



PLAN COMMISSION MEETING

Monday, May 11, 2026 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: Kyle Kordell, Rick Inman, Tracey Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

3. ACTION ITEMS

A. Review of Site and Architectural Plan for the construction self-storage units, located at Columbus Street, Parcel No. 202-201-010-9, in Industrial District I-2, submitted by Brian Backler.

B. Ordinance to amend Section 10-1-24 C. B-1 Business District, to define setbacks for buildings in the Main Street and waterfront corridor overlay district.

4. PUBLIC INPUT

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.



LAND DEVELOPMENT APPLICATION

APPLICANT Carl Mueller TELEPHONE (920)329-5607

MAILING ADDRESS 400 Security Blvd. Green Bay WI. 54313
(Street) (City) (State) (Zip)

PROPERTY OWNER Tom L Backler Rev Living Trust TELEPHONE 262-853-5072

MAILING ADDRESS 6568 Alpine Dr. West Bend WI. 53090
(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 1912 Columbus St. TYPE OF STRUCTURE Storage Units

PRESENT ZONING I-2 (Industrial District) REQUESTED ZONING None

PROPOSED LAND USE Storage Units

PARCEL # 05320220101009 ACREAGE 6.41

LEGAL DESCRIPTION Lot 2 of Volume 33, Certified Survey Maps, Page 105

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 Tom Backler Date 11-12-25
(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

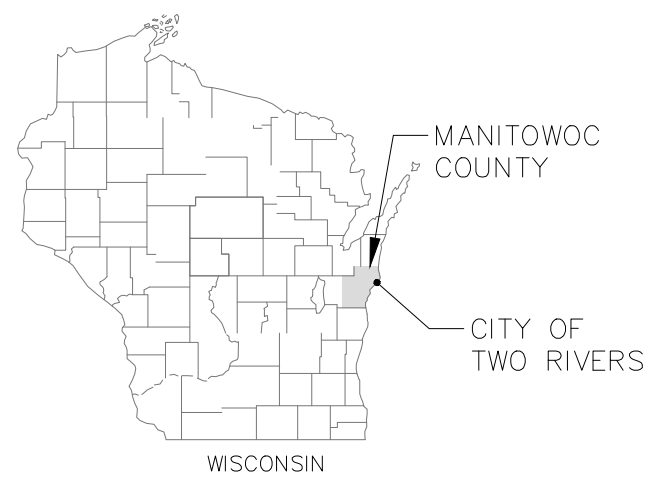
- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

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

BRIAN BACKLER

1912 COLUMBUS STREET STORAGE UNITS

CITY OF TWO RIVERS



PROJECT LOCATION

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	NOTES
C3.0	SITE SURVEY
C4.0	SITE PLAN
C5.0	GRADING AND EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	BIOFILTER DETAIL
C8.0	CONSTRUCTION DETAILS

SITE BENCHMARKS



HYDRANT TAG BOLT
HYDRANT LOCATED BETWEEN
DRIVEWAYS IN FRONT OF 1912
COLUMBUS STREET
ELEV = 590.99'



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

TITLE SHEET

BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
CITY OF TWO RIVERS

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	12/09/2025
DRAFTER	BGS
CHECKED	TAW
PROJECT NO.	250703

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EROSION CONTROL MEASURES

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

EXISTING CONDITIONS NOTES:

1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - MANITOWOC COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE TICKET 2025.3213335. VERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
5. STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
6. WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
7. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON 8/12/2025. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER 8/12/2025 ARE NOT REFLECTED ON THIS SURVEY.
8. THIS MAP WAS PREPARED AT THE REQUEST OF BRIAN BACKLER.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

1. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
3. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
10. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)(K).
11. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
12. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
14. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

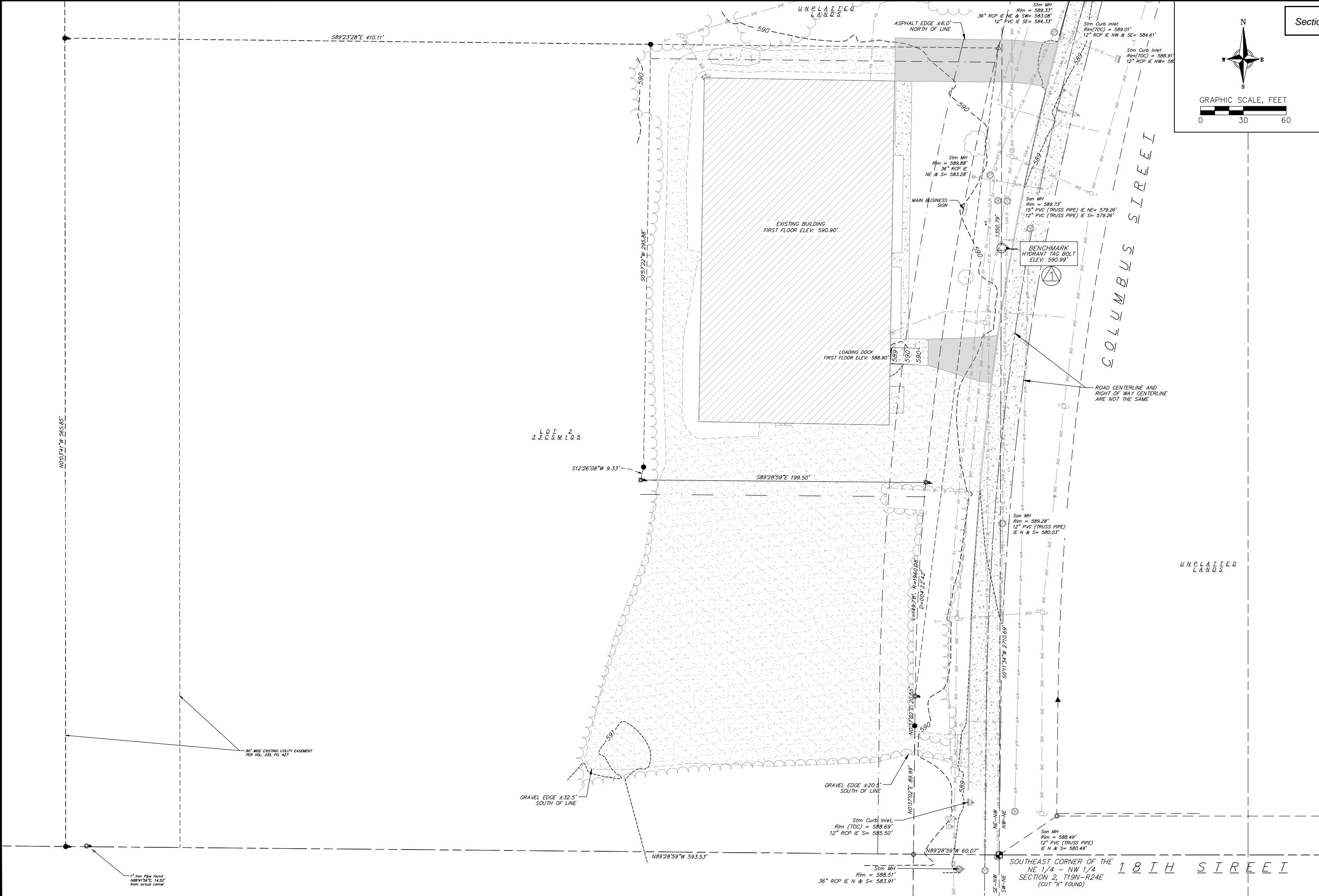
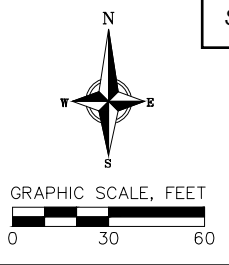
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY/VILLAGE/TOWN/COUNTY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. **CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. **STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. **SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
25. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
27. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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vierbicher
planners | engineers | advisors

NOTES
BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
CITY OF TWO RIVERS

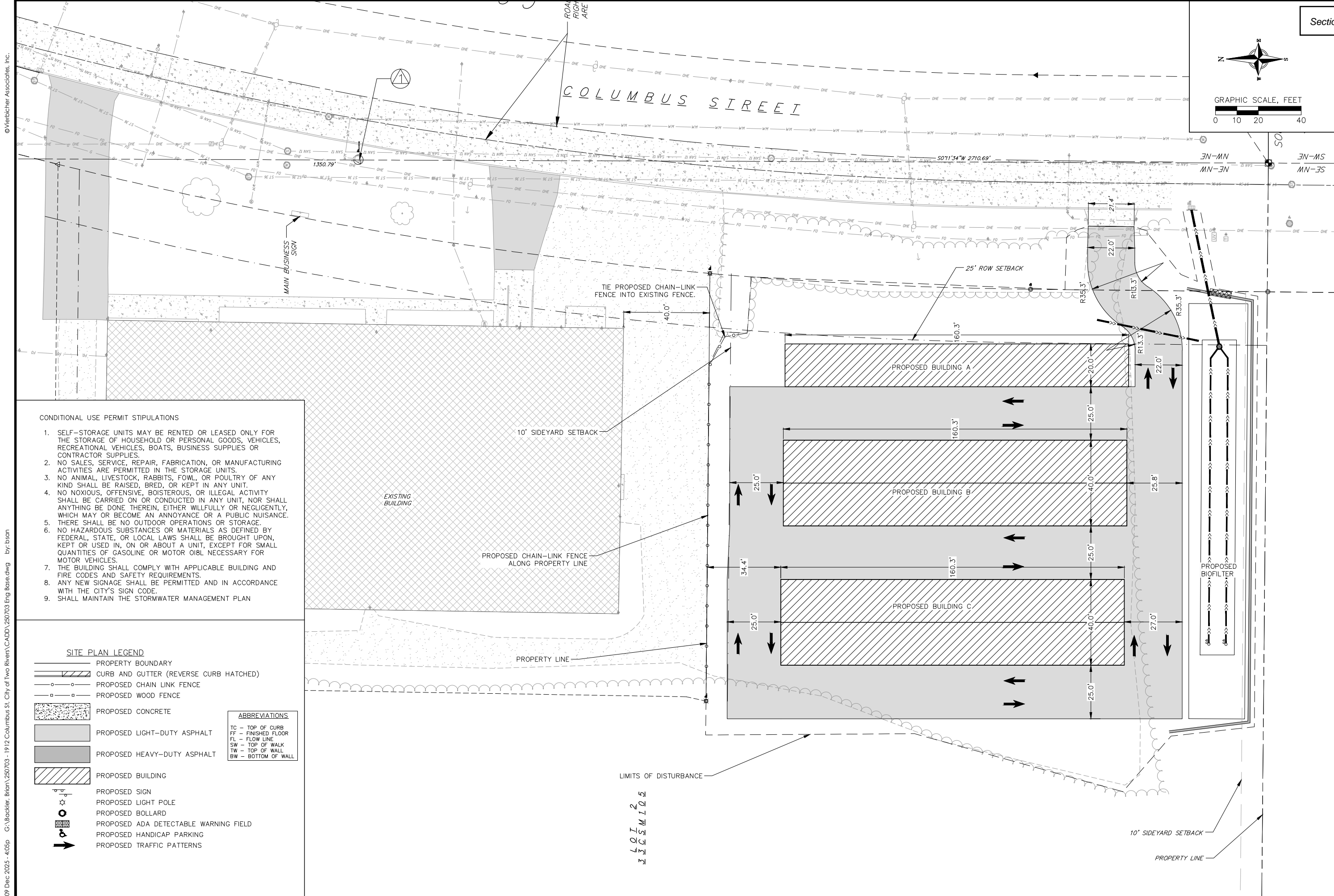
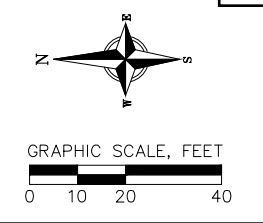
NO.	DATE	REVISIONS	
		REMARKS	NO.
DATE		12/09/2025	
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PROJECT NO.		250703	



SITE SURVEY
BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
CITY OF TWO RIVERS

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 12/09/2025
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 PROJECT NO.: 250703



- CONDITIONAL USE PERMIT STIPULATIONS**
1. 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.
 2. NO SALES, SERVICE, REPAIR, FABRICATION, OR MANUFACTURING ACTIVITIES ARE PERMITTED IN THE STORAGE UNITS.
 3. NO ANIMAL, LIVESTOCK, RABBITS, FOWL, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT IN ANY UNIT.
 4. 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 AN ANNOYANCE OR A PUBLIC NUISANCE.
 5. THERE SHALL BE NO OUTDOOR OPERATIONS OR STORAGE.
 6. 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.
 7. THE BUILDING SHALL COMPLY WITH APPLICABLE BUILDING AND FIRE CODES AND SAFETY REQUIREMENTS.
 8. ANY NEW SIGNAGE SHALL BE PERMITTED AND IN ACCORDANCE WITH THE CITY'S SIGN CODE.
 9. SHALL MAINTAIN THE STORMWATER MANAGEMENT PLAN

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED TRAFFIC PATTERNS

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

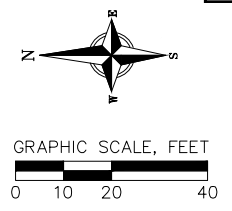
SITE PLAN

BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
CITY OF TWO RIVERS

REVISIONS		REVISIONS	
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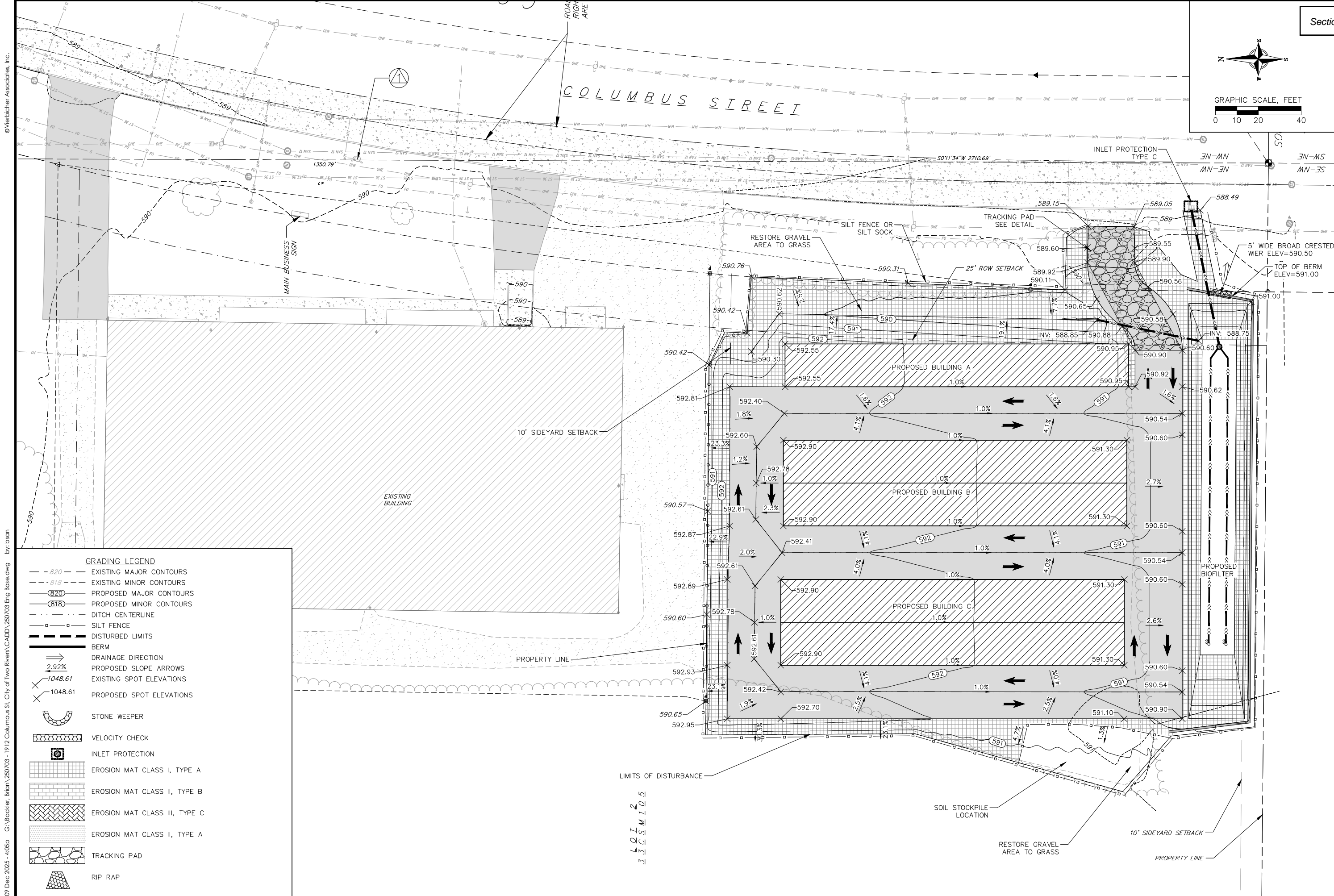
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GRADING AND EROSION CONTROL PLAN
BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
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NO.	DATE	NO.	DATE



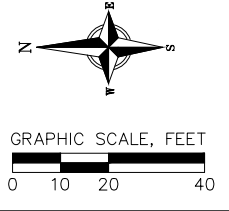
GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
- 815 --- EXISTING MINOR CONTOURS
- (820) PROPOSED MAJOR CONTOURS
- (815) PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- SILT FENCE
- - - - - DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ⌒ STONE WEEPER
- ▨ VELOCITY CHECK
- ⊠ INLET PROTECTION
- ▨ EROSION MAT CLASS I, TYPE A
- ▨ EROSION MAT CLASS II, TYPE B
- ▨ EROSION MAT CLASS III, TYPE C
- ▨ EROSION MAT CLASS II, TYPE A
- ▨ TRACKING PAD
- ▨ RIP RAP

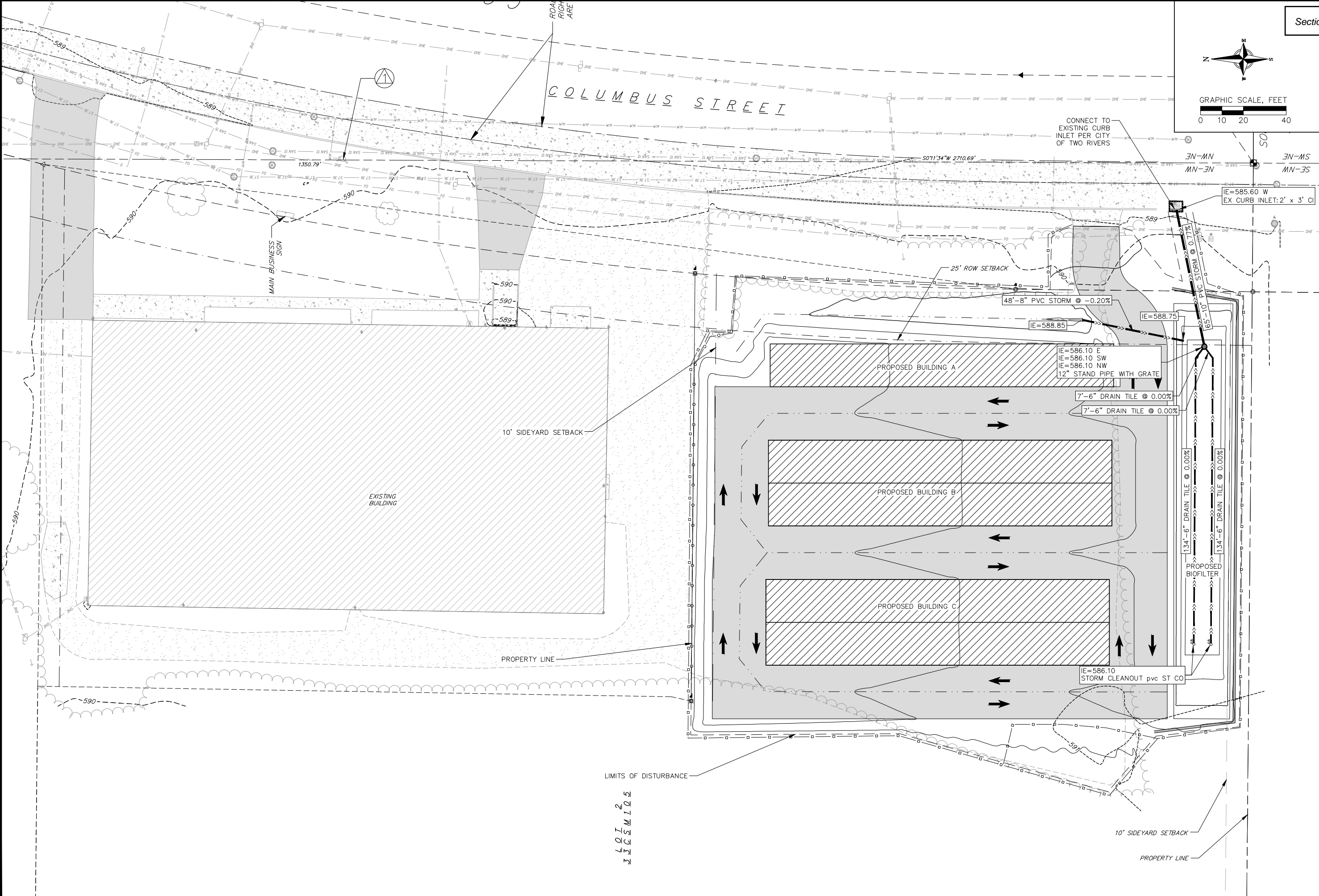
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Section 3, Item A.



vierbicher
planners engineers advisors



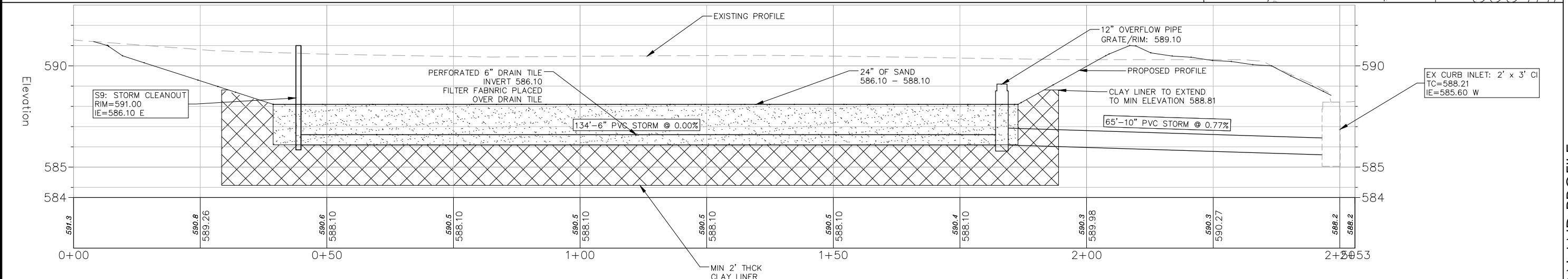
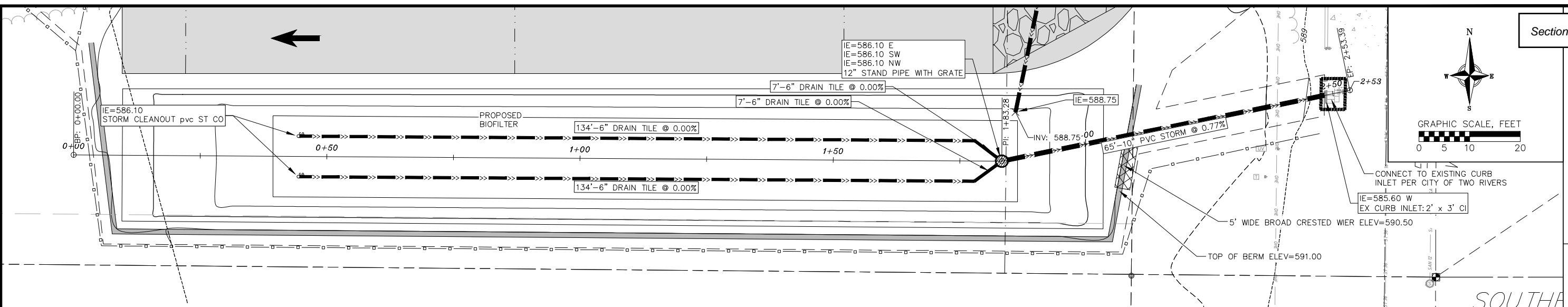
LIMIT OF DISTURBANCE

UTILITY PLAN

BRIAN BACKLER
1912 COLUMBUS STREET STORAGE UNITS
CITY OF TWO RIVERS

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

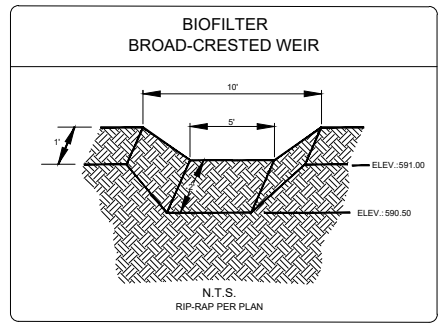
DATE: 12/09/2025
DRAFTER: BGS
CHECKED: TAW
PROJECT NO.: 250703



TECHNICAL STANDARD 1004.V.B.6.D.(2)

- 6. ENGINEERED SOIL PLANTING BED
 - d. ENGINEERED SOIL COMPOSITION- THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 - (2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA Coarse SAND (0.2-.04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.

THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.



BIOFILTER DETAILS		
ELEVATION	AREA (SF)	MATERIAL
585.00	2350	TOP OF CLAY LINER
586.10	2350	SAND 586.10 - 588.10
588.10	2350	DRY STORAGE 588.10 - 591.00
590.50	5200	OVERFLOW WIER
591.00	6365	TOP OF BERM

CLAY LINER SPECIFICATIONS (TYP.)

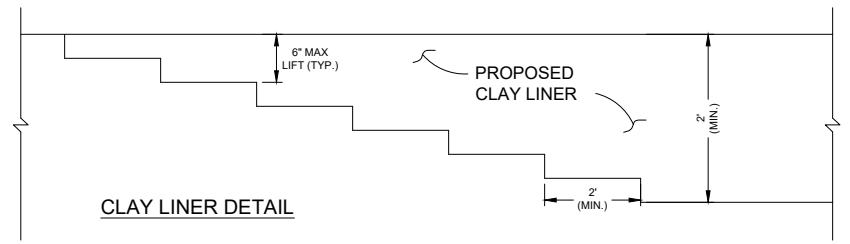
LINER THICKNESS = 2 FEET
 IN PLACE HYDRAULIC CONDUCTIVITY = 1 X 10⁻⁷ CM/SEC OR LESS
 MINIMUM OF 50% BY WEIGHT WHICH PASSES THE 200 SIEVE
 AVERAGE LIQUID LIMIT OF 25 OR GREATER, NONE LESS THAN 20
 AVERAGE PLASTICITY INDEX OF 12 OR GREATER, NONE LESS THAN 10

ALL CLAY LAYERS IN THE LINER TO BE CONSTRUCTED IN LIFT HEIGHTS NO GREATER THAN 6 INCHES AFTER COMPACTION USING FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT HEIGHT. CLAY IS TO BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLOUDS AND ALLOW FOR MOISTURE ADJUSTMENT. CLOUD SIZE TO BE NO GREATER THAN 4 INCHES.

A SUFFICIENT NUMBER OF PASSES OF THE COMPACTION EQUIPMENT IS TO BE MADE OVER EACH LIFT OF CLAY TO ENSURE COMPLETE REMOLDING OF THE CLAY.

ALL CLAY IS TO BE COMPACTION TO 90% MODIFIED OR 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT OF AT LEAST 2% WET OF OPTIMUM IF USING THE MODIFIED PROCTOR METHOD AND WET OF OPTIMUM IF USING THE STANDARD PROCTOR METHOD. BASED ON THE CHARACTERISTICS OF THE APPROPRIATE PROCTOR CURVE FOR THE CLAY BEING PLACED THE CLAY LINER IS TO BE KEED TOGETHER TO FORM A CONTINUOUS CLAY SEAL. SEE DETAILS.

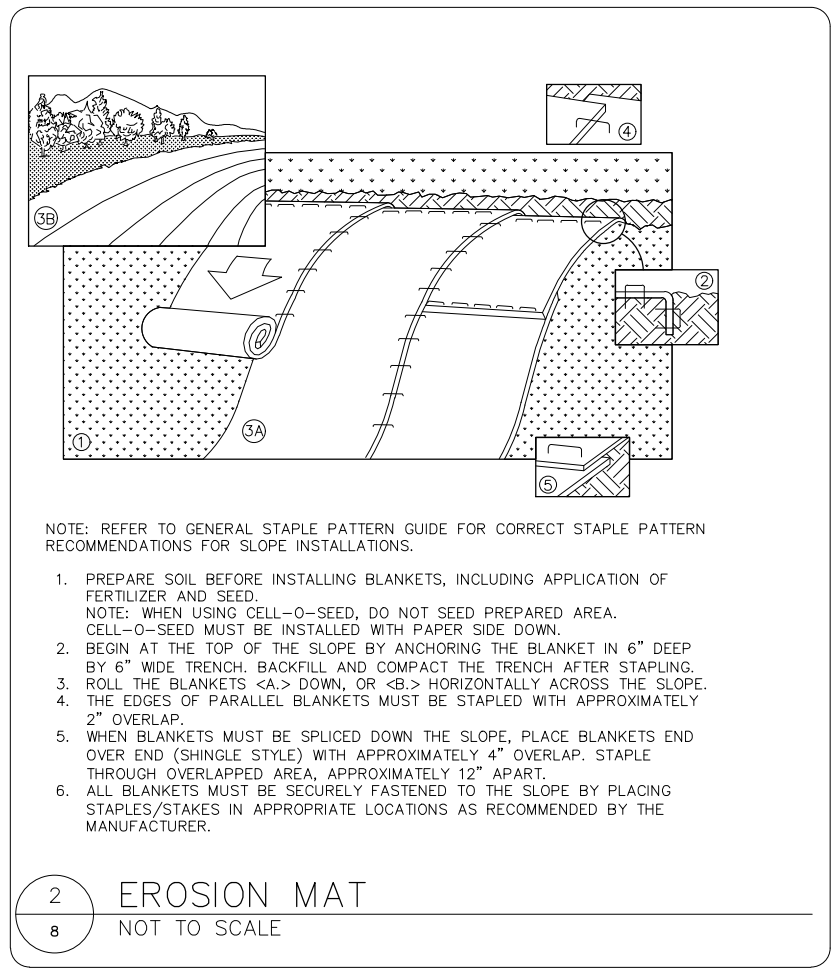
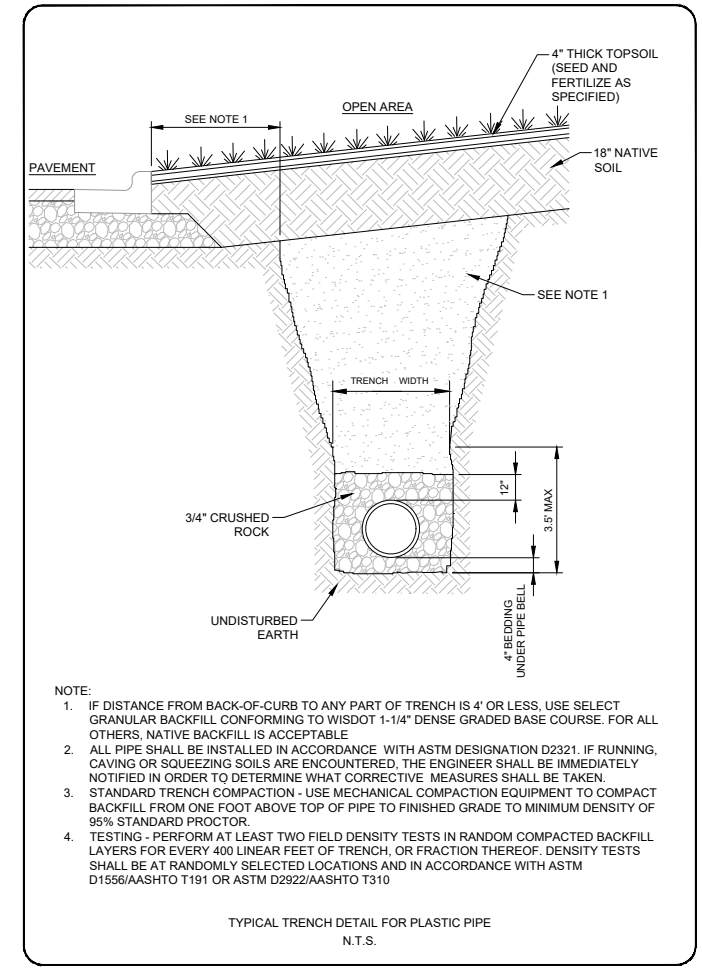
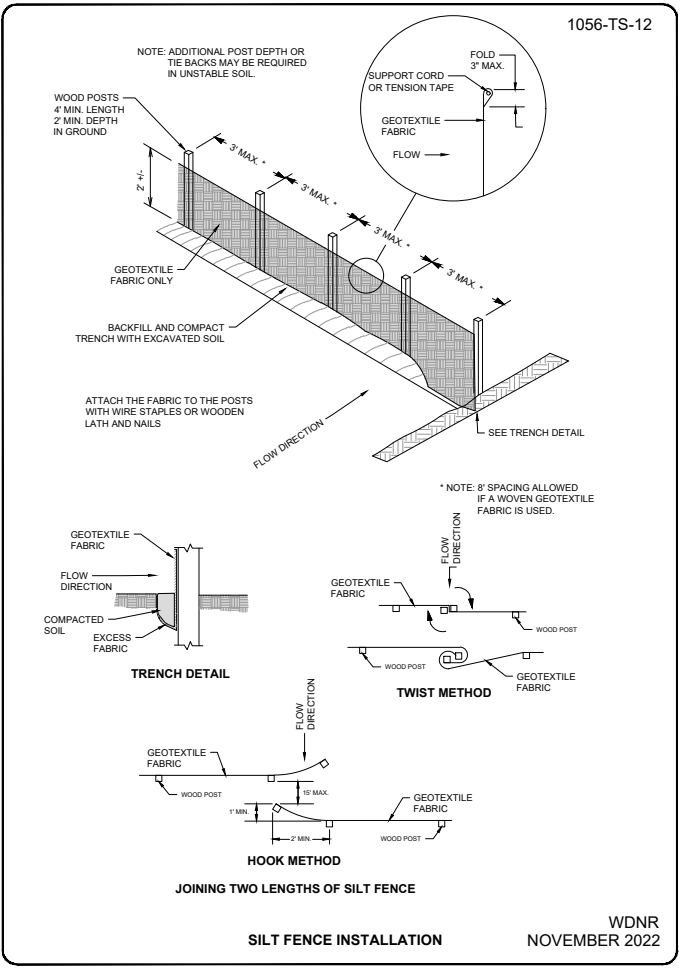
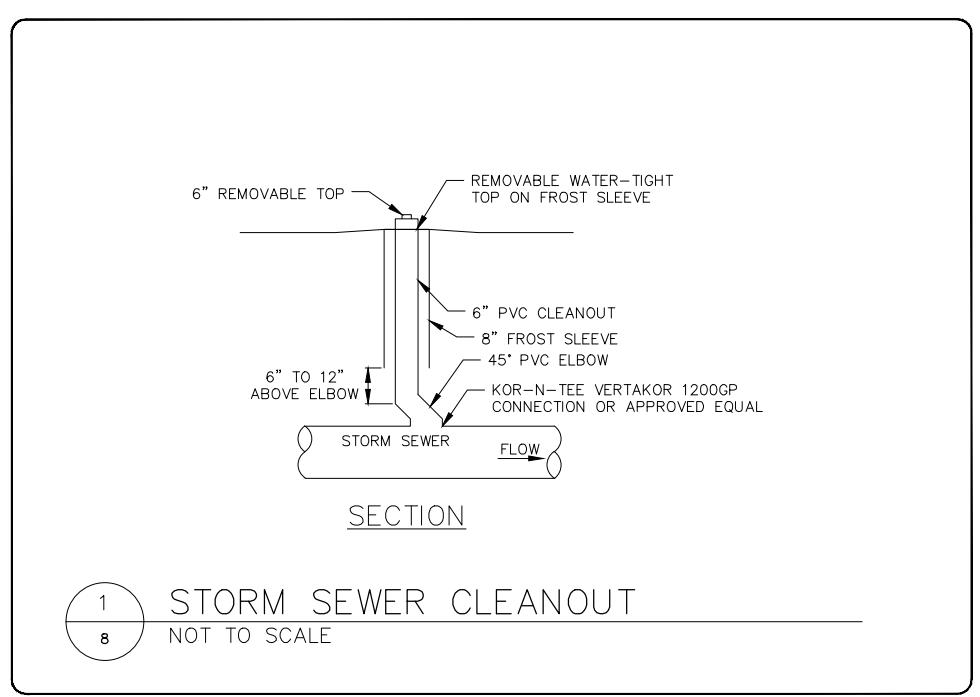
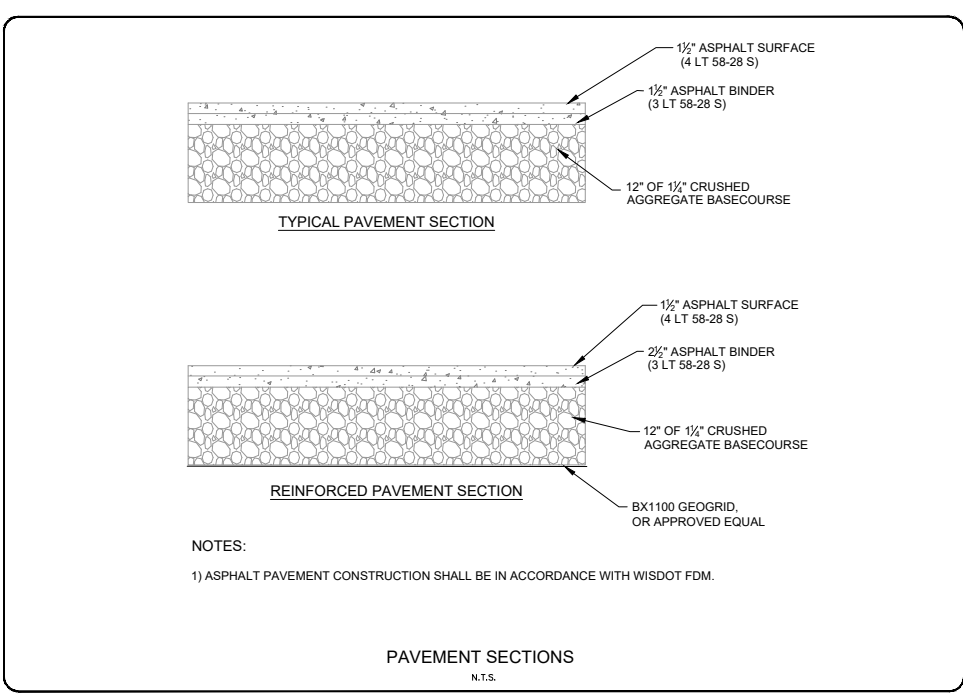
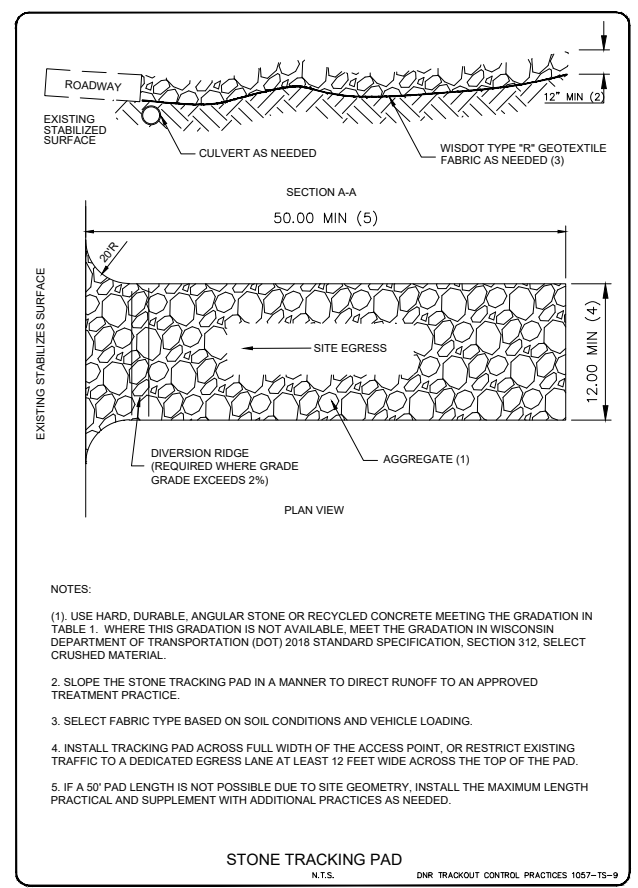
CLAY LINER SHALL BE PLACED OVER NATIVE SOILS THAT DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. A GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH SOILS DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT SOILS WITHIN THE PERMANENT POOL AND UP TO THE POND'S 2-YEAR, 24-HOUR WATER SURFACE ELEVATION OF 588.81. UPON COMPLETION OF THE LINER, A GEOTECHNICAL ENGINEER REGISTERED IN WISCONSIN SHALL PROVIDE AN AFFIDAVIT INDICATING IF THE CLAY LINER SATISFIES THESE SPECIFICATIONS.



BIOFILTER PLAN AND PROFILE
 BRIAN BACKLER
 1912 COLUMBUS STREET STORAGE UNITS
 CITY OF TWO RIVERS

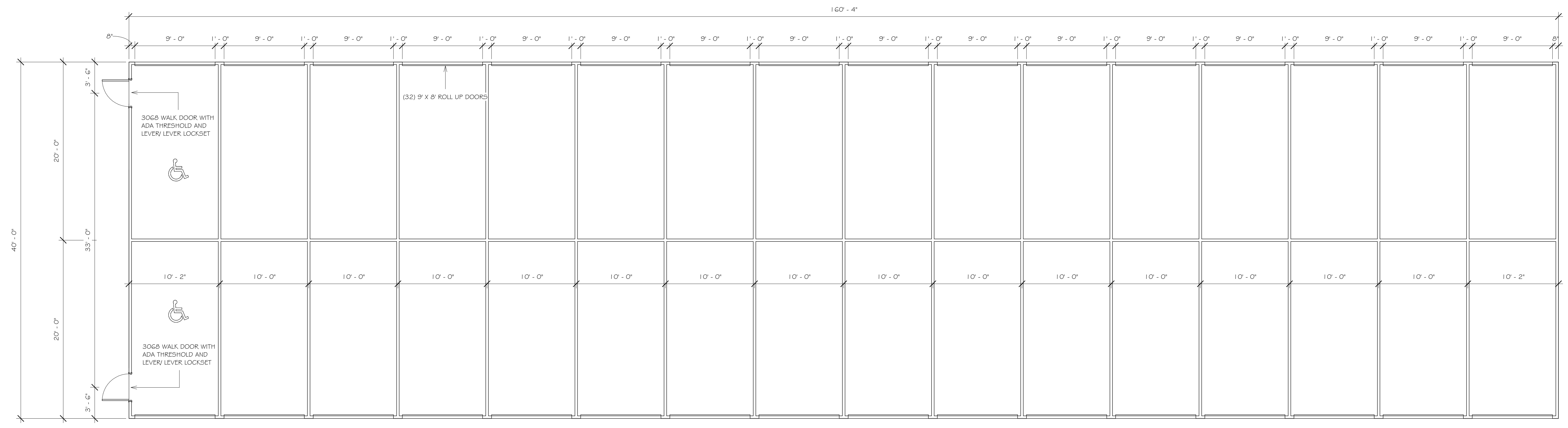
NO.	DATE	REVISIONS	REMARKS

DATE: 12/09/2025
 DRAFTER: BGS
 CHECKED: TAW
 PROJECT NO.: 250703

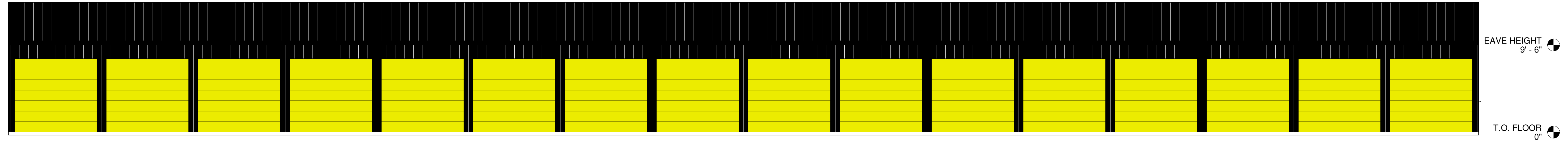


REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

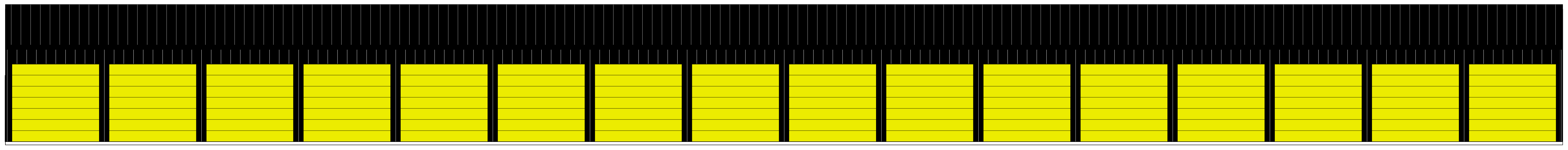
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CHECKED: TAW
PROJECT NO.: 25070



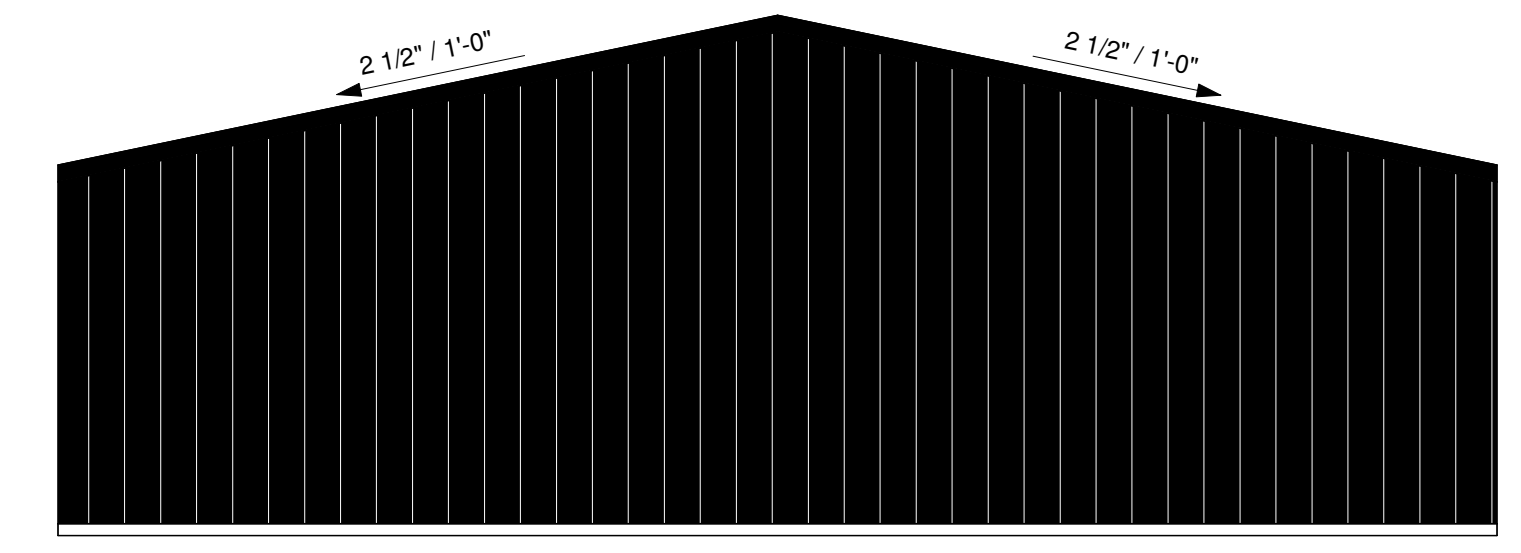
① Building Plan
3/16" = 1'-0"



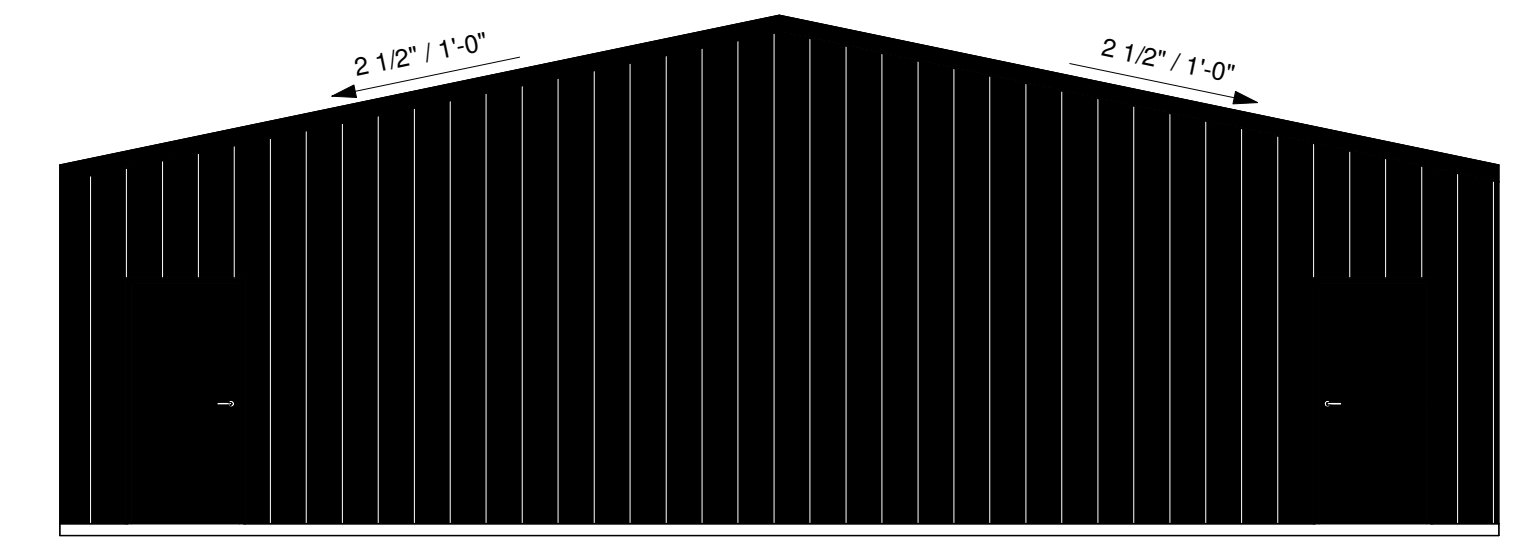
④ SIDE 1
3/16" = 1'-0"



⑤ SIDE 2
3/16" = 1'-0"



② END 1
3/16" = 1'-0"



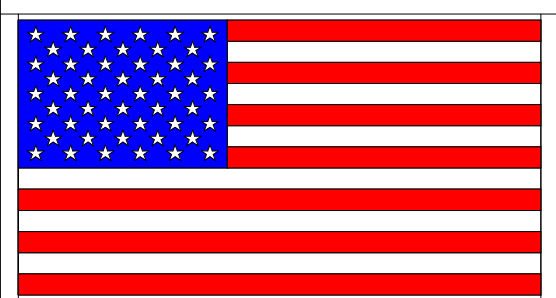
③ END 2
3/16" = 1'-0"

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

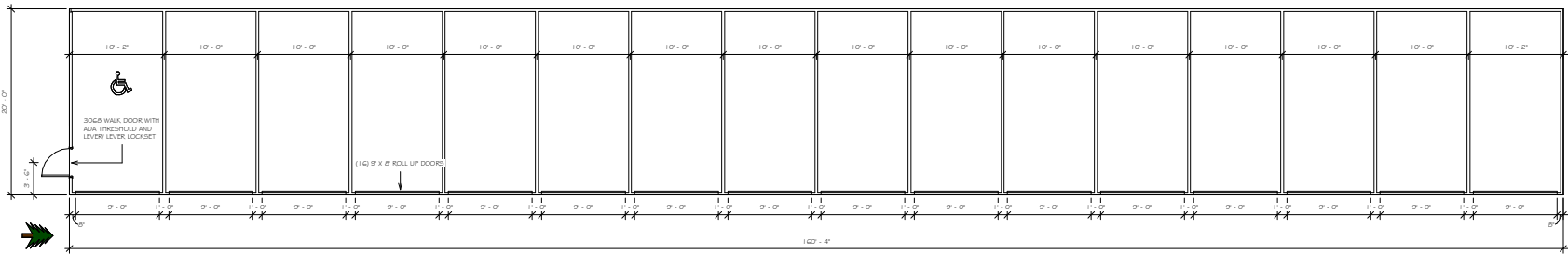
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DATE: 1/27/2026	REVISOR ON:	PROJECT LOCATION: TWO RIVERS, WI
SCALE: 3/16" = 1'-0"	REVISOR ON:	SHEET DESCRIPTION: Floor Plan - Elevations & Details

ADDITIONAL NOTES:

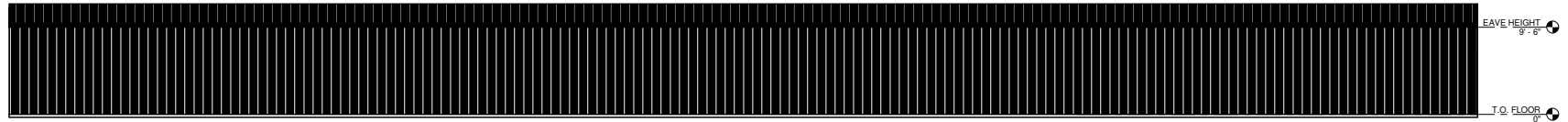
THIS DRAWING WAS MADE EXCLUSIVELY FOR THE PARTY NAMED IN THE TITLE BLOCK. IT REMAINS THE PROPERTY OF FOREST CONSTRUCTION CO., INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY METHOD WITHOUT THE EXPRESSED WRITTEN CONSENT OF FOREST CONSTRUCTION CO., INC.



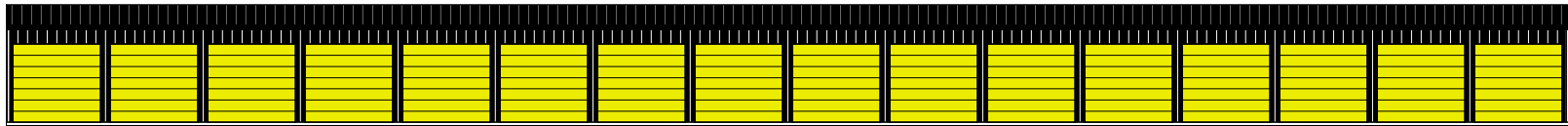
FOREST CONSTRUCTION CO., INC.
106 PRAIRIE LANE
PO BOX 350
LUXEMBURG, WI 54217
TOLL FREE: 800-242-8085
OFFICE: 920-845-2302
FAX: 920-845-5002
EMAIL: INFO@FORESTBUILDINGS.COM
WEB: WWW.FORESTBUILDINGS.COM



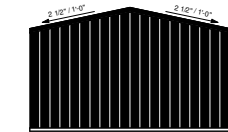
1 Building Plan
3/16" = 1'-0"



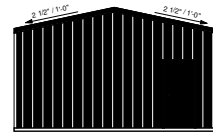
2 SIDE 1
3/16" = 1'-0"



3 SIDE 2
3/16" = 1'-0"



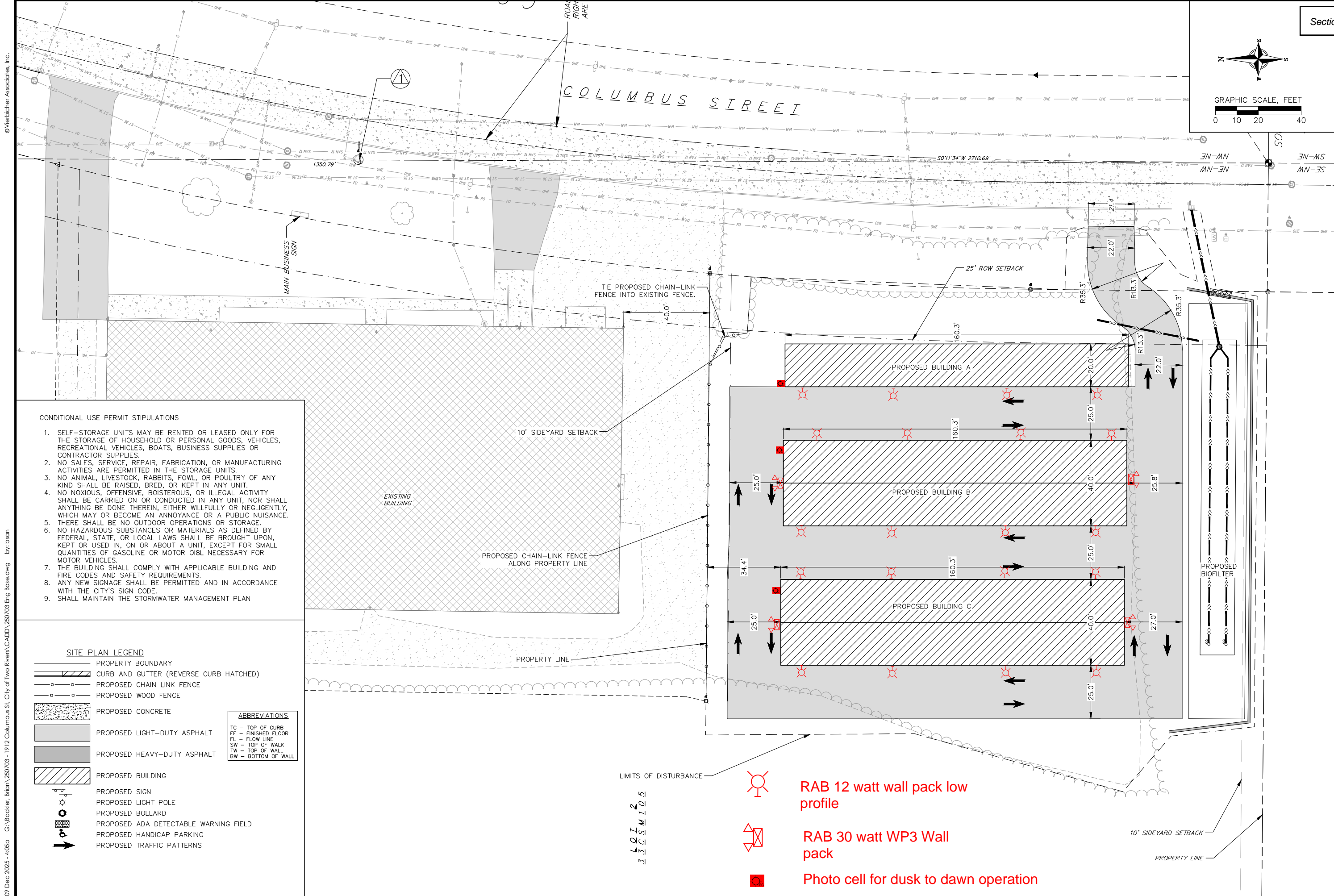
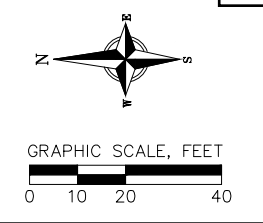
4 END 1
3/16" = 1'-0"



5 END 2
3/16" = 1'-0"

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DRAWN BY: CJN	REVISION ON: AHC	NAME: BRIAN BACKLER - HORNET STORAGE A	ADDITIONAL NOTES:	THIS DRAWING WAS MADE EXCLUSIVELY FOR THE PARTY NAMED IN THE TITLE BLOCK. IT REMAINS THE PROPERTY OF FOREST CONSTRUCTION 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 CO., INC.			FOREST CONSTRUCTION CO., INC. 102 PINE LAKE PO BOX 210 LITTLEWATER, WI 53017 TOLL FREE: 800-240-8888 CALL: 262-240-8888 FAX: 262-240-8888 EMAIL: INFO@FORESTBUILDINGS.COM WEB: WWW.FORESTBUILDINGS.COM	A2
DATE: 1/27/2026	REVISION ON:	PROJECT LOCATION: TWO RIVERS, WI						
SCALE: 3/16" = 1'-0"	REVISION ON:	SHEET DESCRIPTION: Floor Plan - Elevations & Details						



- CONDITIONAL USE PERMIT STIPULATIONS**
1. 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.
 2. NO SALES, SERVICE, REPAIR, FABRICATION, OR MANUFACTURING ACTIVITIES ARE PERMITTED IN THE STORAGE UNITS.
 3. NO ANIMAL, LIVESTOCK, RABBITS, FOWL, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT IN ANY UNIT.
 4. 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 AN ANNOYANCE OR A PUBLIC NUISANCE.
 5. THERE SHALL BE NO OUTDOOR OPERATIONS OR STORAGE.
 6. 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.
 7. THE BUILDING SHALL COMPLY WITH APPLICABLE BUILDING AND FIRE CODES AND SAFETY REQUIREMENTS.
 8. ANY NEW SIGNAGE SHALL BE PERMITTED AND IN ACCORDANCE WITH THE CITY'S SIGN CODE.
 9. SHALL MAINTAIN THE STORMWATER MANAGEMENT PLAN

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED TRAFFIC PATTERNS

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- RAB 12 watt wall pack low profile
- RAB 30 watt WP3 Wall pack
- Photo cell for dusk to dawn operation

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REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/09/2025		

DATE: 12/09/2025
 DRAFTER: BGS
 CHECKED: TAW
 PROJECT NO.: 250703



CITY OF TWO RIVERS

ORDINANCE

An Ordinance to amend Section 10-1-24 of the Municipal Code of the City of Two Rivers regarding setback requirements in the Main Street Waterfront Corridor overlay:

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

SECTION 1. Section 10-1-24(D) of the Municipal Code of the City of Two Rivers, Wisconsin, is hereby amended to create exceptions for the Waterfront Corridor, to read as follows:

Sec. 10-1-24. - B-1 business district.

D. Exceptions for the Waterfront Corridor Yard and Setback Requirements. For properties zoned Waterfront Corridor, the standard setback and yard requirements shall not apply. Instead, the following setback regulations shall govern to encourage new construction or the reuse of real estate. All other requirements of this chapter shall remain in full force and effect:

(1) Front Yard. No principal or accessory building shall be located closer to the street line as established by the Official Map than required in any adjoining Residential District within the same block. If there is no adjoining Residential District within the same block, no setback from the street line as established by the Official Map shall be required except that vision clearance setbacks, if any, must be maintained.

(2) Side Yard. No side yard shall be required, except that vision clearance setbacks, if any, must be maintained.

(3) Rear Yard. No rear yard shall be required except where the rear of a lot adjoins a Residential Zone without an intervening alley. This rear yard must be at least 15 feet deep.

SECTION 2. This ordinance shall take effect and be in force on the day following its passage and publication as required by law.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this

_____ day of _____, 2026.

Scott Stechmesser
President, City Council

Kyle Kordell
City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin
City Attorney