

PLAN COMMISSION

August 14, 2023 at 5:30 PM

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



**TWO
RIVERS**
WISCONSIN

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

3. ACTION ITEMS

A. Review of Site and Architectural Plans for the Confluence located at corner of 19th Street and East River Drive, submitted by McMahon Engineers/Architects, Kip Golden, CR Structures, and City of Two Rivers (Property Owners).

B. Review of a Conditional Use Application, for the housing of a raptor (a red tailed hawk) as a conditional use at 1033 27th Street, applicant Alexander Daron.

C. Review of a Conditional Use Application, Flea Market Use in Industrial Use District, (I-1) as as a conditional use, Corner of 12th Street and Monroe Street, applicant Dean Jacobson.

D. Review of Draft Amendment to Sign Code Chapter 10-4, to permit licensed short-term rentals to have a sign.

E. Review Draft Amendment regarding permitted roofing materials in Section 10-1-20 of the Zoning Code.

F. Review Front yard Garden Program for consideration of 2024 continuation, submitted by Council Member Darla LeClare

4. ADJOURNMENT

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



**TWO
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WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Kip Golden TELEPHONE 920-851-8875

MAILING ADDRESS 327 Randolph Drive Appleton WI 54913
(Street) (City) (State) (Zip)

PROPERTY OWNER Kip Golden TELEPHONE 920-851-8875

MAILING ADDRESS 327 Randolph Drive Appleton WI 54913
(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 Corner of 19th Street & East River Street TYPE OF STRUCTURE Apartment

PRESENT ZONING WFB-Waterfront Business District REQUESTED ZONING PUD-Planned Unit Development

PROPOSED LAND USE Multi-Family Residential

PARCEL # 05300005301007 ACREAGE 2.325

LEGAL DESCRIPTION Lot 2 of CSM 1246403

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 Kip Golden Date 6/30/2023
(Property Owner)

Fee Required

Schedule

\$ 350 Comprehensive Plan Amendment
☒ \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1) **\$400**
☒ \$ 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

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

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

\$400 (due at this time)

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

\$350 was paid previously, \$400 is due at this time.

PUD Application

The planned development project is a state-of-the-art, 6-story, 71-unit apartment complex located along the serene riverside in the downtown district of Two Rivers, Wisconsin. The project, which we have named "The Confluence," promises to fuse the charm of downtown living with the tranquility of a riverside location with amazing views of Lake Michigan.

The development will be thoughtfully designed to complement the surroundings, embracing both the urban context and the natural beauty of the river. The overall architectural style will reflect modern sophistication while honoring the legacy of Two Rivers.

The 71-unit development will be divided into a variety of layouts, catering to a diverse range of lifestyles and needs. The building will feature a mix of one and two-bedroom apartments, all designed with ample space, natural light, and a range of modern amenities to offer a high standard of living. Each apartment will offer panoramic views of either the downtown cityscape or the majestic river and lake, bringing the stunning Wisconsin landscape to residents' doorsteps.

The development will also have a rooftop lounge, bicycle storage, and other amenities to promote a healthy and socially connected lifestyle. The city will retain ownership of the riverfront which will provide the entire community with easy access to a peaceful riverside walk, opportunities for kayaking, and other recreational activities.

The first phase of the development to be started this year with completion in late fall of 2025. Phase two of the development will begin as the market demands and will be a similar building in size and architecture, built just south of the first building in the new parking lot. Future parking needs will need to be met at that time by acquiring additional land to the south or north.

The development is strategically located at the heart of the city, making it conveniently accessible from all major attractions and amenities. It's within walking distance of shops, restaurants, parks, and cultural landmarks, offering residents an unparalleled urban living experience.

This planned unit development will not only provide high-quality residential space but also contribute to the city's ongoing growth. By integrating the building with the surrounding environment and enhancing the local community's lifestyle, we aim to make The Confluence a landmark development in Two Rivers, Wisconsin.



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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 of Confluence

Location:

Corner of 19th and East River Street

Current Zoning:

Pending Planned Unit Development District (PUD) Zoning, Public Hearing
Scheduled for August 21, 2023

1. Background

The City owns the parcel of land where the Confluence, a 71 unit apartment complex is proposed. The City has entered into a development agreement with CR Structures, the developer of this project.

A summary of the proposal is below. The Site Plan is on Sheet 4 in the packet.

- The parcel is 2.33 acres, and the building area is 15,505 square feet.
- Project proposes a 71-unit development. The building will have 7 floors: one basement level that will have parking, six floors of residential use and a rooftop available for the residents to gather.
- The building height is from the Basement is 80' - 4" and from the first floor is 70'.
- The first floor has a lobby, office, mailboxes, dog wash area, elevator to reach all upper floors.
- Each floor has trash chutes and collection is in the basement.
- There are balconies on each elevation of the building.
- The anticipated timeline is to begin construction in 2023 and be complete by the fall of 2025.

2. Building location on the Lot

The development agreement between the City and the Developer states that the parcel for this development is to be divided. The divided parcel will be the future location for an additional, Phase 2 building (which is outlined on the Site Plan Sheet page 4). The purpose for the land division is to remove the area for the future Phase 2 building out of the current Tax Incremental District (TID) 16.

- A survey must be done to divide the lot between the Phase 1 Confluence Building and the Future Phase 2 building into two parcels. The dividing line is to be perpendicular to the East River Street right-of-way.



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- The survey must also identify the “riverfront strip of land” abutting the East Twin River, to reflect the trail. This portion is to be combined with the City’s parcel that contains the municipal stormwater pond to the north (parent parcel).
- Additionally, there are easements for utility services that have been identified by Public Works that must be on the final survey. These are specified by the Public Works Department, identified in the technical memo attached to this report.

3. Transportation, Utilities and Stormwater Management

The review and comments are addressed by the Public Works Director, Matt Heckenliable. Please see the attached technical memo. The details of the proposed work will be coordinated with the Public Works, Electric and Water Departments.

Public Improvements

The City’s will review plans for East River Street, and public improvement decisions will be within the 2023 to 2025 timeline of this project.

- These improvements may include curb and gutter in proximity to the development site, sidewalk connection to the development site, utilities that may need replacement or upgrading and then roadwork repair after improvements are made.
- The connection to the sanitary sewer services (6 inch) and water services (8 inch) at the eastern most point of 19th Street within the right-of-way of East River Street and connects east to the new building to provide service.
- Coordination with the electric department regarding the location of the transformer and generator and connection at this location. The final location of the transformer and generator should be screened.
- For pedestrian connectivity, suggest painting route/connectivity from sidewalks located on East River Street onto surface parking lot to the public walkway along the East Twin River.

4. Access and Parking

There is one vehicle access point into the development.

- East River Street is the point of entry into the surface parking lot.



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- Surface parking lot provides access to underground parking on the north side of the proposed building.

Total Parking spaces: 107

- Section 10-1-13 requires 1.5 parking spaces for each dwelling unit.
- The plans show 71 spaces in surface parking and 36 underground parking spaces.
- The required parcel division will necessitate a parking easement agreement between the City and Development because there will be two owners after the division occurs.

5. Fire Department

The existing hydrants are identified: (Sheet 2).

- South end of the parcel to be developed, on the west side of East River Street
- West side of 19th Street across from the development site
- North of the development on 20th Street.
- Plan Sheet A1.2 indicates Knox Box type (Fire Department Connection) will be coordinated with Fire Department
- Plan Sheet A1.3 states entire building will be sprinklered in accordance with NFPA 13

6. Trash Collection

- The location of the building's trash is in the basement.
- Coordination of the trash collection from the basement dumpster is the owner's responsibility.

7. Landscaping plan (Sheet 8)

- The landscaping includes trees within the parking lot corners, and entryway at East River Street.
- The trees planned are Sienna Glen Maple and Autumn Gold Ginkgo planted with a 2-inch caliper.



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Sienna Glen Maple



Autumn Gold Ginkgo



The shrubbery shown to be planted along the East River Street corridor consists of:



Abbotswood Potentilla



Gold Mound Spirea



Little Henry Sweetspire



Tiny wine ninebark



Very Fine Wine Weigela



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8. Lighting Plan

The lighting is LED and does not appear to be lighting that will interfere with adjacent properties or be excessive wattage. The plans show:

- One A1, 20 foot pole on the out edge of the lot.
- Two A2, 20 foot poles on the south side of the parking lot. The tops of the poles A1 and A2 look like this >
- Four A3, 10 foot poles on the north side of the parking lot and 5 lining the driveway leading to the underground parking. The tops of the poles look like this >
- Four Wall Sconces (WS) along the east side of the building. The WS look like this >



9. Misc.

- The Site Plan shows a retaining wall along the northern edge of the drive leading into the underground parking. This is bordering the municipal storm water pond location and the plans show retaining wall "by others". This will require further discussion with the Developer in terms of the design and costs.
- The plans do show screening for the roof top materials compatible with the presented design/architecture and this is required as a (pending) PUD district.
- Property Management: The City requests the name of the property management team as soon as that information is available from the Developer.



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Recommended Action:

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

1. Pending approval of the requested zoning change to Planned Unit Development District (PUD) Zoning. The public hearing and consideration of City Council is scheduled for August 21, 2023.
2. Pending completion and approval of survey for the division of the parcel for the future Phase 2 building, necessary easements, and the strip of land along the East Twin River for the City's trail.
3. Any additional requirements identified by city engineering, electric, and/or water department director(s).
4. Driveway access onto East River Street is to be designed in accordance with Public Work Section 4-1-11 B. (2) .
5. Further coordination regarding retaining wall along the northern edge of the drive leading into the underground parking
6. The transformer and generator location is to be screened.
7. Developer is to provide the property management service to the city.
8. Any signs for the development require a separate sign permit and approval, in accord with the city's sign code.
9. Any additional requirements from the state of Wisconsin.
10. All required permits are obtained prior to construction.
11. This development location is pending a PUD re-zoning. The PUD process (Section 10-1-38) requires the city council to review based on the plan commission recommendation and a public hearing.



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



Memorandum

Department of Public Works

Date: August 4, 2023

To: Elizabeth Runge

From: Matthew R Heckenlaible
Public Works Director / City Engineer

Re: Confluence Lofts
DPW Plan Review / Comments

McMahon – Site / Civil Plan Sheets

Cover Sheet - Utility Contact information:

- WPS address of 700 N Adams Street in Green Bay no longer exists – modify accordingly.
- City of Two Rivers Water & Light Contacts
 - Water – Andrew Sukawaty, Director (920) 793-5558 andsuk@two-rivers.org
 - Electric – Brian Dellemann, Director (920) 793-5553 bridel@two-rivers.org

Plan Sheet 1

1. What is the anticipated construction schedule?
 - a. Installation of Erosion Control Best Management Practices (BMPs)
 - b. Groundbreaking
 - c. Site and utility work
 - d. Phased restoration?
 - e. Paving
 - f. Final restoration
 - g. Removal of BMPs

Plan Sheet 3

1. The City will require a 12-foot storm sewer easement along the east side of East River Street from the southerly 19th Street right-of-way to the northerly 18th Street vacated right-of-way for the 24-inch storm sewer that was installed in 2022.
2. The City will require a 15-foot storm sewer easement centered upon the existing 24-inch storm sewer that was installed in 2022 in the northwesterly corner of the property, from the easterly East River Street right-of-way to the common northerly property line with the storm water facility (pond).
3. The City will require an easement along the southerly property line to accommodate the existing 18-inch sanitary sewer that is 12 to 15 feet deep. Presently, the City is requesting the southerly 20-feet to be granted as sanitary sewer easement.



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Plan Sheet 4

1. Concern with some of the proposed Utility and Building Elevations relative to the stormwater facility (pond) water elevations, especially during rain events.
2. Eggers Pond Elevations
 - a. Normal Water Surface Elevation per Plan Sheet 4 = 582.0
 - b. 10-Year Storm Water Elevation per Plan Sheet 4 & 5 = 585.4
 - c. 100-Year Storm Water Elevation per Plan Sheet 4 & 5 = 586.0
3. East Twin River 100-Year Water Elevation per Plan Sheet 4 = 584.3
4. Proposed Basement Finished Elevation per Plan Sheet 4 & 5 = 584.66
5. Storm sewer invert elevation at STO INLET MH = 582.03 or 0.03' above normal pond elevation
6. As it rains, the water in the stormwater pond will rise and impact the discharge of stormwater from the storm sewer system into the pond. The harder and longer it rains, the higher the water elevation within the pond and the more significant impact to water within the storm sewer system, i.e. 10-year storm pond elevation = 585.4 which is 1.4-feet higher than the top of the East Trench Drain which means pond storm water will flow out of the trench drain and into the underground parking within the basement. This will then have negative impacts on the vehicles and mechanicals within the basement level of the building.
7. The building basement does not appear to be flood proofed and is susceptible to storm water impacts.
8. Where does trench drain P-7 discharge to? Into the building and connects to the roof drain discharge pipe?
9. Presuming the future southerly building will have a similar ramp and trench drain configuration, how will that storm water be routed over to the storm water facility (pond)?

Plan Sheet 6

1. The proposed storm sewer adjacent to the northerly property line appears to be 2.5-feet off the property line. Construction and future maintenance of this line will then encroach into the City's stormwater facility property. Request to modify the location of the storm sewer to minimize future impacts to the City property.
2. The northerly ramp appears to be within 5-feet of the stormwater facility. Is there concerns about hydrostatic pressures against the northerly slope of the ramp as the stormwater facility water elevation rises?
3. The southerly stormwater facility berm must remain at elevation 587.0 or higher.
4. How does this entire (full build out) impact the stormwater facility's design for water quantity and quality?
5. It appears that there are portions of the southerly parking lot and driveway approach that may not be collected within the storm sewer system and avoid treatment and detention.



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Plan Sheet 7

1. What type of inlet protection will be utilized for the two proposed trench drains?
2. Is a single row of silt fence going to be sufficient for the easterly and southerly slopes off the building and parking lot areas?
3. Will street sweeping be incorporated into the E.C. BMPs?
4. Provide WDNR E.C. Soil Loss Calculation worksheet.
5. See E.C. Comments above pertaining to schedule.

Plan Sheet 8

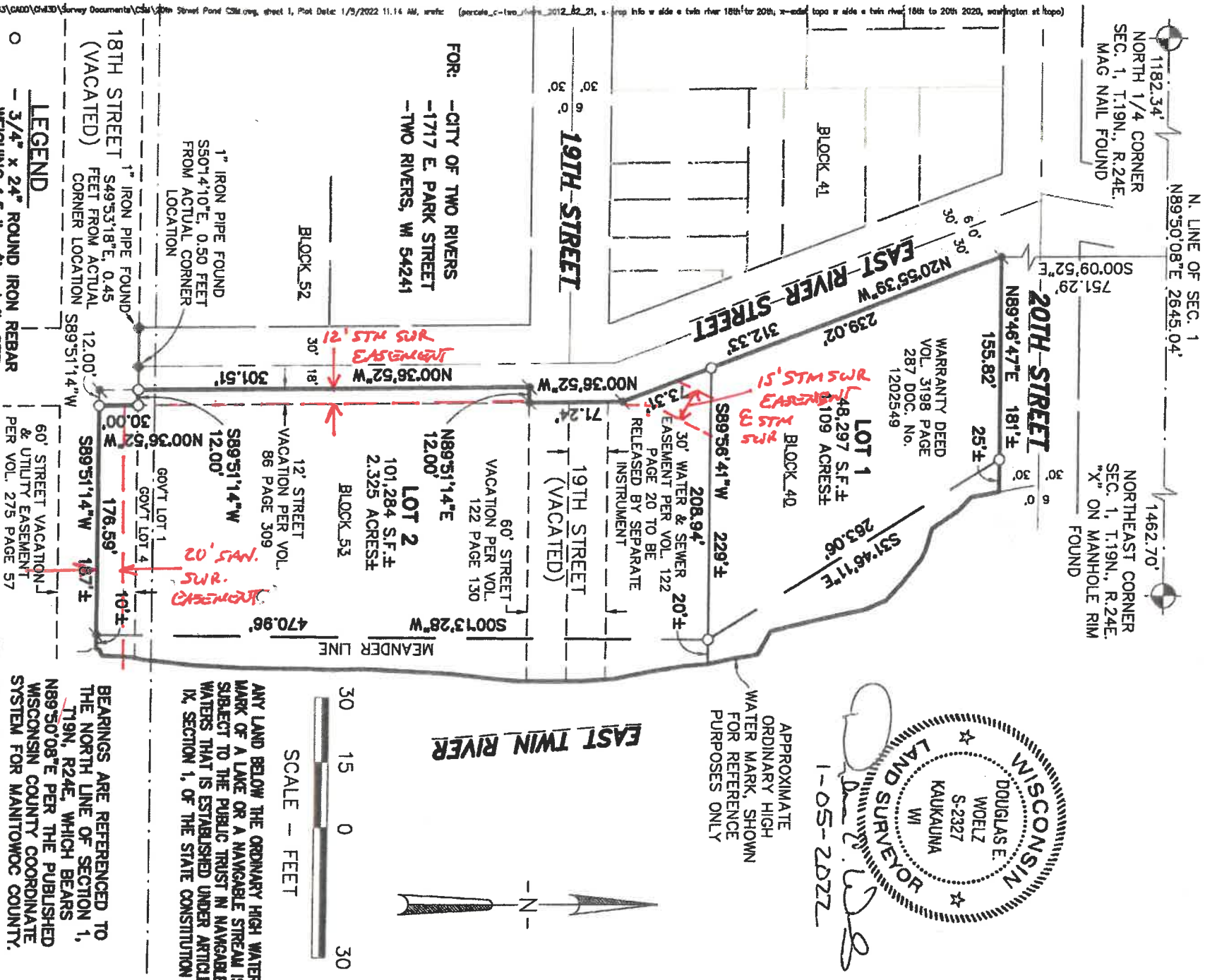
1. Is the generator / transformer pad going to be screened?
2. Are the Stella De Ora Daylilies appropriate for the narrow at grade, landscape island between the east and west parking areas south of the building especially during the winter months (plowing, sanding and salting)?



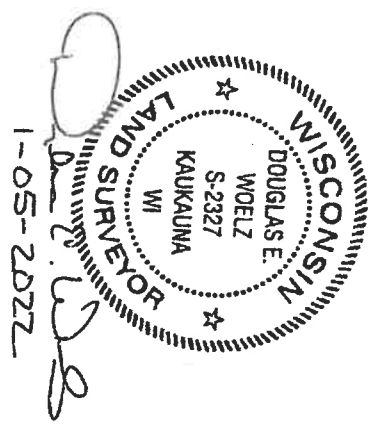
STATE OF WI - MTWC CO
KRISTI TUESBURG REGISTERED
RECEIVED FOR RECORD
01/10/2022 10:05:19 AM

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

ALL OF BLOCKS 40 & 53, PART OF VACATED 18TH STREET, PART OF VACATED EAST RIVER STREET AND ALL OF VACATED 19TH STREET, ACCORDING TO THE ORIGINAL PLAT OF TWO RIVERS, LOCATED IN NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



- LEGEND
- 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
 - 3/4" ROUND STEEL REBAR FOUND
 - 1" IRON PIPE FOUND
 - CERTIFIED LAND CORNER
 - MANITOWOC COUNTY
 - RECORDED BEARING AND/OR DISTANCE
 - SQUARE FEET



McMAHON
ENGINEERS ARCHITECTS

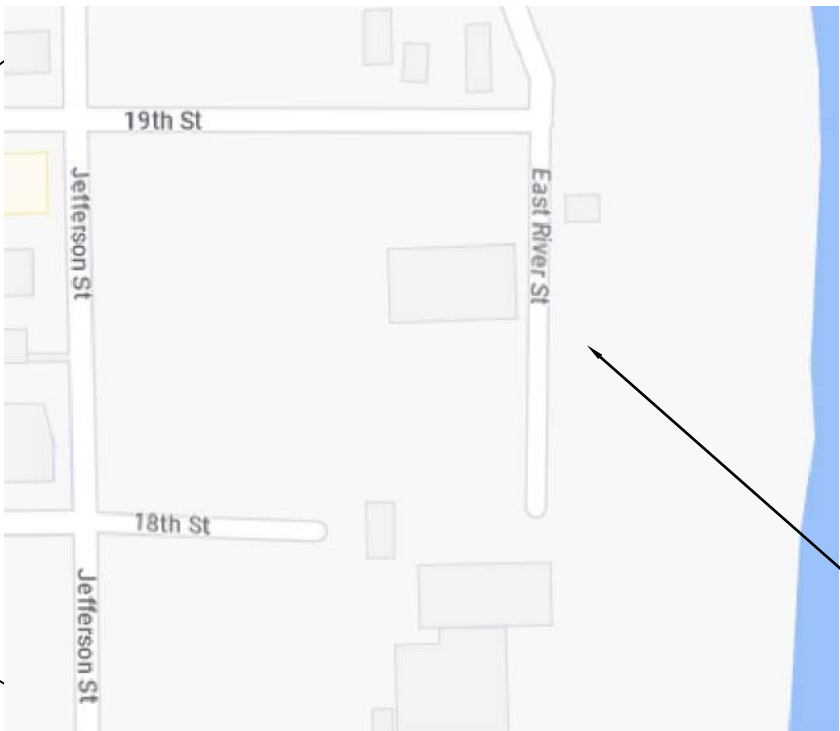
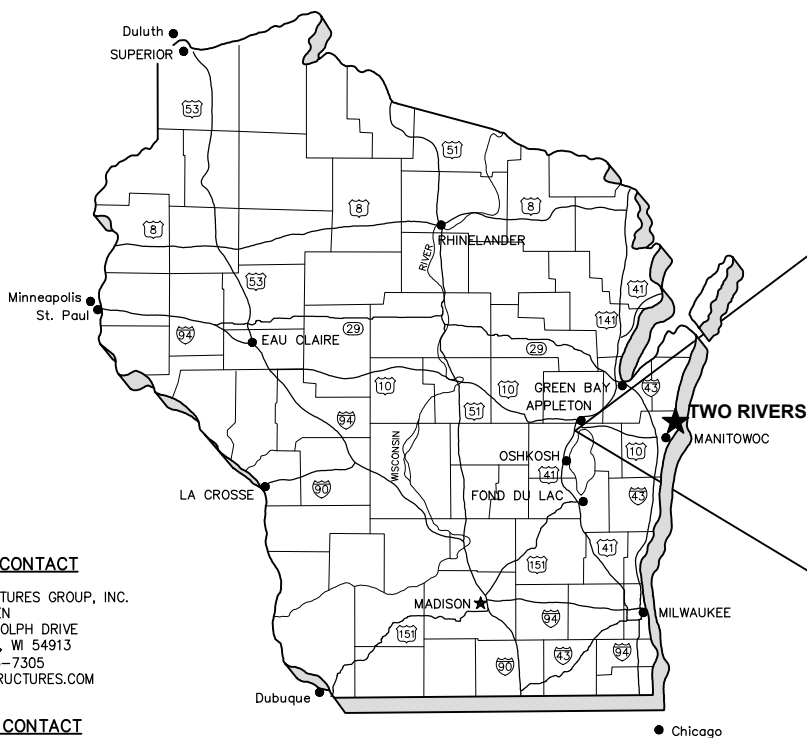
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM
DRAFTED BY: Corey W. Kalkofen, PLS

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION

\\projects\10007\81900463\GADD\CHAS\Survey Documents\CHAS\20th Street Pond SSM.dwg, sheet 1, Plot Date: 1/9/2022 11:14 AM, xref: (porcals_c-two_river 2012_02_21, s-top info w side e twin river 18th to 20th, x-side topo w side e twin river 18th to 20th 2020, washington st topo)

CONFLUENCE LOFTS CITY OF TWO RIVERS

MANITOWOC COUNTY, WISCONSIN
MCM # G0957-09-23-00384



SHEET INDEX

- 1 ABBREVIATIONS, SYMBOLS & NOTES
- 2 SURVEY CONTROL
- 3 EXISTING SITE & DEMOLITION PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 GRADING PLAN
- 7 EROSION CONTROL PLAN
- 8 LANDSCAPE PLAN
- 9 EROSION & SEDIMENT CONTROL DETAILS
- 10 MISCELLANEOUS DETAILS

CONTACT INFORMATION

UTILITIES

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LORI BUTRY
700 NORTH ADAMS STREET
GREEN BAY, WI 54307
(920) 433-1703
LABUTRY@INTEGRYSGROUP.COM

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MANITOWOC, WI 54220
920-323-4200

CHARTER COMMUNICATIONS
BRUCE HENRY
1623 BROADWAY AVE
SHEBOYGAN, WI 53081
(920) 263-0074
BRUCE.HENRY@CHARTER.COM

CITY OF TWO RIVERS
MATTHEW HECKENLAIBLE, P.E.
DIRECTOR OF PUBLIC WORKS
1717 EAST PARK STREET
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MATHEC@TWO-RIVERS.ORG

CITY OF TWO RIVERS WATER & LIGHT
KEN KOZAK
1415 LAKE STREET
TWO RIVERS, WI 54241
920-793-5553
KENKOZ@TWO-RIVERS.ORG

OWNER CONTACT

CR STRUCTURES GROUP, INC.
KIP GOLDEN
327 RANDOLPH DRIVE
APPLETON, WI 54913
(920) 733-7305
KIP@CRSTRUCTURES.COM

DESIGN CONTACT

McMAHON ASSOCIATES, INC.
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SJANDREY@MCMGRP.COM

PRELIMINARY: NOT FOR CONSTRUCTION

McMAHON
ENGINEERS ARCHITECTS

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

DATE

7/2023

PROJECT NO.

G0957-09-23-00384

STANDARD ABBREVIATIONS

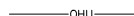
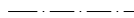
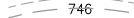
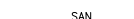
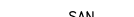
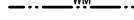
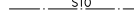
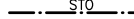
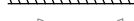
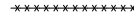
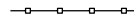
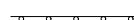
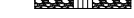
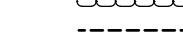
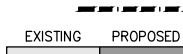
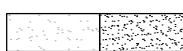
ACRE	LEFT
AGG	LVC
AH	MAINT
ASPH	MAT'L
AVG	MAX
B-B	MIN
BEG	MH
BIT	MP
BK	NB
B/L	NO
BLDG	NOR
BM	OD
BOC	OBLIT
BRG	PAV'T
C-C	PC
CY	PCC
C&G	
CB	PE
CE	PED
CHD	PGL
C/L	PI
CL	P/L
CMP	PLE
CO	PP
CONC	PRC
CORR	PROP
CP	PSD
CR	PSI
CS	PT
CSW	PVC
CTH	
CULV	PVI
D	PVT
DI	R
DIA	RCP
DIS	RD
EA	REBAR
EB	REM
EBS	RECON
EG	REQ'D
ELEV	R/L
ELEC	RP
EMB	RR
EMAT	RT
ENT	R/W
EOR	SB
EP	SE
EXC	SF
EX	SI
EW	STH
F-F	SY
FDN	SALV
FE	SAN
FERT	SEC
FG	SHLDR
F/L	S/L
FT	SQ
FTG	STA
GRAV	STD
GN	STO
GV	SW
HDPE	TC
HE	TEL
HMA	TEMP
HP	TLE
HT	TV
HYD	TYP
ID	UG
IN	USH
INL	VAR
INV	VC
IP	VERT
JCT	WB
LB	WM
LF	WV
LP	
	LENGTH OF VERTICAL CURVE
	MAINTENANCE
	MATERIAL
	MAXIMUM
	MINIMUM
	MANHOLE
	MILE POST
	NORTHBOUND
	NUMBER
	NORMAL
	OUTSIDE DIAMETER
	OBLITERATE
	PAVEMENT
	POINT OF CURVATURE
	PORTLAND CEMENT CONCRETE OR
	POINT OF COMPOUND CURVATURE
	PRIVATE ENTRANCE
	PEDESTAL
	PROFILE GRADE LINE
	POINT OF INTERSECTION
	PROPERTY LINE
	PERMANENT LIMITED EASEMENT
	POWER POLE
	POINT OF REVERSE CURVATURE
	PROPOSED
	PASSING SIGHT DISTANCE
	POUNDS PER SQUARE INCH
	POINT OF TANGENCY
	POLYVINYL CHLORIDE OR
	POINT OF VERTICAL CURVATURE
	POINT OF VERTICAL INTERSECTION
	POINT OF VERTICAL TANGENCY
	RADIUS
	REINFORCED CONCRETE PIPE
	ROAD
	REINFORCEMENT ROD
	REMOVE
	RECONSTRUCT
	REQUIRED
	REFERENCE LINE
	RADIUS POINT
	RAILROAD
	RIGHT
	RIGHT-OF-WAY
	SOUTHBOUND
	SUPERELEVATION
	SQUARE FEET
	SLOPE INTERCEPT
	STATE TRUNK HIGHWAY
	SQUARE YARD
	SALVAGED
	SANITARY
	SECTION
	SHOULDER
	SURVEY LINE
	SQUARE
	STATION
	STANDARD
	STORM
	SIDEWALK
	TOP OF CURB
	TELEPHONE
	TEMPORARY
	TEMPORARY LIMITED EASEMENT
	TELEVISION
	TYPICAL
	UNDERGROUND
	U.S. HIGHWAY
	VARIES
	VERTICAL CURVE
	VERTICAL
	WESTBOUND
	WATER MAIN
	WATER VALVE

GENERAL NOTES

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
3. EXISTING STREET RIGHT-OF-WAY AND INTERSECTING PROPERTY LINES ARE ESTABLISHED FROM FIELD LOCATED SURVEY MONUMENTATION, PREVIOUS SURVEYS, PLATS AND CURRENT PROPERTY DEEDS.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

THIS PLAN SET WAS CREATED WITH CIVIL3D 2023. MCMAHON'S "DISCLAIMER FOR TRANSFER OF ELECTRONIC FILES" FORM NEEDS TO BE SIGNED IF A COPY OF THE ELECTRONIC FILES ARE REQUESTED. MCMAHON MAKES NO REPRESENTATION REGARDING THE COMPATIBILITY OF THESE FILES WITH OTHER SOFTWARE, NOR DOES MCMAHON REPRESENT THAT THE FILES WILL CONVERT TO OTHER SOFTWARE WITHOUT ERROR.

STANDARD SYMBOLS (PLAN VIEW ONLY)

	2" IRON PIPE FOUND		TELEPHONE CABLE – BURIED
	1 1/4" REBAR FOUND		ELECTRIC CABLE – BURIED
	1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET		UTILITIES – OVERHEAD
	1" (1.315 OD) IRON PIPE FOUND		FIBER OPTIC CABLE – BURIED
	1" IRON PIPE SET		GAS MAIN
	3/4" IRON REBAR FOUND		CABLE TELEVISION – BURIED
	3/4" IRON PIPE FOUND		DITCH LINE
	3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET		STREET C/L OR R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	MAG SPIKE FOUND		SECTION LINE
	MAG SPIKE SET		EXISTING CONTOURS
	CHISEL CROSS FOUND		PROPOSED CONTOURS
	CHISEL CROSS SET		EXISTING FORCEMAIN SEWER
	COUNTY MONUMENT		EXISTING SANITARY SEWER
	CONCRETE MONUMENT FOUND		PROPOSED SANITARY SEWER
	CONTROL POINT HORIZONTAL		EXISTING WATER MAIN
	VERTICAL BENCHMARK		PROPOSED WATER MAIN
	SOIL BORING or MONITORING WELL		EXISTING STORM SEWER
	POWER POLE		PROPOSED STORM SEWER
	POWER POLE W/GUY WIRE		EXISTING CURB & GUTTER
	TELEPHONE OR TELEVISION PEDESTAL		PROPOSED CURB & GUTTER
	MAILBOX		PROPOSED REJECT CURB & GUTTER
	SIGN		EXISTING CULVERT WITH END SECTIONS
	RAILROAD CROSS BUCK		PROPOSED CULVERT WITH END SECTIONS
	RAILROAD GATE ARM		BUILDING OUTLINE
	RAILROAD TRACKS		FENCE LINE
	LIGHT POLE		SAW CUT REQ'D
	WOOD POLE		SILT FENCE
	TRAFFIC SIGNAL		GUARD RAIL
	TRAFFIC SIGNAL MAST ARM		DITCH CHECK
	CONIFEROUS TREE		INLET PROTECTION
	DECIDUOUS TREE		TRACKING PAD
	TREE OR BRUSH LINE		TURBIDITY BARRIER OR SHEET PILING
	BED ROCK (IN PROFILE VIEW)		SANDBAG COFFERDAM
	HANDICAPPED PARKING STALL		SLOPE INTERCEPT
	EXISTING SPOT ELEVATION		LIMITS OF DISTURBANCE
	PROPOSED SPOT ELEVATION		
	DRAINAGE HIGH POINT		ASPHALT PAVEMENT
	DRAINAGE DIRECTION		
	EXISTING MANHOLE		CONCRETE SIDEWALK/DRIVEWAY
	PROPOSED MANHOLE		
	EXISTING INLET		GRAVEL
	PROPOSED INLET		
	EXISTING YARD DRAIN		RIP-RAP (SIZE AS SPECIFIED)
	PROPOSED YARD DRAIN		
	EXISTING CLEAN OUT		BRICK/PAVERS
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		PROPOSED EROSION MAT
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		PROPOSED TURF REINFORCEMENT MAT (TRM)
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		EXISTING DELINEATED WETLANDS
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.wi.gov/cunof/stormwater/techstds.htm>. RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

☐ LAND APPLICATION OF ADDITIVES (1050)	☒ DE-WATERING (1061)
☐ WATER APPLICATION OF ADDITIVES (1051)	☐ DITCH CHECK (1062)
☐ NON-CHANNEL EROSION MAT (1052)	☐ SEDIMENT TRAP (1063)
☐ CHANNEL EROSION MAT (1053)	☐ SEDIMENT BASIN (1064)
☐ VEGETATIVE BUFFER (1054)	☐ RIP-RAP (1065)
☐ SEDIMENT BALE BARRIER (1055)	☐ CONSTRUCTION DIVERSION (1066)
☒ PERIMETER SEDIMENT CONTROL (1056)	☐ TEMPORARY GRADING PRACTICES (1067)
☒ TRACKOUT CONTROL (1057)	☒ DUST CONTROL (1068)
☒ MULCHING (1058)	☐ TURBIDITY BARRIER (1069)
☒ SEEDING (1059)	☐ SILT CURTAIN (1070)
☒ STORM DRAIN INLET PROTECTION (1060)	☐ HORIZONTAL DIRECTIONAL DRILLING (1072)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING IN RUNOFF:

- A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
- B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
- C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
- D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
- E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
- F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
- G. DISCHARGE OF SEDIMENT FROM EROSION OUTLET FLOWS.
- H. DISCHARGE OF CHEMICALS, CEMENT AND BUILDING MATERIALS.
- I. DISCHARGE OF UNTREATED VEHICLE AND WHEEL WASH WATER.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

- A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
- B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
- D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
- F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
- G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
- H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

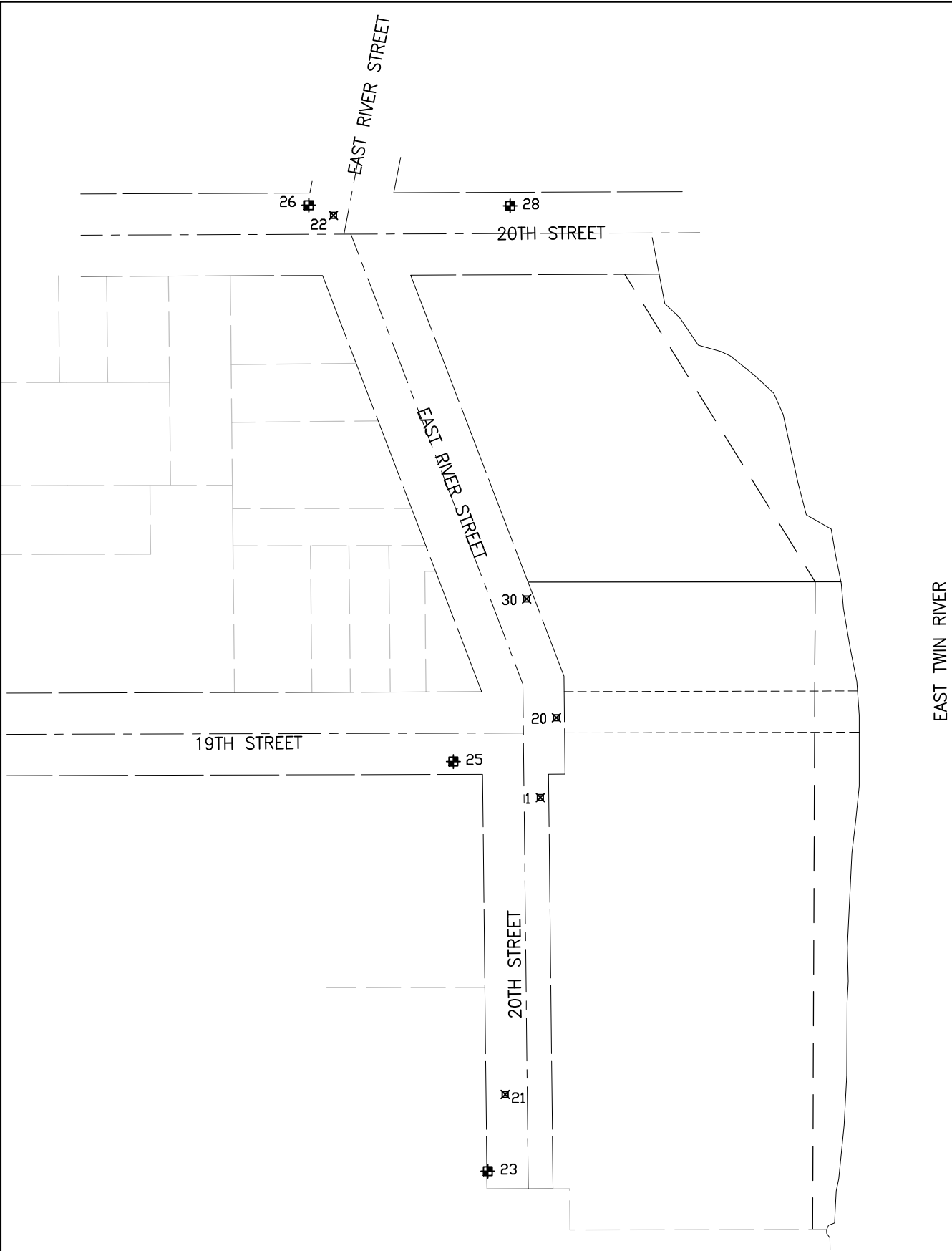
THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

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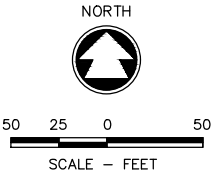
VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
23	593.88	HYDRANT NOZZLE
24	595.76	SURVEY DISK IN BRIDGE ABUTMENT 17TH ST
25	595.77	HYDRANT NOZZLE
26	596.98	HYDRANT NOZZLE
28	588.37	MAG IN POWER POLE

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	322204.46	258054.19	MAG NAIL
20	322262.57	258065.86	MAG NAIL
21	321988.50	258028.61	MAG NAIL
22	322627.96	257903.63	MAG NAIL
30	322348.93	258044.18	MAG NAIL

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM:
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: WL 254
POINT ID: PM0367 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 600.51 (1991 ADJUSTMENT)
LEVEL LOOP PER FIELD BOOK 1429 PAGES 72-76
& FIELD BOOK 1508 PAGE 14

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR MANITOWOC COUNTY NAD83 (91)



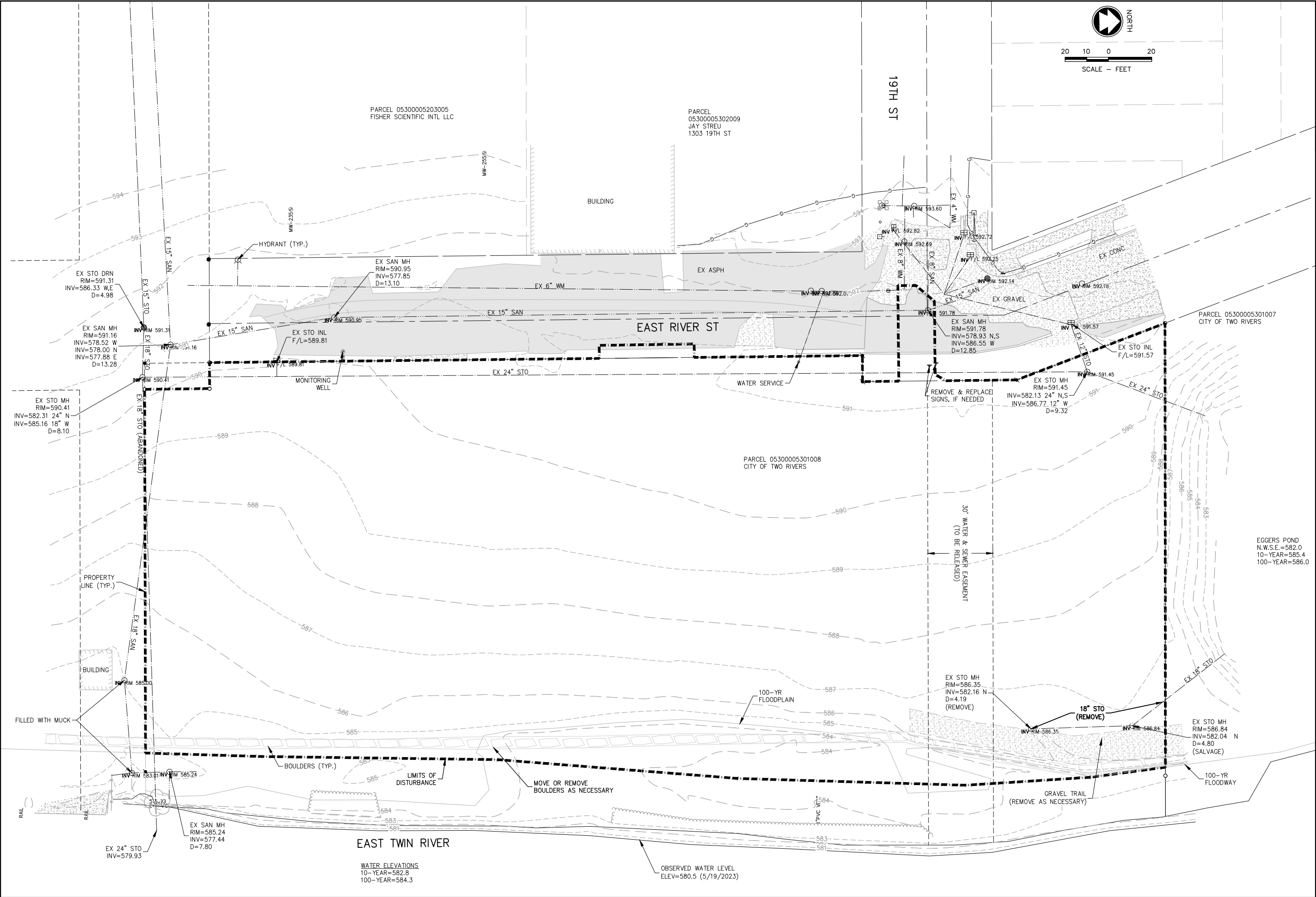
CONFLUENCE LOFTS
CITY OF TWO RIVERS, MANITOWOC CO., WI
SURVEY CONTROL

DESIGNED SMJ	DRAWN SMJ
PROJECT NO. G0957-09-23-00384	
DATE 7/2023	
SHEET NO.	

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Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCNGRP.COM

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McMAHON

ENGINEERS & ARCHITECTS

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NO.	DATE	REVISION

CONFLUENCE LOFTS

CITY OF TWO RIVERS, MANITOWOC CO., WI

EXISTING SITE & DEMOLITION PLAN

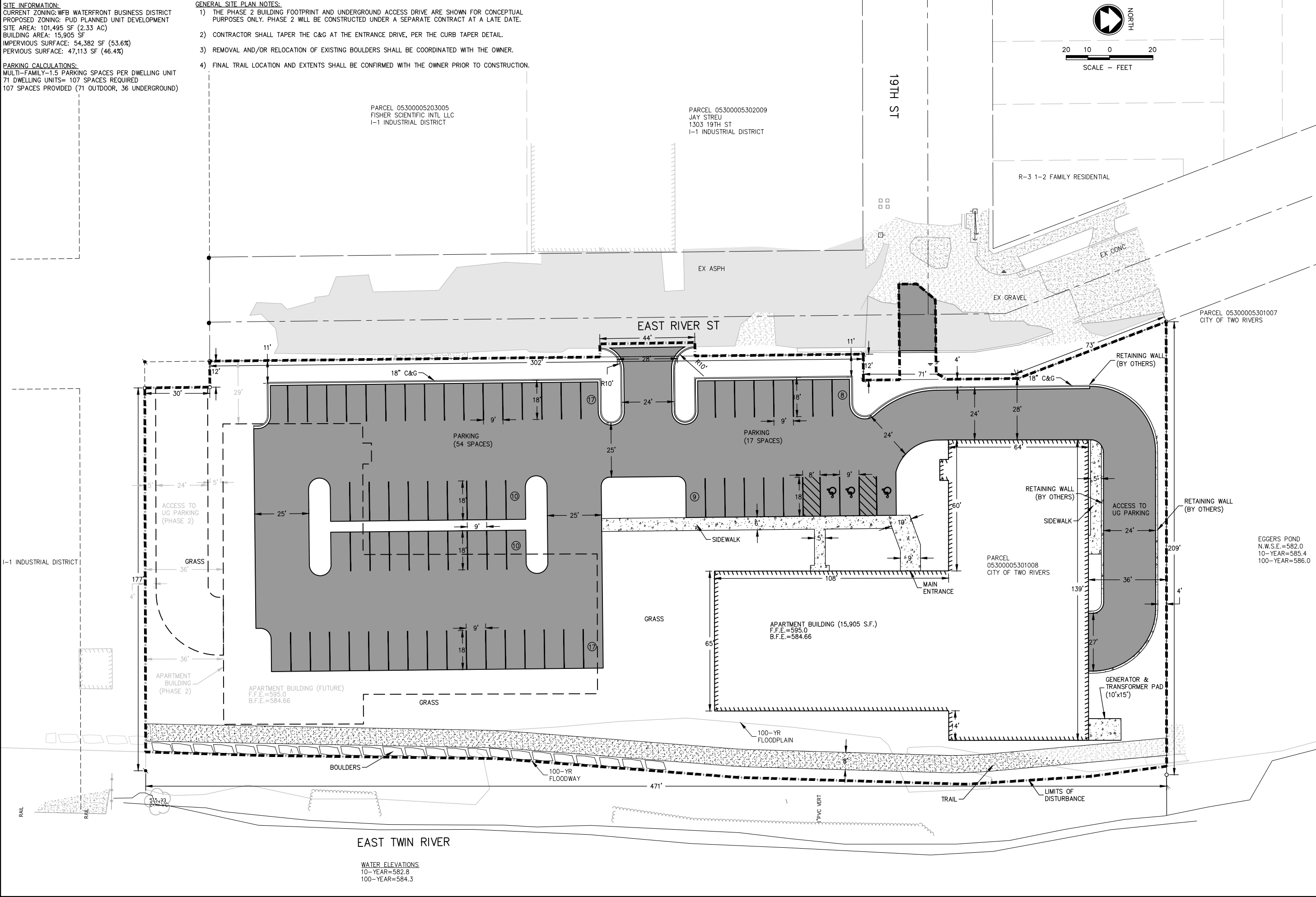
DESIGNED	DRAWN
SMJ	SMJ
PROJECT NO. G0957-09-23-00384	
DATE 7/2023	
SHEET NO. 3	

SITE INFORMATION:
CURRENT ZONING: WFB WATERFRONT BUSINESS DISTRICT
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
SITE AREA: 101,495 SF (2.33 AC)
BUILDING AREA: 15,905 SF
IMPERVIOUS SURFACE: 54,382 SF (53.6%)
PERVIOUS SURFACE: 47,113 SF (46.4%)

PARKING CALCULATIONS:
MULTI-FAMILY-1.5 PARKING SPACES PER DWELLING UNIT
71 DWELLING UNITS = 107 SPACES REQUIRED
107 SPACES PROVIDED (71 OUTDOOR, 36 UNDERGROUND)

GENERAL SITE PLAN NOTES:

- 1) THE PHASE 2 BUILDING FOOTPRINT AND UNDERGROUND ACCESS DRIVE ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. PHASE 2 WILL BE CONSTRUCTED UNDER A SEPARATE CONTRACT AT A LATE DATE.
- 2) CONTRACTOR SHALL TAPER THE C&G AT THE ENTRANCE DRIVE, PER THE CURB TAPER DETAIL.
- 3) REMOVAL AND/OR RELOCATION OF EXISTING BOLDERS SHALL BE COORDINATED WITH THE OWNER.
- 4) FINAL TRAIL LOCATION AND EXTENTS SHALL BE CONFIRMED WITH THE OWNER PRIOR TO CONSTRUCTION.

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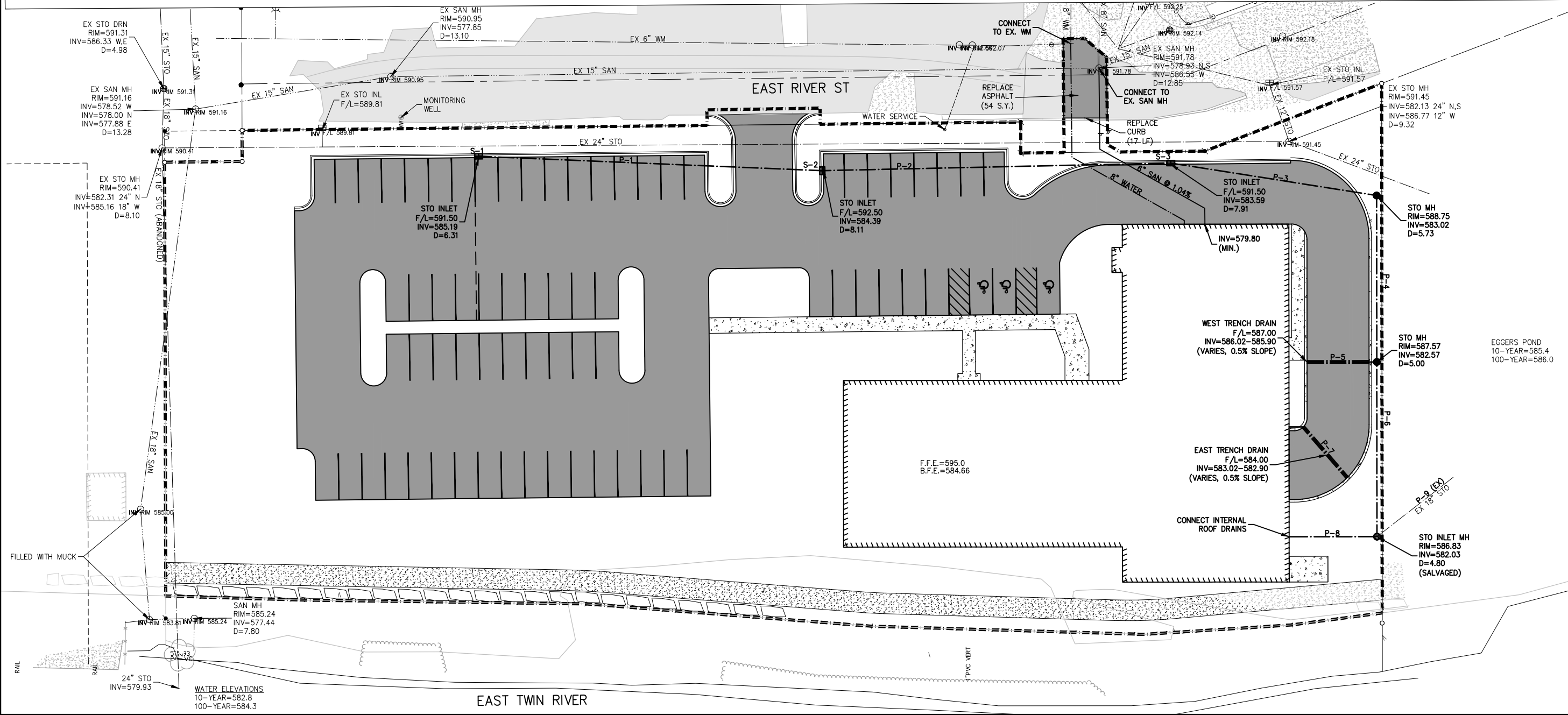
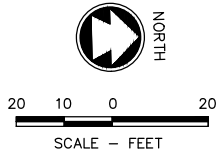
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- GENERAL UTILITY NOTES:
1. CONTRACTOR SHALL USE PVC AWWA C900 DR 18 FOR ALL WATER MAIN.
 2. CONTRACTOR SHALL USE PVC SDR 35 FOR ALL SANITARY SEWER MAIN.
 3. WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 6.5' COVER.
 4. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF TWO RIVERS PRIOR TO STARTING ANY WORK IN THE CITY RIGHT OF WAY.
 5. ALL WORK RELATED TO THE SITE SANITARY SEWER AND WATER SERVICES SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) CHAPTER SPS 382. ALL SITE UTILITIES TO INCLUDE TRACER WIRE.
 6. CONSTRUCT SAN SEWER CONNECTION TO THE CITY'S SAN SEWER MANHOLE IN ACCORDANCE WITH CITY OF TWO RIVERS STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS.
 7. INSTALL BENDS OR DEFLECT JOINTS ON WATER AND SANITARY SYSTEM TO MAINTAIN ALIGNMENT SHOWN.
 8. COORDINATE WATER SERVICE AND SANITARY SEWER ENTRANCES INTO THE BUILDING WITH PLUMBING AND FIRE PROTECTION CONTRACTORS.
 9. REFER TO BUILDING PLUMBING PLANS FOR SANITARY SEWER CLEANOUT REQUIRED WITHIN 5' OF THE BUILDING EXTERIOR WALL.
 10. CONTRACTOR MAY WISH TO SALVAGE THE EX STM MH AND REPLACE THE GRATE FOR THE PROP STM INLET MH.
 11. CONTRACTOR SHALL COORDINATE WITH PLUMBER TO BRING STORMWATER RUNOFF FROM THE EASTERN TRENCH DRAIN INTO THE BUILDING. THIS SHOULD BE DRAINED VIA A STANDALONE PUMP, SEPARATE FROM THE BASEMENT SUMP PUMP. A SECOND BACKUP PUMP SHOULD ALSO BE INSTALLED FOR SAFETY REASONS.
 12. PLUMBER SHALL INSTALL A GOOSE NECK PIPE FITTING PRIOR TO DISCHARGING THE INTERNAL ROOF DRAINS AND EASTERN TRENCH DRAIN. TOP OF GOOSE NECK SHALL BE ABOVE ELEVATION 586.83. THIS WILL ALLOW THE PROP STM MH TO FUNCTION AS AN EMERGENCY SPILLWAY IN THE EVENT OF THE DISCHARGE PIPE FREEZING AND/OR HIGH WATER IN THE STORMWATER POND.
 13. THE APARTMENT OPERATIONS MANAGER SHALL APPLY DEICING COMPOUND TO THE TRENCH DRAINS TO PREVENT FREEZING. TRENCH DRAINS SHOULD BE INSPECTED REGULARLY.
 14. TRENCH DRAINS SHALL BE ACO DRAIN KLASSICDRAIN K300/KS300, OR EQUIVALENT, WITH MINIMUM 12" WIDE GRATE.
 15. ASPHALT REPAIR IN EAST RIVER STREET SHALL MATCH EXISTING ASPHALT DEPTH.

STORM SEWER SIZING CALCULATIONS														
Pipe Data								Flow & Capacity						
Pipe ID	Length (ft)	Slope (ft/ft)	Pipe Material	Manning's "n"	Pipe Diameter (in)	Pipe Area (sf)	Hydraulic Radius (ft)	Drainage Area ID's	Total Flow (gpm)	Pipe Capacity (gpm)	Total Flow (cfs)	Pipe Capacity (cfs)	Pipe Velocity (fps)	
P-1	134	0.0050	PVC	0.009	10	0.55	0.21	S-1	865	1,004	1.93	2.24	4.1	
P-2	134	0.0060	PVC	0.009	10	0.55	0.21	S-1,S-2	1,096	1,100	2.44	2.45	4.5	
P-3	81	0.0070	PVC	0.009	10	0.55	0.21	S-1,S-2,S-3	1,185	1,188	2.64	2.65	4.9	
P-4	64	0.0070	PVC	0.009	10	0.55	0.21	S-1,S-2,S-3	1,185	1,188	2.64	2.65	4.9	
P-5	24	0.0104	PVC	0.009	4	0.09	0.08	West Trench Drn	71	126	0.16	0.28	3.2	
P-6	68	0.0080	PVC	0.009	10	0.55	0.21	S-1,S-2,S-3,West Trench Drn	1,256	1,270	2.80	2.83	5.2	
P-7	24	0.0104	PVC	0.009	4	0.09	0.08	East Trench Drn	45	126	0.10	0.28	3.2	
P-8	34	0.0100	PVC	0.009	8	0.35	0.17	East Trench Drn, Roof Drn	658	783	1.47	1.75	5.0	
P-9	37	0.0010	PVC	0.009	18	1.77	0.38	S-1,S-2,S-3, Trench Drns (2), Roof Drn	1,914	2,154	4.26	4.80	2.7	

NOTE: S-1 (PHASE 1) AND S-1 (PHASE 2) FLOWS WERE CALCULATED TO SHOW COMPLIANCE FOR THE CURRENT (PHASE 1) AND FUTURE (PHASE 2) CONDITIONS. S-1 (PHASE 2) WAS USED FOR ALL FLOW CALCULATIONS.

STORMWATER DISCHARGE CALCULATIONS - SPS 382.36 AREA METHOD								
Drainage Area / Structure No.	PVMT AREA (SF)	PVMT FLOW (GPM)	LAWN AREA (SF)	LAWN FLOW (GPM)	ROOF AREA (SF)	ROOF FLOW (GPM)	TOTAL FLOW (GPM)	TOTAL FLOW (CFS)
S-1 (Phase 1)	20334	626	2254	22	0	0	647	1.44
S-1 (Phase 2)	6879	212	4220	41	15943	613	865	1.93
S-2	6799	209	2248	22	0	0	231	0.51
S-3	2546	78	1091	10	0	0	89	0.20
West Trench Drn	2292	71	0	0	0	0	71	0.16
East Trench Drn	1407	43	153	1	0	0	45	0.10
Roof Drn	0	0	0	0	15943	613	613	1.37



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REVISION

DATE

NO.

CONFLUENCE LOFTS

CITY OF TWO RIVERS, MANITOWOC CO., WI

UTILITY PLAN

DESIGNED

SMJ

DRAWN

SMJ

PROJECT NO.

G0957-09-23-00384

DATE

7/2023

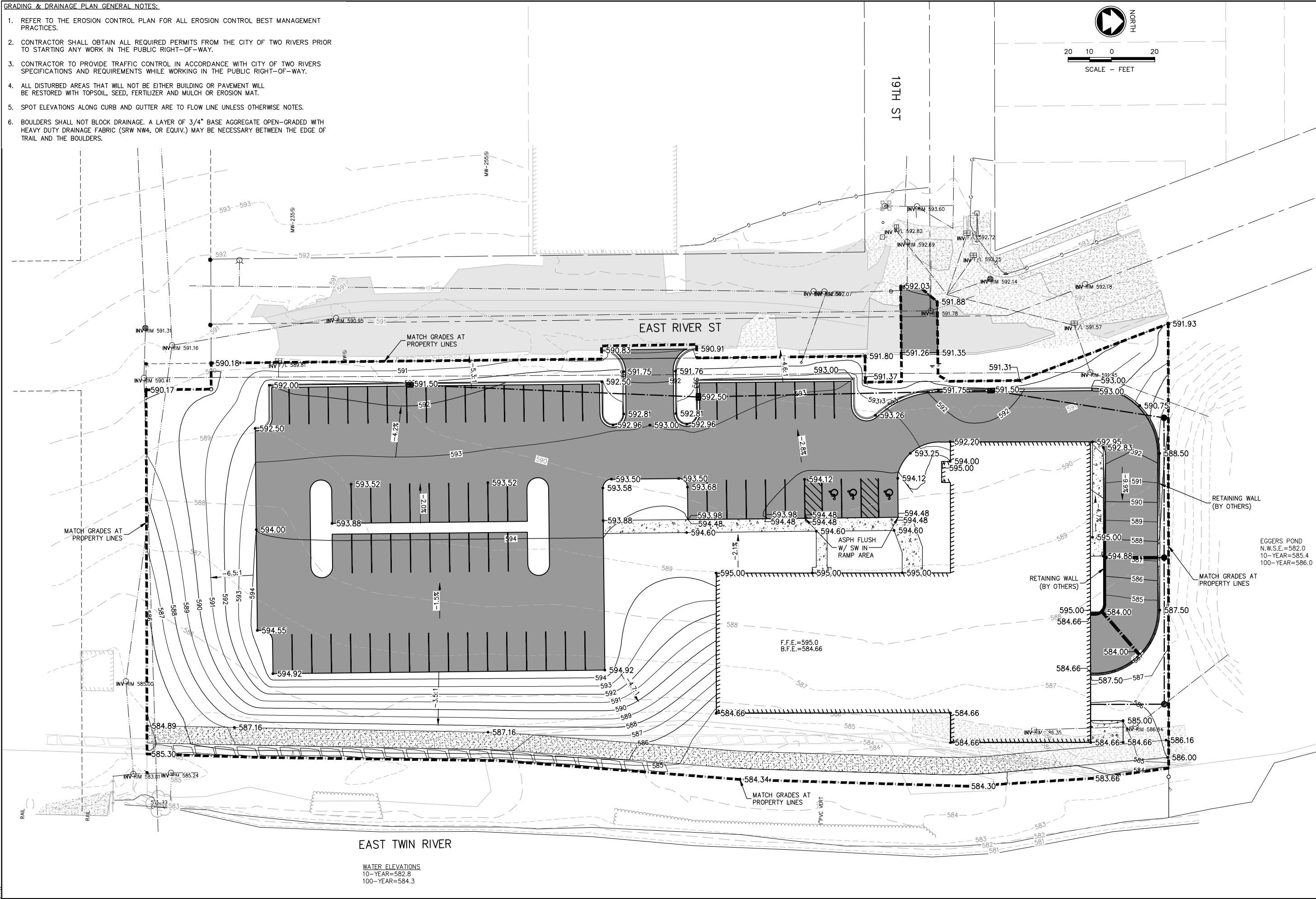
SHEET NO.

5

s:\projects\G0957\02300384\CADD\Plan Sheets\Grading Plan.dwg, 22x34, Plot Date: 7/31/2023 11:43 AM, xrefs: (x-l-aerial-se, x-prop info confluence lofts, x-all points confluence lofts, x-exist shade confluence lofts, x-exist topo confluence lofts, x-comps

GRADING & DRAINAGE PLAN GENERAL NOTES:

1. REFER TO THE EROSION CONTROL PLAN FOR ALL EROSION CONTROL BEST MANAGEMENT PRACTICES.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF TWO RIVERS PRIOR TO STARTING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH CITY OF TWO RIVERS SPECIFICATIONS AND REQUIREMENTS WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY.
4. ALL DISTURBED AREAS THAT WILL NOT BE EITHER BUILDING OR PAVEMENT WILL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND MULCH OR EROSION MAT.
5. SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO FLOW LINE UNLESS OTHERWISE NOTES.
6. BOULDERS SHALL NOT BLOCK DRAINAGE. A LAYER OF 3/4" BASE AGGREGATE OPEN-GRADED WITH HEAVY DUTY DRAINAGE FABRIC (SRW NW4, OR EQUIV.) MAY BE NECESSARY BETWEEN THE EDGE OF TRAIL AND THE BOULDERS.



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NO.	DATE	REVISION

CONFLUENCE LOFTS

CITY OF TWO RIVERS, MANITOWOC CO., WI

GRADING PLAN

DESIGNED	DRAWN
SMJ	SMJ

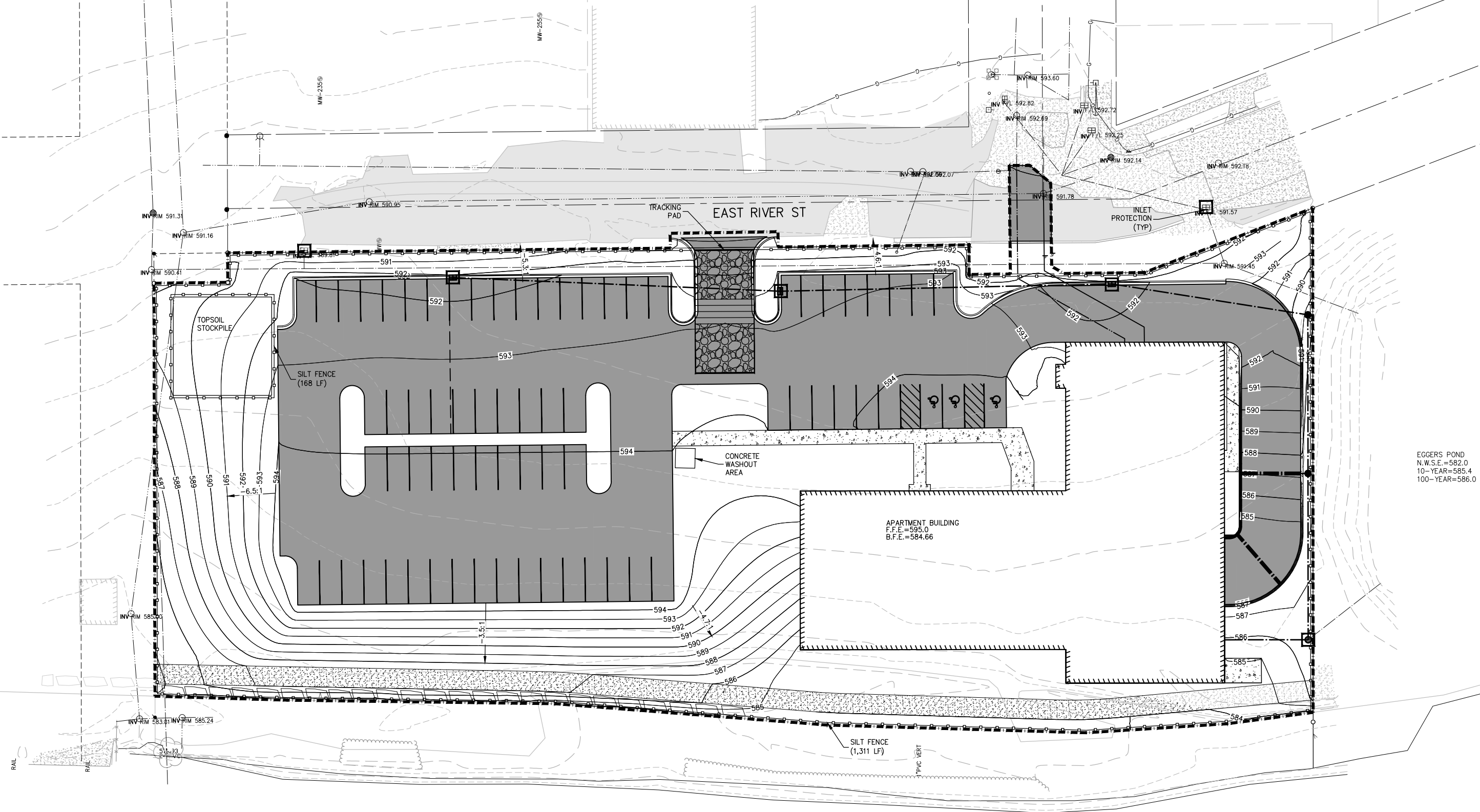
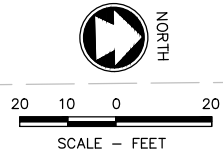
PROJECT NO.
G0957-09-23-00384

DATE
7/2023

SHEET NO.
6

CONSTRUCTION SEQUENCE

1. POST PERMITS AT SITE. NOTIFY WISCONSIN DNR, CITY OF TWO RIVERS, AND OWNER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION. PRIOR TO ANY LAND DISTURBING ACTIVITIES, INSTALL TRACKING PAD, SILT FENCE, AND INLET PROTECTION. IF THE TRACKING PAD DOES NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED.
2. REMOVAL AND/OR RELOCATION OF THE EXISTING BOULDERS SHALL BE COORDINATED WITH THE OWNER.
3. BEGIN STRIPPING TOPSOIL. ROUGH GRADE THE SITE AND INSTALL UTILITIES. REMOVE STORM SEWER AS NECESSARY.
4. GRADE AND GRAVEL PARKING LOT. INSTALL CURB & GUTTER, SIDEWALK, & ASPHALT PARKING LOT. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. DE-WATER EXCAVATED AREAS AS NEEDED. USE DE-WATERING BEST MANAGEMENT PRACTICE.
5. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING. PERMANENTLY STABILIZE TURF GRASS AREAS (TOPSOIL, SEED, FERTILIZER, AND MULCH OR EROSION MAT).



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NO.	DATE	REVISION

CONFLUENCE LOFTS
CITY OF TWO RIVERS, MANITOWOC CO., WI
EROSION CONTROL PLAN

DESIGNED SMJ	DRAWN SMJ
PROJECT NO. G0957-09-23-00384	
DATE 7/2023	
SHEET NO. 7	



A NEW BUILDING FOR:
CONFLUENCE LOFTS
TWO RIVERS, WISCONSIN

PUD SUBMITTAL
JULY 31, 2023

MATERIAL INDEX-PLANS,SECTIONS

	EARTH		FINISHED LUMBER
	COMPACTED FILL		RIGID INSULATION
	GRAVEL FILL		BATT INSULATION
	CERAMIC TILE		DRYWALL
	POURED CONCRETE		STEEL
	CONCRETE BLOCK		PRECAST CONCRETE
	CONCRETE BLOCK FILLED		ACOUSTIC TILE
	FACE BRICK		BITUMINOUS PAVING
	STONE		EXISTING WALL TO BE REMOVED
	ROUGH LUMBER		EXISTING WALL TO REMAIN
	PLYWOOD		CONSTRUCT NEW WALL

REFERENCE SYMBOLS

	SECTION CUT SYMBOL (WALL SECTIONS) SECTION DESIGNATION (NUMBER FOR CROSS SECTION & LETTER FOR WALL SECTION) DRAWING NUMBER ON WHICH SECTION APPEARS
	PLAN DETAIL / ENLARGED PLAN SYMBOL DETAIL NUMBER DRAWING NUMBER ON WHICH DETAIL APPEARS
	DETAIL CUT SYMBOL DETAIL NUMBER DRAWING NUMBER ON WHICH DETAIL APPEARS
	ELEVATION MARK - NEW
	ELEVATION MARK - EXISTING

DRAWING SYMBOLS

	DOOR TAG
	REVISION NUMBER
	WINDOW TAG
	COLUMN LINE DESIGNATION- NEW
	WALL TYPE
	STAIRWAY DIRECTION INDICATION
	KEYNOTE MARK - ACCESSORIES
	KEYNOTE MARK - DEMOLITION NOTES
	KEYNOTE MARK - PLAN NOTES
	SPOT ELEVATION MARKER

SHEET INDEX - GENERAL	
Sheet Number	Sheet Name
G-0.0	COVER SHEET

SHEET INDEX - CIVIL	
Sheet Number	Sheet Name
C1	ABBREVIATIONS, SYMBOLS & NOTES
C2	SURVEY CONTROL
C3	EXISTING SITE & DEMOLITION PLAN
C4	SITE PLAN
C5	UTILITY PLAN
C6	GRADING PLAN
C7	EROSION CONTROL PLAN
C8	EROSION & SEDIMENT CONTROL DETAILS
C9	MISCELLANEOUS DETAILS

SHEET INDEX - ARCHITECTURE	
Sheet Number	Sheet Name
A-0.1	SITE PLAN
A-1.0	CODE SUMMARY & SCHEMATICS
A-1.1	BASEMENT FLOOR PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-1.4	THIRD FLOOR PLAN
A-1.5	FOURTH FLOOR PLAN
A-1.6	FIFTH FLOOR PLAN
A-1.7	SIXTH FLOOR PLAN
A-1.8	ROOFTOP PATIO PLAN / INTERIOR WALL TYPES
A-2.1	ROOM FINISH PLAN, TOILET ROOM ACCESSORIES & ADA DETAILS
A-2.2	ENLARGED PLANS
A-2.3	ENLARGED PLANS
A-2.4	ENLARGED PLANS
A-2.5	ADA GUIDELINES
A-2.6	ADA GUIDELINES
A-2.7	ADA GUIDELINES
A-3.1	DOOR SCHEDULE & FRAME ELEV.
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-4.3	EXTERIOR VIEWS
A-5.1	BUILDING SECTIONS
A-5.2	BUILDING SECTIONS
A-5.3	ENLARGED STAIR A PLANS/SECTIONS
A-5.4	ENLARGED STAIR B PLANS/SECTIONS
A-5.5	ENLARGED ELEVATOR/TRASH PLANS/SECTIONS
A-6.1	WALL SECTIONS
A-6.2	WALL SECTIONS
A-11	EXTERIOR DETAILS
A-1.2	EXTERIOR DETAILS
A-3.1	ROOF PLAN
A-4.1	REFLECTED CEILING PLAN - BASEMENT & FIRST FLOOR
A-4.2	REFLECTED CEILING PLAN - SECOND & THIRD FLOOR
A-4.3	REFLECTED CEILING PLAN - FOURTH & FIFTH FLOOR
A-4.4	REFLECTED CEILING PLAN - SIXTH FLOOR

SHEET INDEX - STRUCTURAL	
Sheet Number	Sheet Name
S-0.1	GENERAL NOTES
S-0.2	DESIGN CRITERIA
S-0.3	STRUCTURAL SCHEDULES
S-0.4	STRUCTURAL SCHEDULES - WOOD
S-0.5	LOADING PLANS
S-1.0	FOUNDATION PLAN
S-2.0	FIRST FLOOR FRAMING PLAN
S-2.1	SECOND FLOOR FRAMING PLAN
S-2.2	THIRD FLOOR FRAMING PLAN
S-2.3	FOURTH FLOOR FRAMING PLAN
S-2.4	FIFTH FLOOR FRAMING PLAN
S-2.5	SIXTH FLOOR FRAMING PLAN
S-2.6	ROOF FRAMING PLAN
S-2.7	HIGH ROOF FRAMING PLAN
S-3.0	STRUCTURAL DETAILS
S-3.1	STRUCTURAL DETAILS
S-4.0	STRUCTURAL DETAILS
S-5.0	STRUCTURAL DETAILS
S-5.1	STRUCTURAL DETAILS
S-5.2	STRUCTURAL DETAILS
S-5.3	STRUCTURAL DETAILS
S-6.0	STRUCTURAL DETAILS

NOTE:
THE INTENT AND MEANING OF THE CONSTRUCTION DOCUMENTS IS THAT THE CONTRACTOR UNDER THE TERMS OF THE CONTRACT SHALL TAKE ALL ACTIONS NECESSARY AND REQUIRED TO PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, TRANSPORTATION, FACILITIES AND APPURTENANCES WHICH ARE INDICATED OR REASONABLY IMPLIED BY EACH DRAWING AND EACH SECTION OF THE SPECIFICATIONS, ALL OF WHICH ARE COLLECTIVELY NECESSARY AND REQUIRED FOR THE CONSTRUCTION OF THE DESCRIBED STRUCTURES AND FACILITIES.

NOTE:
ALL TRADES SHALL CROSS REFERENCE ALL CONSTRUCTION DOCUMENTS FOR COORDINATION AND SCOPE OF WORK.

PROJECT DATA	
GOVERNING AUTHORITY - WISCONSIN DEPT. OF COMMERCE SAFETY AND BUILDINGS DIVISION	
REFERENCED CODE	INTERNATIONAL BUILDING CODE 2015
CLASS OF CONSTRUCTION	I-A PODIUM (2 LEVELS) + III-B (5 LEVELS)
OCCUPANCY CLASSIFICATION	RESIDENTIAL (R-2)
LOCAL ZONING AUTHORITY	TWO RIVERS, WI
BUILDING SPRINKLED	YES
BUILDING AREA:	
BASEMENT:	15,921 S.F.
FIRST FLOOR:	14,782 S.F.
SECOND FLOOR:	14,705 S.F.
THIRD FLOOR:	14,705 S.F.
FOURTH FLOOR:	14,705 S.F.
FIFTH FLOOR:	14,705 S.F.
SIXTH FLOOR:	14,705 S.F.
ROOFTOP PATIO:	2,888 S.F. (NOT INCL. IN TOTAL SQ.FT.)
TOTAL BUILDING SQ. FT.:	104,228 S.F.

CONSULTANTS

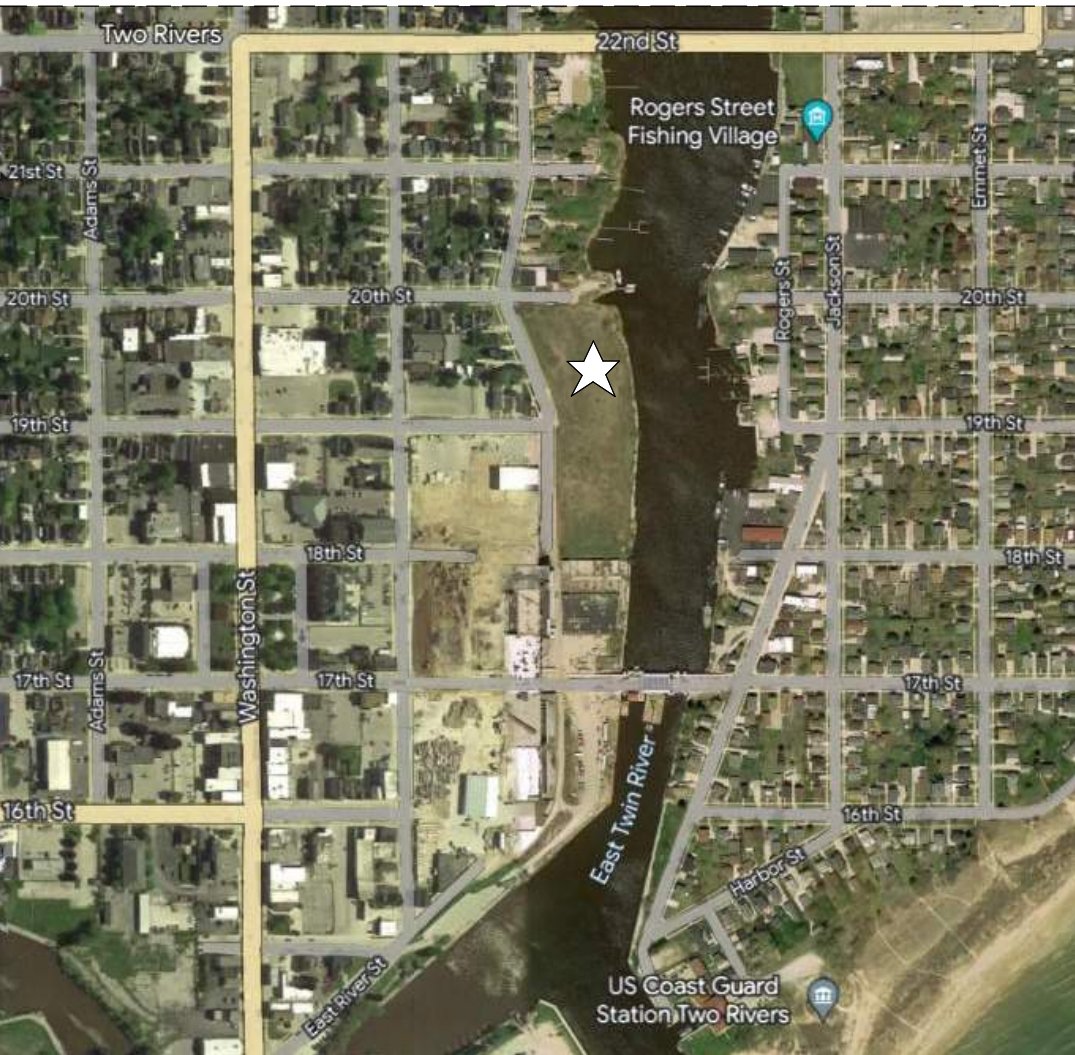
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PIERCE ENGINEERS
101 N BROADWAY
MILWAUKEE, WI 53202
PH (414) 278-6060
CONTACT: TOM COWAN, P.E.

PROJECT LOCATION

EAST RIVER ST & 19TH ST
TWO RIVERS, WISCONSIN



- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHE BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVEYS, ETC. AS REQUIRED
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SUFFICIENT INSTANTANT NOTIFICATION & FIRE CALCUKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE ADEQUATE ROOM IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION. PROVIDE REASONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAUY & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CORRECTION.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC, FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. w/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINSE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.

	- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
	- INDICATES FIRE EXTINGUISHER - MIN. 10" A-B-C (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP OF EXTINGUISHER).
	- FLOOR DRAIN
	- INDICATES WALL TYPES. REFER TO INT. WALL TYPES FOR INFORMATION.

2 CONCRETE ANCHOR SLAB WITH THICKENED EDGE, 2" THICK RIGID
3 INSULATION INSTALLED UNDER ENTIRE SLAB. REFER TO SECTIONS &
4 STRUCTURAL DRAWINGS FOR DETAILS.
5 PRE-EXTENDED STEEL WITH WALL-MOUNTED CONNECTION, 1/4" DIA. "A-B-C" (OR
6 PER STATE REGULATORY AGENCY)
7 TRASH CHUTE DISCHARGES TO COMPACTOR BELOW (1) 1/4" DIA. CHUTE FOR RECYCLING (NORTH),
8 (2) 1/4" DIA. CHUTE FOR TRASH (SOUTH) AND (3) 2" DIA. CHUTE FOR RECYCLING (NORTH).
9 2" ROLLING MOUNTED, BY OWNER.
10 FLOOR AREA 2' SQ. 10 GA. HELIUM MESH STORAGE LOCKER, LEFT X RIGHT
11 FLOOR AREA 2' SQ. 10 GA. HELIUM MESH STORAGE LOCKER, LEFT X RIGHT
12 FLOOR AREA 2' SQ. 10 GA. HELIUM MESH STORAGE LOCKER, LEFT X RIGHT
13 PRECAST BEAM WITH 1/4" DIA. REINFORCING BARS, 1/4" DIA. REINFORCING BARS,
14 PRECAST COLUMN, SEE STRUCTURAL. PANT BASE TO 5/8" SAFETY
15 YELLOW.
16 WALL-MOUNTED SINGLE BENCH STORAGE RACK, B.O.D. PRECASTERS
17 BENCH WALL RACK REIDER OR STADIUM RACK CLASSIC RACK
18 PANT ACCESSIBLE PARKING SYMBOL.
19 ACCESSIBLE PARKING SIGN, SEE DETAIL 3/A-2.1.
20 PRE-FINISHED PANTED PAPER, SEE DETAIL 3/A-2.1.
21 PRE-FINISHED TRENCH DRAIN, SEE CIVIL.
22 PRE-FINISHED METAL LOUVER, COORDINATE WITH 1/4" DIA. BENCH
23 HINGED METAL GRATE COVER OVER AREA WELL.
24 PRE-FABRICATED PANT METAL ACCESS LADDER, V.F.Y. HT. IN FIELD

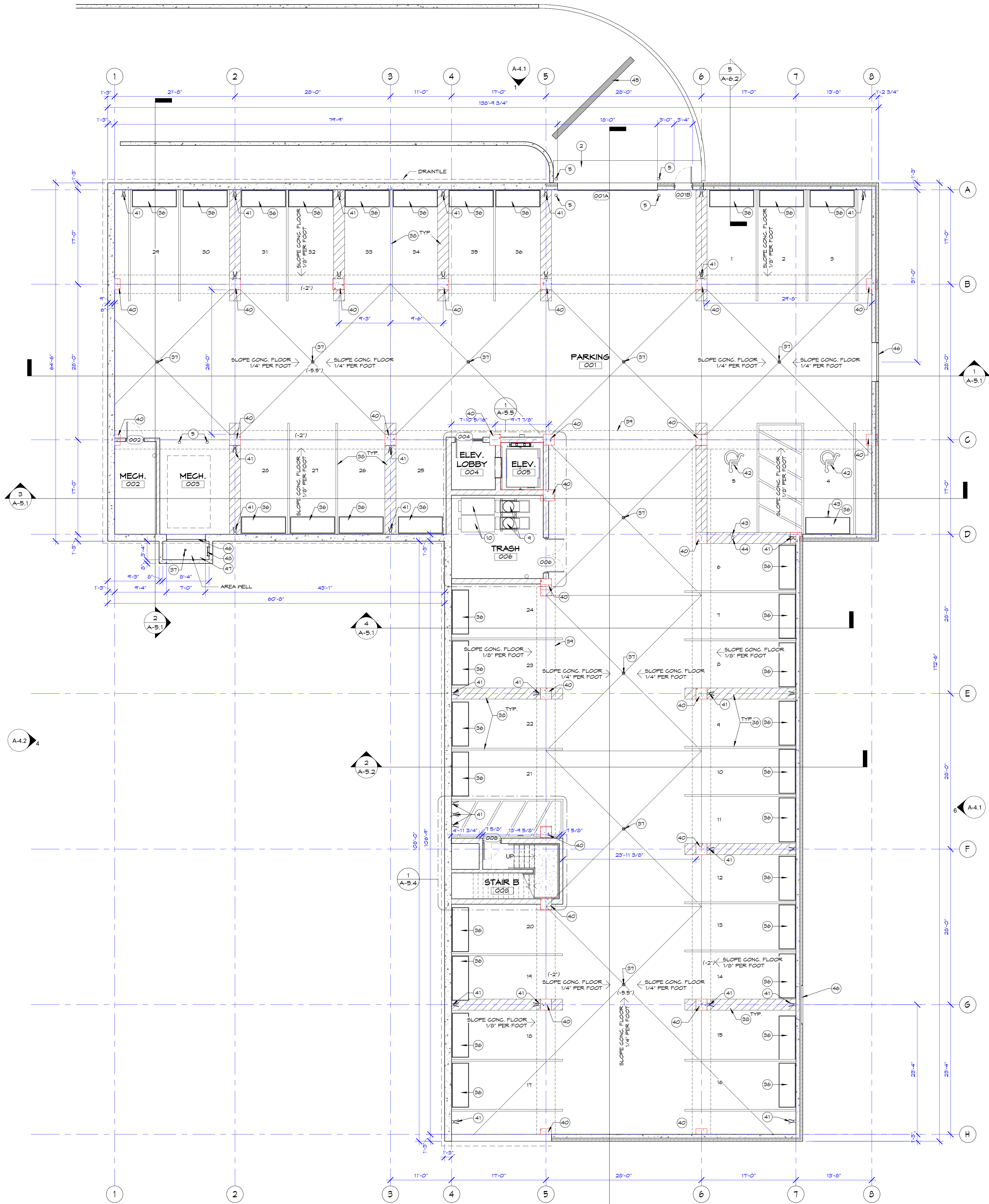
CONFLUENCE LOFTS

TWO RIVERS, WISCONSIN

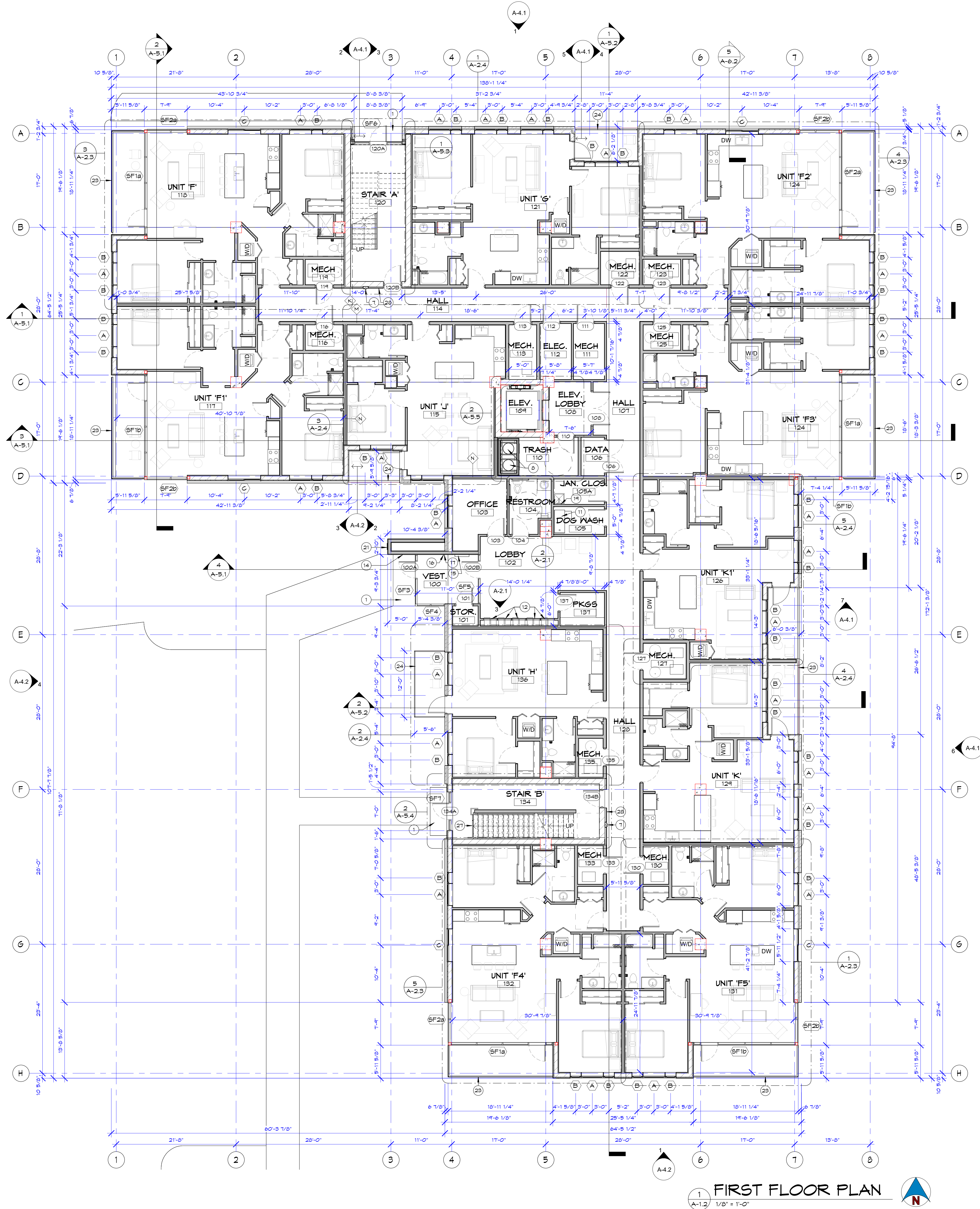
NOT FOR CONSTRUCTION

No.	Description	Date

A-1.1



BASEMENT FLOOR PLAN



1 FIRST FLOOR PLAN

A-1.2 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED.
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTORS TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. w/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.

STANDARD FLOOR PLAN NOTATION:

- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQUIRED BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP OF EXTINGUISHER).
- FLOOR DRAIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.

KEYED PLAN NOTES

- CONCRETE STOMP SLAB WITH FROST-WALL FOUNDATION, REFER TO SECTIONS & STRUCTURAL DRAWINGS, TYP.
- FIRE EXTINGUISHER IN THIN - SEMI-RECESSED CABINET, MIN. 10# "A-B-C" (OR PER STATE/LOCAL REG.).
- 24" DIA. TRASH CHUTES, VERIFY ATTACHMENT TO FLOOR STRUCT. WITH MANUFACTURER AND STRUCTURAL.
- 80" X 20" STAINLESS STEEL DOGS WASH WITH HOT/COLD FAUCET. PROVIDE FLOOR DRAIN IN ROOM.
- FRONT LOADING MAILBOX CABINET, PROVIDE STANDARD CAM LOCK AT ALL UNITS. SEE ELEV. FOR CONFIGURATION.
- KNOX BOX, COORD. TYPE IV, TWO RIVERS FIRE DEPT.
- AED CABINET BY CONTRACTOR, MACHINE BY OWNER.
- ELECTRICIAN TO PROVIDE GALLEYBOX IN VESTIBULE.
- DOOR ACCESS CONTROL, ELECTRICIAN TO PROVIDE POWER FOR LOW VOLTAGE CONTRACTOR.
- PROVIDE MOP HOLDER ABOVE MOP SINK.
- EXTERIOR DIMENSIONAL LETTER SIGNAGE. SEE EXT. ELEV.
- 42" HIGH ALUMINUM AND GLASS GUARDRAIL.
- 42" HIGH STEEL GUARDRAIL, PAINT BLACK.
- PROVIDE A SWINGING GATE WITH A SELF CLOSING HINGE AT THE FIRST FLOOR OF STAIRWELL. PROVIDE A SIGN ON THE GATE INDICATING NO EXIT. SEE DETAIL 10/A-S-1.
- PROVIDE SIGNAGE AT EACH FLOOR LANDING OF ALL STAIRS, IDENTIFY WHICH STAIR, FLOOR LEVEL, DIRECTION TO EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS.

A NEW BUILDING FOR:

CONFLUENCE LOFTS

TWO RIVERS, WISCONSIN

NOT FOR CONSTRUCTION

date: JULY 31, 2023

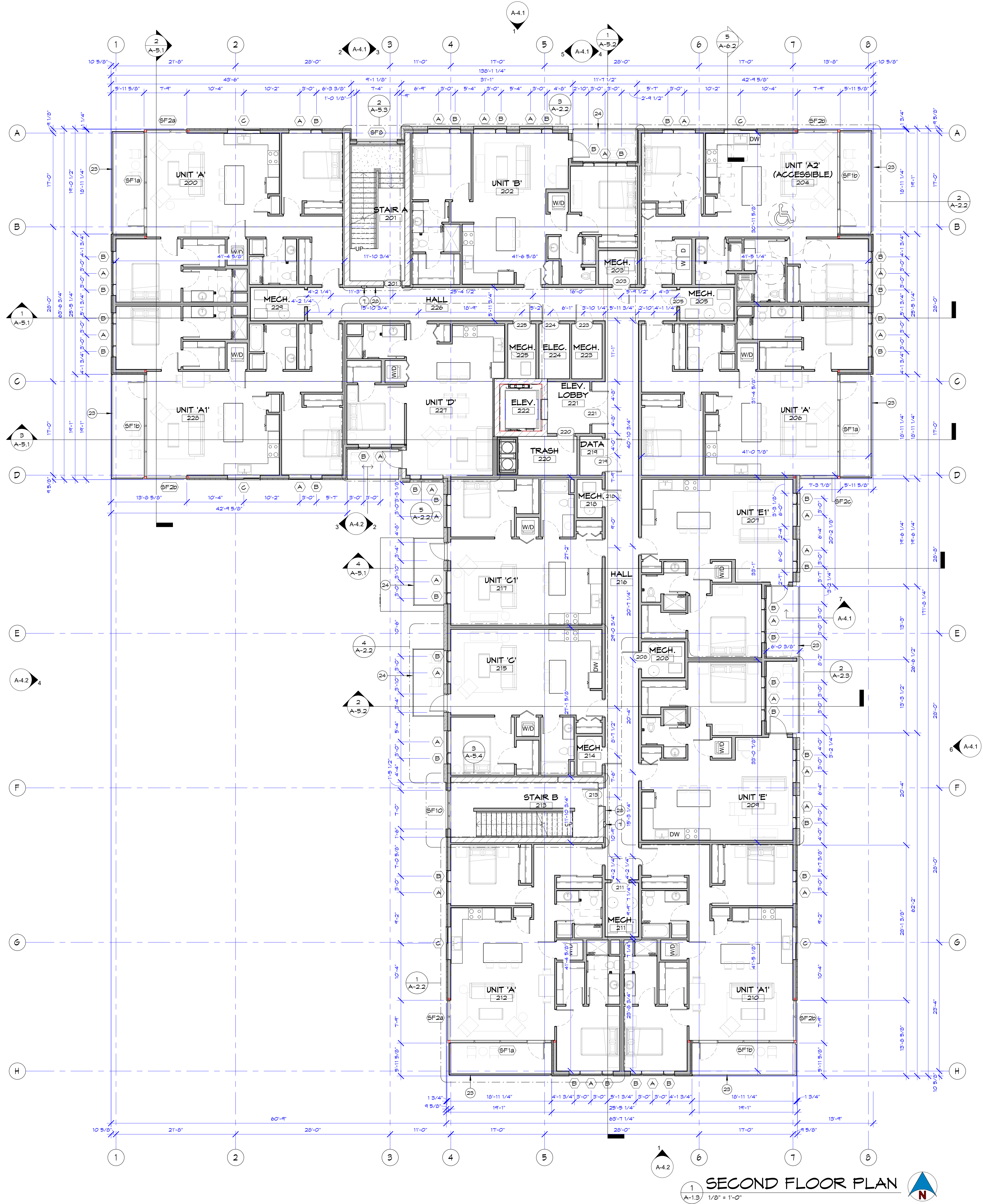
job: 23-016

d. by: Author

revision history:

No. Description Date

A-1.2



GENERAL FLOOR PLAN NOTES:

- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVS, ETC. AS REQUIRED.
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC FIRE SINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SINKLER CONTRACTOR.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. w/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINSE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.

STANDARD FLOOR PLAN NOTATION:

- F.E.C. - INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- O - INDICATES FIRE EXTINGUISHER - MIN. 10" "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).
- F.D. - FLOOR DRAIN
- X - INDICATES WALL TYPES. REFER TO INT. WALL TYPES FOR INFORMATION.

KEYED PLAN NOTES

- 1 FIRE EXTINGUISHER WITHIN - SEMI-RECESSED CABINET, MIN 10" "A-B-C" (OR PER STATE/LOCAL REG.)
- 23 42" HIGH ALUMINUM AND GLASS GUARDRAIL.
- 24 42" HIGH STEEL GUARDRAIL, PAINT BLACK.
- 25 PROVIDE SIGNAGE AT EACH FLOOR LANDING OF ALL STAIRS. IDENTIFY WHICH STAIR, FLOOR LEVEL, DIRECTION TO EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS.

A NEW BUILDING FOR:
CONFLUENCE LOFTS
TWO RIVERS, WISCONSIN

NOT FOR
CONSTRUCTION

date: JULY 31, 2023
job: 23-016
d. by: Author
revision history:

No.	Description	Date

A-1.3

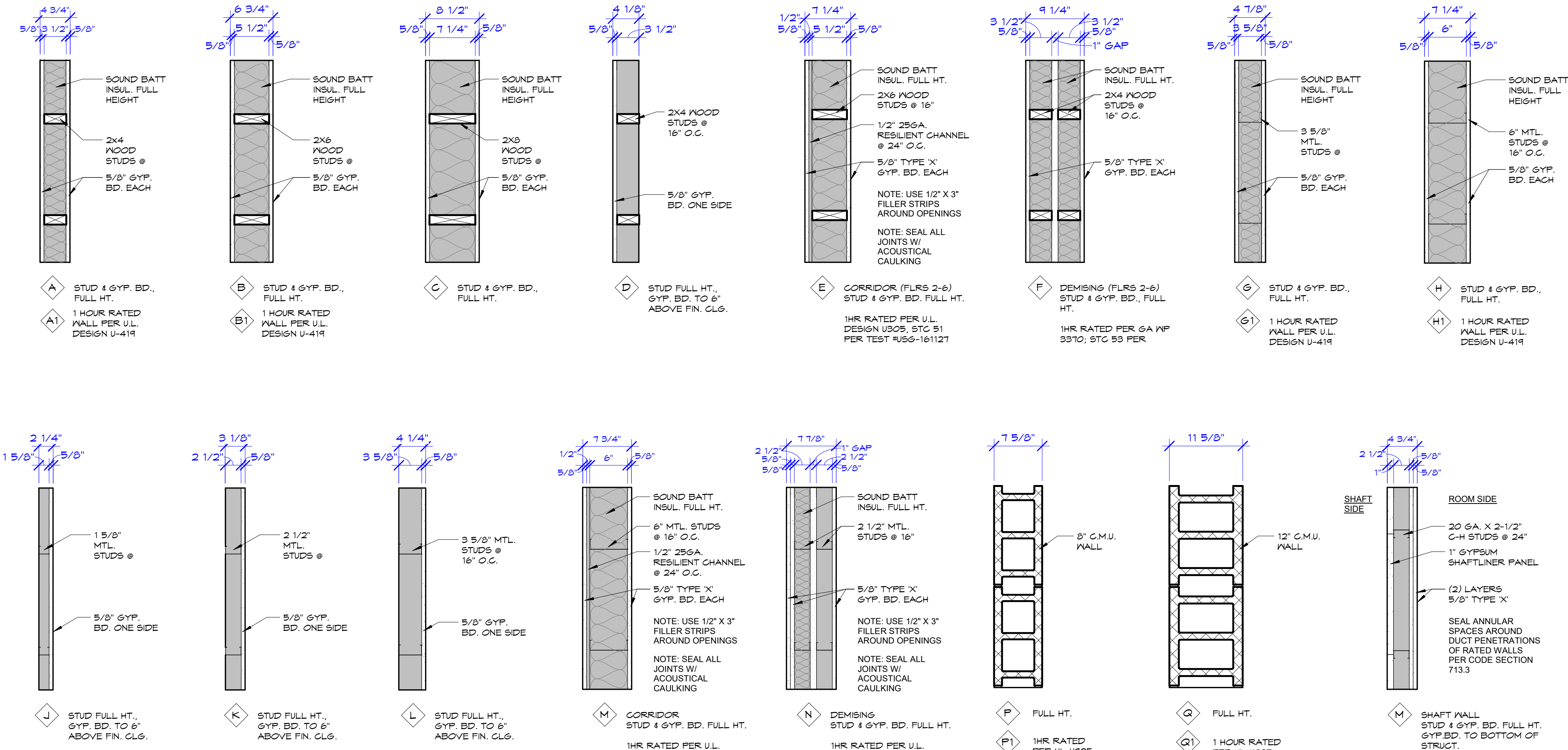
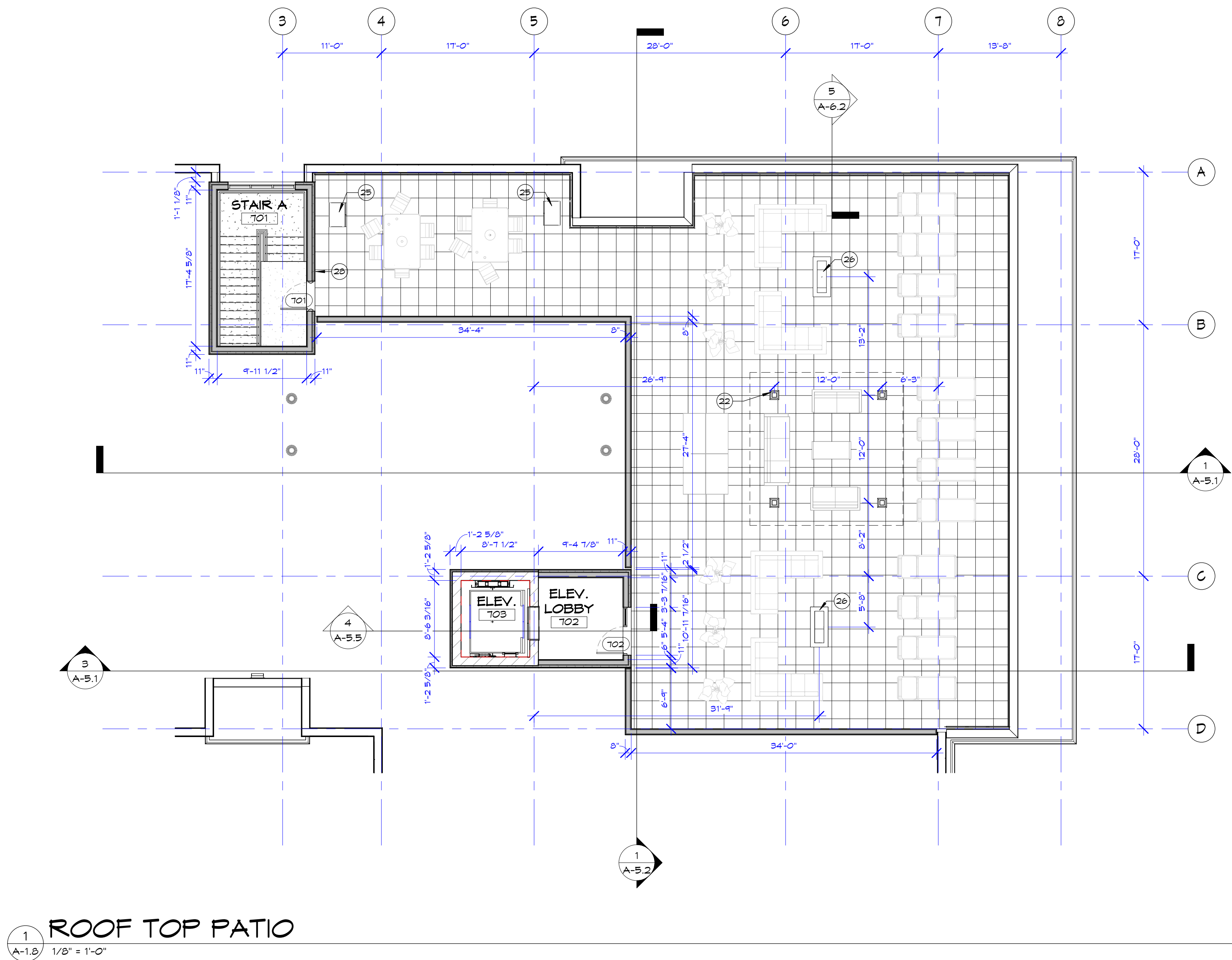
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No.	Description	Date



INTERIOR WALL TYPES
1" = 1'-0"



7 EAST BALCONY - NORTH EAST ELEVATION
A-4.1 1/8" = 1'-0"

KEYNOTE	MATERIAL SUMMARY
BRK-1	UNIT MASONRY, UTILITY, RUNNING BOND COLOR: GRAY BLEND B.O.D.
GV/SF-1	EXTERIOR CURTAINWALL/STOREFRONT SYSTEM: MFR. KAWNEER TRIFAB VERSAGLAZE 451T FRAMING SYSTEM COLOR: BLACK
EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM COLOR: GRAY (MATCH SKXXXX) FINISH: MEDIUM SANDBLAST
EIFS-2	EXTERIOR INSULATION FINISHING SYSTEM COLOR: TAN (MATCH SKXXXX) FINISH: MEDIUM SANDBLAST
FCP-1	FIBER CEMENT PANEL, WOOD-LOOK PLANKING COLOR: REDWOOD B.O.D.: NCHHA WOODGRAIN VINTAGE WOOD
FCP-2	FIBER CEMENT PANEL, VERTICAL PLANKING COLOR: CUSTOM COLOR TO MATCH SKXXXX NAVY BLUE B.O.D.: NCHHA LATURA V-GROOVE
LF-1	LIGHT FIXTURE TYPE LF-1: HALL PACK TYPE LF-2: DECORATIVE HALL SCENCE
MCP-1	PRE-FINISHED METAL COPING COLOR: BLACK
MCP-2	PRE-FINISHED METAL GRAVEL STOP AND FASCIA COLOR: WHITE
MR-1	PRE-FINISHED METAL 4 GLASS RAILING STYLE: COLOR: BLACK
OHD-1	OVERHEAD DOOR REFER TO DOOR SCHEDULE FOR ADDTL INFO
W-1	WINDOW TYPE, REFER TO A-3.2 FOR FRAME ELEVATIONS
DR-1	DOOR, REFER TO A-3.1 FOR ADDTL INFO TYPE DR-1: HOLLOW METAL TYPE DR-2: ALUMINUM
LVR-1	MECHANICAL LOUVER COLOR: BLACK OR DARK GRAY TO BLEND W/ BRICK

A NEW BUILDING FOR:
CONFLUENCE LOFTS
TWO RIVERS, WISCONSIN

NOT FOR
CONSTRUCTION

date: JULY 31, 2023
job: 23-016
d. by: Author
revision history:
No. Description Date

A-4.1



1 NORTH ELEVATION
A-4.1 1/8" = 1'-0"

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Autodesk Docs/23-016 CR Structures - Confluence Lofts - Phase 1/23-016 Confluence Lofts_Arch.rvt 7/28/2023 3:30:43 PM



4 WEST ELEVATION
A-4.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
KEYNOTE	MATERIAL SUMMARY
BRK-1	UNIT MASONRY, UTILITY, RUNNING BOND COLOR: GRAY BLEND B.O.D.:
CV/SF-4	EXTERIOR CURTAINWALL/ STOREFRONT SYSTEM: MFR: KAMMEER TRIFAB VERSASLAZE 451T FRAMING SYSTEM COLOR: BLACK
EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM COLOR: GRAY (MATCH SPXXXX) FINISH: MEDIUM SANDBLAST
EIFS-2	EXTERIOR INSULATION FINISHING SYSTEM COLOR: TAN (MATCH SPXXXX) FINISH: MEDIUM SANDBLAST
FCP-1	FIBER CEMENT PANEL, HOOD-LOOK PLANKING COLOR: REDWOOD B.O.D.: NIGHHA WOODGRAIN VINTAGE WOOD
FCP-2	FIBER CEMENT PANEL, VERTICAL PLANKING COLOR: CUSTOM COLOR TO MATCH SPXXXX NAVY BLUE B.O.D.: NIGHHA LATURA V-GROOVE
LF-8	LIGHT FIXTURE TYPE LF-1: WALL PACK TYPE LF-2: DECORATIVE WALL SCONCE
MCP-1	PRE-FINISHED METAL GOFING COLOR: BLACK
MCP-2	PRE-FINISHED METAL GRAVEL STOP AND FASCIA COLOR: WHITE
MR-1	PRE-FINISHED METAL 4 SLAB RAILING STYLE: COLOR: BLACK
OHD-1	OVERHEAD DOOR REFER TO DOOR SCHEDULE FOR ADDTL INFO
W-8	WINDOW TYPE, REFER TO A-3.2 FOR FRAME ELEVATIONS
DR-4	DOOR, REFER TO A-3.1 FOR ADDTL INFO TYPE DR-1: HOLLOW METAL TYPE DR-2: ALUMINUM
LVR-1	MECHANICAL LOUVER COLOR: BLACK OR DARK GRAY TO BLEND W/ BRICK

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A NEW BUILDING FOR:
CONFLUENCE LOFTS
TWO RIVERS, WISCONSIN

NOT FOR
CONSTRUCTION

date: JULY 31, 2023		
job: 23-016		
d. by: Author		
revision history:		
No.	Description	Date



3 SOUTH BALCONY - WEST
A-4.3 1/8" = 1'-0"

2 SOUTH BALCONY - EAST
A-4.2 1/8" = 1'-0"

1 SOUTH ELEVATION
A-4.1 1/8" = 1'-0"

A NEW BUILDING FOR:
CONFLUENCE LOFTS
TWO RIVERS, WISCONSIN

NOT FOR CONSTRUCTION

date: JULY 31, 2023

job: 23-016

d. by: Author

revision history:

[illegible]

A-4.3





**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Alexander Daron TELEPHONE 920-242-9226

MAILING ADDRESS 1033 27th Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER ANDREW DARON TELEPHONE 920-242-8970

MAILING ADDRESS 1033 27th St. 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 1033 27th Street TYPE OF STRUCTURE Falconry Mews (Shed)

PRESENT ZONING R3 REQUESTED ZONING _____

PROPOSED LAND USE House a raptor for the sport of Falconry

PARCEL # 1380060903 ACREAGE 7,501 Square Feet

LEGAL DESCRIPTION Request to house a raptor on property for Falconry

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 Alexander Daron
(Property Owner)

Date 5-1-2023

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 _____

Alexander Daron
1033 27th Street
920-242-9226

Request to House a Raptor within Two Rivers City Limits

Since I've been a child, I've always had a fascination with raptors and the art of Falconry. Growing up I've had the opportunity to learn about these birds through demonstrations at school, through books, online articles/videos, and to see raptors in flight at the Bristol Renaissance Fair. Over the past fall and winter I had discovered a group of falconers in Wisconsin known as the Wisconsin Falconry Association (WFA). It was then my interest soared, as I had not been aware that the sport was actively practiced within the state, and that anyone with the drive, commitment, and time could become a practitioner of the sport. Through contact with their apprenticeship coordinator, I was able to attend public falconry hunts at Givens Farm in Hortonville, and I've gone with the coordinator and other falconers on smaller group hunts across the Appleton, Oshkosh, and Eau Claire areas. I've also attended hunts at Maribel Caves and at various locations within the city of Manitowoc with resident falconers. After participating in these hunts and learning all I could through books and second-hand knowledge, I began working with members of the Wisconsin DNR to begin my journey as a Falconer. Back in January I took the DNR's Falconry Exam and finished with a passing score, and am currently working to get all the necessary resources together to potentially obtain a bird of my own for this winter's hunting season.

I ask for your cooperation in allowing me to house my raptor (the raptor in question will be a Red-Tailed Hawk) at my home here in Two Rivers. A Red-Tailed Hawk is a bird that weighs between 1.5 to 3.5 pounds, measuring 18-26 inches in length, with a wingspan from 3 ft 7in to 4 ft 8 in. While the request itself may be an uncommon one, rest assured that other cities and towns within Wisconsin as well as other states have allowed Falconers to keep birds within city limits and urban areas, so long as it is done legally by the criteria outlined in Chapter NR18 regarding the practice of Falconry. It is my aim to adhere to these regulations, and to ensure that my practice does not cause undue harm to the citizenry or city.

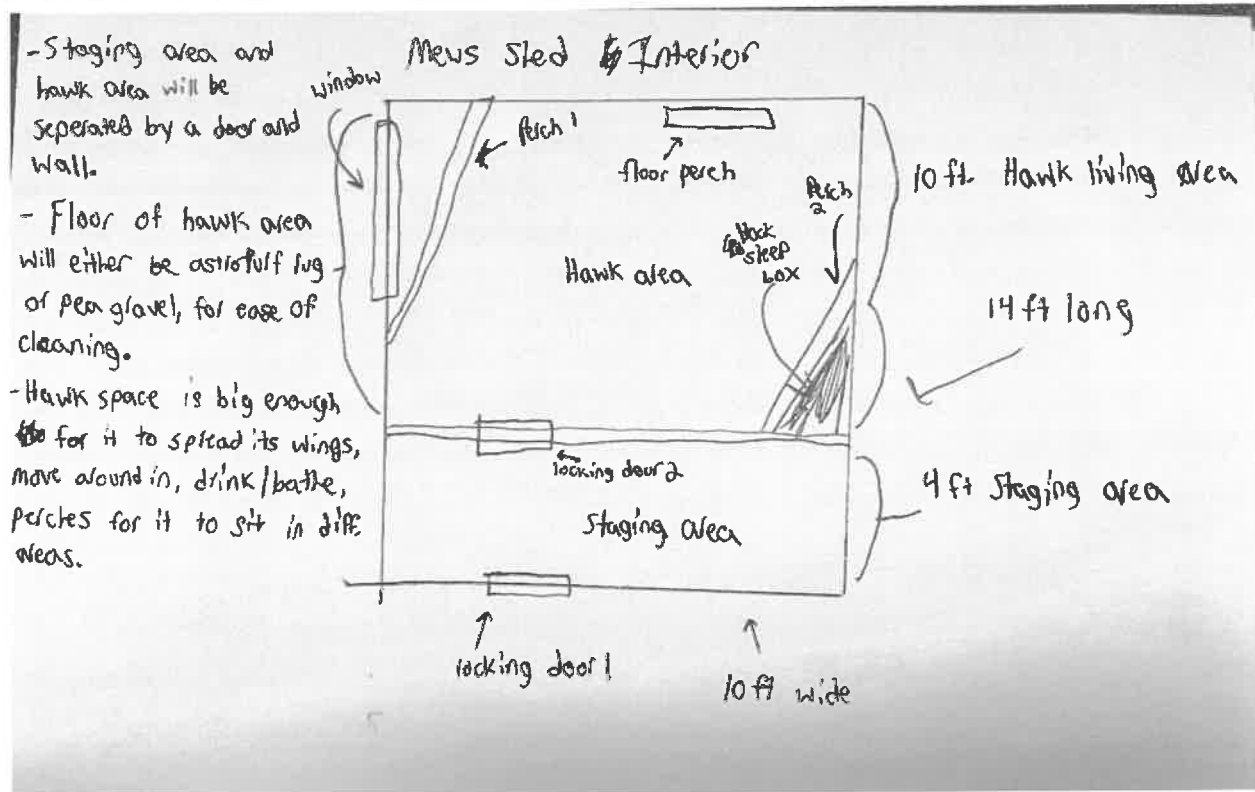
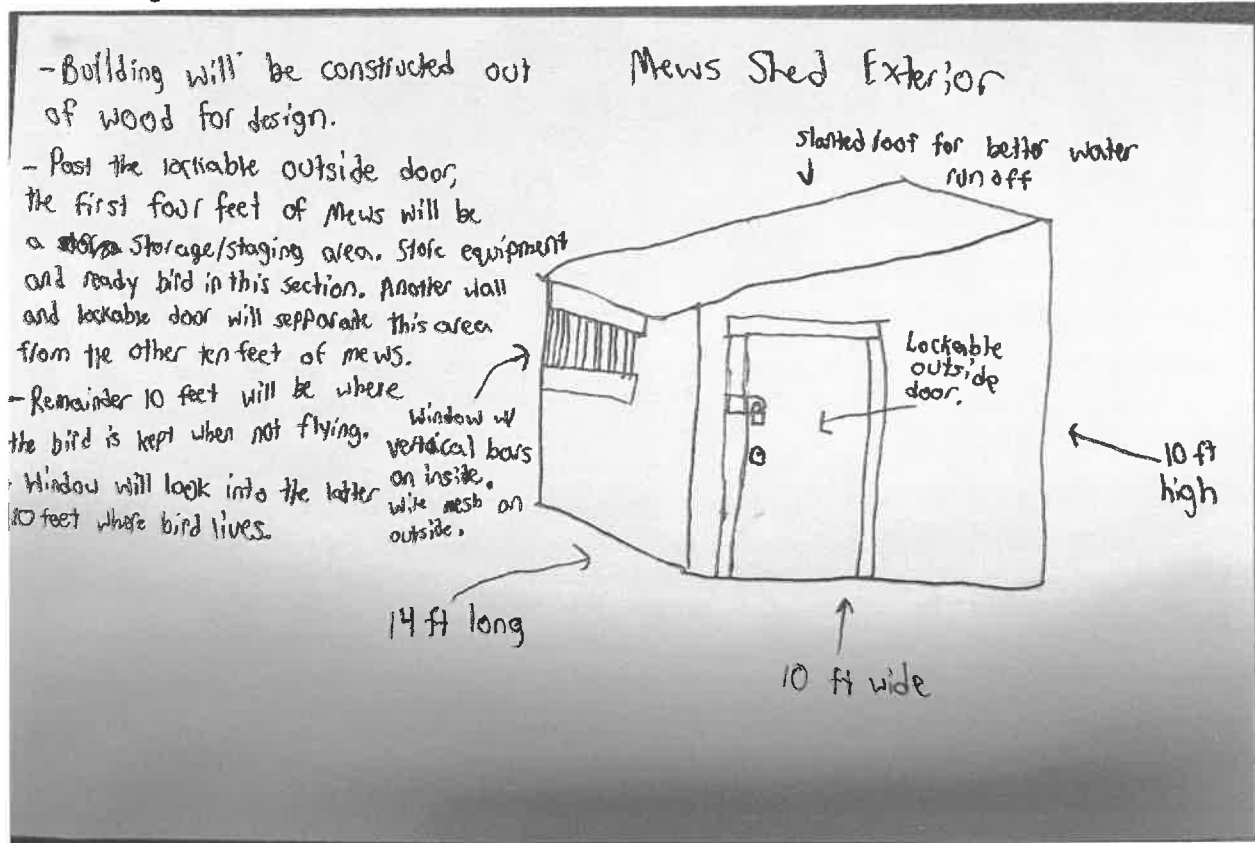
Falconry itself is defined as the art of taking wild quarry in its natural state/habitat with the assistance of a trained raptor. This art has been around for thousands of years, and requires a very serious dedication of time and energy from the Falconer. In order to become a Falconer, the DNR requires that I hold a valid Falconer's license, and complete regular documentation to show that I am doing the utmost to care for my raptor and keep it in good health. If necessary, these documents can also be forwarded to the city of Two Rivers to prove that I am keeping to the laws stated within NR18. Additionally, the DNR requires that I house the raptor in such a way that will prevent other animals and people from harming/disturbing the raptor, and to keep the raptor from harming any citizen or local animals. To this end, I plan to build a structure known as a Mews to house the raptor. The Mews is a type of shed that serves as the raptor's home when not being flown to keep it safe from extreme elements and external influences, and to house falconry equipment. The mews will be constructed in the backyard of the 1033 27th Street property to ensure the raptor remains out of sight from passersby on the street, and from surrounding neighbors. The yard itself is surrounded by a fence and thick hedge for additional privacy. If I should fail to care for my raptor in any way as to compromise its health, or to unduly

disturb my neighbors, then I would be failing to adhere to state law and would most likely have my license revoked. Therefore it is within my best interests to ensure that my raptor does not become a nuisance or threat to the citizenry.

As outlined in Chapter NR18, I am required to construct a dwelling to house my raptor. The dwelling must be safe, secure, and clean to prevent any illness or injury to the bird. The mews must also be big enough to allow the bird to fully extend its wings, have at least one window fitted with vertical bars/rods on the inside, and spaced narrower than the width of the bird's head to prevent escape and undue disturbance from outside forces. There must be at least one secure door that can be easily closed, and the floor surface must be dry or well drained, and must be easily cleaned. Additionally, there must be at least one perch of adequate make inside the mews for the raptor to sit upon. The Mews I plan on constructing will be 14 feet long, 10 feet wide, and 10 feet high. The first 4 feet of the length will be separated by a wall from the remaining 10 feet, and will have two doors: one to step inside and outside of the shed itself, and another that will open into the remaining 10 feet of the Mews. Both doors will be lockable, and will serve as a form of dual security to ensure the raptor cannot escape while I'm coming in and out of the Mews. The 4 ft by 10 ft area will function as a storage area for falconry supplies, as well as a staging area to weigh/inspect the raptor, and to fit it with necessary equipment before taking it outside. The latter 10 ft by 10 ft area will serve as the living space for the raptor. In addition to the locked doors for the enclosure, I will also place warning signs on the Mews to inform individuals that a bird of prey is being kept inside the building, that it is against state and federal law to harm/harass such an animal, and that security is as much for their safety as it is for the raptor's. Once constructed, an official from the Wisconsin DNR will come and inspect the building and my falconry equipment to ensure everything is up to legal standards. A successful inspection is required before I can apply for my falconry permit. A design for this Mews will be provided with this request, along with the NR18 law and other pertinent documentation for becoming a falconer.

If I am allowed to house my raptor within the city and pursue the sport of falconry, I can use the hunting skills my bird and I develop to help benefit the city. By being able to hunt rabbits, squirrels, and other rodents and pests in the city, I can help in controlling their populations via natural means, without the use of poisons and traps. This would make the environment more suitable for species sensitive to these poisons, such as Barn Owls, Peregrine Falcons, Ospreys, and other migratory species that come through the area. As my knowledge of raptors expands, I could provide assistance to Woodland Dunes or the Manitowoc Zoo, should they need help caring for any raptors in their possession. Once I become a more advanced and established Falconer, I would also be willing to do presentations on falconry to children and adults who wish to learn more about the sport and conservation of local birds of prey. I hope that I have adequately explained my request to the satisfaction of the committee, and I hope it is considered favorably. Thank you for your time.

Mews Design Sketches:



Falconry Apprentice Expectations

When considering becoming a falconer, we hope you take a few minutes to think about what that commitment means. Falconry is not a sport for your part-time entertainment or an opportunity to have a pet raptor; rather, Falconry is a serious commitment that requires a great deal of skill as well as knowledge about biology and daily care for your bird and hunting partner. The Falconry Apprenticeship process is intended to guide and support learning the knowledge and developing the necessary skills to become a successful falconer. It is expected that the Sponsor will support your learning process regarding the treatment and care of a falconry raptor, how to facilitate the raptor's pursuit of wild quarry in the field, how to deal with common falconry issues that may arise, how to engage with the public regarding the practice of falconry, and the laws and paperwork associated with falconry. The Sponsor/Apprentice relationship will ultimately influence your future as a licensed falconer.

Together with members of the Falconry Community, we have identified a recommended (in-exhaustive) list of expectations that should be considered when making the determination if you wish to become a falconry Apprentice during the minimum two-year commitment.

The Apprentice's Expectations:

1. I am willing and able to make a reasonable commitment to learning the practice of falconry, and will accept the guidance-oriented support provided by my chosen Sponsor during my two year apprenticeship.
2. As a falconry Apprentice, I will make every effort to communicate and work with my Sponsor to learn the art of falconry.
3. I understand that if there are issues with my Sponsor, I need to contact the DNR Falconry Coordinator or DNR Falconry Liaison Conservation Warden as soon as possible.
4. I understand that my first and foremost priority is the safety of myself and my falconry raptor.
5. I am committed to learning all of the knowledge required to practice falconry, including the relevant laws, husbandry, methods of pursuit of quarry, and ethics.
6. If I have any issues I will contact my sponsor, the DNR Falconry Coordinator, and/or the DNR Falconry Liaison Conservation Warden as soon as practically possible.
7. I understand that my apprenticeship may be extended beyond two years if my sponsor and DNR Falconry Coordinator feel more time is needed to become a successful falconer.

Stacy Rowe
WDNR Falconry Coordinator
608-228-9796
stacy.rowe@wi.gov

Ben Mott
WDNR Falconry Liaison Conservation Warden
920-896-3383
benjamin.mott@wi.gov

[illegible]

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**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Dean Jacobs TELEPHONE 920-323-7010

MAILING ADDRESS 4216 Columbus St. Two Rivers WI 5424
(Street) (City) (State) (Zip)

PROPERTY OWNER Dean Jacobs TELEPHONE _____

MAILING ADDRESS 4216 Columbus St Two Rivers
(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 12th Monroe St TYPE OF STRUCTURE warehouse

PRESENT ZONING I1 REQUESTED ZONING _____

PROPOSED LAND USE I1

PARCEL # 053-000-090-070.06 ACREAGE 0.209

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 Dean Jacobs Date 07-31-23
(Property Owner)

Fee Required

\$ 200 \$ 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

Applicant Dean Jacobs

Location 12th Monroe St

Building Size 40' x 50'

What it will be used for

- ① Inventory for my wife Antique Sales
- ② Flee Markets 3 to 4 times a year
- ③ Outdoor Storage sometime down the road

Dean Jacobs
08-7-23

Manitowoc County Parcel Viewer

This aerial map displays property parcels in Manitowoc County, Wisconsin. The map includes several labeled streets: 14TH ST, 13TH ST, 12TH ST, 11TH ST, LAKESIDE ST, MADISON ST, MONROE ST, ADAMS ST, WASHINGTON ST, and MEMORIAL DR. Various parcels are outlined in green and labeled with their respective parcel numbers (e.g., 1722, 1717, 1702, 1700, 1709, 1706, 1701, 1713, 1711, 1719, 1715, 1710, 1708, 1707, 1705, 1704, 1703, 1702, 1701, 1700, 1699, 1698, 1697, 1696, 1695, 1694, 1693, 1692, 1691, 1690, 1689, 1688, 1687, 1686, 1685, 1684, 1683, 1682, 1681, 1680, 1679, 1678, 1677, 1676, 1675, 1674, 1673, 1672, 1671, 1670, 1669, 1668, 1667, 1666, 1665, 1664, 1663, 1662, 1661, 1660, 1659, 1658, 1657, 1656, 1655, 1654, 1653, 1652, 1651, 1650, 1649, 1648, 1647, 1646, 1645, 1644, 1643, 1642, 1641, 1640, 1639, 1638, 1637, 1636, 1635, 1634, 1633, 1632, 1631, 1630, 1629, 1628, 1627, 1626, 1625, 1624, 1623, 1622, 1621, 1620, 1619, 1618, 1617, 1616, 1615, 1614, 1613, 1612, 1611, 1610, 1609, 1608, 1607, 1606, 1605, 1604, 1603, 1602, 1601, 1600, 1599, 1598, 1597, 1596, 1595, 1594, 1593, 1592, 1591, 1590, 1589, 1588, 1587, 1586, 1585, 1584, 1583, 1582, 1581, 1580, 1579, 1578, 1577, 1576, 1575, 1574, 1573, 1572, 1571, 1570, 1569, 1568, 1567, 1566, 1565, 1564, 1563, 1562, 1561, 1560, 1559, 1558, 1557, 1556, 1555, 1554, 1553, 1552, 1551, 1550, 1549, 1548, 1547, 1546, 1545, 1544, 1543, 1542, 1541, 1540, 1539, 1538, 1537, 1536, 1535, 1534, 1533, 1532, 1531, 1530, 1529, 1528, 1527, 1526, 1525, 1524, 1523, 1522, 1521, 1520, 1519, 1518, 1517, 1516, 1515, 1514, 1513, 1512, 1511, 1510, 1509, 1508, 1507, 1506, 1505, 1504, 1503, 1502, 1501, 1500, 1499, 1498, 1497, 1496, 1495, 1494, 1493, 1492, 1491, 1490, 1489, 1488, 1487, 1486, 1485, 1484, 1483, 1482, 1481, 1480, 1479, 1478, 1477, 1476, 1475, 1474, 1473, 1472, 1471, 1470, 1469, 1468, 1467, 1466, 1465, 1464, 1463, 1462, 1461, 1460, 1459, 1458, 1457, 1456, 1455, 1454, 1453, 1452, 1451, 1450, 1449, 1448, 1447, 1446, 1445, 1444, 1443, 1442, 1441, 1440, 1439, 1438, 1437, 1436, 1435, 1434, 1433, 1432, 1431, 1430, 1429, 1428, 1427, 1426, 1425, 1424, 1423, 1422, 1421, 1420, 1419, 1418, 1417, 1416, 1415, 1414, 1413, 1412, 1411, 1410, 1409, 1408, 1407, 1406, 1405, 1404, 1403, 1402, 1401, 1400, 1399, 1398, 1397, 1396, 1395, 1394, 1393, 1392, 1391, 1390, 1389, 1388, 1387, 1386, 1385, 1384, 1383, 1382, 1381, 1380, 1379, 1378, 1377, 1376, 1375, 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361, 1360, 1359, 1358, 1357, 1356, 1355, 1354, 1353, 1352, 1351, 1350, 1349, 1348, 1347, 1346, 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1338, 1337, 1336, 1335, 1334, 1333, 1332, 1331, 1330, 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322, 1321, 1320, 1319, 1318, 1317, 1316, 1315, 1314, 1313, 1312, 1311, 1310, 1309, 1308, 1307, 1306, 1305, 1304, 1303, 1302, 1301, 1300, 1299, 1298, 1297, 1296, 1295, 1294, 1293, 1292, 1291, 1290, 1289, 1288, 1287, 1286, 1285, 1284, 1283, 1282, 1281, 1280, 1279, 1278, 1277, 1276, 1275, 1274, 1273, 1272, 1271, 1270, 1269, 1268, 1267, 1266, 1265, 1264, 1263, 1262, 1261, 1260, 1259, 1258, 1257, 1256, 1255, 1254, 1253, 1252, 1251, 1250, 1249, 1248, 1247, 1246, 1245, 1244, 1243, 1242, 1241, 1240, 1239, 1238, 1237, 1236, 1235, 1234, 1233, 1232, 1231, 1230, 1229, 1228, 1227, 1226, 1225, 1224, 1223, 1222, 1221, 1220, 1219, 1218, 1217, 1216, 1215, 1214, 1213, 1212, 1211, 1210, 1209, 1208, 1207, 1206, 1205, 1204, 1203, 1202, 1201, 1200, 1199, 1198, 1197, 1196, 1195, 1194, 1193, 1192, 1191, 1190, 1189, 1188, 1187, 1186, 1185, 1184, 1183, 1182, 1181, 1180, 1179, 1178, 1177, 1176, 1175, 1174, 1173, 1172, 1171, 1170, 1169, 1168, 1167, 1166, 1165, 1164, 1163, 1162, 1161, 1160, 1159, 1158, 1157, 1156, 1155, 1154, 1153, 1152, 1151, 1150, 1149, 1148, 1147, 1146, 1145, 1144, 1143, 1142, 1141, 1140, 1139, 1138, 1137, 1136, 1135, 1134, 1133, 1132, 1131, 1130, 1129, 1128, 1127, 1126, 1125, 1124, 1123, 1122, 1121, 1120, 1119, 1118, 1117, 1116, 1115, 1114, 1113, 1112, 1111, 1110, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059,

Author: Public
Date Printed: 8/7/2023

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jakes1273@gmail.com

SURVEYED FOR:
DEAN JACOBS
4216 COLUMBUS STREET
TWO RIVERS, WI 54241

PARCEL NUMBER:
000-090-070-6

SITE PLAN

ALL OF LOT 7, BLOCK 90, ORIGINAL PLAT OF THE CITY OF TWO RIVERS,
LOCATED IN THE SW1/4 OF SECTION 1, T.19N., R.24E.,
CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

SURVEY NOTES:

-PROPERTY OWNER: DEAN JACOBS
4216 COLUMBUS STREET TWO RIVERS, WI 54241

PROPOSED ELEVATIONS:

GROUND AT FOUNDATION = 586.5'

TOP OF FINISHED FLOOR = 586.5' VERTICAL DATUM: = NAVD "88"

ZONED: I-L, LIGHT INDUSTRIAL

PARCEL AREA: 9,089 SQ. FT. (0.209 ACRES)

SITE ADDRESS: MONROE ST. TWO RIVERS, WI 54241

EROSION CONTROL NOTES:

INSTALL D.O.T. APPROVED SILT FENCE AS SHOWN PRIOR TO LAND
DISTURBANCE ACTIVITIES.

CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL
MEASURES ON DAILY BASIS.

MAINTAIN EROSION CONTROL MEASURES UNTIL ALL DISTURBED
AREAS HAVE BEEN REVEGETATED.

BMP'S SHALL BE PLACED AROUND ALL SOIL STOCKPILES. SOIL
STOCKPILES IN PLACE FOR 7 DAYS OR MORE SHALL BE
PROPERLY STABILIZED.

ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE
WITH THE APPROPRIATE DNR TECHNICAL STANDARDS.

DISTURBED AREAS AND SOIL STOCKPILES LEFT INACTIVE FOR
MORE THAN 7 DAYS SHALL BE STABILIZED BY SEEDING, OR BY
OTHER COVER, SUCH AS TARPING OR MULCHING.

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SET 6" NAIL IN SOUTH FACE OF POWER POLE, LOCATED ON
THE NORTH SIDE OF 12TH STREET; ±1' ABOVE GROUND LEVEL
ELEVATION: 585.68'

BEARINGS REFERENCED TO THE WEST
LINE OF LOT 7, BLOCK 90, ORIGINAL
PLAT OF THE CITY OF TWO RIVERS
ASSIGNED: N00°-47'-39"W PER THE
MANITOWOC COUNTY COORDINATE SYSTEM



-LEGEND-

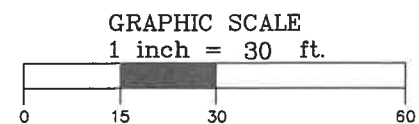
- = 1" OUTSIDE DIA. X 18" IRON PIPE
SET, WT. 1.54 LBS. PER LINEAL FT.
- () = RECORDED INFORMATION
- ⊕ = EXISTING POWER POLE
- B.O.C. = BACK OF CURB
- 804.4'** = PROPOSED GROUND AT
FOUNDATION ELEVATION
- 713.50' + = EXISTING SPOT ELEVATION
- ~— = PROPOSED DRAINAGE
- = PROPOSED SILT FENCE

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Professional Land Surveyor
of Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Bradley A. Buechel, S-2613



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

DRAWN BY: JD	FIELD WORK DATE: 7-12-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 14721	SHEET 1 OF 1

PLAN COMMISSION MEETING

ORDINANCE

AN ORDINANCE to amend Municipal Code Section 10-1-20, I. *Dwelling design and construction.*, expanding the roofing materials permitted. The addition of (6) a. through h. under **SECTION I**, provides greater detail on the permitted use of standing seam roofing in residential districts. *(Other replacement areas within the code to be determined prior to public hearing).*

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

That Sec. 10-1-20. The Municipal Code shall hereby be amended as follows:

SECTION I. (6) *Dwelling design and construction.*

- a. Standing seam metal roofs shall be painted. Galvanized roofs, tin and corrugated metal roofs are not permitted.
- b. The standing seam metal roof shall have a minimum thickness of 24 gauge so as to minimize the potential damage for wind and hail damage.
- c. Standing seam shall be installed per manufacturers details and instructions.
- d. Standing seam roofing shall include at least the minimum underlayment required per the manufacturing specifications or a minimum of 7/16" Oriented Strand Board (OSB) underlayment if no minimum is specified by the manufacturer.
- e. Colors of standing seam roofing are applied by the manufacturer. Field applications are prohibited.
- f. Exposed fasteners or standing seam roof designs that employ exposed metal fasteners are prohibited. Ice and snow blocks or shields must also employ concealed fasteners.
- g. Standing seam roofing installed on existing residential construction shall not be construction over existing roofing.
- h. Standing seam metal roofing shall meet all applicable building codes.

SECTION 2. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this ____ day of _____, 2023.

**PLAN COMMISSION MEETING
ORDINANCE**

AN ORDINANCE to amend Municipal Code Section 10-4-17, the addition of **SECTION C**, under Special Signs, to allow the zoning administrator to issue a sign permit to licensed short-term rental establishments (licensed by both the City of Two Rivers and the Manitowoc County Health Department) for one wall sign that meets the defined sign parameters.

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

That Sec. 10-4-17. Special signs. The Municipal Code shall hereby be amended as follows:

SECTION C. *Short-Term Rental Signs*

- (1) One sign associated with a short-term rental establishment, as defined in section 6-13-1, provided such sign is a nonilluminated wall sign that does not exceed two square feet in area.
- (2) One sign displaying the name of the short-term rental, provided such sign is a nonilluminated wall, or ground sign not to exceed two square feet in area. Such sign shall not be combined with any other sign on the premises and shall be located within the subject parcel.

Information from other cities

City of Oconomowoc

Name plates or other signage related to the short-term rental property shall not exceed one square foot. No other signage advertising the short-term rental is permitted on site.

City of Oshkosh

Name plates or other signage shall not exceed zoning code allowances for Building Management Identification Sign. No other signage advertising the short-term rental is permitted on site. Off-site advertising in media channels relating to the availability of the rental may take place only after all City, County and State permits and licenses have been obtained.

Building Management Identification Signs:
Sign shall be located on the building. Sign lighting not permitted
One (1) allowed per building
Maximum area per side: 1.5 sq. ft.
Maximum height: Top of the entry door
Location: within 5' of main entry door.

City of Sturgeon Bay

Designated tourist rooming houses may have an unlit sign no larger than two square feet in size.

Building Management Identification Signs

Definition:

A type of Identification & Safety Sign indicating the name and/or address of the property owner, tenant and/or manager of the property.

Regulations:

Sign shall be located on the building.

Sign lighting not permitted

One (1) allowed per building

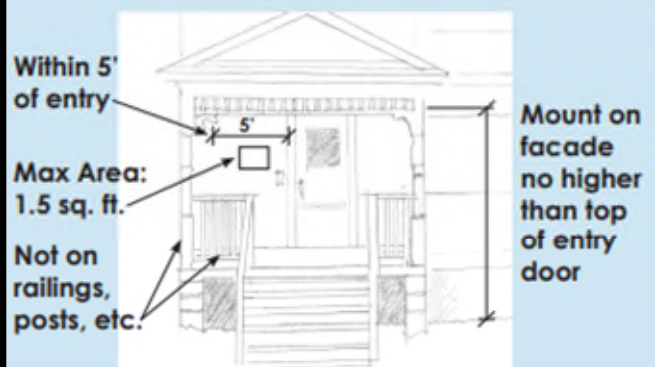
Maximum area per side: 1.5 sq. ft.

Maximum height: Top of the entry door

Location: within 5' of main entry door

Required Material: Sign-grade wood or metal at least 0.04" thick

See Section 30-271 (D)(2)(b) for complete regulations.



Modification for Front yard Gardens to be Continued into 2024

Sec. 10-1-15. Height and area exceptions.

The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

- A. *Public and quasi-public buildings.* Churches, schools, hospitals, medical clinics, sanatoriums and other public and quasi-public buildings may be erected to a height not exceeding 60 feet or five stories, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the height limit otherwise established for the district in which such building is to be located.
- B. *Extraordinary structures.* Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, parapet walls not exceeding two feet in height, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless television or broadcasting towers, masts or aerials, telephone, telegraph and power poles and lines, microwave radio relay structures and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter and may be erected in accordance with other regulations or ordinances of the city.
- C. *Residences.* Residences in the residence districts may be increased in height by not more than ten feet when all yards and other required open spaces are increased by one foot for each foot which such building exceeds the height limit of the district in which it is located.
- D. *Through lots.* Buildings on through lots and extending from street to street may waive the requirements for a rear yard by furnishing an equivalent open space on the same lot in lieu of the required rear yard, provided that the setback requirements on both streets be complied with.
- E. *Nonconforming lots.* Where a lot has an area less than the minimum number of square feet per family required for the district in which it is located and was of record on September 8, 1953, such lot may be occupied by one family.
- F. *Accessory buildings and structures.*
 - (1) *Time of construction.* No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory unless expressly permitted by the board of appeals.
 - (2) *Height.* In all residential districts the maximum height of any detached accessory building shall not exceed the height of the principal building but in no case be higher than 20 feet unless expressly permitted by the board of appeals.
- G. *Yards to be open upward.*
 - (1) Except where otherwise specified in this chapter, every part of a required yard shall be open to the sky unobstructed.
 - (2) *Location of required open space.* All yards, courts, usable open spaces and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group.
 - (3) *Required yards for existing buildings.* No yards now or hereafter provided for a building existing on the effective date of this chapter shall subsequently be reduced below, or further reduced if already less than, the minimum required by this chapter for equivalent new construction.

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- (4) *Permitted obstructions in required yards.* The following shall be considered permitted obstructions when located in the required yard specified. Any obstruction not expressly described is prohibited.

(a) In all yards:

- [1] Arbors and trellises, trees, shrubs and plantings.
- [2] Awnings.
- [3] Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, antenna masts or towers, cornices, eaves, gutters and the like, projecting not more than 24 inches.
- [4] Fences, walls and hedges, subject to the provisions of this chapter.
- [5] Flagpoles and garden ornaments.
- [6] Open terraces not over three feet above the average level of the adjoining ground, but not including a permanent roofed-over terrace or porch unless otherwise specifically permitted.
- [7] Recreational accessory uses.
- [8] Steps not over three feet above the ground level which are necessary for access to a permitted building or for access to a zoning lot from a street or alley.
- [9] Walks and driveways.

(b) In front yards and street side yards:

- [1] Open fire escapes, open porches, decks, patios or terraces, including those with roofs but not walls, extending not more than six feet into a required front yard or street side yard, provided that these projections do not encroach in any vision clearance triangle.
- [2] Overhanging eaves and gutters projecting three feet or less into the yard.
- [3] Open off-street vehicle parking spaces when approved by the plan commission in business, industrial, institutional and multifamily residence districts.
- [4] Open off-street vehicle parking on a paved or graveled driveway, provided no vehicle may be parked within five feet of a front property line or within three feet of a side lot line. The maximum width of driveways on private property shall not exceed 35 percent of the lot width or 35 feet, whichever is less. However, any lot may have a driveway up to 20 feet in width.
- [5] Garages in embankments. Where the mean natural grade of a front or street side yard is more than eight feet above the curb level, a private garage may be erected within said yard, provided as follows:
 - [a] That such private garage shall be located not less than five feet from the street lot line;
 - [b] That the floor level of such private garage shall be not more than one foot above the curb level; and
 - [c] That at least one-half the height of such private garage shall be below the mean grade of the yard.

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- [6] Produce gardening in front yards existing prior to August 1, 2016. Such front yard produce gardens may not be expanded. New front yard produce gardens are prohibited, except as may be authorized by resolution of city council as part of a pilot program that was put in effect in 2023 and shall expire not later than December 31, 2024. Participation by a property in said pilot program shall not create any vested right to continue such new gardens beyond December 31, 2024.
- [7] Produce gardening is permitted in street side yards. Such gardens shall not encroach into the minimum required street side yard.

(Amended 6-7-2021; Ord. No. 2023-043 , § 1, 3-20-2023)

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.