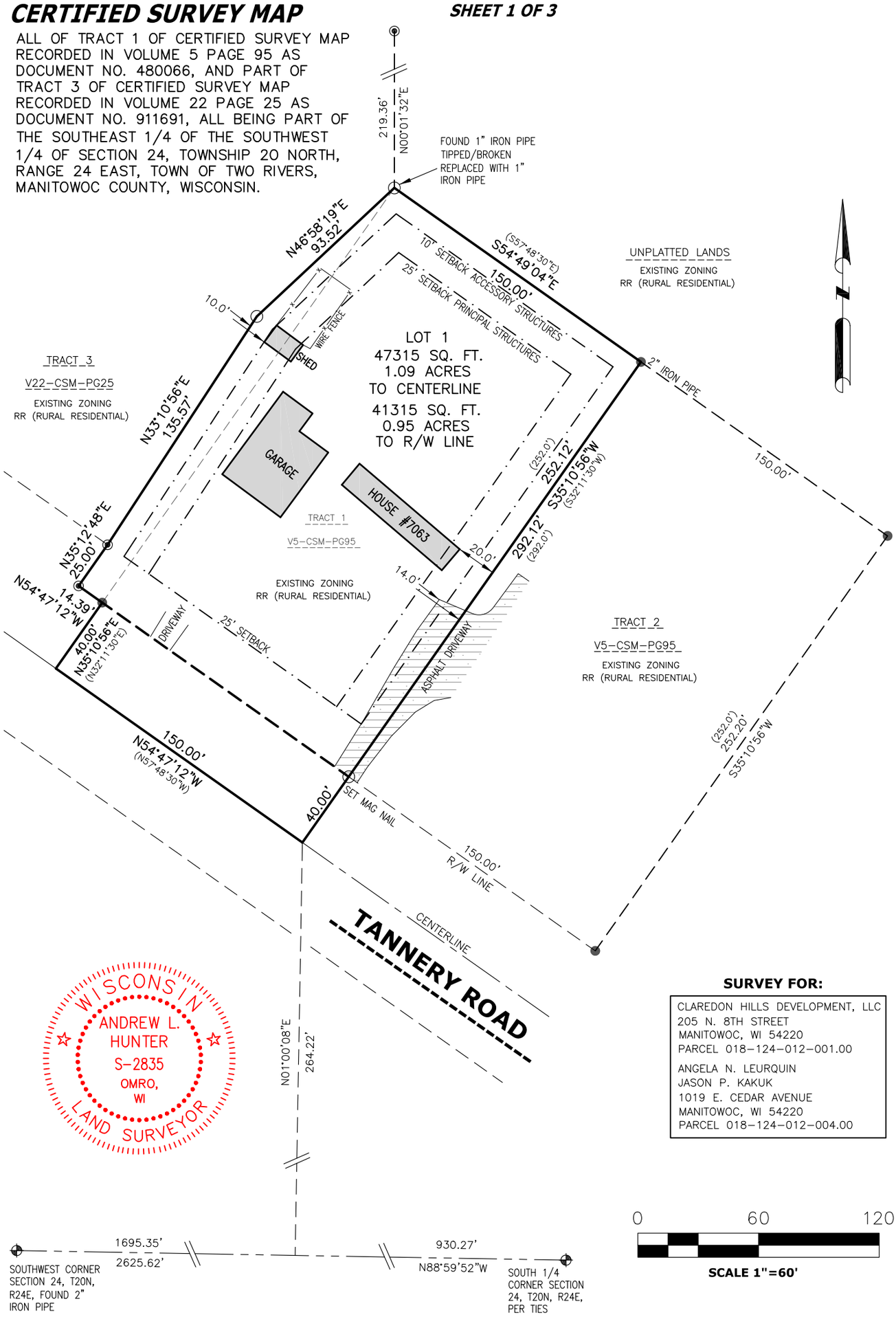


Author: Public
Date Printed: 5/7/2025

CERTIFIED SURVEY MAP

SHEET 1 OF 3

ALL OF TRACT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 5 PAGE 95 AS DOCUMENT NO. 480066, AND PART OF TRACT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 22 PAGE 25 AS DOCUMENT NO. 911691, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 24 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



WISCONSIN
ANDREW L. HUNTER
S-2835
OMRO, WI
LAND SURVEYOR

SURVEY FOR:

CLAREDON HILLS DEVELOPMENT, LLC
205 N. 8TH STREET
MANITOWOC, WI 54220
PARCEL 018-124-012-001.00

ANGELA N. LEURQUIN
JASON P. KAKUK
1019 E. CEDAR AVENUE
MANITOWOC, WI 54220
PARCEL 018-124-012-004.00

LEGEND

- DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- DENOTES 3/4" IRON REBAR FOUND
- DENOTES 1" IRON PIPE FOUND

NOTES

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (MANITOWOC COUNTY) NAD 83(91), WHERE THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24, T20N, R24E IS RECORDED TO BEAR NORTH 88°59'52" WEST.

3/13/2025
PROJECT 6133
SHEET 1 OF 3

WISCONSIN LAND SURVEYING INC.
Professional Service You Can Trust
3552 GLEN OAKS PASS GREEN BAY, WI 54311
www.wisconsinlandsurveying.com (920)410-77

CERTIFIED SURVEY MAP NO._____ Sheet 2 of 3

ALL OF TRACT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 5 PAGE 95 AS DOCUMENT NO. 480066, AND PART OF TRACT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 22 PAGE 25 AS DOCUMENT NO. 911691, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 2O NORTH, RANGE 24 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE
STATE OF WISCONSIN

I, ANDREW HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY;

THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF TRACT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 5 PAGE 95 AS DOCUMENT NO. 480066, AND PART OF TRACT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 22 PAGE 25 AS DOCUMENT NO. 911691, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 2O NORTH, RANGE 24 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN, WHICH IS BOUND AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 88°59’52” WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 930.27 FEET; THENCE NORTH 01°00’08” EAST 264.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, AND THE POINT OF BEGINNING; THENCE NORTH 54°47’12” WEST ALONG THE CENTERLINE OF TANNERY ROAD 150.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE NORTH 35°10’56” EAST 40.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE NORTH 54°47’12” WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF TANNERY ROAD, 14.39 FEET; THENCE NORTH 35°12’48” EAST 25.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 33°10’56” EAST 135.57 FEET; THENCE NORTH 46°58’19” EAST 93.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE SOUTH 54°49’04” EAST ALONG THE NORTH LINE OF SAID TRACT 1, 150.00 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE SOUTH 35°10’56” WEST ALONG SAID EAST LINE, 292.12 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 47,315 SQ. FT. (1.09 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE THIS SURVEY BY THE DIRECTION OF CLAREDON HILLS DEVELOPMENT, LLC, AND ANGELA N. LEURQUIN AND JASON P. KAKUK, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOC. NO. 1027366 AND DOC. NO. 1259000.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE MANITOWOC COUNTY SUBDIVISION ORDINANCES.

_____
DATE

_____
ANDREW HUNTER, PROFESSIONAL
WISCONSIN LAND SURVEYOR S-2835-008

CERTIFIED SURVEY MAP NO._____ Sheet 3 of 3

ALL OF TRACT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 5 PAGE 95 AS DOCUMENT NO. 480066, AND PART OF TRACT 3 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 22 PAGE 25 AS DOCUMENT NO. 911691, ALL BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 24 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREIN.

I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY STATUTE 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: MANITOWOC COUNTY PLANNING AND ZONING DEPARTMENT.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS____DAY OF_____ 20____.

_____
TERRENCE P. FOX
CLAREDON HILLS DEVELOPMENT, LLC

STATE OF WISCONSIN)
:SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ 20____ THE AFOREMENTIONED TERRENCE P. FOX TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, _____
COUNTY, STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREIN.

WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY STATUTE 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: MANITOWOC COUNTY PLANNING AND ZONING DEPARTMENT.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS____DAY OF_____ 20____.

_____ _____
ANGELA N. LEURQUIN JASON P. KAKUK

STATE OF WISCONSIN)
:SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ 20____ THE AFOREMENTIONED ANGELA N. LEURQUIN AND JASON P. KAKUK TO ME KNOWN TO BE THE PERSONA WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, _____
COUNTY, STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

LAND DIVISION OR LAND COMBINATION APPLICATION

PROPERTY OWNER NANCY CAYEMBERG TELEPHONE 920-323-5250

PROPERTY ADDRESS 5815 STH 42 (Street) TWO RIVERS (City) WI (State) 54241 (Zip)

PURPOSE FOR LAND DIVISION OR COMBINATION The owner wishes to sell her house and the barn to a family member and sell the remaining land.

PARCEL NUMBERS 018-230-011-001.00

LEGAL DESCRIPTION OF PARCEL NUMBERS Part of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 30, Town 20 North, Range 25 East, Town of Two Rivers, Manitowoc County, Wisconsin.

SIGNED _____ (Property Owner) DATE _____

COMMENTS:

DOCUMENTS REQUIRED:

_____ Plat of Survey (Fee = $10 per lot/$30 minimum)

_____ Certified Survey (Fee = $10 per lot/$30 minimum)

DATE RECEIVED _____

FEE COLLECTED _____

DATE APPROVED _____

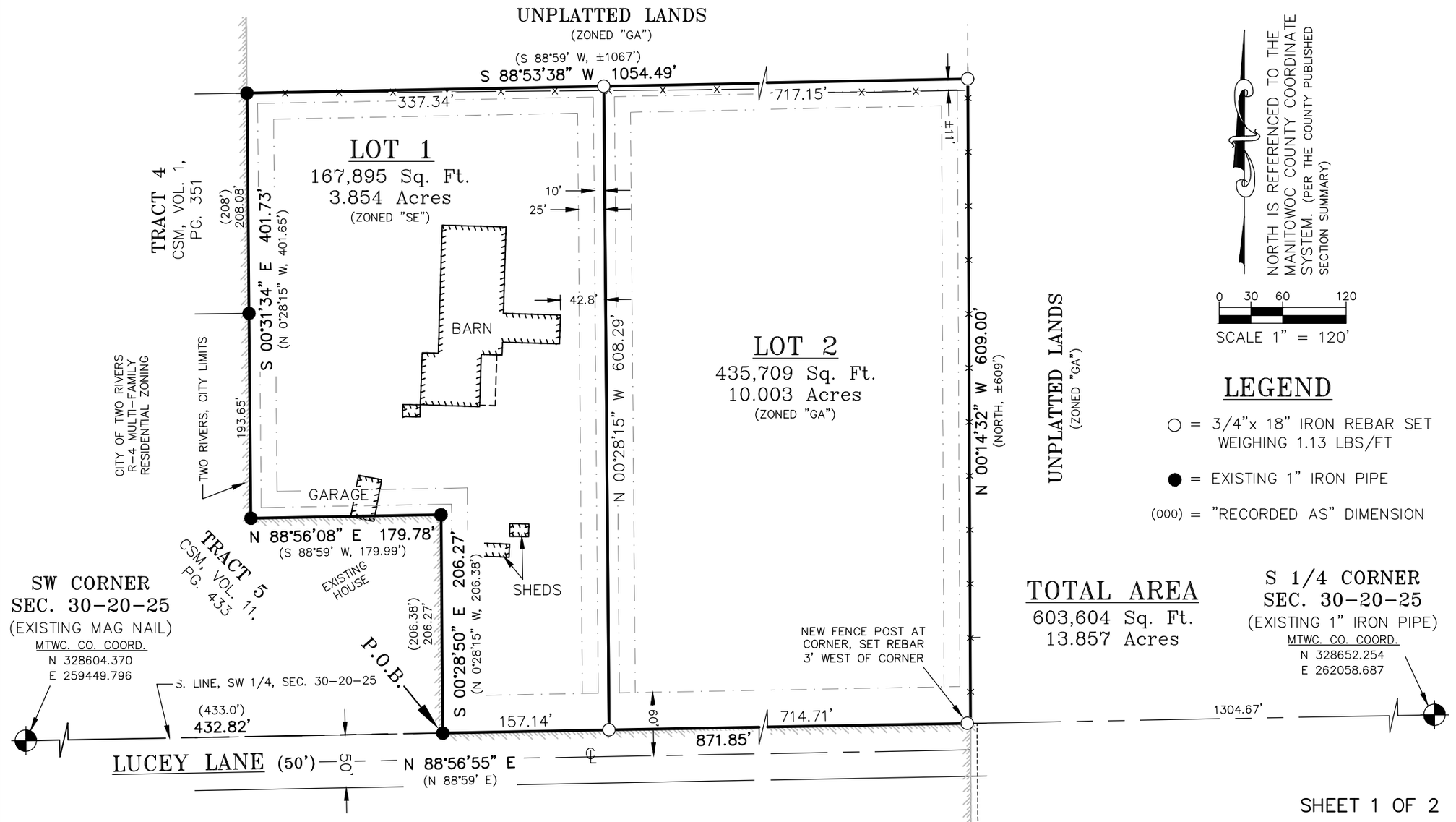
_____
Zoning Administrator

_____
City Engineer

THE APPLICANT SHALL RECORD A CERTIFIED COPY OF THIS APPROVAL TOGETHER WITH THE SURVEY MAP AT THE OFFICE OF THE REGISTER OF DEEDS AND PROVIDE THE CITY WITH A COPY OF THE RECORDED DOCUMENTS WITH 30 DAYS AFTER APPROVAL.

NO LAND DIVISION SHALL BE EFFECTIVE UNTIL THE RECORDED DOCUMENTS ARE RECEIVED.

CERTIFIED SURVEY MAP
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWN 20 NORTH, RANGE 25 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



Corner Point
A DIVISION OF ACE BUILDING SERVICE
3510 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

SHEET 1 OF 2

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point April 16, 2025 Job No.: S213024 File: dwg\20-25\30\cayemberg\S213024

CERTIFIED SURVEY MAP
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWN 20 NORTH, RANGE 25 EAST, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

Corner Point
A DIVISION OF ACE BUILDING SERVICE
3510 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following described parcel:

Part of the SW 1/4 of the SW 1/4 of Section 30, Town 20 North, Range 25 East, Town of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the SW Corner of said Section 30; Thence N 88°56'55" E, 432.82 feet (recorded as N 88°59' E, 433.0') coincident with the south line of said SW 1/4 to the southeast corner of Tract 5 of a Certified Survey Map recorded in volume 11, page 433, being the point of beginning; Thence continuing N 88°56'55" E, 871.85 feet (recorded as 871.70'); Thence N 00°14'32" W, 609.00 feet (recorded as North, ±609'); Thence S 88°53'38" W, 1054.49 feet (recorded as S 88°59' W, ±1067') to the northeast corner of Tract 4 of a Certified Survey Map recorded in volume 1, page 351; Thence S 00°31'34" E, 401.73 feet (recorded as S 0°28'15" E, 401.65') coincident with the east lines of said Tracts 4 and 5; Thence N 88°56'08" E, 179.78 feet (recorded as N 88°59' E, 179.99') coincident with the north line of said Tract 5; Thence S 00°28'50" E, 206.27 feet (recorded as S 0°28'15" E, 206.38') coincident with the east line of said Tract 5, to the point of beginning.

Said parcel contains 603,604 Square Feet (13.857 Acres) of land.

That I have made such survey, land division and map at the direction of Nancie Cayemberg.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also 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.

Dated_____

_____
Jeffrey A. DeZeeuw
Professional Land Surveyor, S–2294

ZONING & SETBACK NOTE:

This lot is zoned "SE" Small Estate and the adjacent lands are zoned as shown.

This lot is subject to a 10' accessory and 25' principal building setback from all lot lines and a 60' setback from the center of Lucey Lane.

Zoning districts and setbacks shown hereon are subject to change and should be verified.

OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated_____

_____ _____
Nancie S. Cayemberg

CERTIFICATE OF PLANNING AGENCY

This Survey Map has been reviewed and approved by the City of Two Rivers.

_____ Dated_____
Gregory E. Buckley, City Manager

MANITOWOC COUNTY APPROVAL STAMP

SHEET 2 OF 2

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, PLS of Corner Point April 16, 2025 Job No.: S213024 File: dwg\20–25\30\cayemberg\S213024

Manitowoc County Parcel Viewer

Author: Public
Date Printed: 5/8/2025

N

TWO RIVERS WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT TR Storage LLC TELEPHONE 9207552565

MAILING ADDRESS 247 Baker LN (Street) Mishicot (City) WI (State) 54228 (Zip)

PROPERTY OWNER ~~Ryan~~ TR STORAGE LLC TELEPHONE 920 755 2565

MAILING ADDRESS 247 Baker ln (Street) Mishicot (City) WI (State) 54228 (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: X Owner ____ Agent ____ Buyer ____ Other

PROJECT LOCATION 2005 Hawthorne Ave TYPE OF STRUCTURE _____

PRESENT ZONING _____ REQUESTED ZONING _____

PROPOSED LAND USE _____

PARCEL # _____ ACREAGE _____

LEGAL DESCRIPTION _____

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 Ryan Rose (Property Owner) Date 5-6-25

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 _____

TR Storage L.L.C.

2005 Hawthorne Ave, Two Rivers, WI
7721 Hwy 147, Two Rivers, WI
8834 Hwy 147, Two Rivers, WI 54241
8832 Hwy 147, Two Rivers, WI 54241
TRSTORAGELLC.COM 920-755-2565

Attn: Adam Taylor, City of Two Rivers

We have hired the DNR for wet land identification and there conclusion was this property is not a wetland and hired an architect for building plans. We are proposing building 2 buildings. 1st building will be identical and parallel to the existing building built 3-4 years ago. It is approx 40 x 181, 36 unit storage building. The 2nd building will be on the east side one sided with garage doors facing west, there are currently 2 buildings there that are to be removed by Dave Schmidt Company L.L.C. and disposed of at landfill or cement recycling.

Thank You

TR Storage L.L.C.
Tara & Ryan Ross

Previously approved CUP in 2021

DOC# 1244578

CONDITIONAL USE PERMIT
City of Two Rivers

Permit No. 2021-07

P3457 425 1

VOL 34

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
11/29/2021 3:01:21 PM

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

See "Exhibit A" Attached

3Chg

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

Parcel ID Numbers: 053-202-101-050.01
053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Self-Storage Facility.
Mailing Address of the Premises is: T.R. Storage, LLC, c/o Ryan Ross, 247 Baker Lane, Mishicot, WI 54228

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 particular 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 establishing a self-storage facility.

Permitted by action of the City Council of the City of Two Rivers on November 1, 2021.
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 as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (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 and Architectural 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 substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is granted to Ryan Ross, d/b/a T.R. Storage, LLC and shall not lapse upon a change in ownership. The land use described herein may continue upon a change in ownership provided all operations are continued in strict accordance with this permit.
7. This permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any conditions of this Permit which would normally be the responsibility of the owner or tenant of the premises shall be made part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions of Operations:
   a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehicles, boats, business supplies or contractor supplies.
   b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
   c. No animal, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.
   d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may or become and annoyance or a public nuisance.
   e. There shall be no outdoor operations or storage.
   f. No hazardous substances or materials as defined by federal, state or local laws shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
   g. The building shall comply with applicable Building and Fire Codes and safety requirements.
   h. Signage in accord with the City's Sign Code.

Previously approved CUP in 2021

R3457 426 2 VOL 3457 PG 426

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

As Owner of the Subject Property, I accept and understand the above described conditions.

Ryan W. Ross

Printed Name: Ryan W. Ross, member, T.R. Storage, LLC

STATE OF WISCONSIN
MANITOWOC COUNTY
Personally came before me this 8th day of November, 2021, the above named Ryan W. Ross known to be the person who executed the foregoing instrument and acknowledge the same.

Vicky L. Berg

Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin
My commission expires: 05/08/2025

VICKY L. BERG NOTARY PUBLIC STATE OF WISCONSIN

As Permittee of the Subject Property, I accept and understand the above described conditions:

Ryan W. Ross

Printed Name: Ryan W. Ross, member, T.R. Storage, LLC

STATE OF WISCONSIN
MANITOWOC COUNTY
Personally came before me this 8th day of November, 2021, the above named Ryan W. Ross known to be the person who executed the foregoing instrument and acknowledge the same.

Vicky L. Berg

Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin
My commission expires: 05/08/2025

VICKY L. BERG NOTARY PUBLIC STATE OF WISCONSIN

SIGNATURES - CITY OF TWO RIVERS

Jamie Jackson

Jamie Jackson, City Clerk

Adam Wachowski, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY
Personally came before me this 1st day of November, 2021, the above named Jamie Jackson and Adam Wachowski known to be the persons who executed the foregoing instrument and acknowledge the same.

Vicky L. Berg

Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin
My commission expires: 05/08/25

VICKY L. BERG NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY:
Vicky L. Berg, Zoning Administrator

Previously approved CUP in 2021

CITY OF TWO RIVERS
CONDITIONAL USE PERMIT 2021-07

Exhibit A

Parcel 1 (2005 Hawthorne Avenue)

That part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, lying on the Northeasterly side of the so-called Town Line Road (CTH "D"), and contained within the following boundaries:

Commencing at the point of intersection of the center line of said Town Line Road (CTH "D") and the North City limit line of the City of Two Rivers; measure thence North 33° 10' West a distance of 300.1 feet; thence North 40°18' West a distance of 332.27 feet; the point thus reached is the real starting point. From this real starting point measure North 49° 27' West a distance of 154.6 feet, thence North 58° 53' West a distance of 99.85 feet, thence North 34° 16' East a distance of 948 feet to a point in the North line of said Section 2; thence Easterly along said North line a distance of 493.7 feet to the Northeast corner of said Section 2, a distance of 688 feet; thence South 73° 19' West a distance of 867.2 feet back to the real starting point, excepting therefrom that portion thereof described in that certain Deed recorded in Volume 269 of Deeds on Page 544, Register's of Deed's Office, Manitowoc, Wisconsin

Parcel ID Number: 053-202-101-050.01

-and-

Parcel 2 (vacant lot)

Part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, as described in Volume 245 of Deeds, Page 336, Manitowoc County, Wisconsin, Records, described as commencing at the intersection of the North City limits of the City of Two Rivers (as it existed in July 1949) and the centerline of Town Line Road (CTH "D"); thence along the centerline of said road North 35° 42' West 280.2 feet; thence continuing along said road centerline North 42° 20' West 335.2 feet; thence continuing along said road centerline North 51° 26' West 154.8 feet; thence continuing along said road centerline North 60° 55' West 99.5 feet; thence North 31° 55' East 30 feet to the point of beginning; thence North 31° 55' East 194.7 feet; thence South 89° West 127 feet; thence South 1° 0' East 150 feet; thence South 60° 55' East 20 feet to the point of beginning

Parcel ID Number: 053-202-101-070.07

Said parcels contains ± 4.427 acres of land.

CONDITIONAL USE PERMIT
City of Two Rivers

Document Number

Permit No. 2025-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

NE 1/4 NE 1/4 S2 T19N R24E PARCEL DESC V 262 P 517 EXC V 269 P 544

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

Parcel ID Number: 053-202-101-050.01

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for Self-Storage Facilities.
Mailing Address of the Premises Operator: TR Storage LLC, c/o Ryan Ross, 247 Baker Lane, Mishicot, WI, 54228

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 establishing self-storage facilities.

Permitted by action of the City Council of the City of Two Rivers on June 2, 2025. 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 as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (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 and Architectural 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 substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is granted to Ryan Ross, d/b/a T.R. Storage, LLC and shall not lapse upon a change in ownership. The land use described herein may continue upon a change in ownership provided all operations are continued in strict accordance with this permit.
7. This permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any conditions of this Permit which would normally be the responsibility of the owner or tenant of the premises shall be made part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions of Operations:
   a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehi boats, business supplies or contractor supplies.

b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
c. No animal, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.
d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may or become and annoyance or a public nuisance.
e. There shall be no outdoor operations or storage.
f. No hazardous substances or materials as defined by federal, state or local laws shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
g. The building shall comply with applicable Building and Fire Codes and safety requirements.
h. Signage in accord with the City's Sign Code.

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 _____, 2025, 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 _____2025, 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

TWO RIVERS WISCONSIN

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

Memorandum

Department of Public Works

Date: May 12, 2025

To: Adam Taylor, Zoning Administrator
Greg Buckley, City Manager

From: Matthew Heckenlaible, City Engineer

Re: May 12, 2025, Plan Commission Agenda Item Discussion Memorandum

3A. Modification to the westly property line of 7063 Tannery Road. The extra land is from the adjutant property controlled by Claredon Hills Development (Terrance P. Fox) and being attached to the property controlled by Angela Leurquin and Jason Kakuk.

This property line modification would not have any negative impacts as it relates to future engineering, right-of-way concerns, or future sewer service.

No objection to granting this Extraterritorial Certified Survey Map.

3B. Creation of two lots from the 14 acre parent (Cayemberg) parcel north of 'Lucy Lane'. Lucy Lane is an unimproved roadway and the County's GIS along with other documentation shows that it has been granted as a public right-of-way to the City of Two Rivers. Therefore, these parcels abut up to public right-of-way.

There have been a few variations of this certified survey that have been routed to the city all pertaining to where the east-west property line near the southwest corner of proposed Lot 1 due to the existing garage. As shown the existing garage not only encroaches into the building setback but also across the property line which also happens to be the municipal boundary between the City and the Town. Once of the CSM's shifted the property line down into the City, but by doing so, would also have changed the municipal boundary, as such, Manitowoc County would not allow that version of the CSM to be approved.

As such, those property lines are fixed and the garage will be an existing non-conforming use / encroachment, potentially subject to future restrictions with regards to significant repairs and/or replacement.

w.two-rivers.org 920.793.5539 920.793.5537

TWO RIVERS WISCONSIN

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

This proposed two lot Extraterritorial Certified Survey Map would not have any negative impacts as it relates to future engineering, right-of-way concerns, or future sewer service.

No objection to granting this Extraterritorial Certified Survey Map.

3C. No immediate objection to amending the Conditional Use Permit to allow for the addition of a second mini-storage unit building north of the existing mini-storage unit building.

3D. The site and architectural plan review for 2005 Hawthorne Avenue I do however take issue with. Per the WDNR surface water data viewer did show that there was the potential of wetland susceptible soils north of the existing mini-storage unit building. WDNR did perform a site investigation and provided a letter stating that no wetlands were present and the site was and is documented clear of wetlands as shown in the documentation within the agenda packet.

It should be noted that the site does have the requirement of needing an onsite storm water management pond / facility which is shown on site plan sheet A1.1. and is labeled "existing pond".

From Manitowoc County's GIS 2023 Aerial Photography, shows the pond and small amounts of rubbish / debris scattered near the southwesterly edge of the existing pond.

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

Switching to the "National Base Map Imagery" on Manitowoc County's GIS webpage, shows that the existing pond is being filled in by 1/3 to close to ½ of the facility being impacted.

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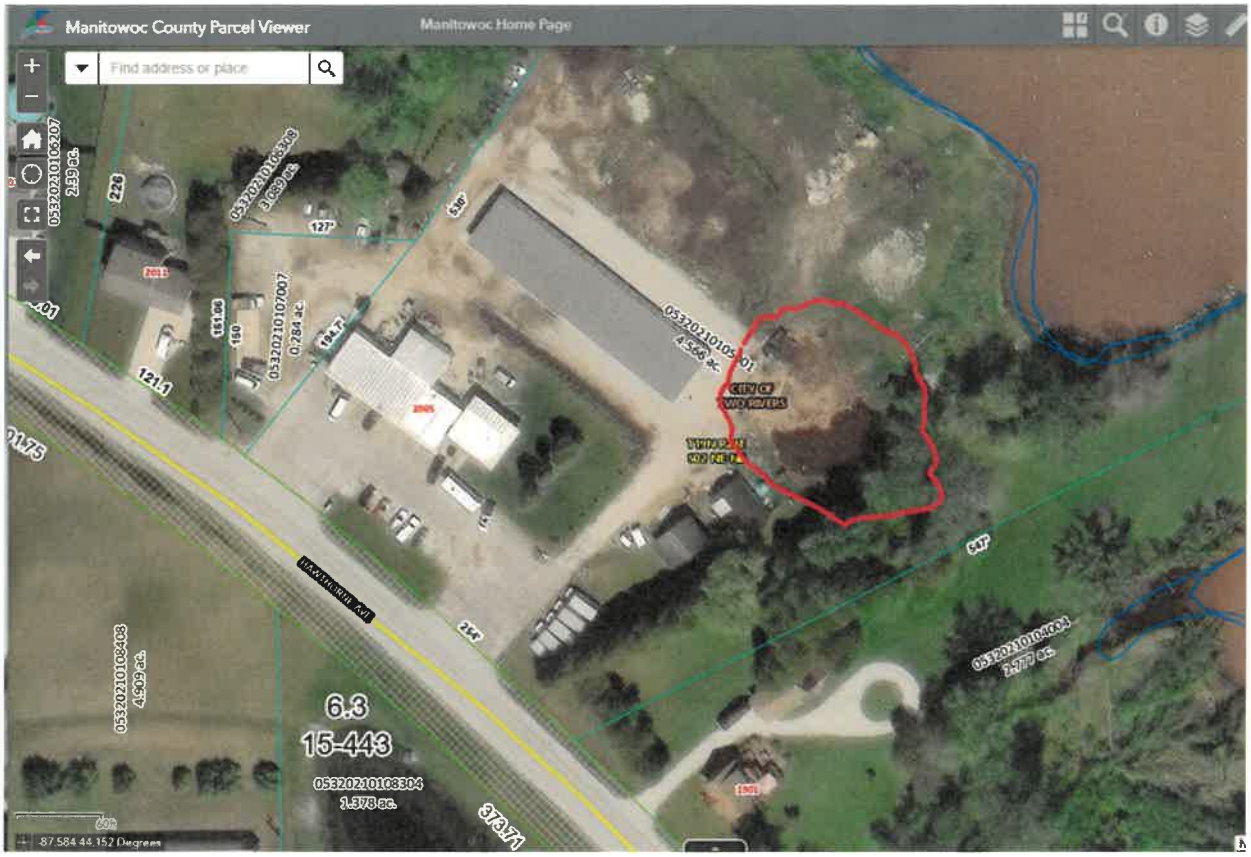
TWO RIVERS WISCONSIN

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



This is also shown within Photograph #8 of the WDNR's wetland site investigation.

It should also be noted that within Photograph #1 of WDNR's wetland site investigation, that a green house has been erected north of where the proposed 2nd mini-storage unit is to be constructed.

Approval of the Site and Architectural plans should be contingent upon the stormwater facility either be constructed and vegetated to original plan requirements and then protected from contaminated runoff (sediment) or an alternative stormwater plan be submitted to Two Rivers Engineering for review and approval prior to any building permits being issued.

w.two-rivers.org 920.793.5539 920.793.5537

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
625 E County Rd Y Suite 700
Oshkosh, WI, 54901

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 5, 2025

Attn: Ryan ross
2005 Hawthorne Ave
Two rivers, WI 54241

WIC-NE-2024-36-04348

RE: Wetland Identification Report for a 0.921-acre Project Review Area, located in NE 1/4, NE 1/4, Section 02, Township 19 North, Range 24 East, City of Two Rivers, Manitowoc County

Dear Ryan Ross:

On April 23, 2025, the Wisconsin Department of Natural Resources (WDNR) staff Wetland Identification Specialist Emily Hack conducted a wetland identification review at the above-mentioned. According to the request form you sent us, the reason for the wetland identification was to identify any wetlands located in the project area in which you are hoping to conduct future construction.

Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a review of antecedent hydrologic conditions, recent and historical aerial photography, Wisconsin Wetland Inventory (WWI) mapping, NRCS Soil Survey mapping, USGS Topographic surveys, LiDAR and contour mapping, and on-site observations.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the field review, **no wetlands are located in the project review area**. The shoreline of the West Twin River is located approximately 110 feet north and east of the project review area. There is an offsite pond located approximately 20 feet east of the project review area associated with state general permit # GP-NE-2009-36-03869.

The wetland/upland boundaries depicted on the associated field sketch are approximate only and may not be suitable for design purposes, set-back, or permit requirements. A wetland delineation conducted on your property by a qualified wetland delineator may be required if a state wetland permit application is required for your project. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from DNR Waterways Program, the U.S. Army Corps of Engineers, which may require a federal permit to work in wetlands, and relevant local government zoning authorities to ensure your project meets local floodplain and shoreland zoning ordinance requirements.

If you have any questions, please contact me at (608) 228-4037 or Emily.Hack@wisconsin.gov.

Sincerely,

Emily Hack
Wetland Identification Specialist
PWS #3048

Enclosed:

Wetland Identification Service Field Investigation Map
Project Location Figure
WWI Mapping
NWI Map
Lidar Mapping
Soil Survey Mapping
Antecedent Precipitation Analysis – WETS Table
USACE Wetland Determination Data Forms
Site Visit Photographs

Email CC:

Jennifer Hubert, USACE Project Manager
Kathleen Kramasz, WDNR Water Management Specialist
City of Two Rivers Planning and Zoning Department
Tim Ryan, Manitowoc County Land Division/Rezoning/Parks Director

WDNR Wetland Identification Service Area Map

5/5/2025, 5:39:46 PM

1:1,019

0 50 100 200 ft

0 15 30 60 m

Point layer

Upland **Data Plots: DP-1U, DP-2U**

Polygon layer

Review Area Boundary

Wisconsin Wetland Inventory Polygon Layer (stereo-pair mapping) - Wetland Class Areas

WT Wisconsin Wetland Inventory NWI WTM Ext Dynamic L16 - Wetland Class Points

Excavated pond

Wetland too small to delineate

County Boundaries

Municipal Boundary

State Boundary

City or Village

County Boundaries

Major Roads

State Highway

Note: The wetland boundaries depicted on this map are an approximation of the boundaries that have been flagged on-site. A professional survey or wetland delineation should be completed if a survey-grade representation of the wetland boundaries is necessary.

Updated Review Area Boundary

WDNR Wetland Identification Service Area Map

5/6/2025, 3:59:33 PM

1:981

0 45 90 180 ft

0 12.5 25 50 m

Point layer

Upland **Data Plots: DP-1U, DP-2U**

Polygon layer

Review Area Boundary

WT Wisconsin Wetland Inventory NWI WTM Ext Dynamic L16 - Wetland Class Points

Excavated pond

Wetland too small to delineate

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Note: The wetland boundaries depicted on this map are an approximation of the boundaries that have been flagged on-site. A professional survey or wetland delineation should be completed if a survey-grade representation of the wetland boundaries is necessary.

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Project Location Map

Legend

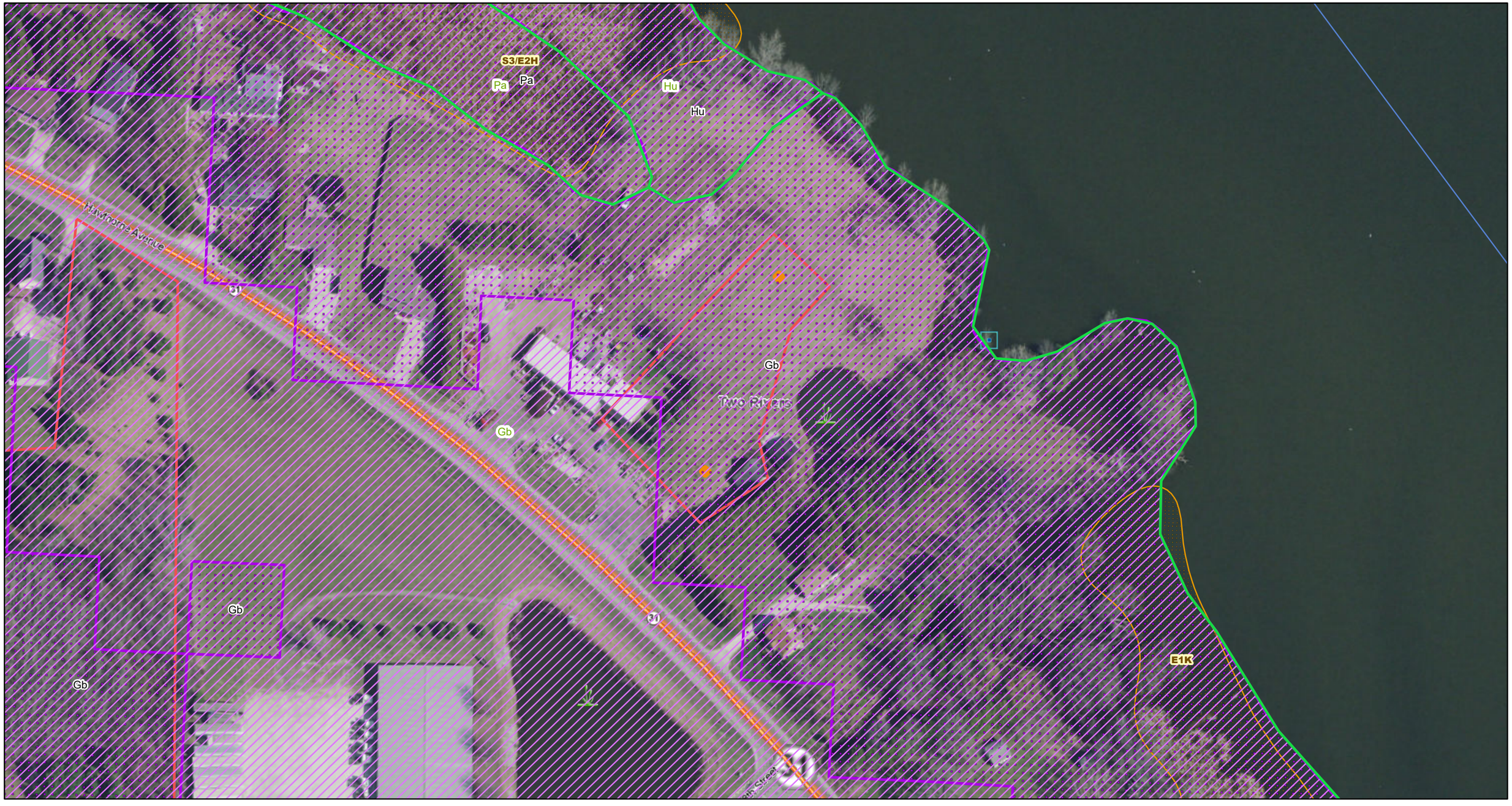
- Intermittent Streams
- 24K Hydrography Streams and
- 24K Hydrography Lakes and C
- PLSS Sections
- PLSS Townships
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands

Notes

0.8 0 0.38 0.8 Miles

NAD_1983_HARN_Wisconsin_TM

Wisconsin Wetland Inventory Map



5/5/2025, 3:59:32 PM

1:1,698

0 80 160 320 ft

0 25 50 100 m

WY WETLANDS AND HABITAT - NRCS Soil Hydric Ratings

Hydric

WY WETLANDS AND HABITAT - Maximum Extent Wetland Indicators

Point layer

Upland

Polygon layer

Review Area Boundary

Wisconsin Wetland Inventory Polygon Layer (stereo-pair mapping) - Wetland Class Areas

WT Wisconsin Wetland Inventory NWI WTM Ext Dynamic L16 - Wetland Class Points

Excavated pond

Wetland too small to delineate

24k Hydro Flowlines (Rivers Streams) - 24K Flowlines

Major Roads

County Boundaries

Municipal Boundary

State Boundary

City or Village

County Boundaries

Major Roads

State Highway

County and Local Roads

Local Road

EN_Image_Basemap_Leaf_Off

Red: Band_1

Green: Band_2

Blue: Band_3

U.S. Fish and Wildlife Service
National Wetlands Inventory

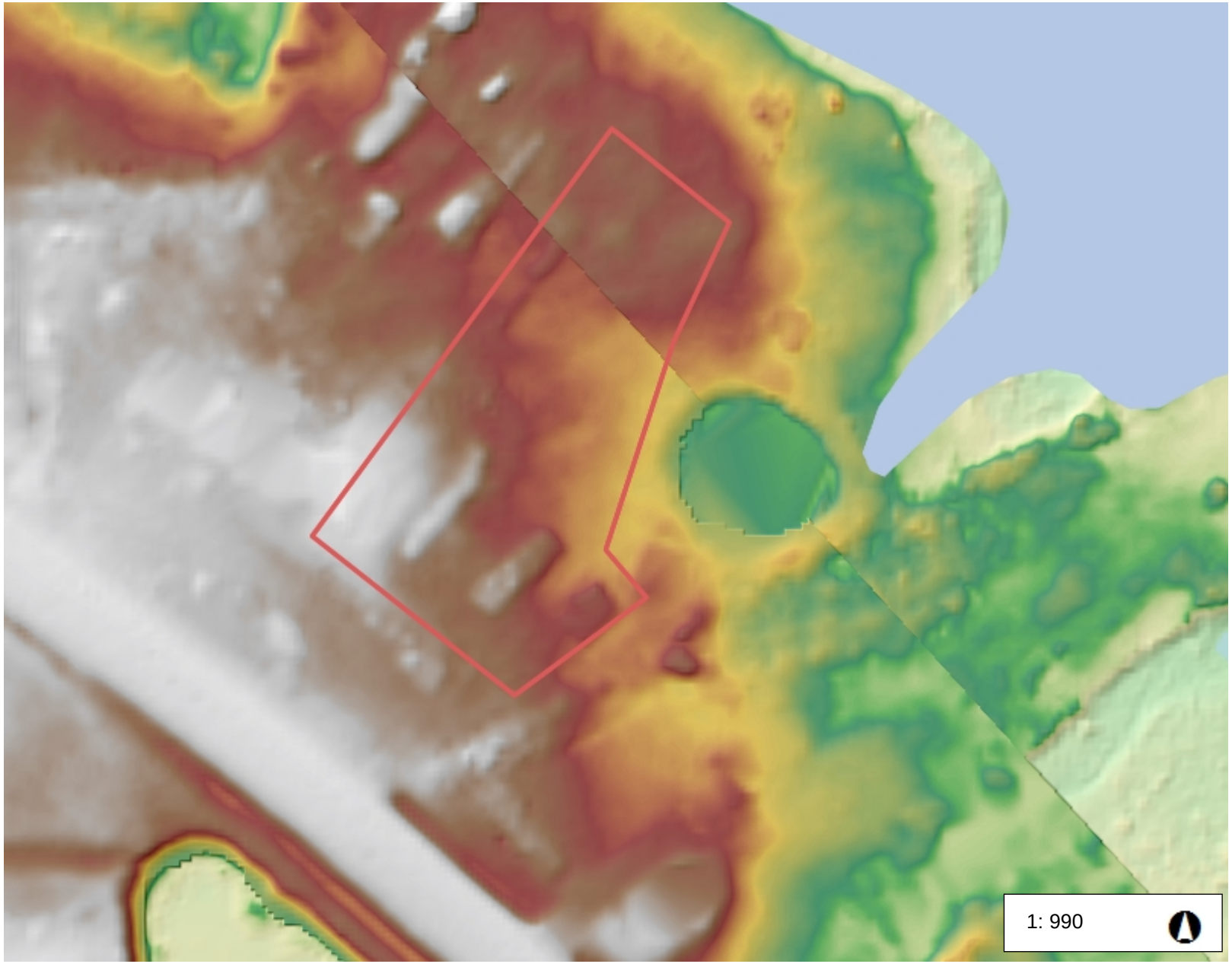
April 16, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

LiDAR Map



Legend

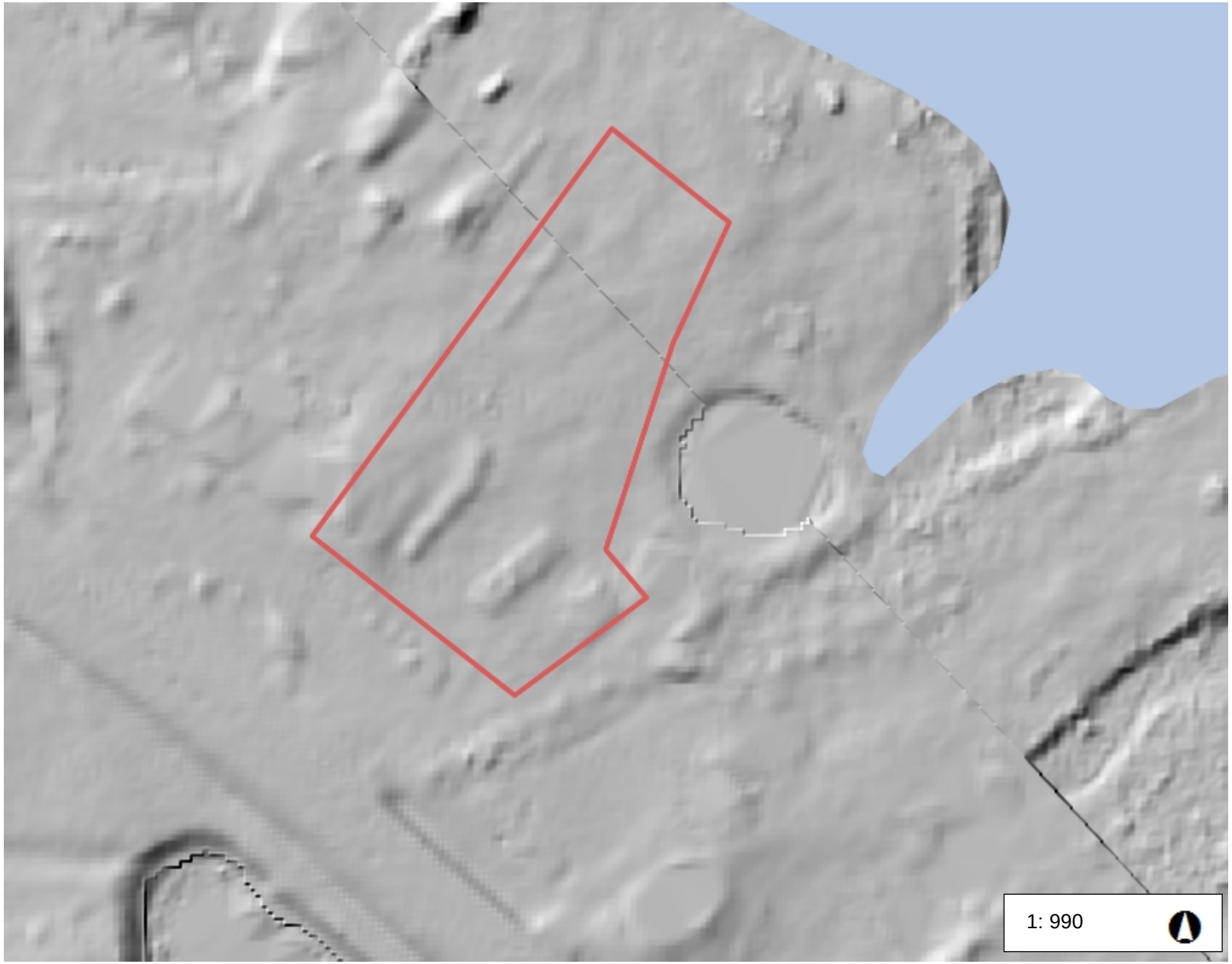
- Intermittent Streams
- 24K Hydrography Streams and
- 24K Hydrography Lakes and C
- Major Roads
  - County Road
  - Interstate HWY
  - State HWY
  - US HWY
- Local Roads
- Railroads
- County Boundaries
- Municipal Boundary
- State Boundary
- Tribal Lands

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

Hillshade



Legend

- Intermittent Streams
- 24K Hydrography Streams and
- 24K Hydrography Lakes and C
- Major Roads
  - County Road
  - Interstate HWY
  - State HWY
  - US HWY
- Local Roads
- Railroads
- County Boundaries
- Municipal Boundary
- State Boundary
- Tribal Lands

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

Derived Slope

Legend

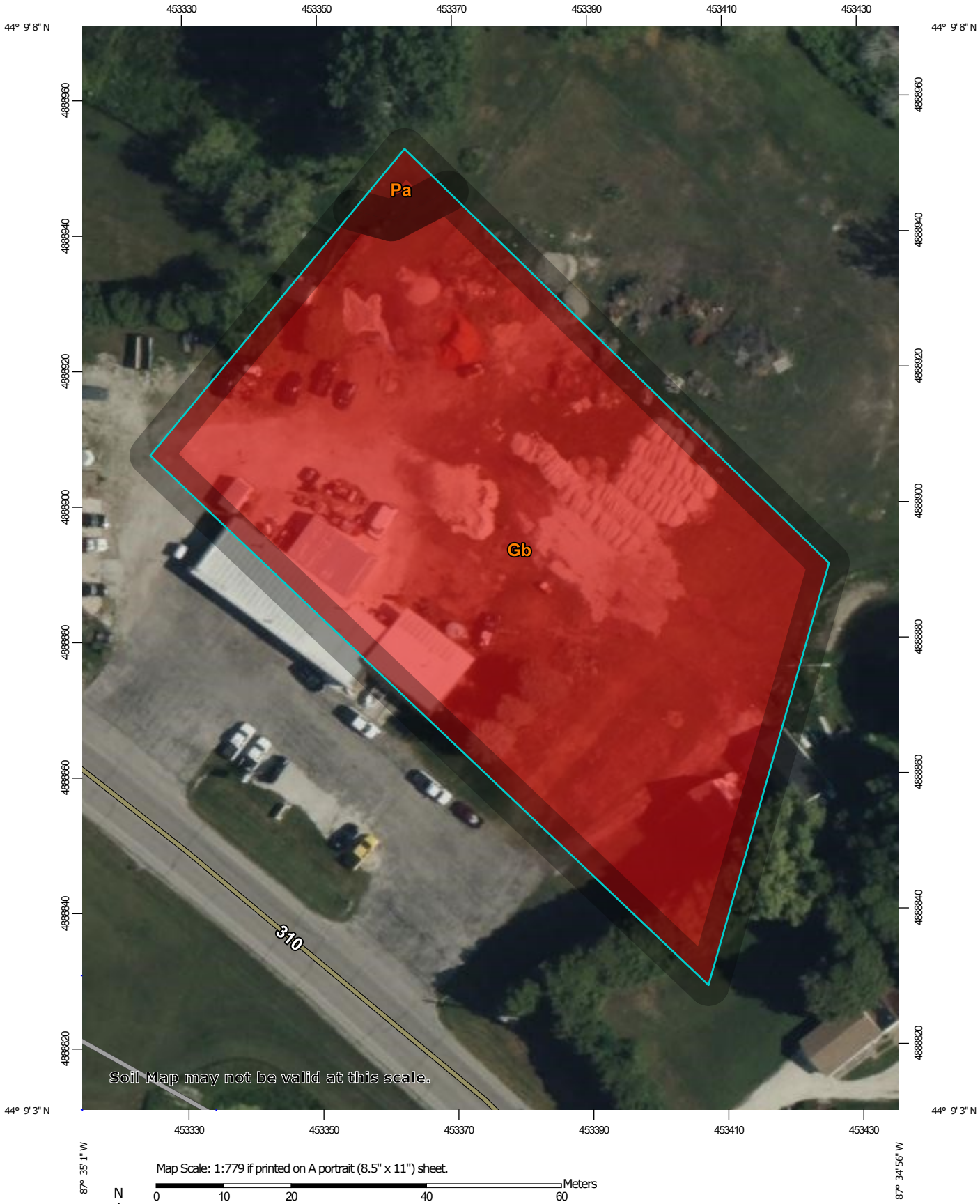
- Intermittent Streams
- 24K Hydrography Streams and
- 24K Hydrography Lakes and C
- Major Roads
  - County Road
  - Interstate HWY
  - State HWY
  - US HWY
- Local Roads
- Railroads
- County Boundaries
- Municipal Boundary
- State Boundary
- Tribal Lands

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

Hydric Rating by Map Unit—Manitowoc County, Wisconsin



Map Scale: 1:779 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Manitowoc County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2022—Aug 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Gb	Granby fine sandy loam	100	1.4	98.8%
Pa	Palms muck, 0 to 2 percent slopes	100	0.0	1.2%
Totals for Area of Interest			**1.5**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
   A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
   B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

Hydric Soil List - All Components–WI071-Manitowoc County, Wisconsin					
Map symbol and map unit name	**Component/Local Phase**	**Comp. pct.**	**Landform**	**Hydric status**	**Hydric criteria met (code)**
Gb: Granby fine sandy loam	Granby	100	Drainageways on outwash plains,depressions on outwash plains	Yes	2,3
Pa: Palms muck, 0 to 2 percent slopes	Palms-Muck	75-95	Interdrumlins	Yes	1,3
	Houghton-Muck	3-15	Depressions	Yes	1,2,3
	Adrian	2-10	Interdrumlins	Yes	1,3

Data Source Information

Soil Survey Area: Manitowoc County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination
NRCS Engineering Field Handbook Chapter 19

Date	4/23/2025	**Landowner/Project**	Ryan Ross
Weather Station	Two Rivers	**State**	WI
County	Manitowoc	**Growing Season**	4/7 to 11/11
Photo/obs Date	4/23/2025	**Soil Name**	Granby Fine Sandy Loam

shaded cells are locked or calculated

Long-term rainfall statistics (from WETS table or State Climatology Office)

	Month	30% chance <	30% chance >	Precip	Condition **D**ry, **W**et, **N**ormal	Condition Value	Month Weight Value	Product of Previous 2 Columns
1st Prior Month*	April	2.47	3.97	0.95	D	1	3	3
2nd Prior Month*	March	1.37	2.86	4.02	W	3	2	6
3rd Prior Month*	February	1.00	1.87	1.35	N	2	1	2
							Sum	**11**

*compared to photo/observation date

Note: If sum is	
6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

Condition value:
Dry =1
Normal =2
Wet =3

Conclusions: **prior period has been normal**

WETS Station: TWO RIVERS, WI								
Requested years: 2005 - 2025								
Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall
Jan	27.2	14.0	20.6	1.59	0.87	1.94	5	11.7
Feb	28.8	13.6	21.2	1.55	1.00	1.87	4	14.7
Mar	38.4	24.4	31.4	2.35	1.37	2.86	5	6.2
Apr	48.1	34.9	41.5	3.38	2.47	3.97	7	-
May	58.8	44.5	51.6	3.49	2.47	4.14	7	0.0
Jun	69.6	54.3	61.9	4.31	2.96	5.14	7	-
Jul	76.1	60.6	68.4	3.81	2.67	4.52	6	-
Aug	76.0	60.8	68.4	3.36	2.30	4.01	6	-
Sep	68.9	53.8	61.4	2.22	1.37	2.69	6	-
Oct	56.5	42.7	49.6	3.14	2.34	3.68	7	-
Nov	43.5	30.8	37.2	2.11	1.27	2.56	4	2.3
Dec	32.7	20.4	26.5	2.05	1.34	2.46	5	11.4
Annual:					31.11	35.37		
Average	52.0	37.9	45.0	-	-	-	-	-
Total	-	-	-	33.36			69	-

GROWING SEASON DATES			
Years with missing data:	24 deg = 1	28 deg = 1	32 deg = 1
Years with no occurrence:	24 deg = 0	28 deg = 0	32 deg = 0
Data years used:	24 deg = 20	28 deg = 20	32 deg = 20
Probability	24 F or higher	28 F or higher	32 F or higher
50 percent *	4/1 to 11/17: 230 days	4/11 to 11/6: 209 days	4/27 to 10/25: 181 days
70 percent *	3/29 to 11/21: 237 days	4/7 to 11/11: 218 days	4/23 to 10/29: 189 days
* Percent chance of the growing season occurring between the Beginning and Ending dates.			

STATS TABLE - total precipitation (inches)													
Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1950										M0.11	0.89	M0.95	1.95
1951	1.45	M0.89							M0.98	4.87	2.35	2.17	12.71
1952	2.57	0.94	3.33	2.13	2.29	2.15	8.88	2.88	0.33	0.07	2.36	1.08	29.01
1953	0.73	3.15	1.25	M3.43	1.56	4.02	1.59	3.33	1.23	0.45	0.63	1.53	22.90
1954	0.66	1.03	0.99	5.64	3.32	4.65	2.76	1.41	5.02	4.89	0.99	1.35	32.71
1955	0.55	1.23	1.20	3.08	2.32	2.93	3.88	0.68	1.19	2.94	M0.70	M0.07	20.77
1956	0.41	0.47	2.91	1.81	3.59	1.58	4.94	M3.48	M1.68	0.49	2.65	1.22	25.23
1957	0.42	0.39	1.10	2.27	4.33	2.04	3.33	2.67	1.09	1.57	3.77	1.99	24.97
1958	0.54	0.23	0.78	2.44	1.01	2.41	2.84	4.05	3.	2.	2.15	0.14	22.

									65	65			89
1959	1.06	2.71	3.36	2.86	4.12	1.96	5.27	4.49	4.32	5.15	2.17	3.70	41.17
1960	1.52	M0.08	M0.99	3.09	5.51	M1.89	5.09	3.98	3.92	2.67	1.83	0.09	30.66
1961	0.33	1.02	3.50	2.03	1.10	5.90	3.62	2.79	4.97	3.46	3.49	1.27	33.48
1962	1.70	2.25	1.05	2.49	1.49	3.59	2.04	3.57	2.66	2.43	2.05	0.62	25.94
1963	0.89	0.72	2.65	1.55	3.02	1.77	3.79	2.06	2.18	0.37	1.63	1.07	21.70
1964	1.01	0.24	2.08	3.64	4.05	0.35	4.64	2.55	3.99	0.39	1.49	1.36	25.79
1965	1.78	1.11	3.36	4.01	2.20	2.75	1.70	4.26	6.91	2.10	1.94	2.41	34.53
1966	1.40	2.97	2.65	1.54	2.04	1.23	3.78	2.70	0.76	0.59	1.92	2.35	23.93
1967	1.90	1.92	1.20	3.77	2.10	4.90	1.47	1.14	1.60	4.11	1.82	1.51	27.44
1968	1.19	0.60	0.56	4.10	3.05	6.38	0.98	1.33	2.42	0.73	1.21	3.78	26.33
1969	2.61	0.01	1.44	3.11	1.96	5.49	3.57	0.23	2.01	3.66	0.80	1.17	26.06
1970	0.67	0.20	1.17	1.47	4.83	1.00	2.02	1.30	6.17	2.58	3.21	1.83	26.45
1971	1.40	2.95	1.96	1.28	1.53	1.92	2.23	2.19	1.95	2.07	3.15	4.52	27.15
1972	0.42	0.72	2.20	3.05	2.42	2.25	4.46	5.50	4.10	2.83	0.87	2.79	31.61
1973	1.95	1.67	1.89	4.10	6.68	2.31	1.11	3.66	3.05	3.57	1.30	3.38	34.67
1974	2.71	1.52	2.05	2.78	3.22	4.13	1.67	2.63	1.41	1.42	1.85	2.06	27.45
1975	1.89	2.08	3.77	1.84	2.92	3.25	1.19	10.74	1.36	0.24	2.44	1.24	32.96
1976	2.23	1.62	5.97	3.55	3.24	1.32	2.34	0.93	0.85	2.03	0.33	0.40	24.81
1977	0.69	0.92	5.79	2.44	0.81	3.05	2.23	3.36	3.19	1.74	2.66	2.36	29.24
1978	1.74	0.37	0.36	3.29	4.77	3.58	3.57	1.71	6.74	3.65	2.42	2.26	34.46
1979	3.21	1.46	5.36	3.10	2.20	1.90	1.22	2.85	0.15	2.36	1.89	1.33	27.03
1980	1.26	0.70	0.92	3.59	2.25	4.47	2.62	8.29	3.27	1.94	1.08	M1.47	31.86
1981	0.10	2.46	0.47	3.46	0.76	2.94	1.25	4.82	5.47	1.86	1.34	1.26	26.19
1982	3.13	0.14	2.08	2.13	4.14	1.85	2.89	3.42	1.58	2.13		3.10	26.59
1983	0.98	1.87	2.66	2.96	4.75	2.23	3.27	3.43	4.38	1.93	2.66	2.00	33.12
1984	0.81	1.33	1.67	3.14	3.30	4.12	2.90	3.70	5.16	4.24	2.94	1.46	34.77
1985	1.44	2.37	2.76	2.77	1.18	1.50	3.68	3.50	3.49	3.84	7.01	2.18	35.72
1986	0.77	1.85	1.60	2.25	1.69	5.03	5.82	2.45	11.29	1.85	0.83	0.49	35.92
1987	1.19	0.28	1.97	2.32	2.61	1.82	2.43	3.96	4.81	1.70	2.81	2.95	28.85
1988	1.91	0.68	0.72	2.60	0.35	0.85	1.88	2.66	3.97	3.18	3.60	1.06	23.46
1989	0.41	0.73	3.26	0.83	4.42	0.88	2.73	1.33	1.04	3.18	1.19	0.65	20.65
1990	1.65	0.82	3.92	1.85	4.04	5.83	2.27	3.15	6.24	2.80	2.73	1.49	36.79
1991	0.48	0.45	2.82	2.93	3.04	1.59	6.02	2.43	1.82	5.60	2.42	2.07	31.67
1992	0.86	1.54	2.13	3.52	1.35	1.76	4.15	3.04	4.	1.	4.98	2.47	32

									84	42			06
1993	2.29	1.21	1.47	4.92	3.01	7.33	3.83	2.50	M3.88	1.55	2.30	0.54	34.83
1994	2.41	2.88	1.30	5.12	1.06	2.43	3.75	4.22	2.87	0.92	1.94	0.71	29.61
1995	0.89	0.52	1.43	2.61	2.48	0.38	1.98	5.44	1.42	3.63	2.91	1.43	25.12
1996	2.73	0.97	1.14	3.11	1.23	8.61	2.20	1.46	1.45	2.19	0.82	1.42	27.33
1997	2.58	2.01	2.17	1.85	2.45	4.07	1.64	3.66	1.28	1.17	0.37	0.83	24.08
1998	3.12	1.07	4.95	2.65	1.99	4.73	1.52	5.67	1.83	2.58	2.20	0.38	32.69
1999	M0.90	0.35	0.48	2.88	5.41	5.31	4.44	2.25	2.41	1.07	0.71	1.31	27.52
2000	1.71	1.96	0.91	2.33	5.74	2.09	4.95	3.54	3.49	1.33	2.25	2.94	33.24
2001	0.33	1.82	0.58	3.64	5.00	3.14	1.25	6.50	3.73	2.05	1.43	1.22	30.69
2002	1.33	1.02	2.52	3.85	3.28	5.43	0.85	3.47	1.76	3.51	0.94	0.77	28.73
2003	0.61	0.59	2.16	2.35	4.04	2.50	4.09	1.02	2.03	1.26	4.13	1.41	26.19
2004	1.54	1.61	3.36	2.27	7.70	3.30	2.68	2.02	0.38	2.57	2.32	2.38	32.13
2005	2.41	1.43	M0.92	0.85	M2.11	1.54	3.01	3.38	M1.55	1.47	M4.40	0.58	23.65
2006	2.20	1.32	2.10	M2.60	6.29	1.93	M6.11	1.59	3.20	2.79	2.05	2.05	34.23
2007	1.63	1.98	4.60	2.26	2.54	1.57	3.52	4.54	1.18	3.21	0.44	2.00	29.47
2008	2.59	2.68	0.60	5.52	1.11	9.07	3.86	1.00	1.59	1.99	1.37	4.26	35.64
2009	0.61	M2.14	2.22	3.61	3.62	1.67	1.28	4.89	2.67	5.22	1.41	3.06	32.40
2010	0.67	1.11	0.36	3.94	2.96	7.00	5.54	1.74	2.98	1.63	0.79	2.32	31.04
2011	1.91	1.67	3.29	5.62	2.15	6.35	2.41	1.20	3.06	1.39	3.75	1.15	33.95
2012	1.52	0.68	2.67	3.17	5.25	M3.10	4.39	4.18	0.67	4.18	0.55	2.71	33.07
2013	2.32	3.53	2.16	4.25	2.22	5.08	2.32	1.45	2.50	4.12	5.30	1.35	36.60
2014	1.21	0.80	1.11	5.57	3.95	5.64	1.75	2.69	2.39	4.90	1.95	0.93	32.89
2015	0.43	0.56	0.68	2.71	3.79	3.66	1.43	3.78	4.23	1.99	3.55	5.07	31.88
2016	1.21	0.75	4.00	1.89	1.60	3.95	6.71	3.00	3.86	3.00	1.63	2.16	33.76
2017	2.95	1.45	2.82	4.72	3.61	7.88	3.53	3.17	0.91	3.30	1.28	1.44	37.06
2018	1.99	1.19	0.74	4.00	4.03	5.29	4.71	6.09	1.70	3.50	1.10	1.15	35.49
2019	2.84	2.94	1.57	4.03	4.20	4.36	2.37	4.31	5.32	5.15	2.47	3.47	43.03
2020	1.79	0.92	3.76	2.16	5.59	3.88	6.55	2.61	2.32	4.37	2.62	0.49	37.06
2021	1.21	1.08	1.07	1.20	4.23	2.85	7.85	8.66	0.67	2.82	1.04	1.89	34.57
2022	0.22	0.81	5.17	2.52	3.11	3.98	3.65	3.08	2.40	1.15	2.71	1.85	30.65
2023	1.40	3.82	3.28	3.39	0.97	1.85	2.46	2.52	0.71	3.54	0.79	1.74	26.47
2024	2.15	0.44	2.23	3.52	6.51	5.64	2.67	3.36	0.51	3.11	2.96	1.25	34.35
2025	0.06	1.35	4.02	M0.95									6.38

Notes: Data missing in any month have an "M" flag. A "T"

indicates a trace of precipitation.
Data missing for all days in a month or year is blank.
Creation date: 2025-05-05

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: TR Storage 2024-04348 City/County: Two Rivers/Manitowoc Sampling Date: 04/23/25

Applicant/Owner: Ryan Ross State: WI Sampling Point: DP-1U

Investigator(s): E. Hack Section, Township, Range: 2, T19N, R24E

Landform (hillside, terrace, etc.): shoreline terrace Local relief (concave, convex, none): none Slope %: 1

Subregion (LRR or MLRA): LRR K Lat: 44.152011° Long: -87.582471° Datum: WGS 84

Soil Map Unit Name: Granby Fine Sandy Loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
No wetland criteria observed. Partially disturbed area with vegetation maintained and historic fill material in the subsurface.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Per the WETS table for Manitowoc County, the preceding three months leading up to the date of the site visit were considered normal climatic conditions.

Remarks:
No wetland hydrology indicators observed.

VEGETATION – Use scientific names of plants. Sampling Point: [illegible]

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. *Taraxacum officinale*	2	Yes	FACU
2. *Daucus carota*	2	Yes	UPL
3. *Fragaria virginiana*	2	Yes	FACU
4. *Erigeron canadensis*	2	Yes	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	8 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	6	x 4 =	24
UPL species	2	x 5 =	10
Column Totals:	8 (A)		34 (B)

Prevalence Index = B/A = 4.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
92 percent bare earth or fill material. No hydrophytic vegetation criteria observed.

SOIL

Sampling Point: DP-18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 12	10YR 2/1	100					Loamy/Clayey	Topsoil fine Sandy loam
12 - 18	10YR 7/3	98	10YR 5/4	2	C	M	Loamy/Clayey	Fill or broken up bedrock

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 18

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Rock resistance @ 18 inches bgs. No hydric soil indicators observed. Data collected with John Deere Drive Auger.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: TR Storage 2024-04348 City/County: Two Rivers/Manitowoc Sampling Date: 04/23/25

Applicant/Owner: Ryan Ross State: WI Sampling Point: DP-2U

Investigator(s): E. Hack Section, Township, Range: 2, T19N, R24E

Landform (hillside, terrace, etc.): Flat terrace Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR K Lat: 44.151314° Long: -87.582844° Datum: WGS 84

Soil Map Unit Name: Granby Fine Sandy Loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
No wetland criteria observed. Data collected in maintained lawn area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Per the WETS table for Manitowoc County, the preceding three months leading up to the date of the site visit were considered normal climatic conditions.

Remarks:
No wetland hydrology indicators observed.

VEGETATION – Use scientific names of plants. Sampling Point: [illegible]

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5)			
1. *Poa pratensis*	95	Yes	FACU
2. *Hypochaeris radicata*	3	No	FACU
3. *Fragaria virginiana*	2	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	100	x 4 =	400
UPL species	0	x 5 =	0
Column Totals:	100 (A)		400 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
No hydrophytic vegetation criteria observed.

SOIL

Sampling Point: DP-20

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 2/2	100					Loamy/Clayey	Sandy Loam
12 - 24	10YR 4/3	100					Loamy/Clayey	Sandy Loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
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- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
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- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No hydric soil indicators observed. Data collected with John Deere Drive Auger.

Site Photographs April 23, 2025 #2024-04348

Photograph 1: View facing northwest towards the project review area and DP-1U location.

Photograph 2: General view of Data Plot – 1 Upland (DP-1U) location.

Photograph 3: General view of DP-1U soil pit and rock encountered at 18 inches below ground surface.

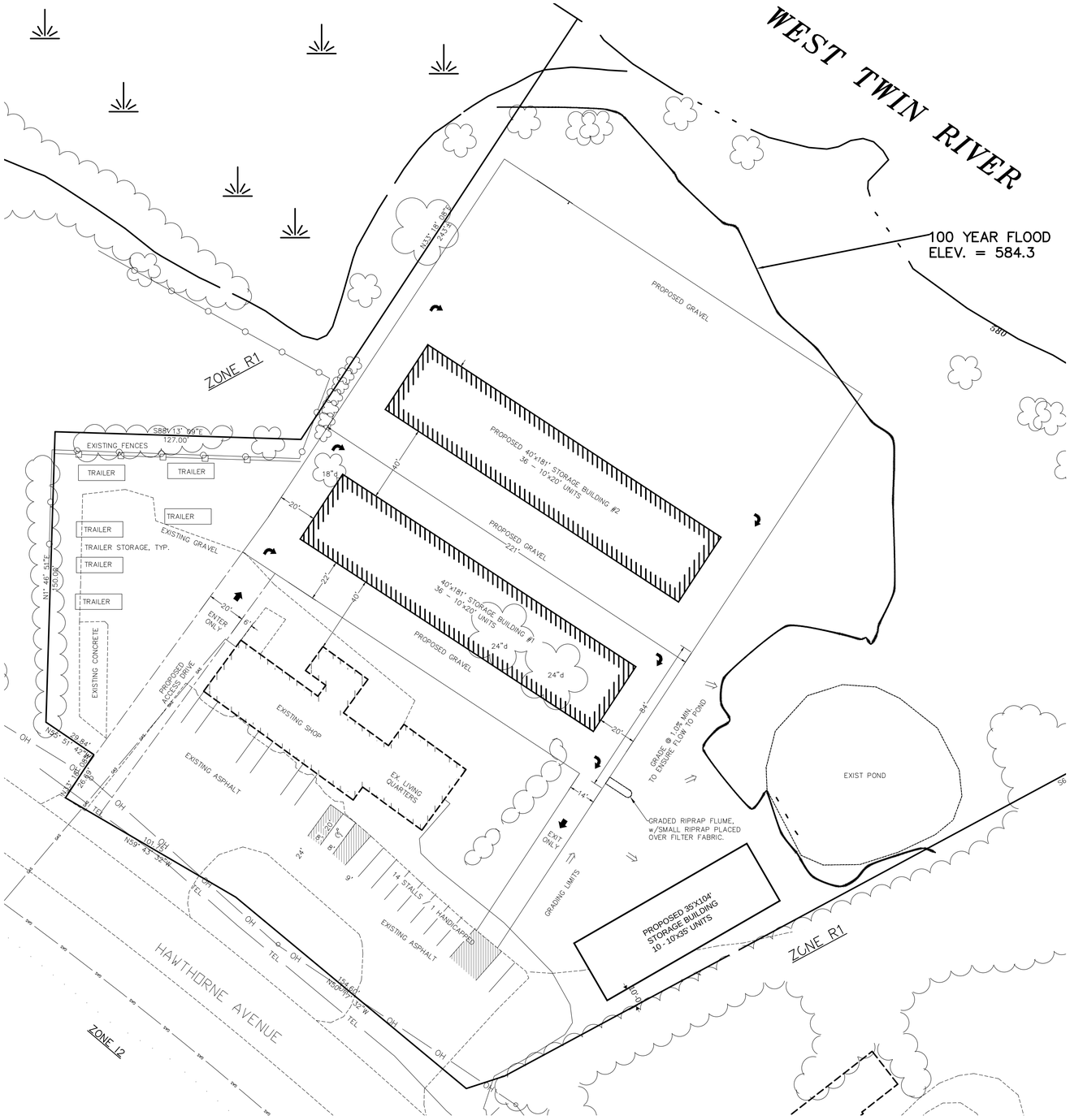
Photograph 4: Facing west towards DP-1U location.

Photograph 5: General view of Data Plot – 2 Upland (DP-2U) soil profile. Pit dug with John Deere Drive Auger.

Photograph 6: Facing northeast towards the West Twin River shoreline and spoil piles.

Photograph 7: Facing northeast towards West Twin River shoreline located approximately 110 feet north/east of the project review area.

Photograph 8: Facing south/southwest towards offsite pond associated with state general permit # GP-NE-2009-36-03869.



PLOT PLAN

SCALE: 1" = 30'

DESIGN LOADS

A. SNOW LOADS

Ground Snow Load, Pg = 35 psf
Exposure Factor, Ce = 1.0
Thermal Factor, Ct = 1.2 Unheated
Importance Factor, I = 1.0
Slope Factor, Cs = 1.0

pf = 0.7*1.0*1.2*1.0*35 = 29.4 psf balanced snow

B. WIND LOADS

V3s = 115 MPH (ult), 90 MPH (asd)
Exposure = C
Mean h = 11' (<60' and < least horizontal dimension)
theta = 4° < 30°
USE SIMPLIFIED PROVISIONS FOR WIND DESIGN

MAX HORIZ WIND LOAD = 19.5 PSF
MAX UPLIFT WIND LOAD = 18.6 PSF

C. SEISMIC LOADS

Use Group – I
Importance Factor, Ie = 1.0
Site Class = D
Short Period Response, Sds < 0.15g
1 Second Response, Sd1 < 0.04g

Seismic Design Category = A

STRUCTURAL NOTES

SOIL BEARING — 2,000 PSF PRESUMED (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL)
IF ACTUAL CONDITIONS DIFFER FROM ABOVE, CONTACT ENGINEER.

CONCRETE — SLABS AND EXPOSED CONCRETE – 4000 PSI MIN. IN 28 DAYS, w/ FIBERMESH
REBAR – ASTM A615, GR 60, DETAILING, FABRICATION, AND INSTALLATION PER ACI.

LUMBER — SPRUCE–PINE–FIR #2 OR BETTER UNLESS NOTED OTHERWISE
WOOD TO BE PRESSURE TREATED IF IN CONTACT WITH CONCRETE OR MOISTURE

GENERAL PROJECT NOTES

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
2. CLASS OF CONSTRUCTION – TYPE VB – COMBUSTIBLE CONSTRUCTION
3. BUILDING OCCUPANCY – S1 – MODERATE HAZARD STORAGE

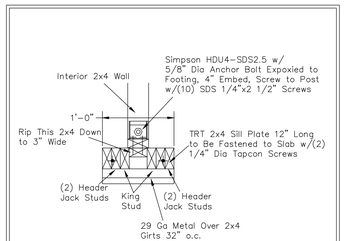
INDEX OF SHEETS

DATE	REVISIONS

PROJECT:
Proposed new Self Storage Buildings (3 Identical) for
TR Storage
2005 HAWTHORNE AVE TWO RIVERS WI 54241

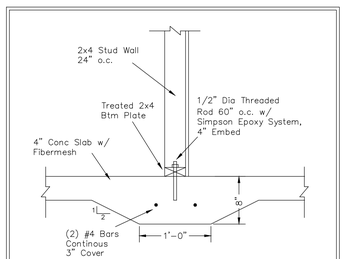
CLIENT:
TR Storage
247 BAKER LANE
MISHICOT WI 54228
CONTACT: RYAN ROSS PH: 920-973-9308

DATE:
DRAWN BY:
JOB NO.:
SHEET:
A1.1



DETAIL 1/A1.2

SCALE: 1" = 1'-0"



SECTION 2/A1.2

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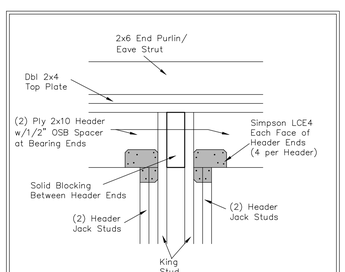
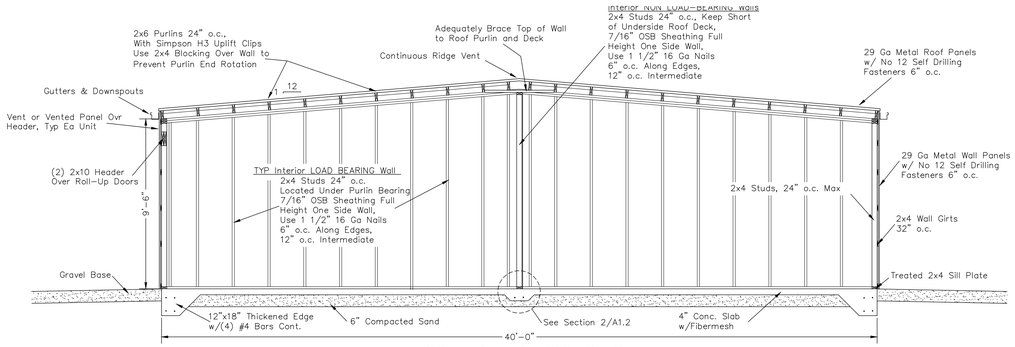


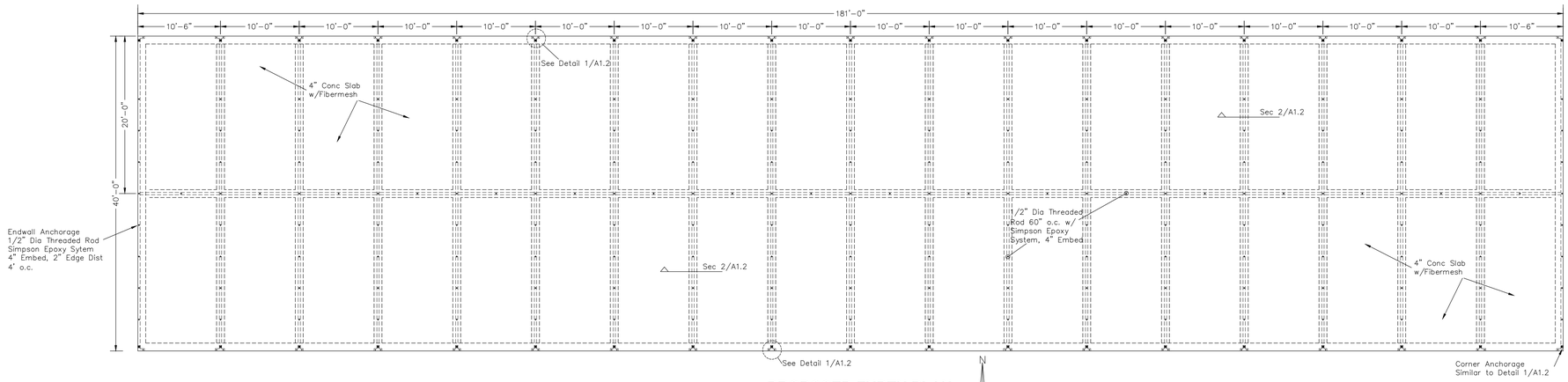
DETAIL 3/A1.2

SCALE: 1" = 1'-0"



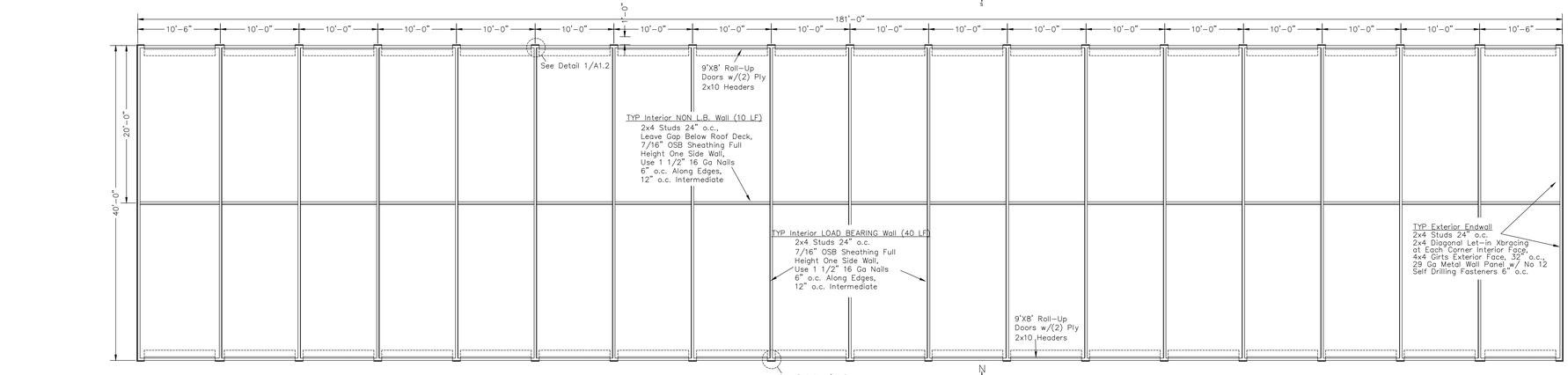
TYPICAL BUILDING SECTION

SCALE: 1/4" = 1'-0"



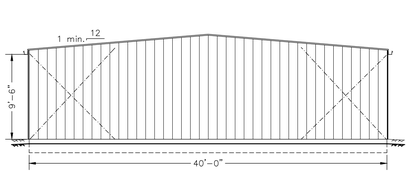
PROPOSED FNDTN PLAN

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



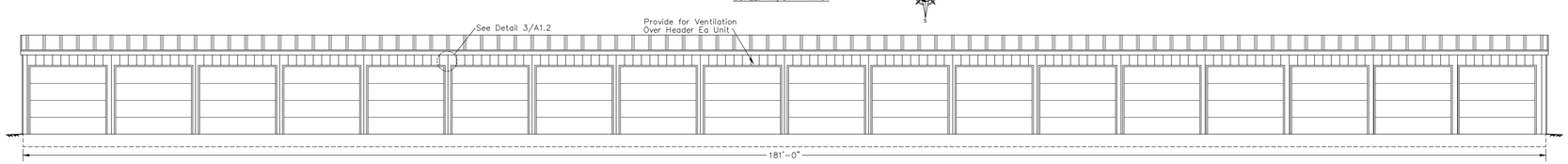
PROPOSED FLOOR PLAN

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



PROPOSED EAST/WEST ELEVATION

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



PROPOSED NORTH/SOUTH ELEVATION

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

DATE	REVISIONS

PROJECT: Proposed new Self Storage Buildings (3 Identical) for **TR Storage**
2005 HAWTHORNE AVE TWO RIVERS WI 54241

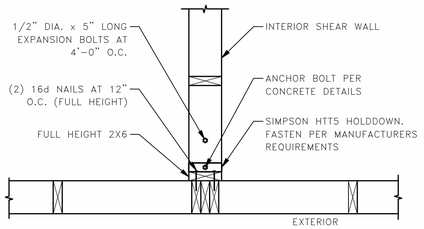
SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
PHONE (920) 684-5583
www.smimanitowoc.com

CLIENT: TR Storage
247 BAKER LANE
MISHICOT WI 54228
CONTACT: RYAN ROSS PH: 920-973-9308

DATE:	Dec 15, 2021
DRAWN BY:	J. Gordon
JOB NO.:	21-316-BU
SHEET:	2 OF 2

A1.2

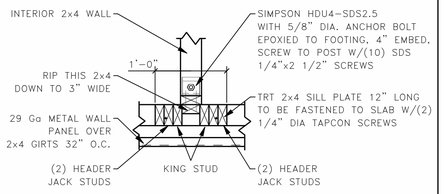
NOTE: INTERIOR AND EXTERIOR SHEATHING NOT SHOWN FOR CLARITY



INTERIOR SHEAR WALL CONNECTION

SCALE: 1" = 1'-0"

4 / A1.0



DETAIL 1/A1.0

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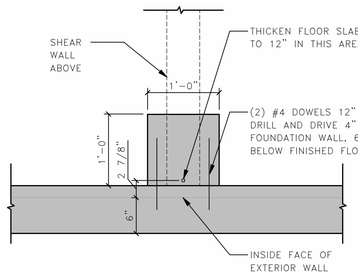
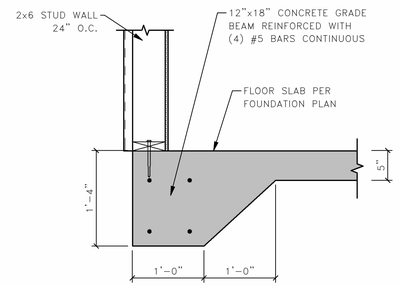


CONCRETE HOLD-DOWN FOR INTERIOR SHEAR WALLS

SCALE: 1" = 1'-0"

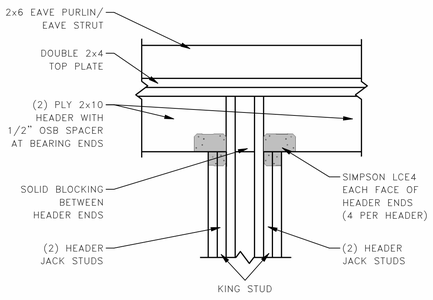
5 / A1.0



SECTION 2/A1.0

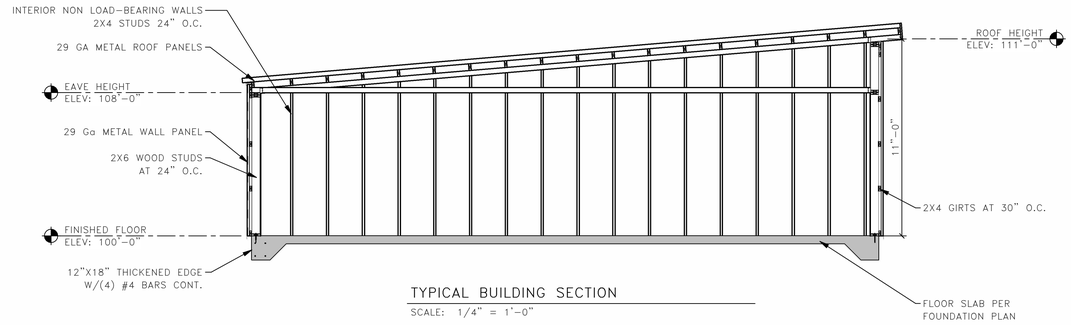
SCALE: 1" = 1'-0"

2 / A1.0



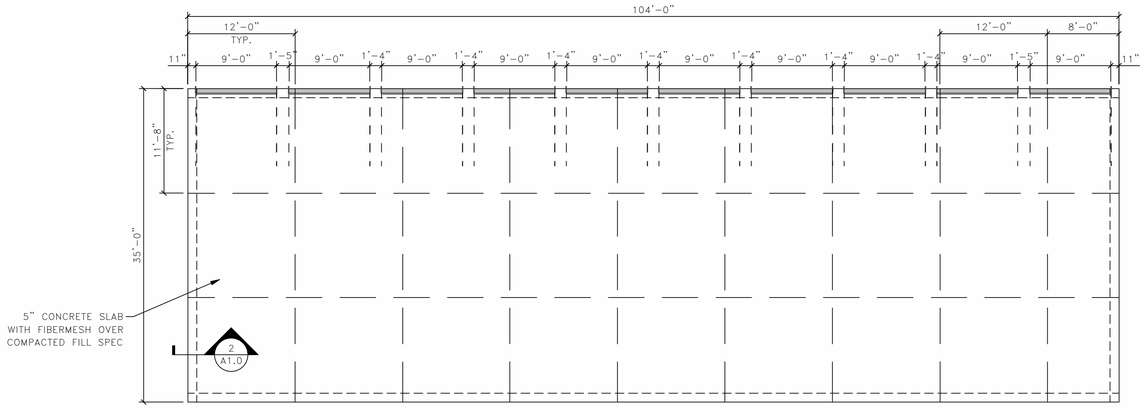
DETAIL 3/A1.0

SCALE: 1" = 1'-0"



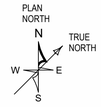
TYPICAL BUILDING SECTION

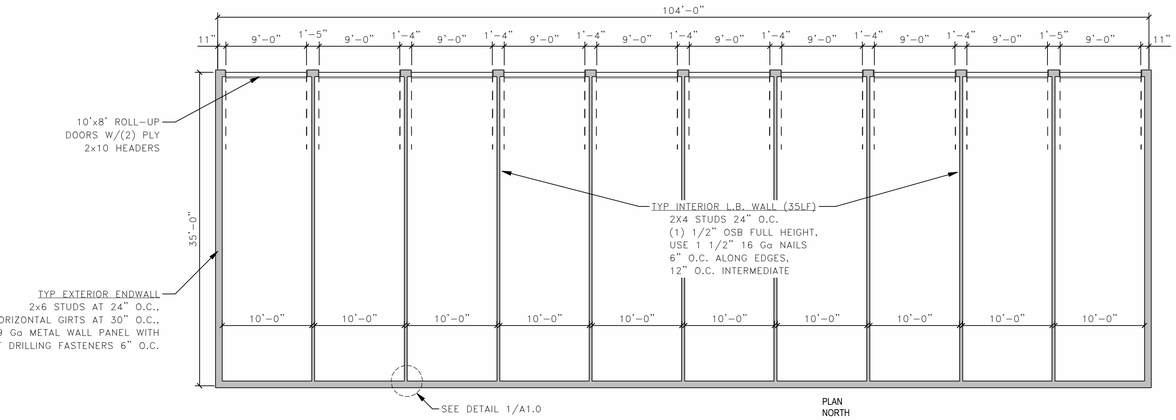
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

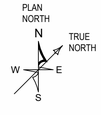
SCALE: 1/8" = 1'-0"

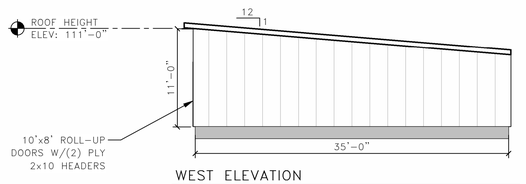




FLOOR PLAN

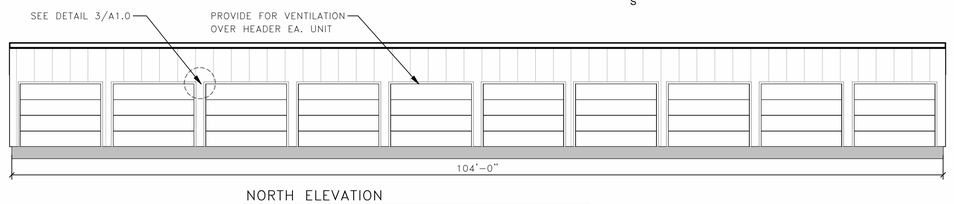
SCALE: 1/8" = 1'-0"





WEST ELEVATION

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



NORTH ELEVATION

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

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PROPOSED 35' X 104' BUILDING FOR:

TR STORAGE

247 BAKER LANE,
MISHICOT, WI 54228

IED JOB NUMBER: 24244

JOB NUMBER: ------

IED PROJECT MANAGER: C. DUESCHER

DRAWN BY: A. BENNETT

DATE: APRIL 29, 2025

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

ISSUED FOR:

- [X] PRELIMINARY
- [ ] DESIGN REVIEW
- [ ] CONSTRUCTION

FLOOR PLAN

SHEET: **A1.0**