



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION SPECIAL MEETING

Wednesday, March 19, 2025 at 6:15 PM

Community House- Koska Room,
1520 17th 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
3. Review Site and Architectural Plan for the construction of a warehouse / fitness building at 1010 – 33rd Street, submitted by ACE Building Service (applicant) and David Kalista (owner)--tabled from March 10, 2025 meeting
4. Review Request for a Conditional Use Permit for a warehouse / private fitness facility located at 1012 – 33rd Street, in the Business District (B-2), submitted by ACE Building Service (applicant) and David Kalista (owner)--tabled from March 10, 2025 meeting
5. Consider a Proposed Amendment to the Zoning Code to Add Short-Term Rentals as a Permitted Use in the R-1 Single Family Zoning District
6. 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 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 A.C.E. Building Service Inc. (Kyle Reuter) TELEPHONE 920-682-6105

MAILING ADDRESS 3510 S. 26th Street Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Growth Garage, LLC (Dave Kalista) TELEPHONE 920-905-2588

MAILING ADDRESS N. 1188 Lakeview Dr. Kewaunee WI 54216
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request |
| <input type="checkbox"/> Subdivision Plat or CSM Review | <input checked="" 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 33rd St. TYPE OF STRUCTURE PEMB

PRESENT ZONING B-2 Business District REQUESTED ZONING N/A

PROPOSED LAND USE No change in land use requested - New 2,800 SF Pre-Engineered Metal Building

PARCEL # 05316240819009; 0531624082007 ACREAGE 0.311

LEGAL DESCRIPTION All of lots 19 & 20, Block 8 of the "Chas. Sayers Subdivision #4" (Volume 3, Plats, Page 82, Manitowoc)

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 2/17/2025
(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 _____

\$ 550 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



February 21, 2025

City of Two Rivers
Building Inspections Office
1717 E Park Street
Two Rivers, WI 54241

Re: Proposed Building for Growth Garage, LLC

Attention: Zoning Administrator

A.C.E Building Service, Inc. proposes to construct a new 2,800 square foot commercial facility on the northwest corner lot at the intersections of 33rd Street and State HWY 42 in the City of Two Rivers, Wisconsin. The building will consist of a pre-engineered steel framed structure with architectural metal accent panels, aluminum storefront framing, and contrasting building colors to create visual interest as depicted in the conceptual renderings.

Due to the size of the lot, the building will see asphalt paving placed on all sides with vegetative buffers on the north, east, and south sides of the building. To accommodate safe flow of traffic, it is requested that a variance for the 5' vegetation side yard requirement as noted in Section 11-1-11C(15) is granted. The plans indicate a concrete curb and gutter section installed to prevent stormwater runoff from entering the adjacent property. Traffic will enter the property from the existing driveway approach on 33rd Street, and proceed in a one-way directional manner around the building to the parking area on the north side of the property. When exiting, the vehicles will continue in a one-way directional manner around the west side of the building and exit the property via the same driveway approach on 33rd Street.

There are (8) parking stalls and (1) van accessible ADA parking stall proposed for the project. Site constraints prevent additional parking. The initial use of the building is planned to be a private gym. Based on code section 10-1-13 of the Municipal Code, we assume the parking stall requirement to be 1 per 300 square feet of usable space or 9.3 spaces. Due to the constraints of the site, we request approval of (9) total parking spaces in lieu of (10).

There shall be landscape beds installed along portions of the south and east faces of the building that will contain shrubs, perennial plantings, and stone mulch. The remainder of the east, north, and west faces of the building will include an 18" wide stone mulch bed at the building perimeter. Downspouts will be connected to new storm sewer which will connect to the existing storm sewer in HWY 42 right-of-way.

The building will be equipped with wall pack exterior lighting on the north and west building elevations. These fixtures will be selected to direct light downward so as to not directly illuminate neighboring properties. Decorative wall sconce light fixtures will be installed on the south and east elevations of the building to provide both illumination and aesthetic value.

Construction is expected to begin in spring of 2025 and completed late summer / early fall of 2025. If there are any questions pertaining to the proposed project, please contact me.

Respectfully submitted,

Christopher Herzog - President
A.C.E. Building Service, Inc.

3510 S. 26th Street Manitowoc, WI 54220 | 920.682.6105 | www.acebuildingservice.com



WE ARE A PROUD BUTLER BUILDER SINCE 1973

Manitowoc County Parcel Viewer



Lots are in the process of being combined



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 1012 – 33rd Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

CHAS SAYER`S SUB 4 LOT 19 BLK 8 & CHAS SAYER`S
SUB 4 LOT 20 BLK 8

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

Parcel ID Number: 053-162-408-200.07 & 053-162-408-190.09

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for operation of a warehouse.
Mailing Address of the Premises Operator: N1188 Lakeview Drive, Kewaunee WI 54216

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 the operation of a warehouse.

Permitted by action of the City Council of the City of Two Rivers on February 3, 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 is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. 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 on or before April 7, 2027.
5. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to owner David Kalista and shall lapse upon a change in ownership or tenancy of the subject premises or if the land use ceases operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.

Conditions/Conditions of Operations:

- a. Hours of operation: 5AM – 10PM. Seven days per week.
- b. 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: _____

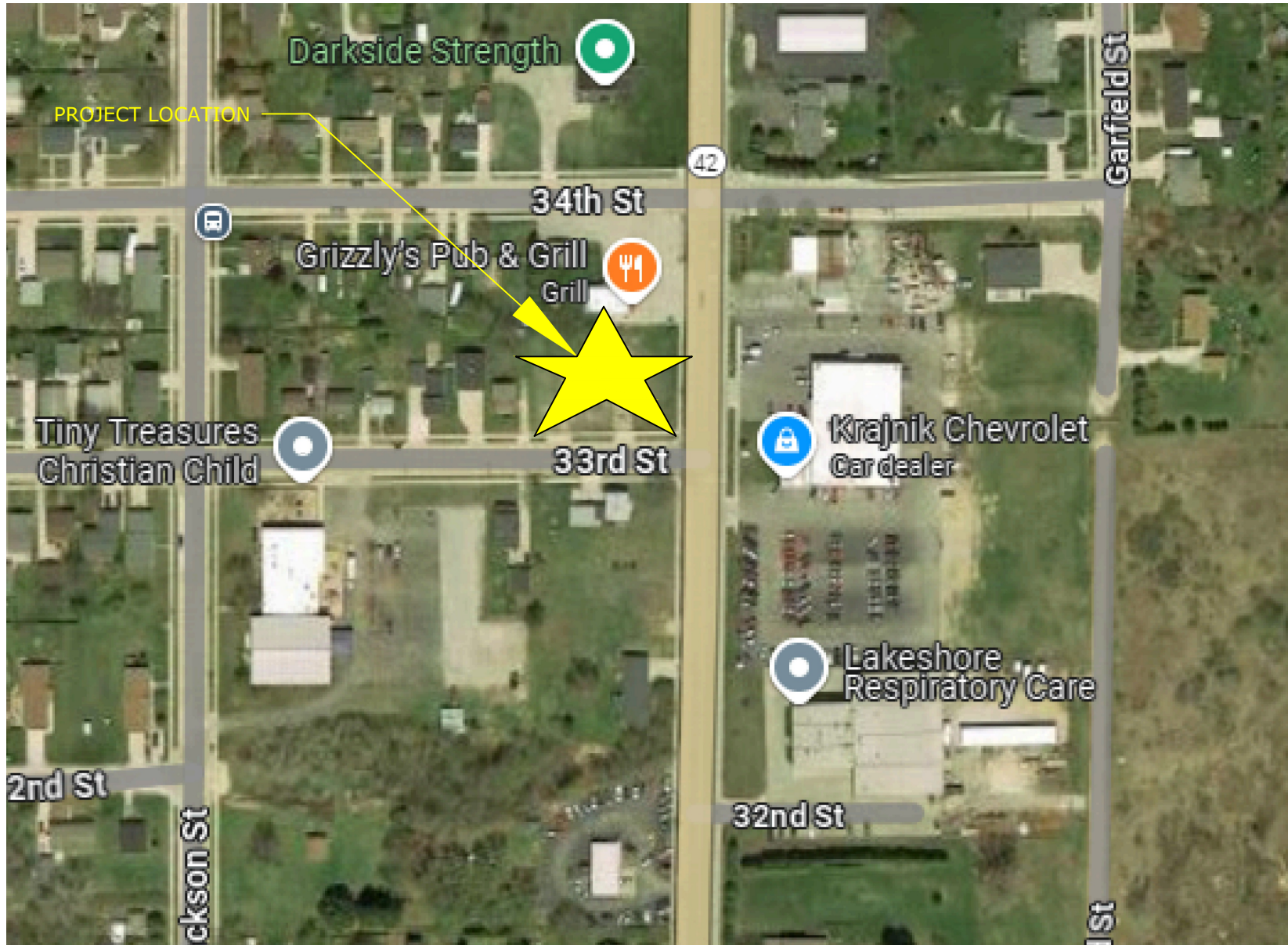
THIS INSTRUMENT WAS DRAFTED BY:

Adam Taylor, Zoning Administrator



PROPOSED BUILDING

33RD ST. TWO RIVERS, WI 54241



SOIL BEARING	2,000 PSF PRESUMED (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL) IF ACTUAL CONDITIONS DIFFER FROM ABOVE, CONTACT ENGINEER.
CONCRETE	FLOORS AND FOUNDATIONS - 3000 PSI MIN. IN 28 DAYS EXTERIOR SLABS - 4000 PSI MIN IN 28 DAYS, AIR ENTRAINED 5-7%
PRE-ENGINEERED METAL BUILDING	BUTLER MANUFACTURING COMPANY 1540 GENESEE ST. KANSAS CITY, MO 64102

- GENERAL NOTES
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
IBC 2015 SUBJECT TO MODIFICATIONS SPECIFIED IN 2018 WI BUILDING CODE
 - PROPOSED BUILDING AREA = 2,800 SQ FT
 - PROPOSED BUILDING VOLUME = 43,176 CU FT +/-
 - CLASS OF CONSTRUCTION - TYPE IIB
 - BUILDING OCCUPANCY - A3 / OCCUPANT LOAD >50
TABLE 1004.1.2
EXERCISE ROOM = 50 SQFT GROSS/PERSON
38 X 68 = 2,584 / 50 = 52 PERSONS
 - BUILDING IS NOT PROTECTED BY AUTOMATIC SPRINKLER
 - ALL EXIT DOORS TO BE EQUIPPED WITH:
 - EXIT LIGHTS
 - EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE INSTALLED WATTAGE.
 - MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT WALKING SURFACE
 - EMERGENCY POWER FOR MEANS OF EGRESS SHALL PROVIDE POWER FOR 90 MIN AND CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT, OR ON-SITE GENERATOR.
 - PROPER EXIT HARDWARE
 - LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - THRESHOLDS THAT DO NOT EXCEED 1/2"
 - FIRE EXTINGUISHERS TO BE PROVIDED IF REQUIRED BY CODE
 - SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE
 - TOILET FIXTURES
WITH (1) UNISEX TOILET ROOM PROVIDED, THE OWNER & TENANT UNDERSTAND THAT THE BUILDING OCCUPANT LOAD WILL BE LIMITED TO 15 PERSONS, INCLUDING EMPLOYEES

SHEET INDEX

TITLE SHEET	TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION
ARCHITECTURAL	
A1.0	PROPOSED FLOOR PLAN, SECTIONS, DOOR/HARDWARE/FINISH SCHEDULES
A2.0	ELEVATIONS
S1.0	PROPOSED FOUNDATION PLAN, DETAILS
S1.1	ALTERNATE FOUNDATION PLAN, DETAILS

REVISION DESCRIPTION	DATE	REV BY
TR PLAN COMMISSION MTG	3/19/25	

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
9810 SOUTH 26TH STREET • MANITOWOC, WI • 54220
PHONE: 920-6826103 • WWW.ACEBUILDINGSERVICE.COM

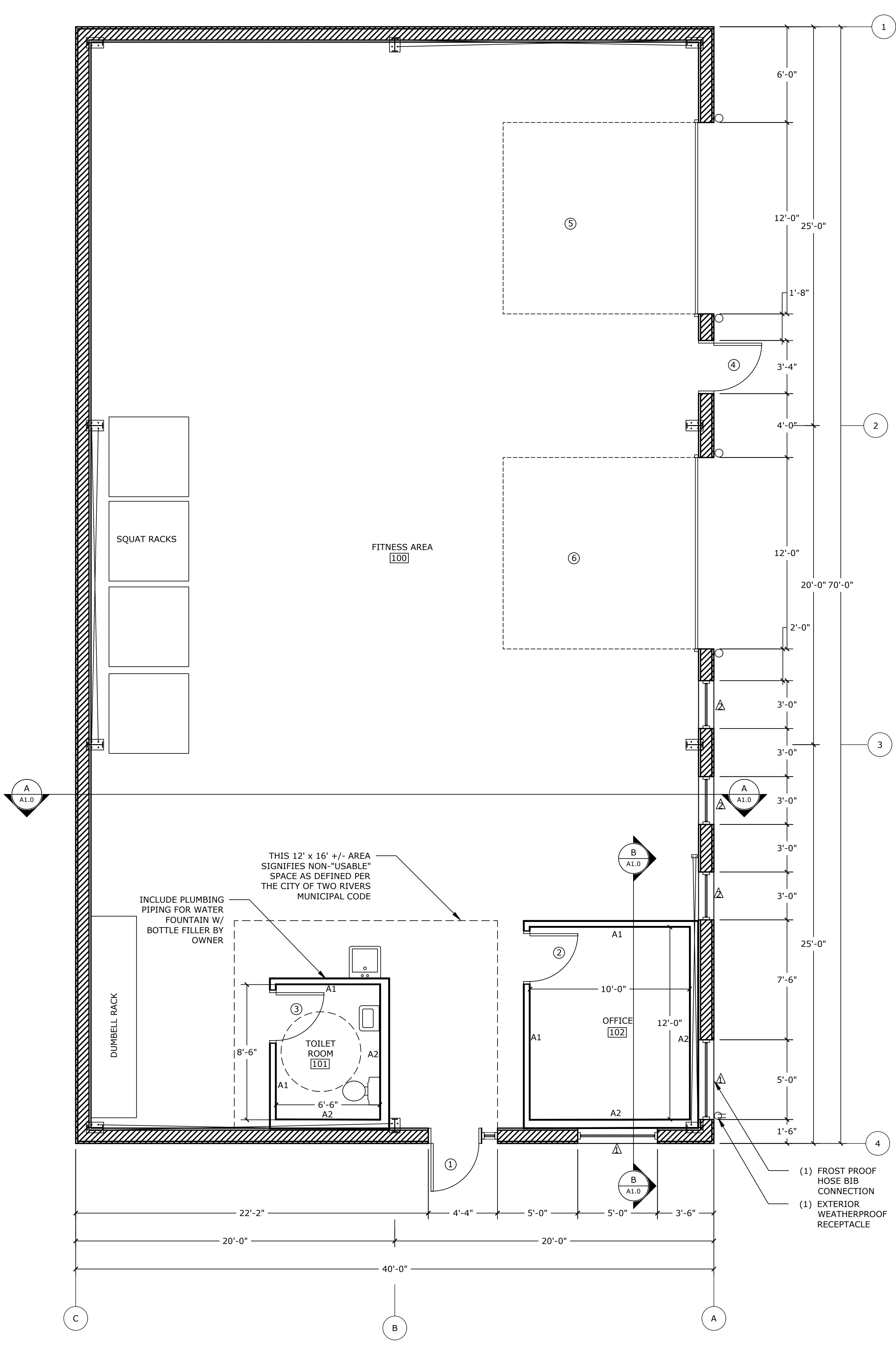
Civil & Structural
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

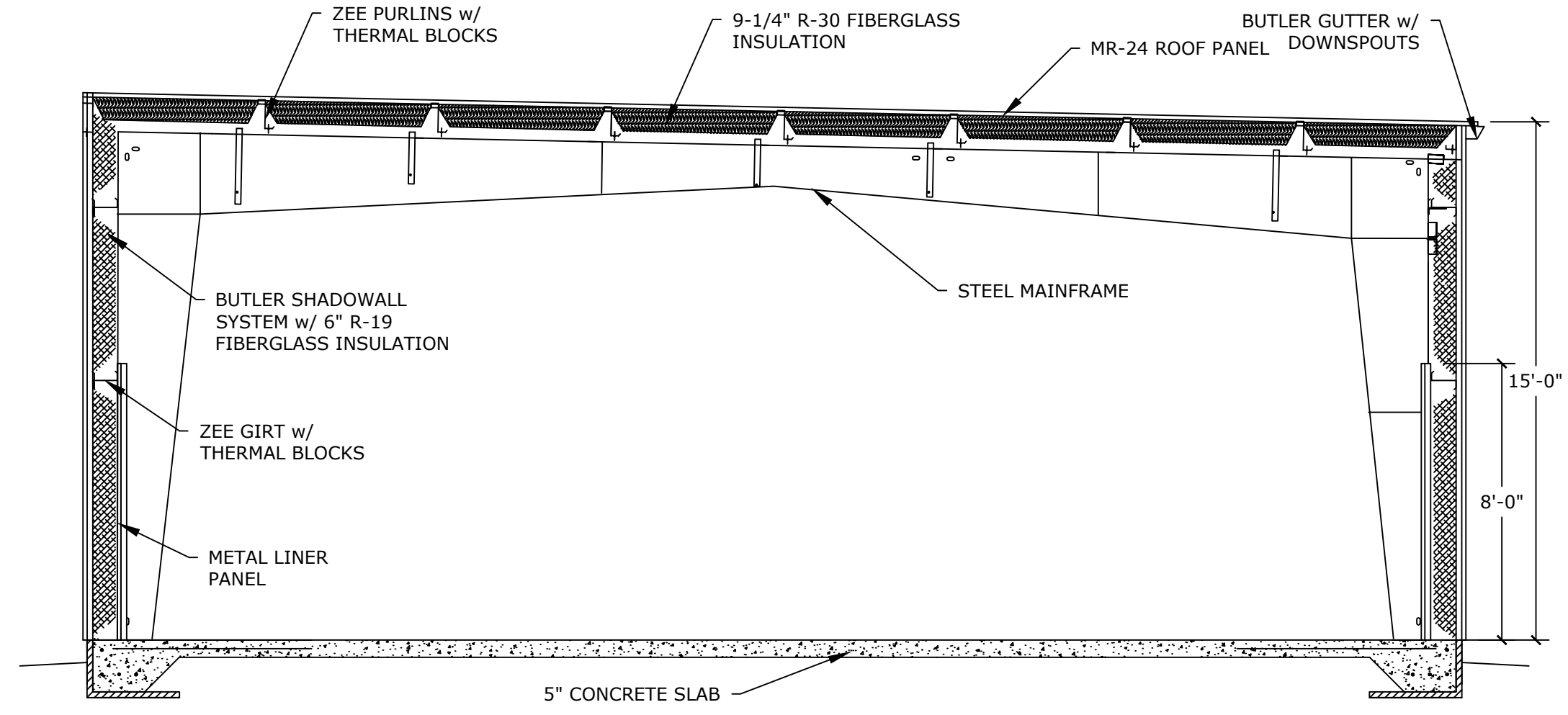
PROPOSED BUILDING
GROWTH GARAGE, LLC
33RD ST
TWO RIVERS, WI 54241

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

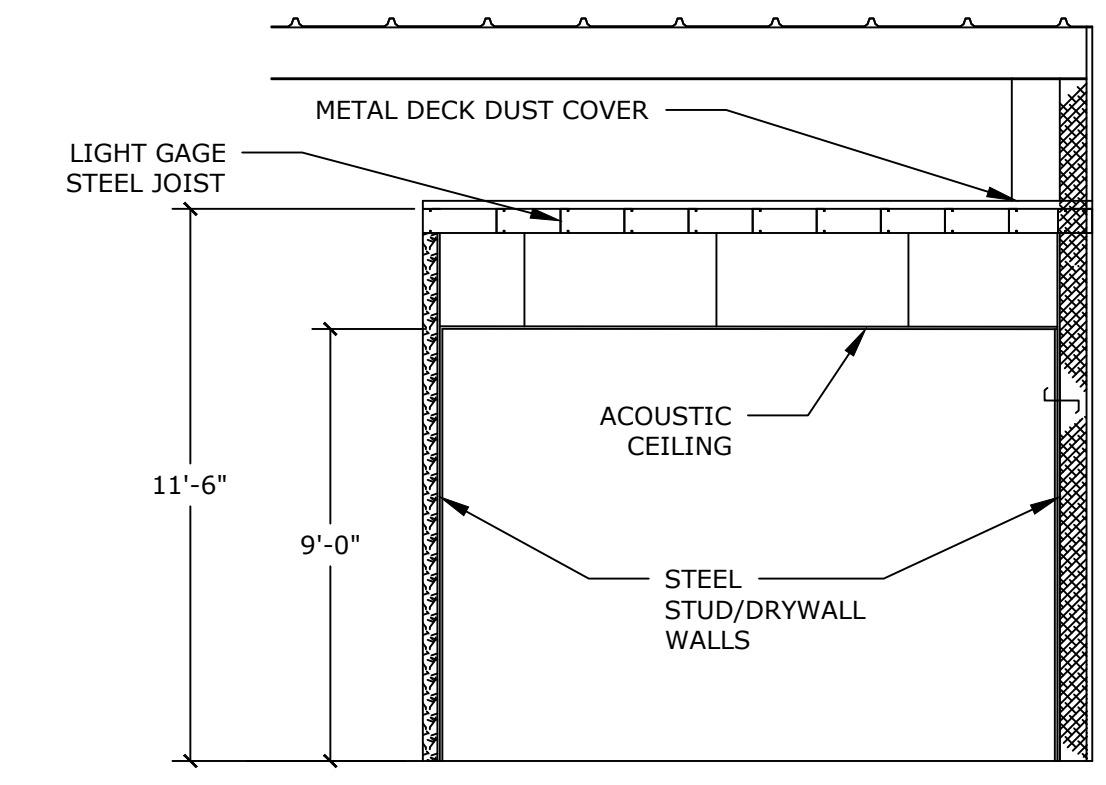
SHEET INFORMATION	
A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET
SHEET	TS



FLOOR PLAN
1/4" = 1'-0"



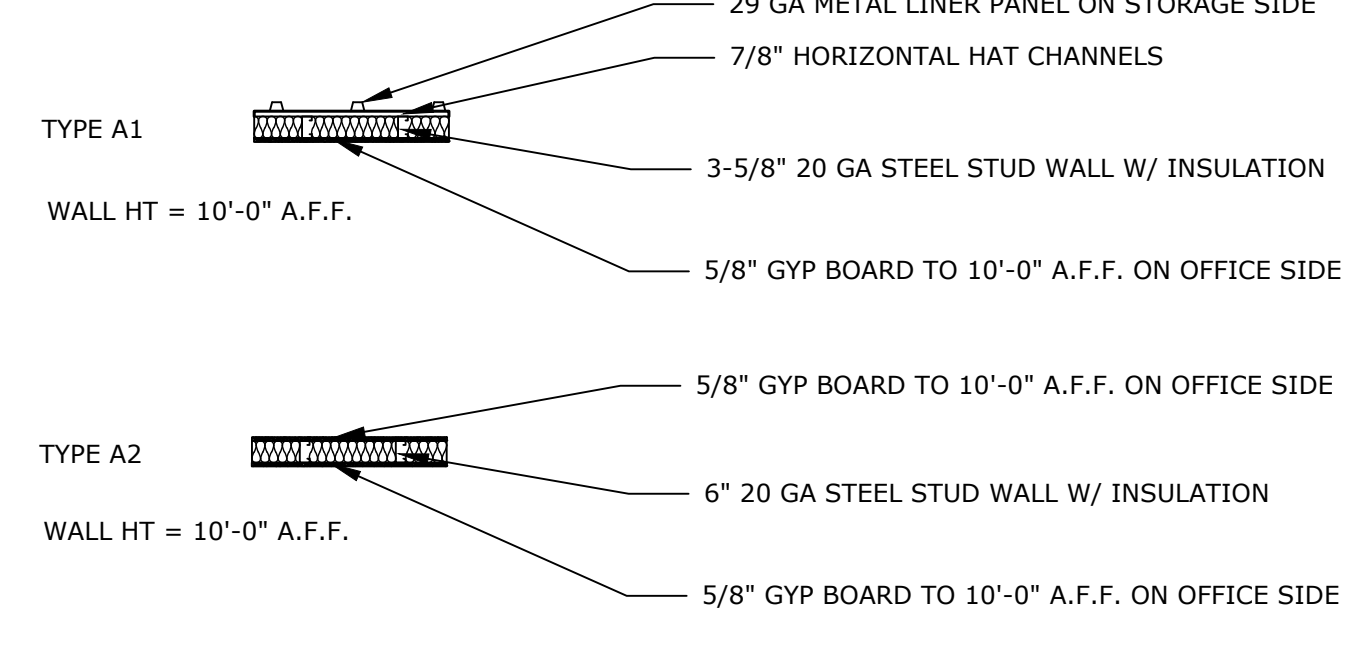
BUILDING SECTION A
1/4" = 1'-0"



BUILDING SECTION B
1/4" = 1'-0"

ROOM FINISH SCHEDULE									
ROOM NAME	FLOOR	BASE	WALLS				CEILING		NOTES
			N	S	E	W	MATL	HEIGHT	
FITNESS AREA 100	CONCRETE	N/A	LP-1	LP-1	LP-1	LP-1	N/A	VARIES	--
TOILET ROOM 101	EXP-1	TB-1	PT-1	PT-1	PT-1	PT-1	ACT-2	9'-0"	--
OFFICE 102	CONC	VB-1	PT-1	PT-1	PT-1	PT-1	ACT-1	9'-0"	--

WALL TYPES



- PT - 1**
 - STANDARD COLOR PAINT
- LP - 1**
 - 26 GA LINER PANEL, WHITE COLOR
- VB - 1**
 - 4" VINYL BASE
 - MFG: JOHNSONITE
 - STANDARD COLOR
- TB - 1**
 - 6" TILE BASE
 - STANDARD COLOR
- CONC**
 - CONCRETE FLOOR SLAB
- EXP - 1**
 - ROLL-ON, SELF LEVELING EPOXY FLOOR COATING
 - STANDARD COLOR
- ACT - 1**
 - 2X2 SUSPENDED CEILING TILE
 - CERTAINTEEED REVEAL EDGE
 - STANDARD COLOR
 - NARROW GRID
- ACT - 2**
 - 2X2 SUSPENDED CEILING TILE
 - GOLD BOND GRIDSTONE GYP PANEL
 - STANDARD COLOR

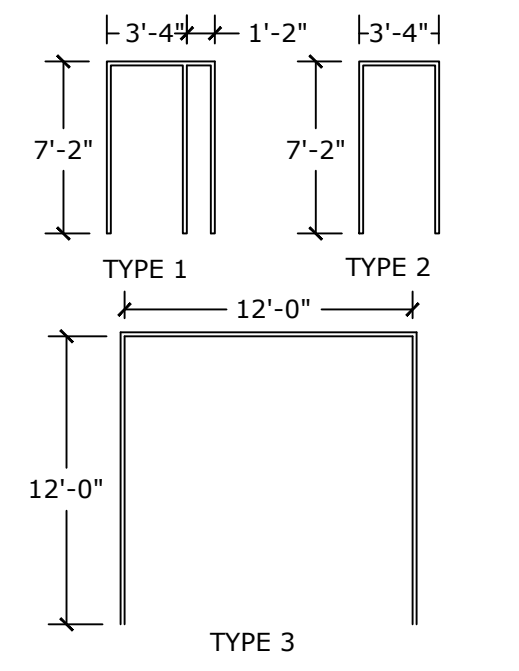
WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	GLAZING	NOTES
	WIDTH	HEIGHT				
1	5'-0"	3'-0"	TYPE 2	ALUM	1" CLEAR INSULATED	CLEAR ANNOZIDED FRAME
2	3'-0"	3'-0"	TYPE 1	ALUM	1" CLEAR INSULATED	CLEAR ANNOZIDED FRAME

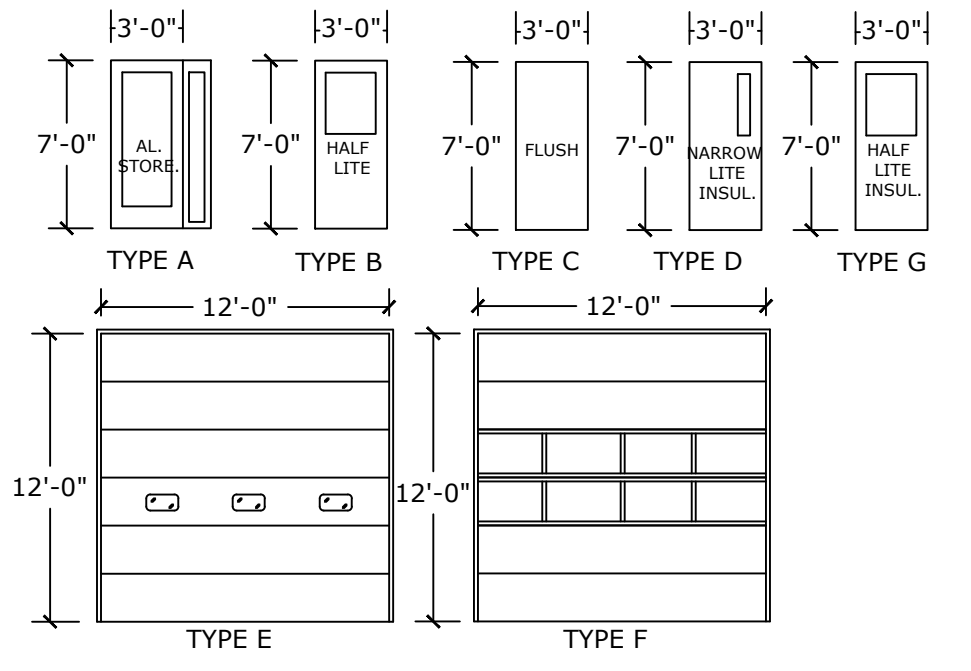
DOOR AND FRAME SCHEDULE

MARK	DOOR			FRAME		LOUVER		FIRE RATING LABEL		HARDWARE		NOTES
	WD	HGT	THK	MATL	EL	WD	HGT	MATL	EL	SET NO	KEYSIDE RM NO	
1	3'-0"	7'-0"	1 3/4"	AL	TYPE A	FULL LITE	--	AL	1	--	1	ALUM. STOREFRONT W/ 1' SIDELITE
2	3'-0"	7'-0"	1 3/4"	WD	TYPE B	HALF LITE	--	HM	2	--	3	1/4" CLEAR FLOAT GLASS
3	3'-0"	7'-0"	1 3/4"	WD	TYPE C	--	--	HM	2	--	2	--
4	3'-0"	7'-0"	1 3/4"	HM	TYPE G	HALF LITE	--	HM	2	--	4	1/4" CLEAR FLOAT GLASS
5	12'-0"	12'-0"	1 3/4"	ST	TYPE F	--	--	ST	3	--	--	OPERATOR & (1) REMOTE
6	12'-0"	12'-0"	1 3/4"	ST	TYPE F	--	--	ST	3	--	--	OPERATOR & (1) REMOTE

FRAME TYPE



DOOR TYPES



HARDWARE SETS HARDWARE NOTES

- HARDWARE SET #1**
- ALUMINUM STOREFRONT PUSH/PULL
 - ALUMINUM FRAME
 - DARK BRONZE ANNOZIDED FINISH
- HARDWARE SET #2**
- GRADE 1 LEVER PRIVACY LOCKSET
 - 1-1/2 PAIR BALL BEARING BUTTS
 - KICK-DOWN DOOR STOP
- HARDWARE SET #3**
- GRADE 1 LEVER ENTRANCE LOCKSET
 - HEAVY DUTY CLOSER
 - 1-1/2 PAIR BALL BEARING BUTTS
 - DOOR STOP
 - HALF-LITE
- HARDWARE SET #4**
- GRADE 1 LEVER LOCKSET
 - HEAVY DUTY CLOSER
 - 1-1/2 PAIR BALL BEARING BUTTS
 - WEATHERSTRIPPING
 - THRESHOLD
 - SWEEP
 - NARROW LITE
- ALL LOCKSETS & LATCHES TO BE GRADE 1 SERIES WITH SATIN CHROME FINISH
 - ALL DOOR HARDWARE INCLUDING HINGES, PUSH/PULLS, KICK-DOWN DOOR STOPS, CLOSERS, ETC... ARE TO HAVE SATIN CHROME FINISH.
 - ALL DOORS AND FRAMES TO BE MACHINED FOR DOOR HARDWARE.
 - LITES SHALL BE FACTORY INSTALLED IN DOORS.

REVISION DESCRIPTION
TR PLAN COMMISSION MTG

DATE
3/18/25

REV BY

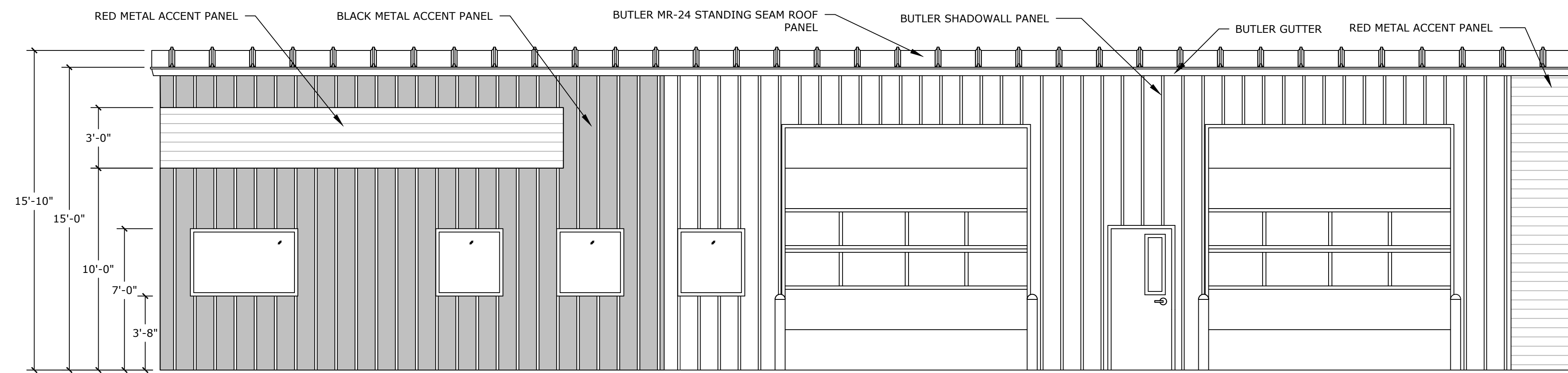
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PHONE: 920-6826105 • WWW.ACEBUILDINGSERVICE.COM

Civil & Structural
SUPERVISING PROFESSIONAL: SMI

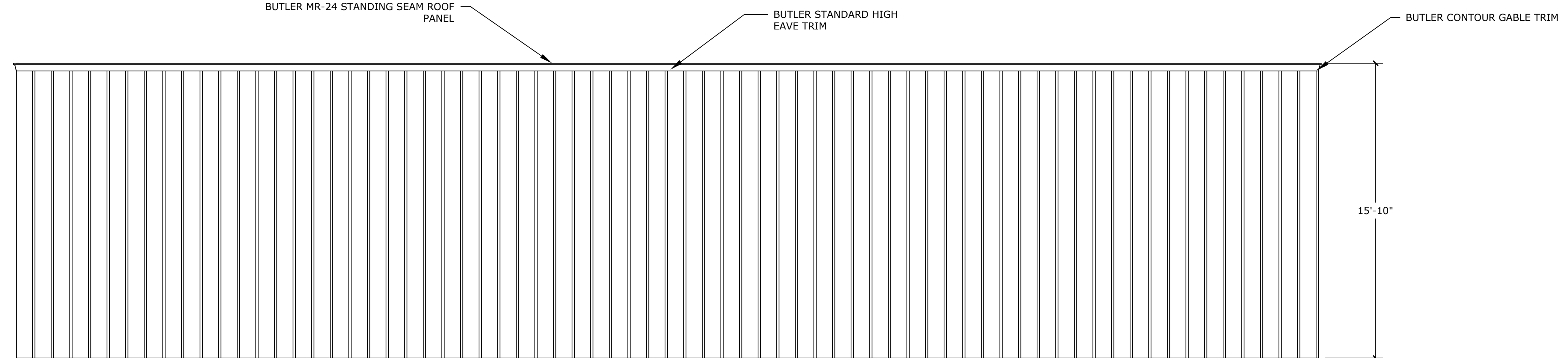
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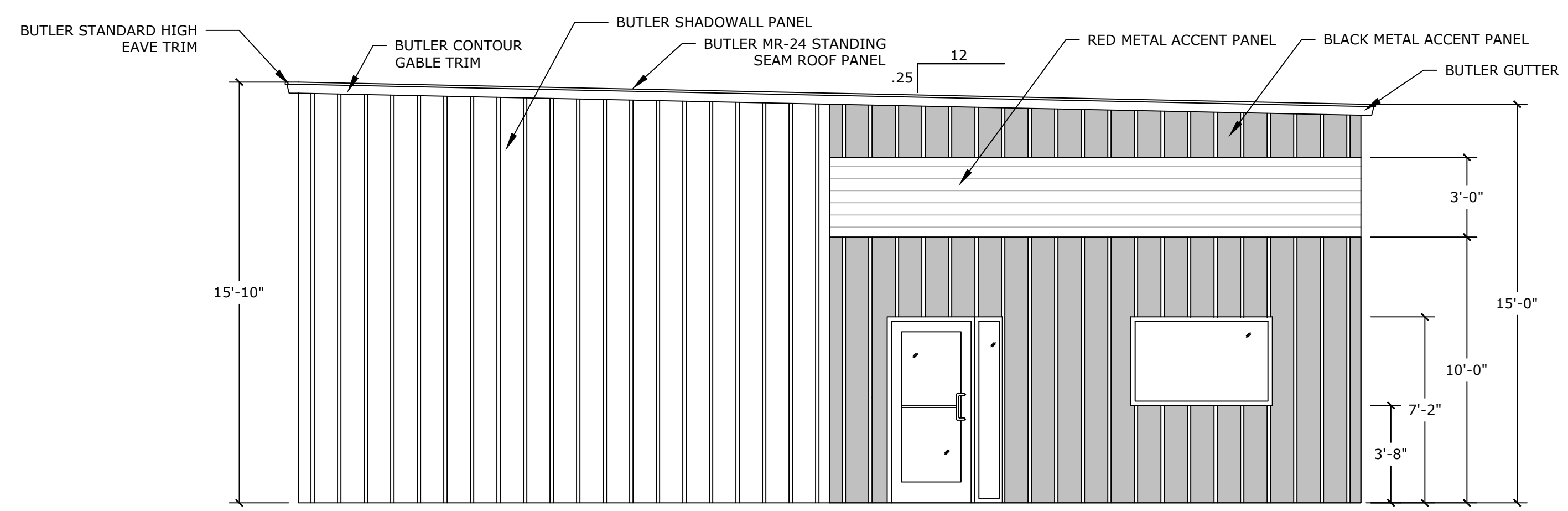
SHEET INFORMATION
A.C.E. JOB NO. 369/24
DATE: 11/15/2024
DRAWN BY: KDR
SCALE: SEE SHEET
SHEET **A1.0**



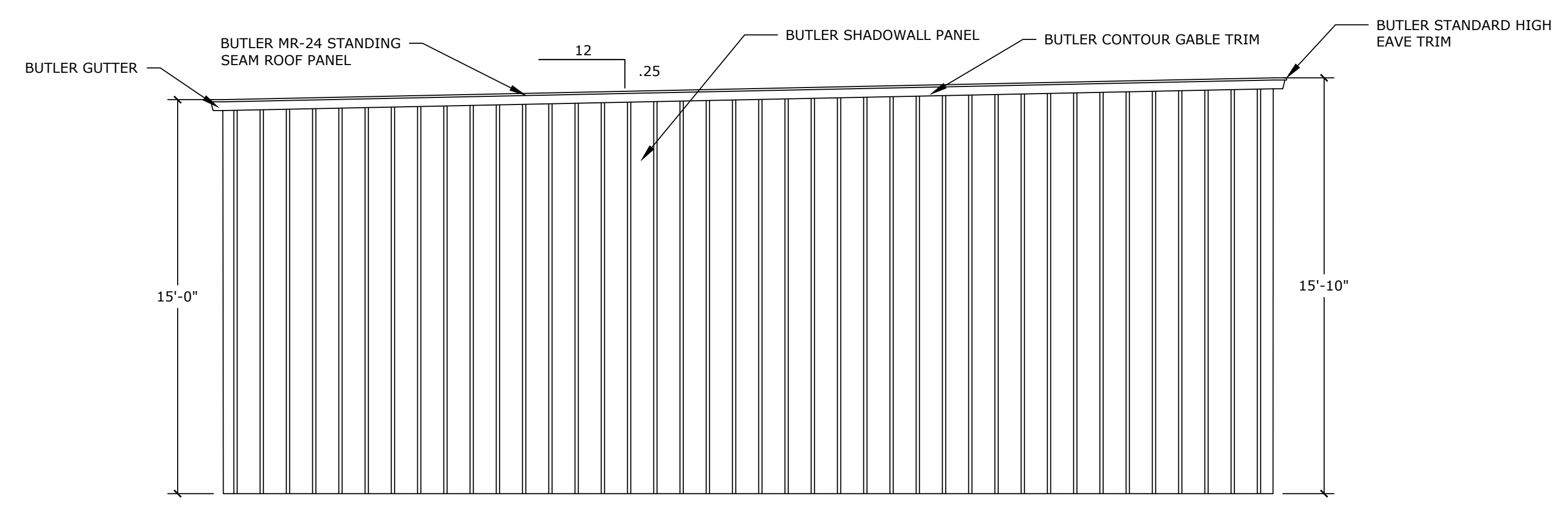
EAST ELEVATION
1/4" = 1'-0"



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



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

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SUPERVISING PROFESSIONAL:
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A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
A2.0

ORDINANCE

AN ORDINANCE to amend Section 10-1-20A of the Municipal Code, entitled “R-1 Single Family Residence District,” Subsection A, “Use,” to add Short Term Rentals as a permitted use.

The Council of the City of Two Rivers ordains as follows:

SECTION 1. Subsection 10-1-20A. of the Municipal Code of the City of Two Rivers, Wisconsin, listing permitted uses in the R-1 Single Family Residence District, is hereby amended to include the following subsection (14).

(14) Short Term Rentals, as that term is defined by Section 6-13-1.

SECTION 2. This ordinance shall take effect after the date of its passage and upon publication.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this ____ day of _____, 2025.

Scott Stechmesser
President, City Council

Gregory E. Buckley
City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin
City Attorney