



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION MEETING

Monday, February 13, 2023 at 5:30 AM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

3. ACTION ITEMS

- A. Possible Amendment to Ordinance Sec. 10-1-15 G.(4.)(b.)(6) for the Pilot Program for Front Yard Gardens, presented by Environmental Advisory Board Committee
- B. Annual Review of Conditional Use Permit 2017-02 to continue operation of agricultural land use at 4115 Lincoln Avenue
- C. Review of City owned property surrounding L.B. Clarke Middle School and the School District's request for the ownership of the property to be transferred to the School District
- D. Request for a Conditional Use Permit for boat rentals at 1509 Monroe Street zoned (WF) Waterfront Business District, submitted by Baeten Lakeshore Properties, LLC
- E. Review of Extraterritorial Parcel and, Parcel, in the City Limits on a Certified Survey Map (CSM) submitted by Cedar Creek Surveying, LLC
- F. Review of Site and Architectural Plans for the Growth Garage located at 1010 34th Street, submitted by Growth Garage, LLC and Mau & Associates

4. 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.

DOC# 1178243

Document Number

CONDITIONAL USE
PERMIT
City of Two Rivers

Permit No. 2017-01



VOL 3063 PG 735

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEED
RECEIVED FOR RECORD
02/23/2017 10:47:55 AM

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, in regard to premises at 4115 Lincoln Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Tract I of Certified Survey Map recorded in Volume 1, Page 351 of Certified Survey Maps, in the City of Two Rivers, Manitowoc County, Wisconsin

2CHG

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

Parcel ID Number: 230-010-002-0

Zoning Classification of the Premises is: R-1 Single Family Residence District/Conditional Use for an agricultural land use, more specifically described as the keeping of animals.

Mailing Address of the Premises is: 4115 Lincoln Avenue, Two Rivers, WI 54241

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

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the 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 operating an agricultural land use, specifically the keeping of animals.

Permitted by action of the City Council of the City of Two Rivers on February 6, 2017.

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 amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. Operation of the use permitted shall be in strict conformity to the letter of request filed in connection with this Petition for this Permit and such letter of request is incorporated herein by reference as if set forth in detail herein.
4. 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.
5. This Permit is specifically issued to Jeremy and Shannon Berglund and shall lapse upon a change in ownership or tenancy of the subject premises.
6. Conditions of Operations:
 - a. Number of animals shall be limited to: One (1) Shetland pony; one (1) goat; one (1) sheep; seven (7) ducks; eighteen (18) chickens (hens only).
 - b. The two existing 100 sq. ft. shelters for the pony and the chickens/ducks may remain, but may not be enlarged or expanded. Location of the animal shelters shall be located in the rear yard and at least ten (10) feet from all property lines.
 - c. The animals may roam freely only in the fence rear yard. However, should the City receive complaints regarding the proximity of the animals to adjacent property, the City reserves the right to impose at least a ten (10) foot setback from all property lines for any areas the animals may occupy.
 - d. There shall be no accumulation of animal feces or manure on the premises.
 - e. At no time should the keeping of the above described animals cause a public nuisance due to noise, odor, unsanitary conditions or operation features. The City reserves the right to amend this Permit should any nuisance fail to be abated.
 - f. The Permittees may not receive any compensation for the sale of animals, eggs, wool or other animal based products.
 - g. A license from the City shall be obtained and maintained for the chickens. A copy of said license shall be provided to the Inspections Department.
 - h. This Permit is subject to review on an annual basis.

SIGNATURES OF PROPERTY OWNER AND PERMITEE:



VOL 3063

PG 736

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

[Signature]
Printed Name: Jeremy Berglund

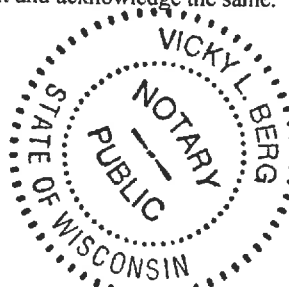
Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 16th day of February, 2017, the above named Jeremy Berglund to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, WI
My commission expires: 05/08/17



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

[Signature]
Printed Name: Jeremy Berglund

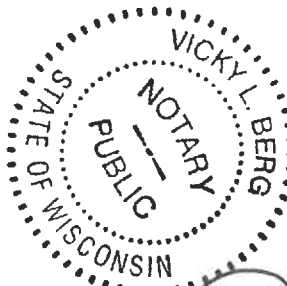
[Signature]
Printed Name: Shannon Berglund

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 16th day of February, 2017, the above named Jeremy Berglund and Shannon Berglund to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, WI
My commission expires: 05/08/17



SIGNATURES - CITY OF TWO RIVERS

[Signature]
Kim M. Graves, City Clerk

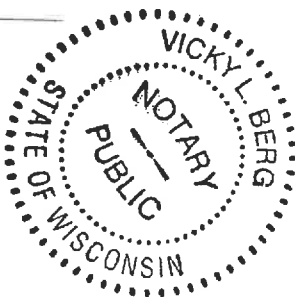
[Signature]
Patrick J. Gagnon, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 6th day of February, 2017, the above named Kim M. Graves and Patrick J. Gagnon to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

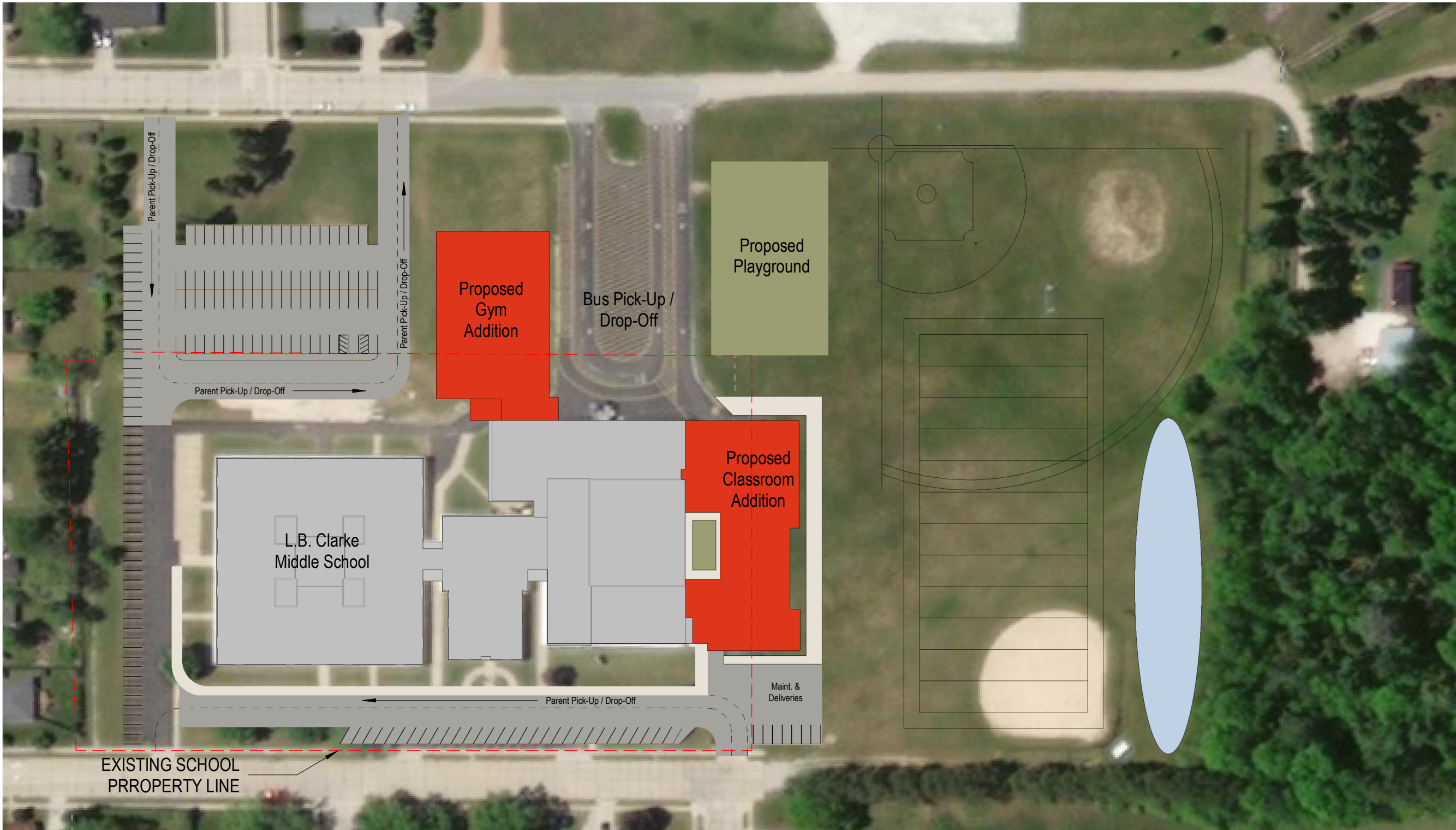
[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin
My commission expires: 05/08/17



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

Proposed Site Plan





**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Annie/Joe Baeten / Baeten Lakeshore Properties, LLC TELEPHONE 920-621-1437

MAILING ADDRESS 1522 Monroe Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Baeten Lakeshore Properties, LLC TELEPHONE 920-621-1437

MAILING ADDRESS 1522 Monroe Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

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

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ Other

PROJECT LOCATION 1509 Monroe Street TYPE OF STRUCTURE None

PRESENT ZONING WB REQUESTED ZONING Same

PROPOSED LAND USE Boat Rentals

PARCEL # 0000740210 ACREAGE 0.608

LEGAL DESCRIPTION TRACT 1 OF CSM V 12 P 163 PT LOTS 5 THRU 7 BLK 73 PT OF LOTS 1 THRU 4 BLK 74 PT OF LOT 1 BLK 75 & PT OF VAC MONROE & W RIVER STS

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

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

Signed [Signature] Date 1-10-2023
(Property Owner)

Fee Required

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

Schedule

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

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

**CONDITIONAL USE
PERMIT
City of Two Rivers**

Document Number

Permit No. 2023-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1900 School Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

**ORIG PLAT TRACT 1 OF CSM V 12 P 163 PT LOTS 5
THRU 7 BLK 73 PT OF LOTS 1 THRU 4 BLK 74 PT OF
LOT 1 BLK 75 & PT OF VAC MONROE & W RIVER
STS** in the City of Two Rivers, Manitowoc County, Wisconsin

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

Parcel ID Number: 053-000-074-021.00

Zoning Classification of the Premises is: (WF) Waterfront Business District
Mailing Address of the Premises is: 1509 Monroe Street, Two Rivers, WI 54241

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

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the 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 the operation of a boat rental operation .

Permitted by action of the City Council of the City of Two Rivers on March 20, 2023

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 City's Zoning Code.
4. Operation of the use permitted shall be in strict conformity to the Site Plan filed in connection with the Petition for this Permit and said plan is 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 specifically issued to Baeten Lakeshore Properties, LLC for the 1509 Boat rental operations and shall lapse upon a change in ownership of the business, tenancy of the subject premises or if the land uses cease 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.
7. Conditions of Operations:
 - a. Hours of operation of 1509 Monroe Street, Baeten Lakeshore Properties, LLC: 9AM - 6PM seven days a week.
 - b. Operator of boats shall be the legal age to operate under Wisconsin law.
 - c. Renter and passengers of boats shall follow all water safety regulations per the Wisconsin Department of

Natural Resources (WDNR).

- d. No rentals shall be made to anyone suspected of intoxication or drug use.
- e. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted on any boat or the premises.
- f. There shall not be anything willfully or negligently that may be or become an annoyance or public nuisance.
- h. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used in, on or about a boat, except for small quantities of gasoline or motor oil necessities, necessary for motors used on boats.
- i. No sales or service of boats are permitted on the property.
- j. All boats rented shall be equipped as provided by Wis. Stat. Section 30.62.

SIGNATURES OF PROPERTY OWNER AND PERMITEE:

As Owners of the Subject Property, we accept and understand the above described conditions.

Joe Baeten

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Joe Baeten to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Lisa Kuehn, Deputy Clerk

Notary Public, Manitowoc County, Wisconsin
My commission expires:

SIGNATURES - CITY OF TWO RIVERS

Lisa Kuehn, Deputy Clerk

Adam Wachowski, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Joe Baeten known to be the person who executed the foregoing instrument and acknowledge the same.

Adam Taylor

Notary Public, Manitowoc County, Wisconsin
My commission expires:

THIS INSTRUMENT WAS DRAFTED BY: Elizabeth Runge, Community Development Director

PLAN OF OPERATION

Conditional Use Permit Application
1509 Monroe Street, Two Rivers, WI 54241
Parcel #: 0000740210



Contact Information

Baeten Lakeshore Properties, LLC
Joe Baeten, Member
(920) 621-1437
Joseph.Baeten@gmail.com

Property

The property is located between 16th and Monroe Streets and the West Twin River. The property has a single facility residential home, fish cleaning station, 10 docks or 20 slips, ramp with access to the West Twin River and parking stalls. The residential home also includes a full-service bathroom that serves the marina tenants. Boat slips east of the ramp have water and electricity hook ups and slips to the west of the ramp do not have these amenities available.

The property is current use includes season dock slip rentals. In addition, the residential home is utilized as a rental.

Proposed Project

This condition use request is for allowing boat rental activities (i.e. change in use). No new structures or improvements to existing structures is being proposed with this request.

Intensity of Use

Customers: It's anticipated during the season there could be 24-32 customers daily. The season starts May 15th and runs through September so an estimated 3,500-4,000 unique customers will utilize the rental activities provided.

Employees: Boat rentals at the marina will be owned and operated by the business moving into 1522 Monroe Street. This business will provide a variety of rental options and retail space in addition to boat rentals. It's anticipated 2-3 full time employees (year-round) and 3-5 part time employees (during the summer months) will be employed.

Hours of Operation: Boat rentals will be offered on both an hourly and daily basis. The anticipated hours for hourly rentals are from 7 am to 8 pm during the summer season (May through September) with some possible earlier and later times depending on sunrise and sunset. Daily rentals will have access to the site/boats all day. Outside of the operating months, no activities will be occurring.

Physical Factors

This use will not result in any physical changes to the property or environment.

Public Safety

Fire/EMS/Police: This change will attract people who are not as familiar with boats and being around water compared to the current tenants who utilize the property. In response, docks servicing boat rentals will include handrails and lifebuoys and all rental boats will include life vests. Additional training information related to water safety will also be provided to customers prior to use.

Parking: The property currently has 18 parking stalls. In addition, the property directly to the north, which is owned by the same company, includes 7 parking stalls and there are also 3 on street parking stalls on Monroe Street south of 16th. It's anticipated there will be ample parking to support the proposed use.

Utilities

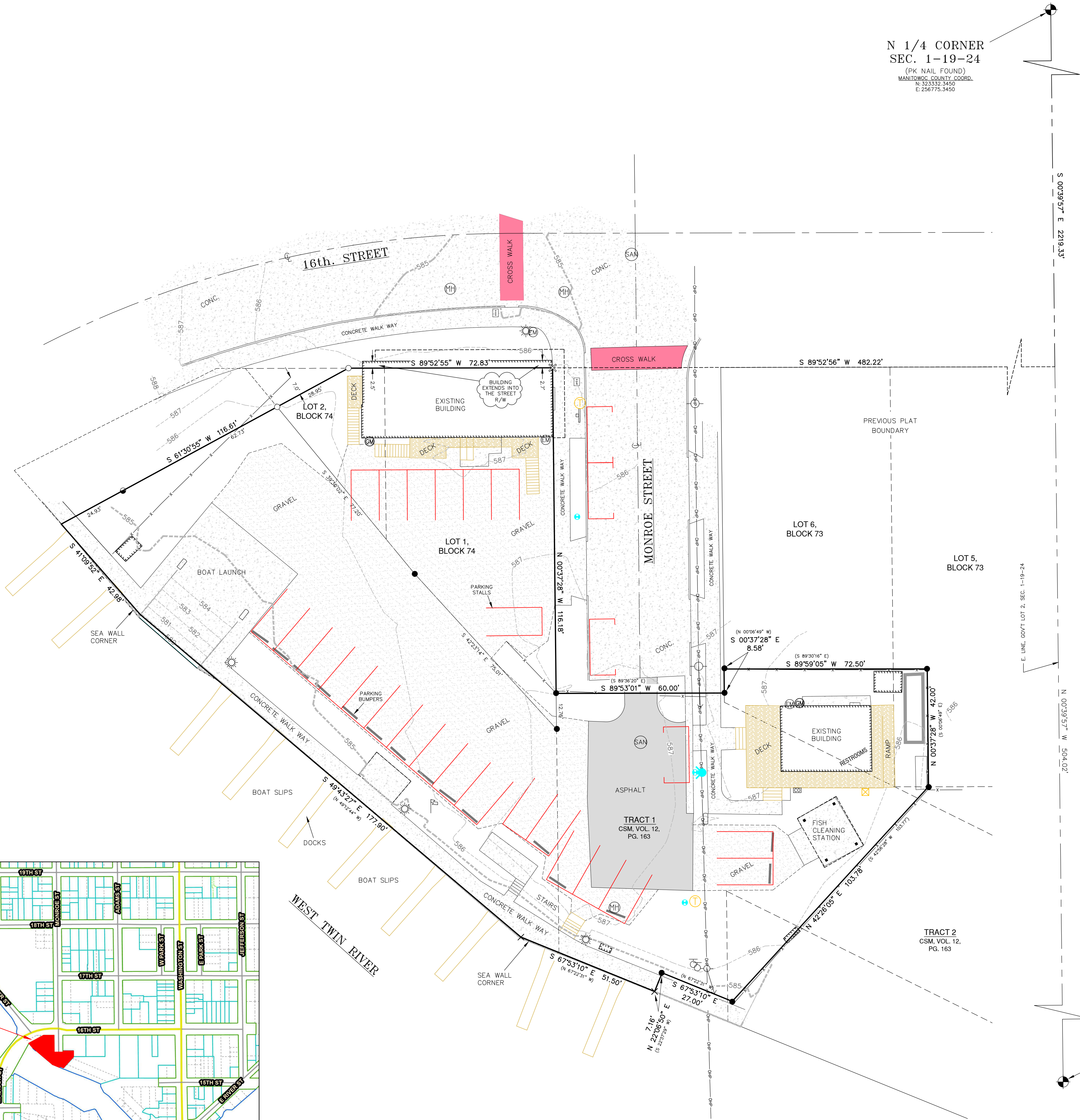
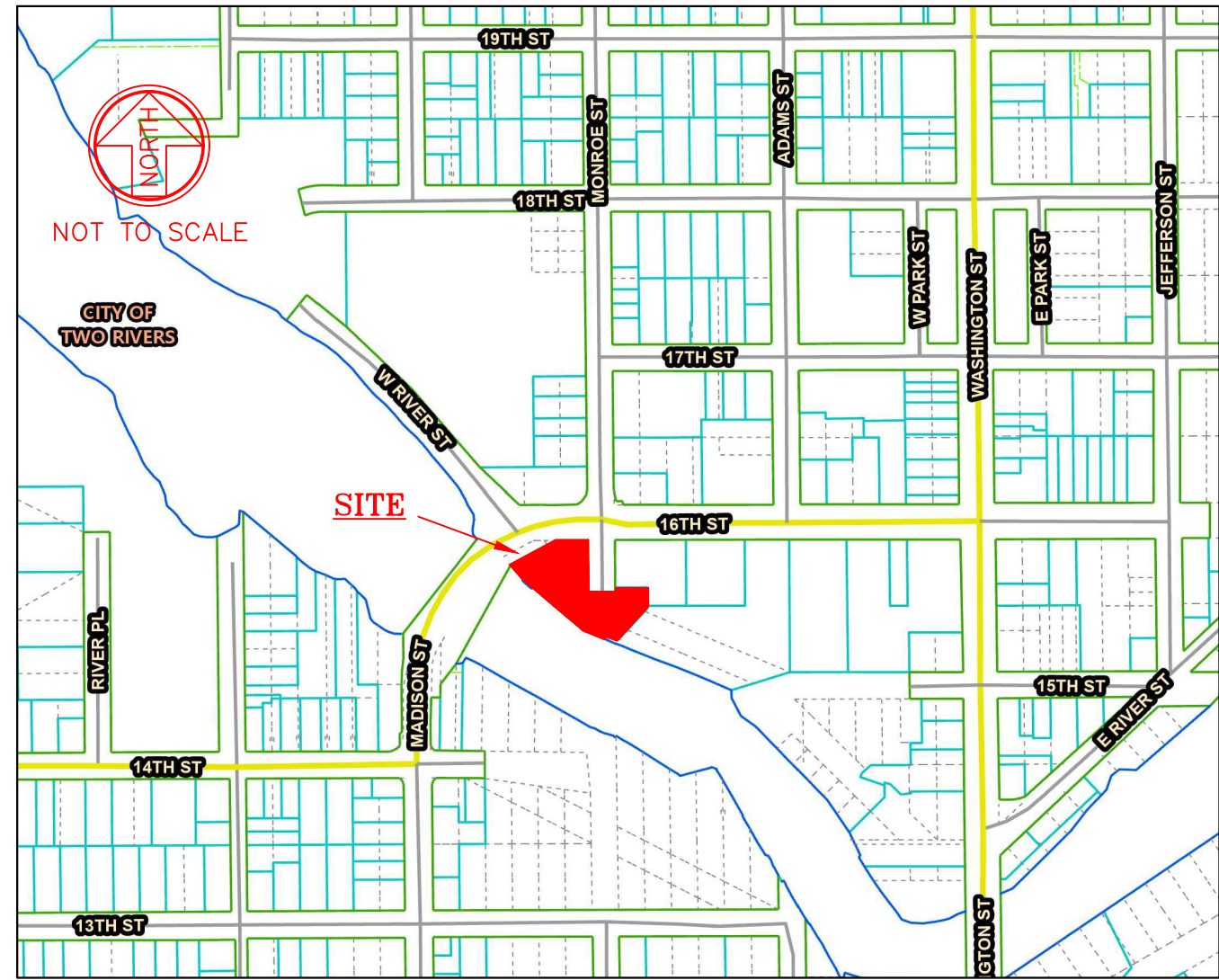
Electric, Sewer, & Water: Customers of the boat rentals will utilize electric, sewer and water services when at the site. Usage of these services should not increase much more than what is currently used. It's anticipated that the available services will be adequate to support this use.

Economic Impacts

Job Creation: As mentioned earlier, this change in use will support a business that will be adding 2-3 full time employees (year-round) and 3-5 part time employees (during the summer months). In addition, this activity will rely on local services such as boat maintenance and repair, cleaning, property maintenance, and advertising.

Aesthetics

Outdoor Use: The use of boat rentals will occur outdoors only. To achieve the highest customer experience, improvements to the properties landscaping and improved maintenance of the existing structures will likely occur resulting in better aesthetics.



- LEGEND**
- | | |
|--|------------------------------------|
| ○ = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT | ⊞ = EXISTING STREET LIGHT |
| ● = EXISTING 1" IRON PIPE | ⊞ = EXISTING POWER POLE |
| ⊞ = EXISTING ROD | ⊞ = EXISTING ELECTRIC METER |
| ⊞ = CHISELED "X" SET | ⊞ = EXISTING LIGHT POLE |
| ⊞ = EXISTING CHISELED "X" | ⊞ = EXISTING GAS METER |
| ⊞ = VENT | ⊞ = EXISTING POWER POLE W/GUY WIRE |
| ⊞ = BALLARD | ⊞ = EXISTING TELEPHONE PEDESTAL |
| ⊞ = EXISTING SANITARY MANHOLE | ⊞ = EXISTING TRAFFIC SIGN |
| ⊞ = EXISTING ELECTRIC MANHOLE | ⊞ = WATER VALVE |
| ⊞ = EXISTING MANHOLE | ⊞ = EXISTING HYDRANT |
| ⊞ = EXISTING TELEPHONE MANHOLE | ⊞ = CLEAN OUT VALVE |
| | (0000) = "RECORDED AS" DIMENSIONS |
| | ⊞ = BUILDING OVERHANG |
| | ⊞ = OVERHEAD POWER LINE |
| | ⊞ = FENCE |

PARKING STALLS
25 - STALLS AVAILABLE ON SITE
3 - STALLS AVAILABLE ON STREET

TOTAL AREA:
33,466 Sq. Ft.
0.768 Ac.

DESCRIPTION:
Part of Tract 1 of a certified survey map recorded in volume 12, page 163, and that portion of Lots 1 and 2 of Block 74 of the Original Plat of the City of Two Rivers, lying north of said Tract 1; Excepting therefrom the lands described in volume 2231, page 662 #1018872 and volume 2238, page 107 #1020074, all located in Government Lot 2 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, now described as follows:

Commencing at the N 1/4 Corner of said Section 1; Thence S 00°39'57" E, 2219.33 feet; Thence S 89°52'55" W, 482.22 feet to the northeast corner of said Block 74 being the point of beginning; Thence continuing S 89°52'55" W, 72.83 feet coincident with the north line of said Block 74; Thence S 61°30'55" W, 116.61 feet to the shoreline as established by said Certified Survey Map; Thence S 41°09'52" E, 42.98 feet; Thence S 49°43'27" E, 177.90 feet; Thence S 67°53'03" E, 51.50 feet; Thence N 22°06'50" E, 7.16 feet; Thence S 67°53'10" E, 27.00 feet; Thence N 42°26'05" E, 103.77 feet; Thence N 00°37'28" W, 42.00 feet; Thence S 89°59'05" W, 72.50 feet; Thence S 00°37'28" E, 8.58 feet; Thence S 89°53'01" W, 60.00 feet; Thence N 00°37'28" W, 116.18 feet to the point of beginning.

Said parcel contains 33,466 Square Feet (0.768 Acres) of land.

SURVEY NOTE:
This survey does not show existing easements that cross the property. Parking stalls are based on existing parking bumpers or available space.

SURVEYORS CERTIFICATE:
I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

DATE: 1/6/2023
JEFFREY A. DEZEEUW
S-2284
MANITOWOC
WI

CENTER CORNER
SEC. 1-19-24
(PK NAIL FOUND)
MANITOWOC COUNTY COORD.
N 32°33'32.3450
E 256°77'6.3450

LEGEND
NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM AND THE COUNTY FEET/1000
SECTION SUMMARY
SCALE 1" = 20'

PLAT OF SURVEY
PART OF TRACT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 12, PAGE 163, AND THAT PORTION OF LOTS 1 AND 2 OF BLOCK 74 OF THE ORIGINAL PLAT OF THE CITY OF TWO RIVERS, LYING NORTH OF SAID TRACT 1; EXCEPTING THEREFROM THE LANDS DESCRIBED IN VOLUME 2231, PAGE 662 #1018872 AND VOLUME 2238, PAGE 107 #1020074, ALL LOCATED IN GOVERNMENT LOT 2 OF SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

LEGEND

District Zoning Map 2020
Zoning as of January 1, 2020

Conservancy Districts

- C-1 Conservancy
- C-2 Conservancy

Residential Districts

- R-1 1-Family Residential
- R-2 1-2 Family Residential
- R-3 1-2 Family Residential
- R-4 Multi-Family Residential
- CSD Conservation Subdivision District
- PUD Planned Unit Development
- PDD Planned Development District
- TND Traditional Neighborhood Development

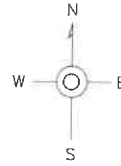
Business Districts

- B-1 Business District
- B-2 Business District
- B-3 Business District
- IPF Institutional/Public Facilities District
- OSB Office Service Business District
- WFB Waterfront Business District

Industrial Districts

- I-1 Industrial District
- I-2 Industrial District
- I-3 Industrial District

City Limits



CITY OF TWO RIVERS WISCONSIN

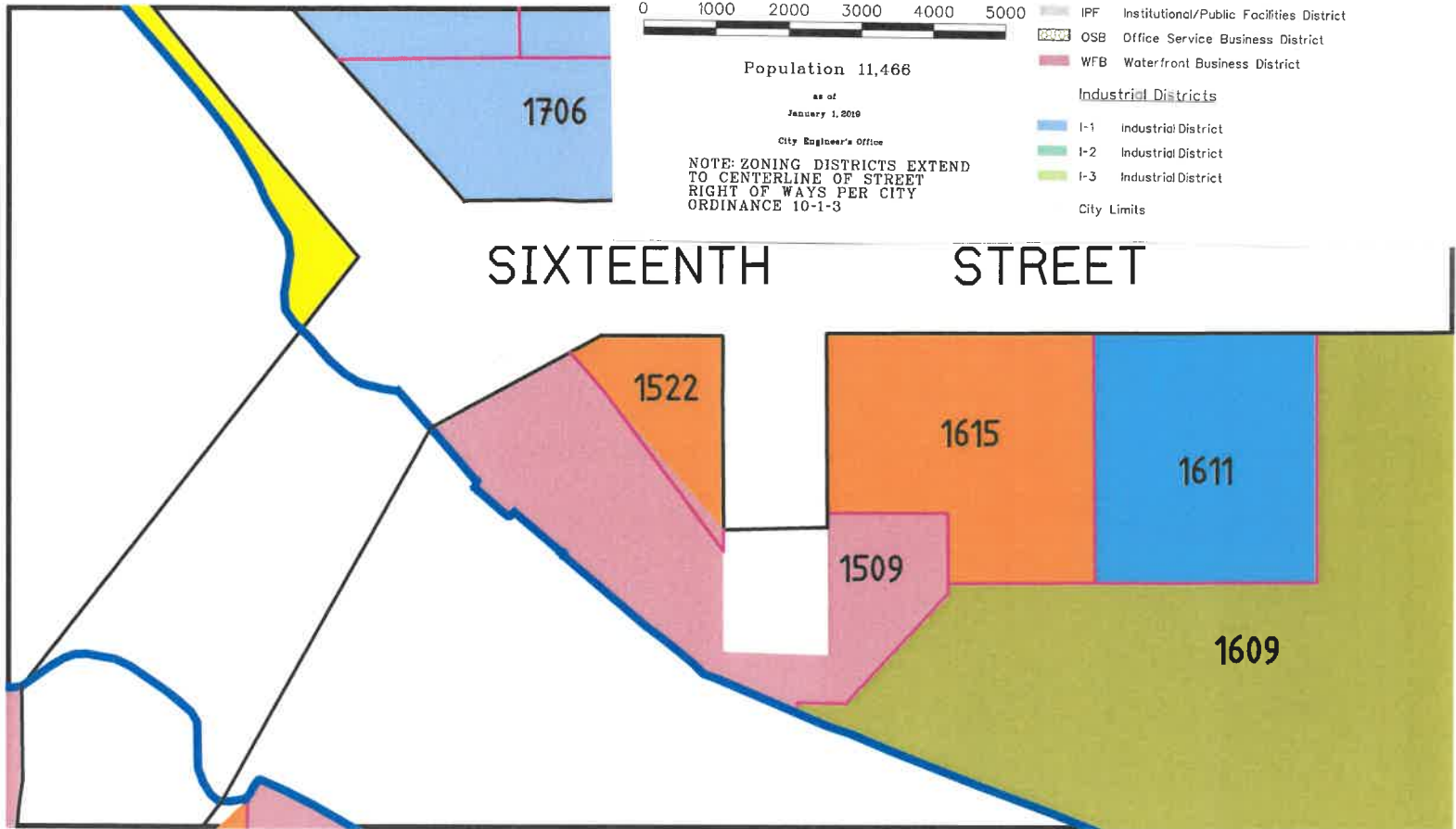


Population 11,466

as of
January 1, 2019

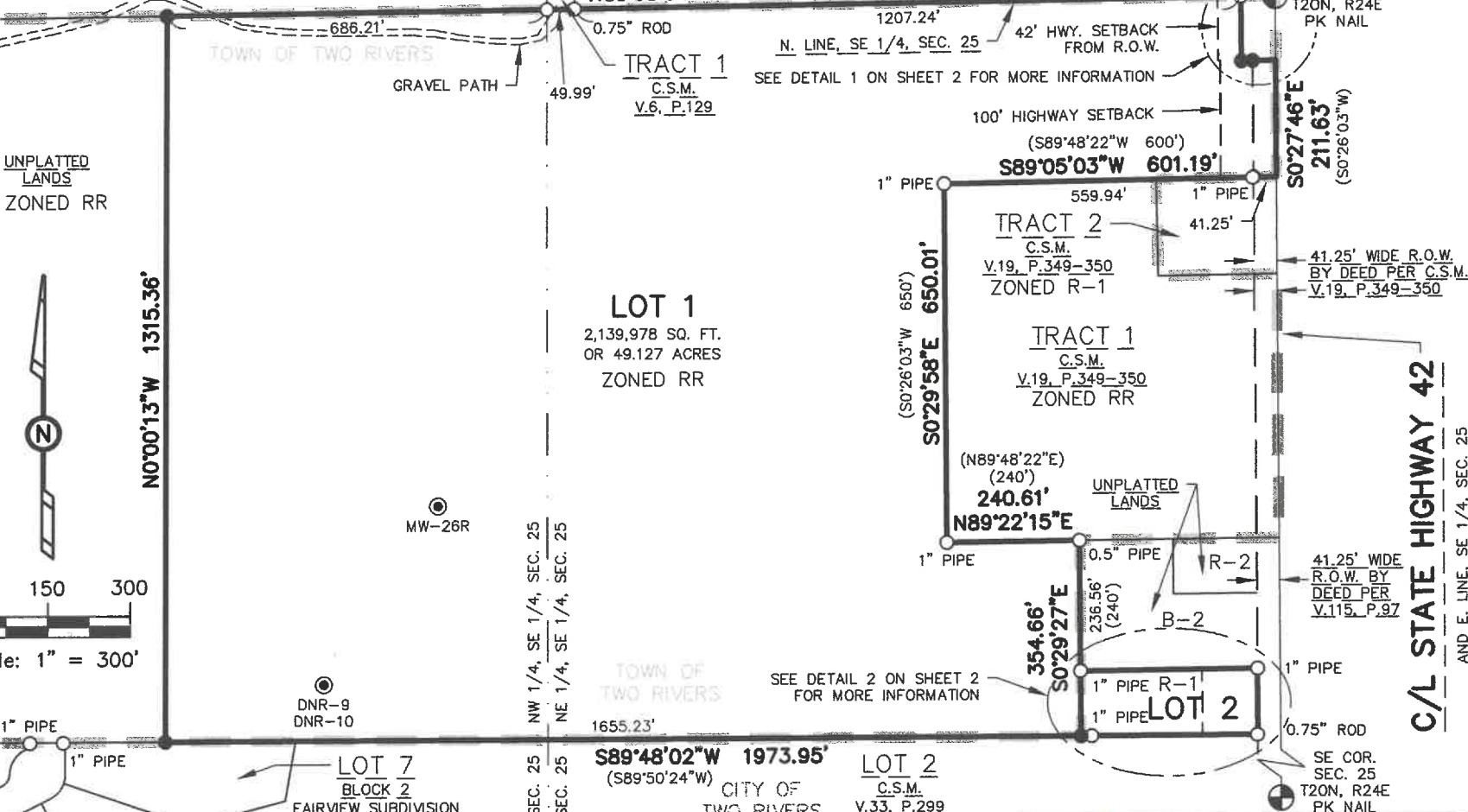
City Engineer's Office

NOTE: ZONING DISTRICTS EXTEND
TO CENTERLINE OF STREET
RIGHT OF WAYS PER CITY
ORDINANCE 10-1-3



CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN
OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



SETBACKS:

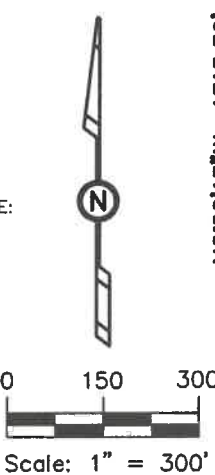
SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

LOT 1 DISTRICT RR

FRONT YARD: 100 FEET FROM C/L OR 42' FROM R.O.W.
WHICHEVER ONE IS GREATER
SIDE YARD: ACCESSORY STRUCTURES: 10 FEET
PRINCIPAL STRUCTURES: 25 FEET
REAR YARD: ACCESSORY STRUCTURES: 10 FEET
PRINCIPAL STRUCTURES: 25 FEET

LOT 2 DISTRICT R1

FRONT YARD: 30 FEET
SIDE YARD: 8 FEET, 25 FEET TOTAL
REAR YARD: 25 FEET



This instrument was drafted by Benjamin J. Reenders.

NOTES:

OWNER AND SUBDIVIDER:
JACOB GEIMER, SANDRA KLEIN, AND CATHERINE JOHNSON
BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 25, T20N, R24E, AS
BEING S0°27'46"E PER THE MANITOWOC
COUNTY COORDINATE SYSTEM.

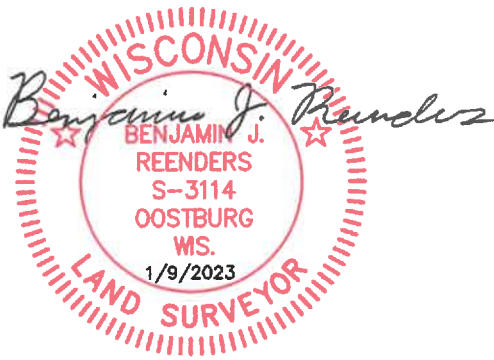
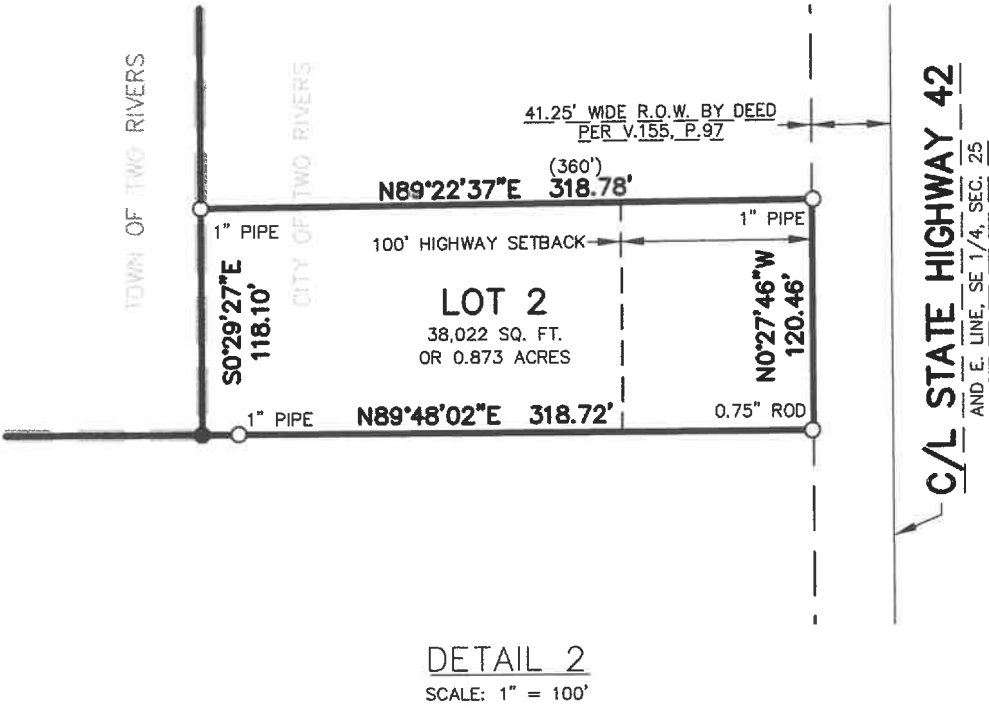
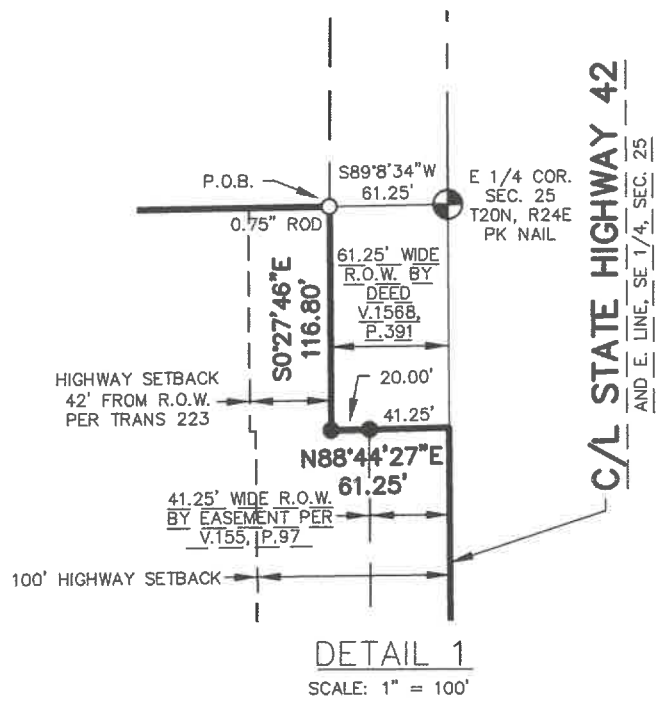
LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument
- ⊙ = Monitor Well
- = City Limits

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com
FILE No.: 2022178 DATE: 1/9/2023 SHEET: 1 OF 4

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN
OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



NOTES:

OWNER AND SUBDIVIDER:
JACOB GEIMER AND CATHERINE JOHNSON
BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 25, T20N, R24E, AS
BEING S0°27'46"E PER THE MANITOWOC
COUNTY COORDINATE SYSTEM.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument
- = City Limits

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 1/9/2023 SHEET: 2 OF 4

This instrument was drafted by Benjamin J. Reenders.

CERTIFIED SURVEY MAP

BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers and City of Two Rivers, Manitowoc County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 Corner of said Section25: thence S89°08'34"W 61.25 feet along the North line of the Southeast 1/4 of said Section 25 to the POINT OF BEGINNING of this description; thence S00°27'46"E 116.80 feet along the West Right-of-Way line of State Highway "42"; thence N88°44'27"E 61.25 feet; thence S00°27'46"E 211.63 feet along the East line of the Southeast 1/4 of said Section 25 and the Centerline of State Highway "42"; thence S89°05'03"W 601.19 feet along the North line of Tract 1 of CSM V. 19, P.349; thence S00°29'58"E 650.01 feet along the West line of said Tract 1; thence N89°22'15"E 240.61 feet along the South line of said Tract 1; thence S00°29'27"E 236.56 feet; thence N89°22'37"E 318.78 feet; thence S00°27'46"E 120.46 feet along the West Right-of-Way line of State highway "42"; thence S89°48'02"W 1973.95 feet; thence N00°00'13"W 1315.36 feet; thence N89°08'34"E 1943.44 feet to the point of beginning.

This Parcel contains 2,178,000 square feet or 50,000 acres and is subject to Highway Right-of-Way over the Easterly 41.25 feet as depicted on this map.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulation and the Municipal Codes of the Town of Two Rivers and City of Two Rivers in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 9th day of January, 2023
Benjamin J. Reenders PLS S-3114



CERTIFIED SURVEY MAP

BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATES

As owners, we hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Two Rivers and the Manitowoc County Planning and Park Commission for approval.

Jacob A. Geimer Dated 1-19-23, 2023
Jacob A. Geimer

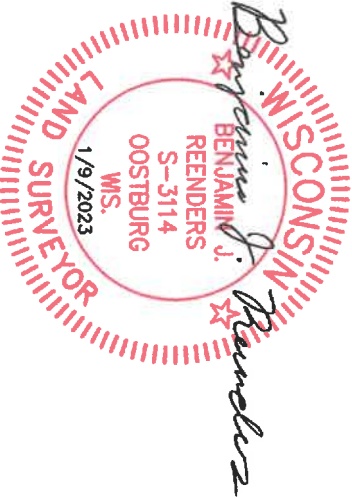
Catherine A. Johnson Dated 1-19-23, 2023
Catherine A. Johnson

Sandra D. Klein Dated 1/19/2023, 2023
Sandra D. Klein
By Rick Winter, POA

CITY OF TWO RIVERS APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers and City of Two Rivers is hereby approved by the City of Two Rivers.
on this _____ day of _____, 2023.

Signature _____



This instrument was drafted by Benjamin J. Reenders.



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



From:

Elizabeth Runge,
Community
Development Director

PLAN COMMISSION

Action:

Site and Architectural Review, Growth Garage at 1010 34TH Street

Current Zoning:

(B 2) Business District

1. Background

The proposed development is for 12,320 sq ft of storage units and 3,600 square feet of Incubator units. The storage units range in size and quantity below:

-7 units of 12 x 30 square feet

-10 units of 10 x 15 square feet

-20 units of 5 x 15 square feet

-9 units of 10 x 20 square feet

The Growth Garage section of the development which will serve as the new business support buildings will be 3 units that are 30 x 40 square feet units. The City Council on February 6, 2023 approved the Condition Use Permit for the storage on the property following the Plan Commission's recommended approval.

2. Building Design The three Growth Garage units each have an office, a bathroom and storage area within the unit. There is a front entrance and a back exit for employees.

3. Access

There currently are two access points from 34th Street however they are each one way in and out. The eastern driveway access is onto the property and the western access is to exit.

4. Parking

There are 7 parking stalls identified. One is an 1 accessible parking stall, and six additional stalls in front of the Growth Garage units.

5. Drainage/Stormwater Management

Public works is reviewing the submitted erosion control and storm water management plan.

6. Utilities

Staff has requested that water, sanitary, and storm water services to the site be added to the site plan final submittal documents.

7. Trash Collection

A dumpster is not shown on the site plan. Owner is to provide explanation of how trash is to be addressed at the development.



www.two-rivers.org



920.793.5564



920.793.5512



**TWO
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WISCONSIN

COMMUNITY DEVELOPMENT

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



8. Fencing.

Description of the type of fence (materials) and the height of the fence is needed that is identified along the western property line. A fence is allowable up to 6 feet in height in the side yard of the property.

A detailed landscaping plan is provided that includes drainage swales and plantings to beautify the property.

Recommended Action:

This proposed development supports the Comprehensive Plan goals to redevelop blighted properties and support of economic development investment within the community. Staff recommends the approval of this proposal with the **conditions** below.

1. Any additional requirements identified by city engineering, utility, and/or water department director(s).
2. A sign was not indicated on the site plan. A separate sign permit and approval, in accord with the city's sign code, is necessary.
3. Driveway access onto 34th Street is to be designed in accordance with Public Work Section 4-1-11 B. (2) .
4. Fence material and height information is to be provided by owner.
5. Explanation of how trash, from the Growth Garage incubator units, will be addressed is necessary. If a dumpster is added to the site, it is required to be surrounded by an enclosure.
6. Any additional requirements from the state of Wisconsin.
7. All required permits are obtained prior to construction.



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920.793.5564



920.793.5512



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Growth Garage LLC TELEPHONE 920-905-2588

MAILING ADDRESS 11188 Lakeview dr Kenosha WI 53126
(Street) (City) (State) (Zip)

PROPERTY OWNER David Kalish TELEPHONE " "

MAILING ADDRESS " " " " " " " "
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input 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 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 1010 34th Street TYPE OF STRUCTURE Storage

PRESENT ZONING B2 REQUESTED ZONING _____

PROPOSED LAND USE Storage

PARCEL # 05316240120002 ACREAGE 1.18

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 David Kalish Date 02/03/2023
(Property Owner)

Fee Required

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

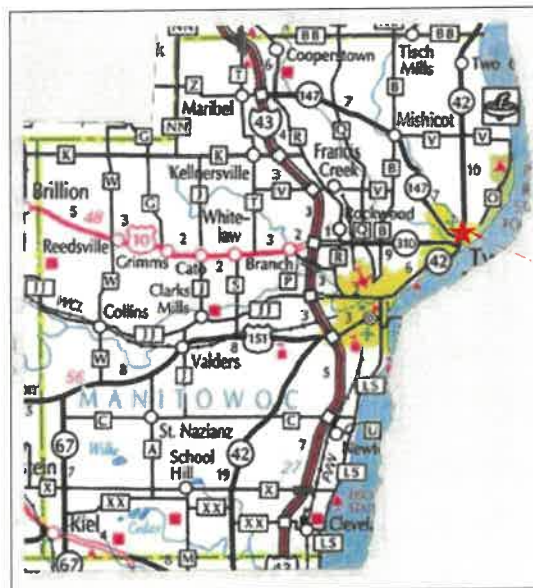
Schedule

- Application Submittal Date 02/03/2023
- Date Fee(s) Paid 02/03/2023
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

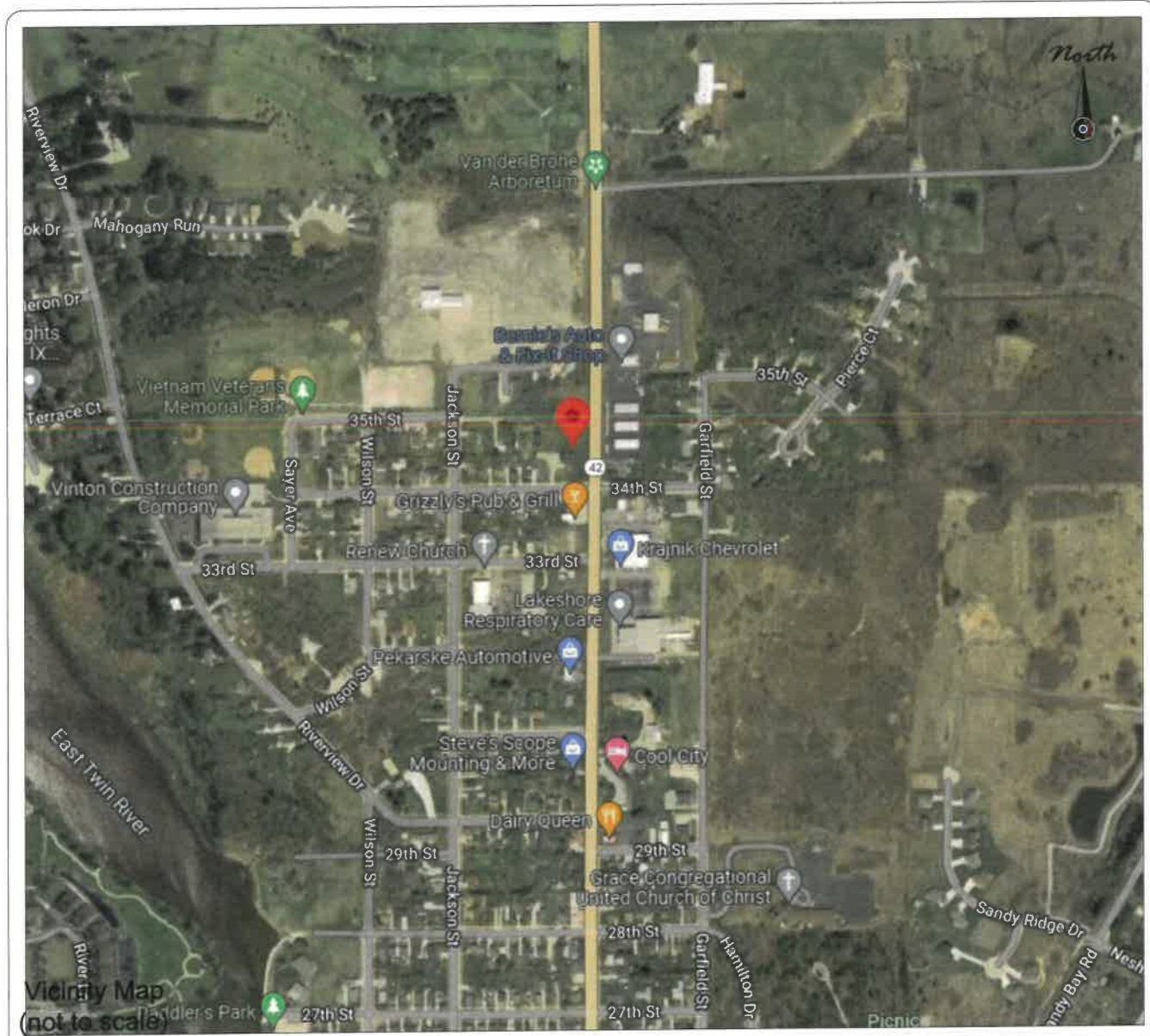
\$ 300 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

Growth Garage

CITY OF TWO RIVERS



LOCATION



PROJECT INFORMATION

OWNER(S):	DAVE KALISTA
PROJECT NAME:	GROWTH GARAGE BUSINESS AND STORAGE
PROJECT DESCRIPTION:	BUSINESS DEVELOPMENT INCUBATOR UNITS AND STORAGE
PROJECT LOCATION:	VACANT LAND AT 1010 34TH ST AND LINCOLN AVE
PARCEL NUMBER(S):	05316240120002

CONTACT INFORMATION

OWNER(S):	DAVE KALISTA N 1188 LAKEVIEW DR. KEWAUNEE, WI 54216 PH.: 920-905-2588
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: TONYA WAGNER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:
C1.0 TITLE SHEET
C2.0 NOTES
C3.0 SITE PLAN
C4.0 GRADING PLAN
C5.0 SITE UTILITY PLAN

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DATE:	2/1/2023
PROJECT NO.	K-3022
SHEET NO.	C1.0
DRAWING NO.	S-

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS

Red's Excavating
(920) 434-2570

EMERGENCY RESPONSE CONTACTS

FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-8400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY

ST. VINCENT HOSPITAL
835 S. VAN BUREN ST
GREEN BAY, WI 54301
(920) 433-0111

SPILL PREVENTION

HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

SITE STATISTICS

BEFORE CONSTRUCTION

SITE AREA - 9.34 Acres
PAVEMENT 1.93 Acres (20.7%)
BUILDINGS 0.05 Acres (0.5%)
PERVIOUS 7.36 Acres (78.8%)

AFTER CONSTRUCTION

SITE AREA - 9.34 Acres
PAVEMENT 2.30 Acres (24.6%)
BUILDINGS 0.05 Acres (0.5%)
PERVIOUS 6.99 Acres (74.8%)

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/pol/waste/mpdes/swbmp/upload/concretewashout.pdf> FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.

SEQUENCE OF CONSTRUCTION

MAY 2019

- INSTALL TRACKOUT PROTECTION AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- CONTACT THE VILLAGE OF ALLOUEZ TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
- STRIP AND STOCKPILE TOPSOIL.
- GRADE AND CONSTRUCT PARKING LOT. USE EXISTING PARKING LOT AS CONSTRUCTION STAGING AREA
- SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
- CONSTRUCT STORM WATER POND. SEED AS SOON AS PRACTICABLE.
- PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
- COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

JULY 2019

- REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

DESIGNED BY
TJS

DATA FILE
K-3022.bt

DATE
2/1/2023

Number	Date	Comments
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5

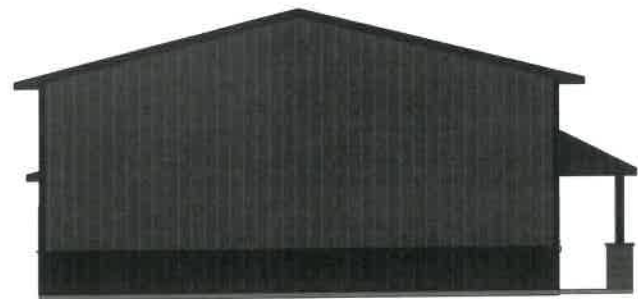
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

NOTES
Growth Garage

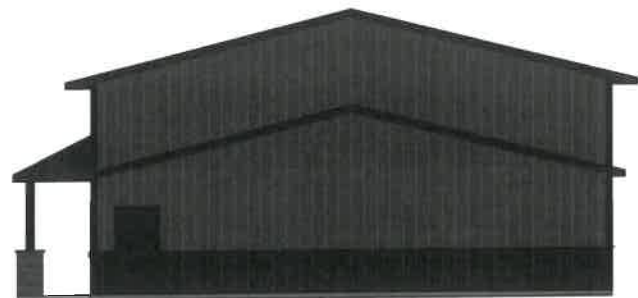
PROJECT NO.
K-3022

SHEET NO.
C2.0

DRAWING NO.
S-



4 SOUTH
1 : 72

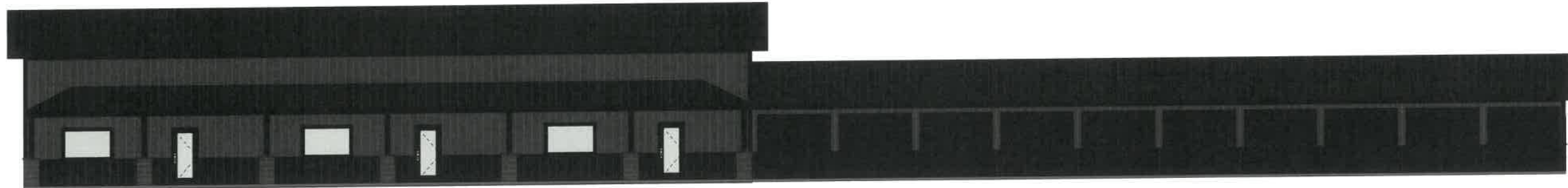


3 NORTH
1 : 72

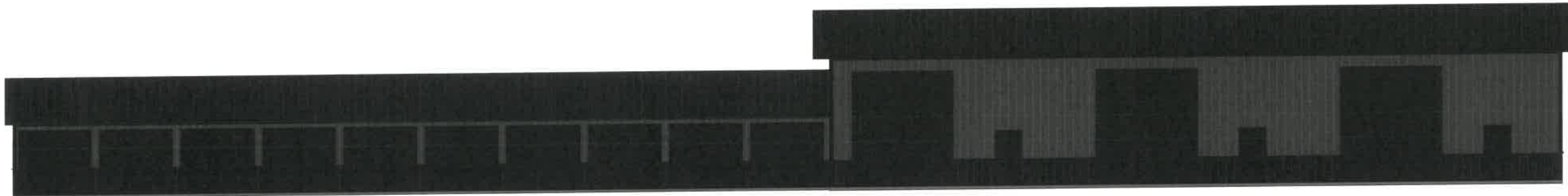
CLEARANCE
16' - 0"

EAVE
9' - 6"

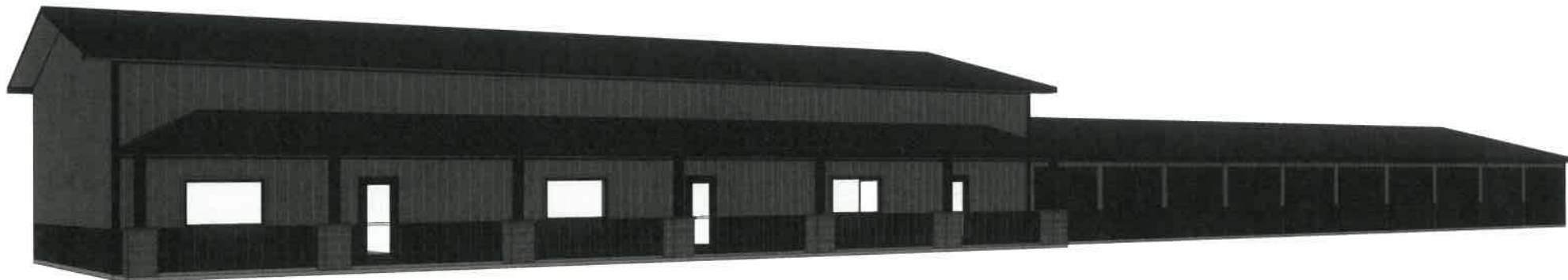
T.O. FLOOR
0"



1 EAST
1 : 72



2 WEST
1 : 72



6 SOUTHEAST CAMERA

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DRAWN BY:

CJN

CLIENT NAME:

DAVE KALISTA (GROWTH GARAGE)

SCALE:

1 : 72

PROJECT NAME:

40' X 90' X 16' BUSINESS CONDO & 40' X 100' 4" MINI

ISSUE DATE:

2/3/2023

PROJECT LOCATION:

TWO RIVERS, WI

THIS DRAWING WAS MADE
EXCLUSIVELY FOR THE PARTY NAMED IN
THE TITLE BLOCK. IT REMAINS THE
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CO., INC. AND MAY NOT BE
REPRODUCED OR COPIED IN WHOLE OR
IN PART BY ANY METHOD WITHOUT THE
EXPRESSED WRITTEN CONSENT OF
FOREST CONSTRUCTION COMPANY, INC.



FOREST
CONSTRUCTION INC.

FOREST CONSTRUCTION CO., INC.

106 PRAIRIE LANE
P.O. BOX 350
LUXEMBURG, WI 54217
TOLL FREE: 800-242-8085
OFFICE: 920-845-2302
FAX: 920-845-5002
EMAIL: INFO@FORESTBUILDINGS.COM
WEB: WWW.FORESTBUILDINGS.COM

SHEET NUMBER:

A7

LATEST REVISION: