



**TWO
RIVERS**
WISCONSIN

ARCHITECTURAL CONTROL COMMITTEE

Thursday, August 18, 2022 at 10:00 AM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Committee Members: Vicky Berg, Donald Karman, Kay Koach, Jim McDonald, Elizabeth Runge

3. ACTION ITEMS

- A. Review plans for the construction of a single-family dwelling on Lot 7, Block 4, Sandy Bay Highland Subdivision No. 2, submitted by Zachary and Minda Peterson (property owners) and Radue Homes Inc. (contractor)

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.

**ARCHITECTURAL CONTROL COMMITTEE
SANDY BAY HIGHLANDS SUBDIVISION NO. 2**

PLAN REVIEW CHECKLIST

Legal Description LT 7 Blk 4 SBH No. 2

Date Plans Submitted 08/10/22 Date Plans Approved _____

Plans to include:

- ☒ Site Plan (to scale) *missing elevations*
- ☒ Grading Plan (to scale)
- ☒ Elevations (4 elevations - color schematic)
- ☒ Floor Plan (including sq ft for each level of dwelling)

Parcel # 053-161-012-100.08

DWELLING SIZE

All Lots (single-family dwelling)

1839 1st floor (1-story = 1,500 sq ft min)
 _____ 1st floor (1.5 or 2-story = 1,000 sq ft min)
 _____ 2nd floor
1839 1st & 2nd floor total (1,800 sq ft min)

Lot 8 Block 4 & Lot 1 Block 5 (two-family dwelling)

_____ 1st floor (1-story = 1,700 sq ft min)
 _____ 1st floor (1.5 or 2-story = 1,000 sq ft min)
NA 2nd floor
 _____ 1st & 2nd floor total (2,000 sq ft min)
 _____ Must be L-shaped, include 1-unit & a/garage, garages may not be abutting,
 1 driveway per street

DESIGN REQUIREMENTS

 X Yes No

brick, vinyl

2670

X Yes No

_____ Yes _____ No

 X Yes No

3-5th all

2

Stories/height not to exceed 2.5 stories nor 35 feet

Exterior of dwelling: Wood, stone, brick, alum, vinyl
or horizontal steel siding, other

25% of dwelling front to be brick or stone

6:12 min roof pitch over 50% of dwelling

Sump Pump must connect to public storm sewer
not shown on plan

Direct access to a/garage from dwelling

Size of a/garage (2-stall min)

Number of o/h doors (3 max facing street)

ACCESSORY BUILDINGS

 Yes X No

 Yes No

 Yes No

_____ Yes _____ No

Other _____

Shown on plan

Size not to exceed 288 sq ft

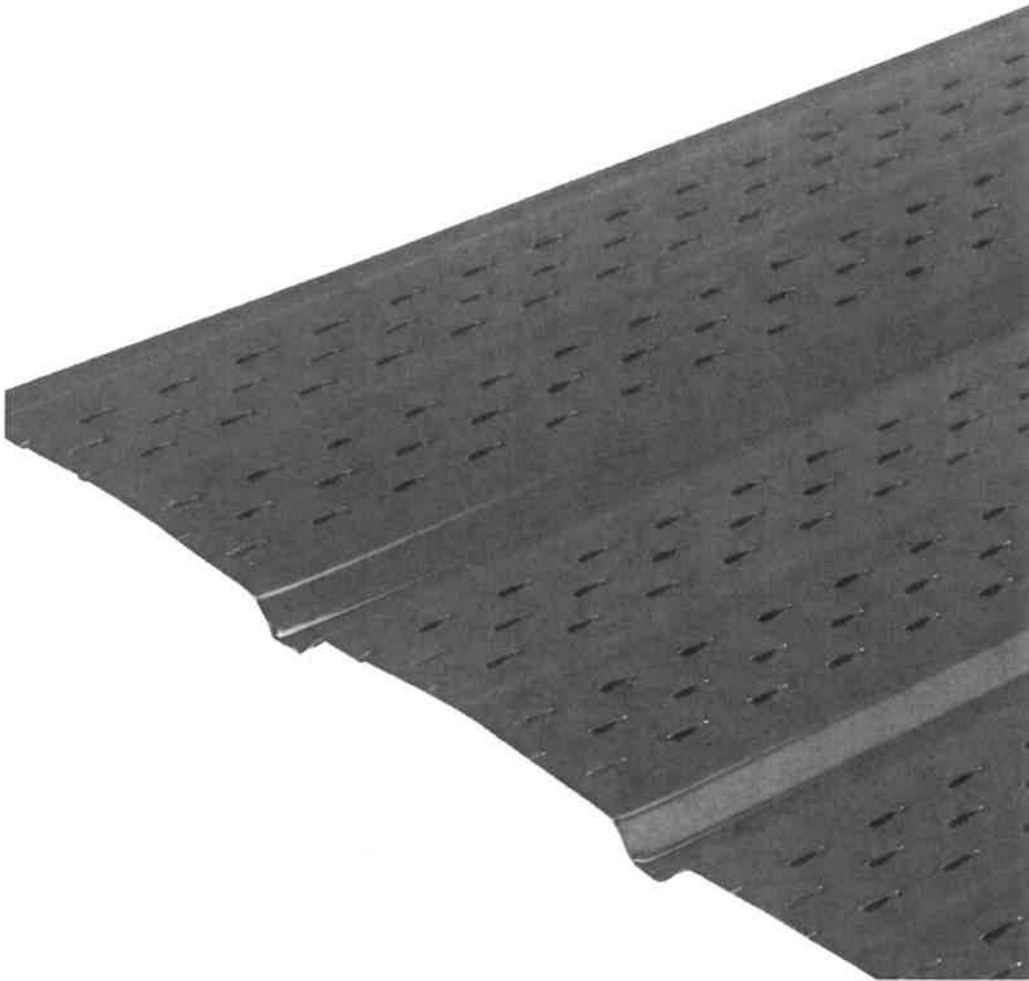
Located in rear yard (no exceptions)

Exterior to match dwelling

Such actions by the committee shall be final and conclusive. The approval of the ACC as does not relieve any lot owner of the additional requirements imposed by the City or any subdivisions thereof or the State of Wisconsin or any subdivisions thereof. All lot owners must obtain any permits, approvals, licenses and related permissions from the City and ACC. All lots in this subdivision shall also be subject to all ordinances, zoning laws, and other restrictions of the City, Manitowoc County and the State of Wisconsin that may be applicable.

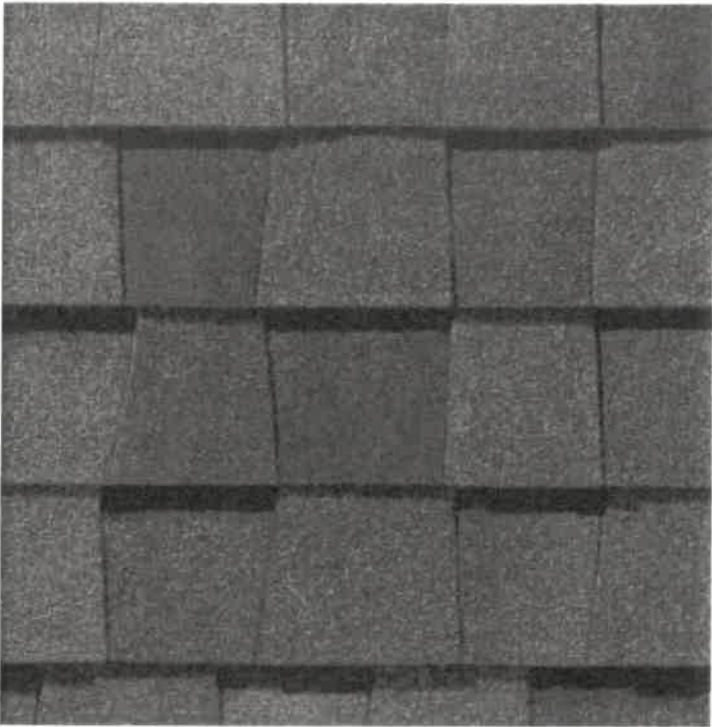
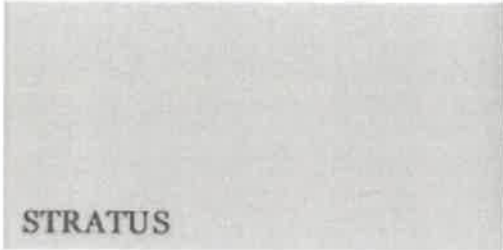


Section 3, ItemA.





Section 3, ItemA.



7 attachments

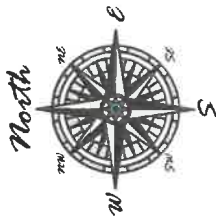


Exterior Selections Rendering 7-13.jpg
195K

- Peterson bldg-permit-application.pdf**
278K
- EquipmentSizing (41).pdf**
35K
- WiscUDCCheckList (41).pdf**
52K
- UDC (41).pdf**
79K
- 2217Peterson (1).pdf**
2023K

Site Plan

All of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), being in the Southeast ¼ of the Northwest ¼ of Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin.

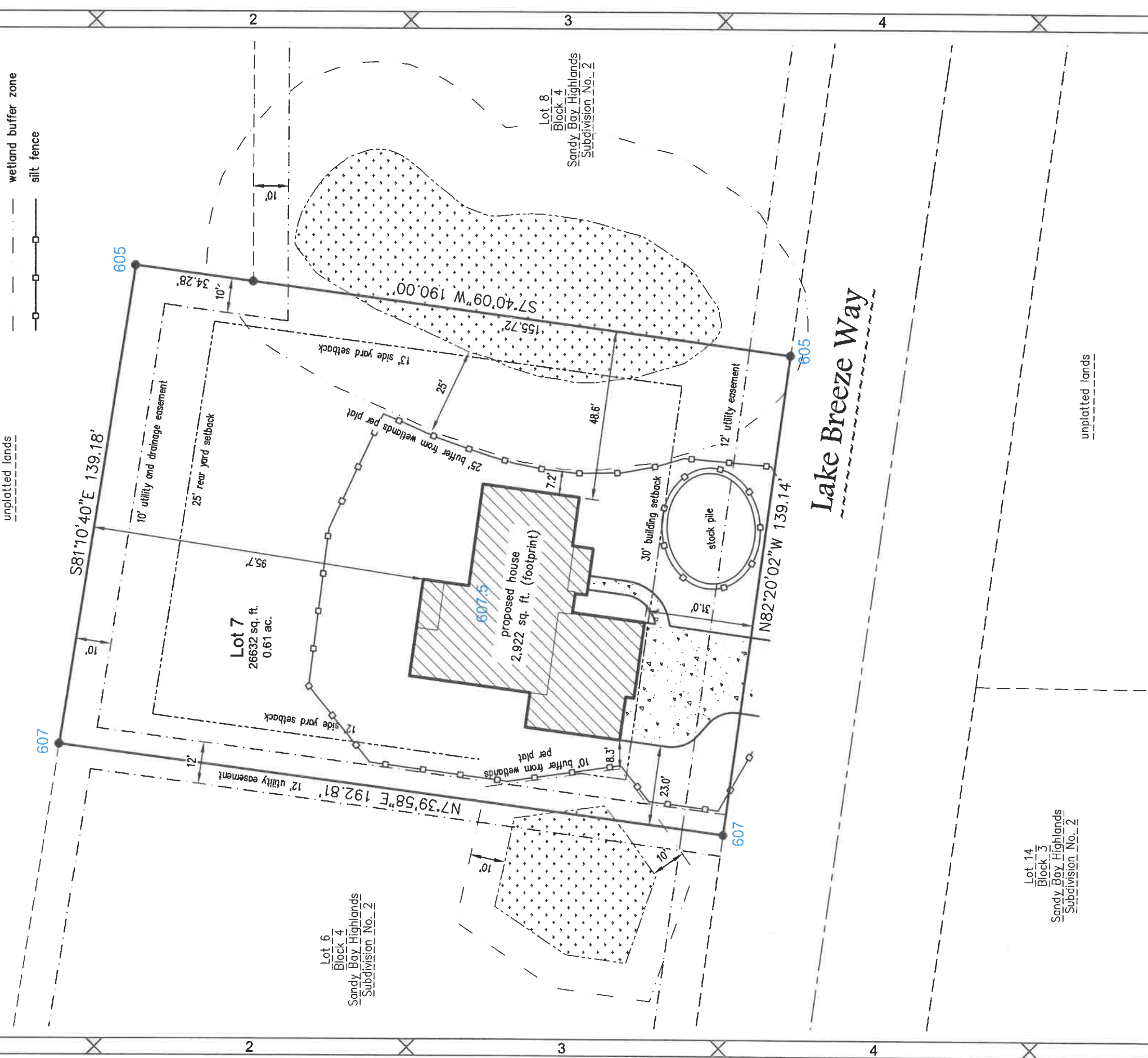


Graphic Scale: 1" = 30'



Legend

- point of record
- proposed concrete
- proposed building
- wetland area per plat
- wetland buffer zone
- silt fence



NOTES

Bearings referenced to the North Line of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), assumed to be S81°10'40"E.

Client: Radue Homes
Tax Parcel: 05316101210008
Drafted By: ZRH
File: R-11722 Lot7 Block4 SitePlan 072422.dwg
Data File: R-11722.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
Project No.: R-11722
Drawing No.: X-1319
Fieldwork Completed: xx/xx/xx

EROSION CONTROL PLAN

All of Lot 7 of Block 4 of the recorded plat "Sandy Bay Highlands Subdivision No. 2", (Cabinet D, Plats, Page 87, Document No. 1192605, Manitowoc County Records), being in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 20 North, Range 25 East, City of Two Rivers, Manitowoc County, Wisconsin.



Graphic Scale: 1" = 30'



Legend

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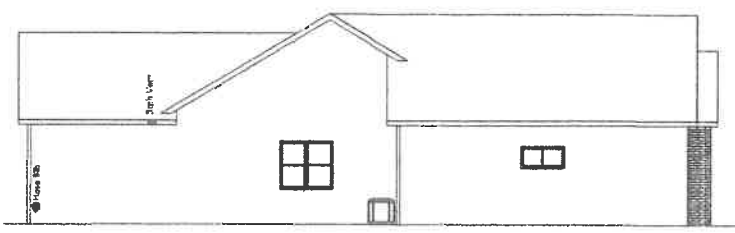
Fieldwork Completed: xx/xx/xx



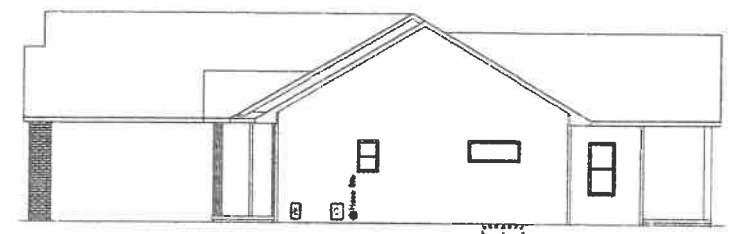
ADDRESS: 2500 S. BREEZE WAY
CHANDLER, AZ 84904
PH: 920.569.6355
RADUEHOMES.COM
THIS PLAN AND PROPERTY
OR RADUE HOMES. ANY
REPRODUCTION WITHOUT
WRITTEN CONSENT IS
STRICTLY PROHIBITED.

THE PETERSON RESIDENCE
LOT #7 LAKE BREEZE WAY, TWO RIVERS

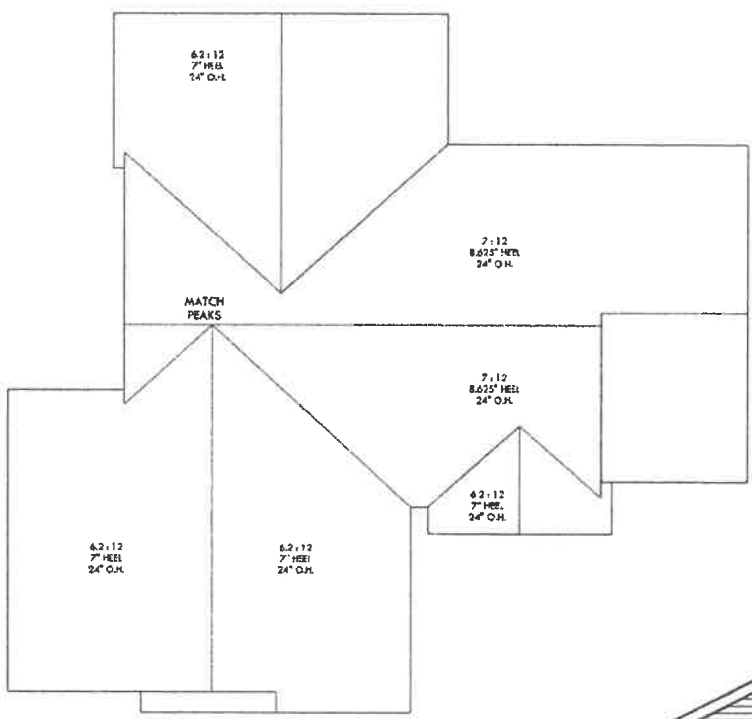
SHEET	PLAN #	PROJECT #	DATE	REVISIONS	
				DATE	PERSONAL NUMBER
1 / 3	22-17	2240BL	6/8/22	7/14/22	
				7/15/22	
STATUS: CONSTRUCTION			BRITTANY L		



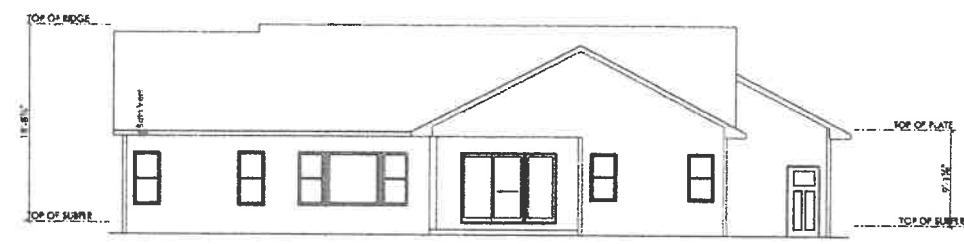
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



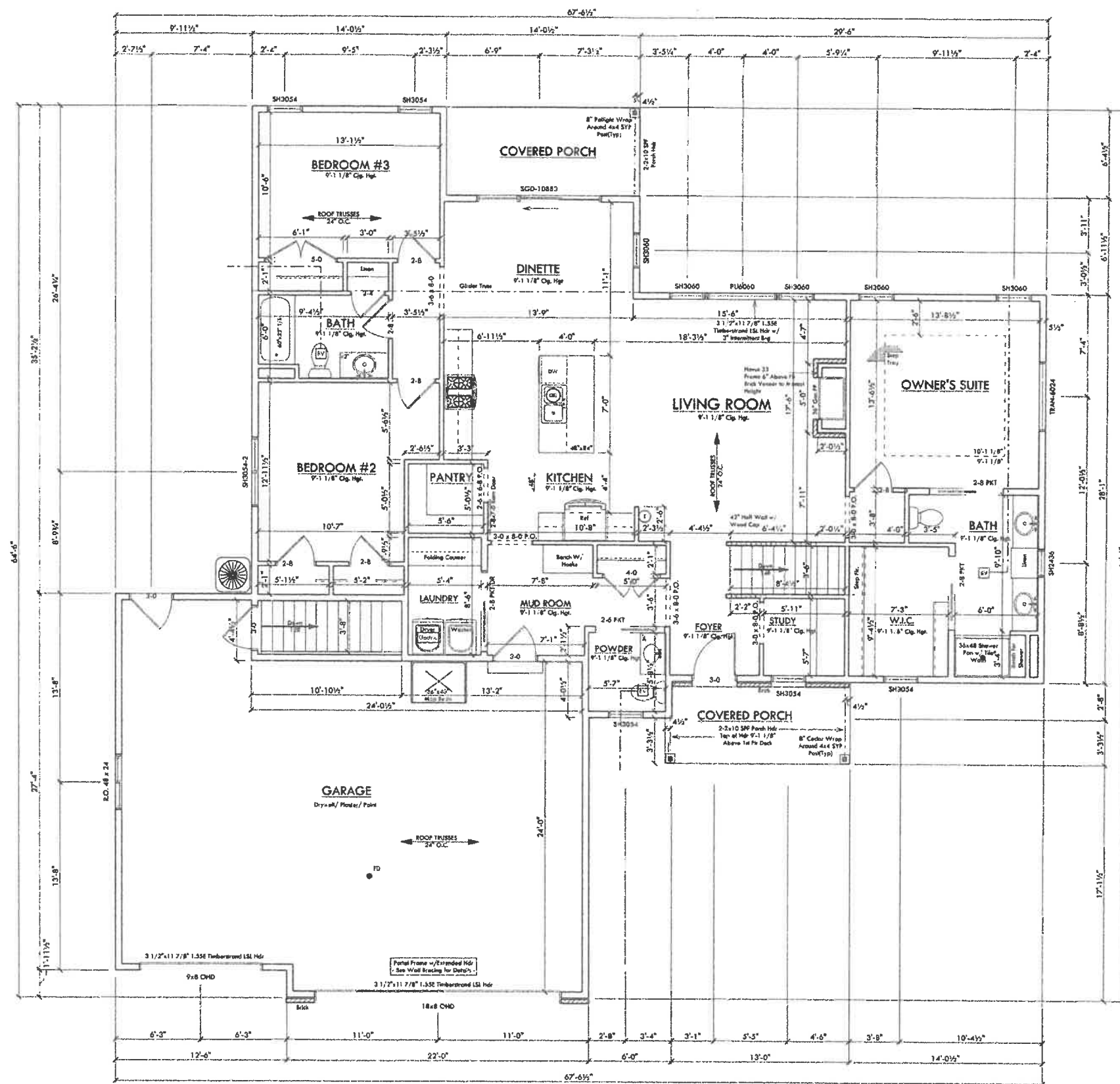
REAR ELEVATION
SCALE: 1/8" = 1'-0"



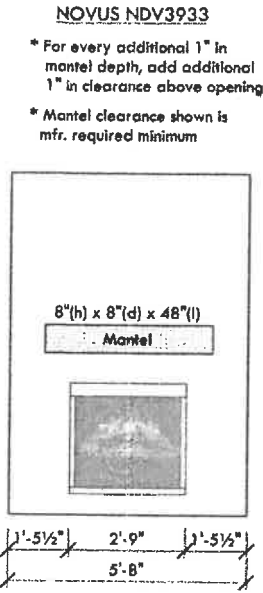
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1. SHEET OFF ALL ATTIC WALLS AND/OR TRAY CEILINGS
2. HANDRAIL & CURTAIN BLOCKING
3. HOLD EXTERIOR DOORS & POCKET DOORS UP 1/2"
4. MAINTAIN 1/4" AROUND ALL DOORS & WINDOWS FOR INSULATION
5. ICE & WATER ON GARAGE & PORCH WALLS FOR CONCRETE FILL THAT BE IN DIRECT CONTACT WITH O.S.B.
6. LAP TYVEK 6"
7. FRAME INTERIOR DOOR OPENINGS 2 1/4" LARGER THAN DOOR
8. POCKET DOOR WALLS TO BE 2x6
9. NO JOIST BELOW DRYER/ RANGE VENT WALLS
10. INSULATE, POLY, SHEET ROCK BEHIND TUBS/SHOWERS

TOTAL SQ. FT.: 2149
FIRST FLR.: 1839
LOWER LVL.: 310



FLOOR PLAN
SCALE 1/4" = 1'-0"
9'-1 1/8" CLG. HT. UNLESS NOTED
1839 SQ. FT. (HOUSE)
914 SQ. FT. (GARAGE)
190 SQ. FT. (COV. PORCH)



- FLOOR PLAN INFORMATION**
- WALL SPECIFICATIONS**
- HOUSE WALL HEIGHTS
 - EXTERIOR: 2-4x8 @ 1 1/2" STUDS @ 16" O.C.
 - INTERIOR: 2-4x6 @ 1 1/2" STUDS @ 16" O.C.
 - GARAGE WALLS
 - 3-4x10 @ 1 1/4" STUDS @ 16" O.C.
- FLOOR SYSTEMS**
- FIRST FLOOR: 11 7/8" I-JOISTS @ 16" O.C.
 - STANDARD LOADINGS (PSF): 40 LL, 10 DL
 - *ADDITIONAL LOADINGS (PSF): 10 DL (LIT), 25 DL (MFR. STONE, GRANITE)
 - DEFLECTION (INCH) LL = 1/160, DL = 1/240
- ROOF SYSTEM**
- ENGINEERED ROOF TRUSSES @ 24" O.C.
 - STANDARD LOADINGS (PSF): 30 LL, 10 L.C.O.L., 10 R.C.O.L.
 - DEFLECTION (INCH) LL = 1/240, DL = 1/180
 - DURATION OF LOAD: 1.15x
- HEADER SPECIFICATIONS**
- STANDARD HEADER TO BE 2-7x12 SYP #1:2
 - *DOUBLE TRUSS/STUD W/ OPENINGS 8'-0" AND LARGER
 - *WINDOW R.O. HEIGHT SET AT 4'-10 7/8" UNLESS NOTED
 - *HEADERS ARE NOT DESIGNED TO CARRY BRICK OR CONCRETE (HEADER/UNITS SIZES PER MASON'S FOUND. CONTRACTOR)
- STAIR INFORMATION**
- BASEMENT TO FIRST FLOOR
- 14 RISE @ 11 1/2", 12 TREAD @ 11 1/2"
 - BASEMENT TO GARAGE
 - 12 RISE @ 11 1/2", 11 TREAD @ 11 1/2"
- WINDOW INFORMATION**
- MFR. TYP. ROUGH OPENING SHOWN
- GENERAL NOTES**
- PLAN IS DRAWN FOR 3 1/2" CASING AT DOORS
 - DRYWALL RETURNS AT ALL WINDOWS
 - ALL WALLS TALLER THAN 10'-0" TO BE DESIGNED BY DWT SUPPLIER
 - FRAMES TO REFERENCE FLOOR / ROOF LAYOUT FOR FINAL ORDER TRUSS LOCATION, FLUSH HEADER ADJUSTMENTS & BEAMING REQUIREMENTS. FRAMES IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOUND BLOCKING DOWN TO FOUNDATION WALLS
 - FRAMES TO REFERENCE WALL REACHES PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

THE PETERSON RESIDENCE
LOT #7 LAKE BREEZE WAY, TWO RIVERS

REVISIONS	DATE	PROJECT #	STATUS
1	7/14/22	22408L	CONSTRUCTION
2	6/8/22	22408L	CONSTRUCTION
3			

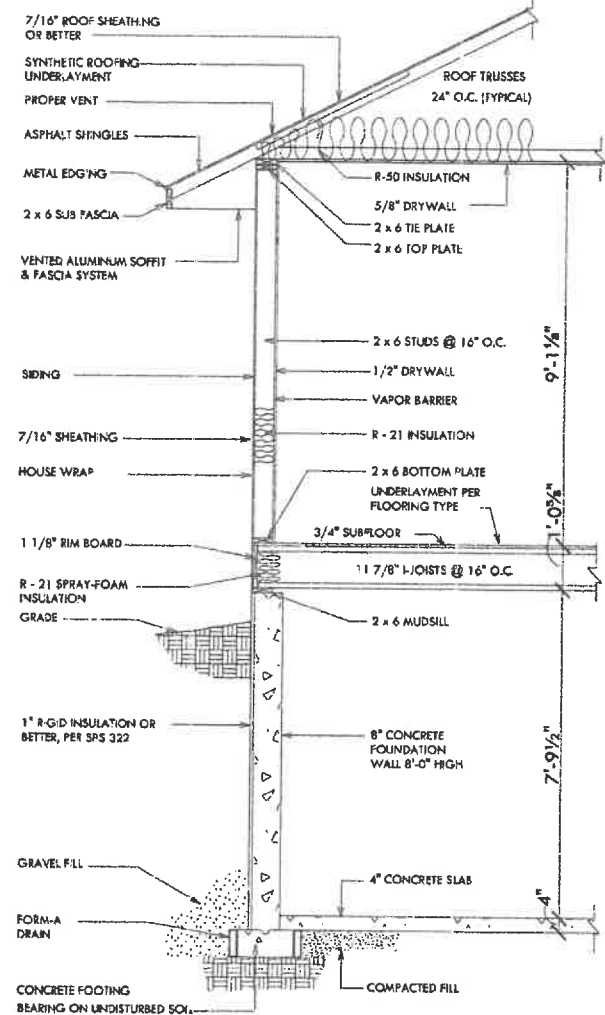
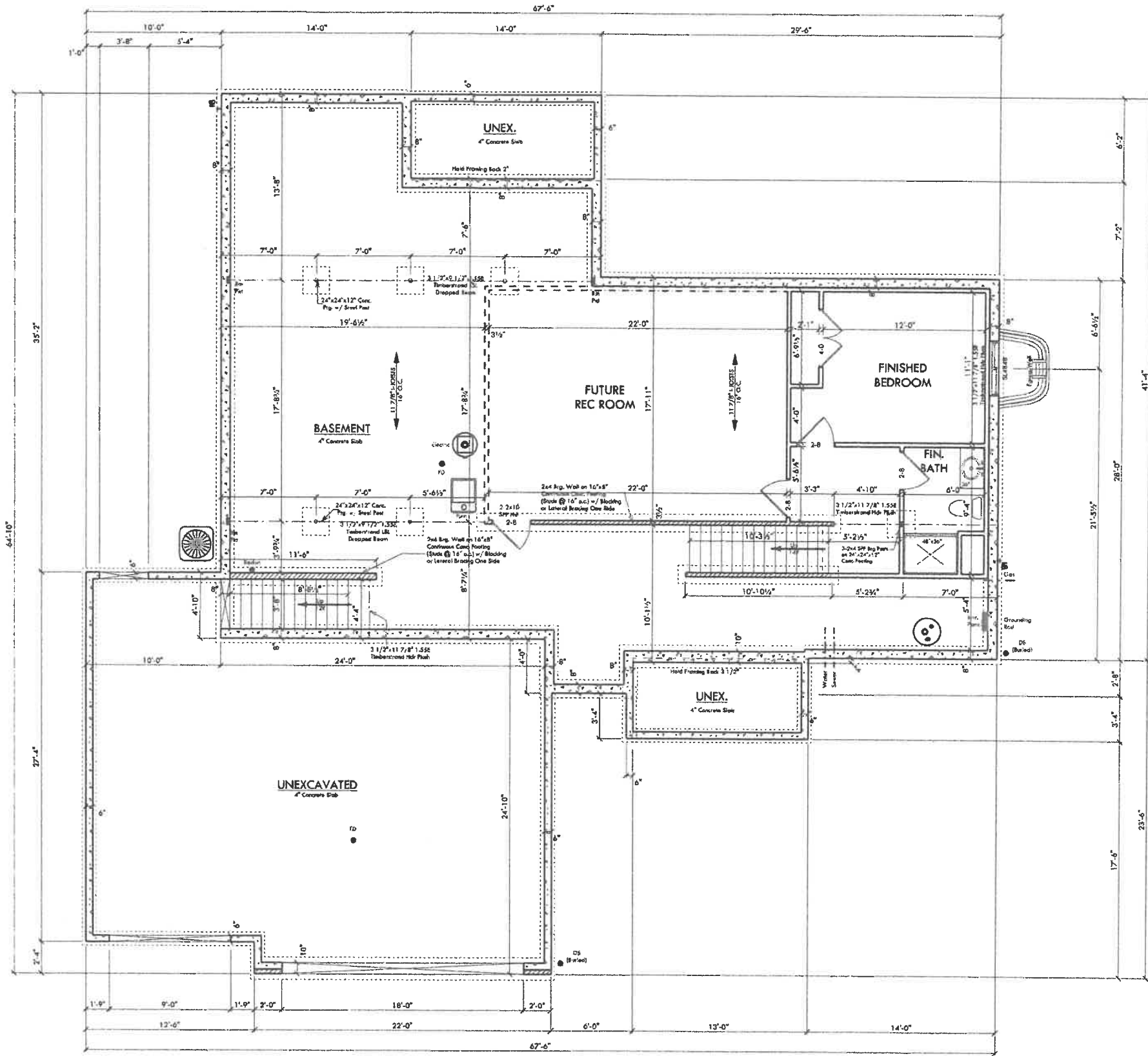


ADDRESS:
385 S. BROADWAY
CHICAGO, IL 60604
PH: 773.345.6255
RADUEHOMES.COM

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REPRODUCTION WITHOUT
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STRICTLY PROHIBITED.

THE PETERSON RESIDENCE

LOT #7 LAKE BREEZE WAY, TWO RIVERS



TYPICAL RANCH WALL SECTION
SCALE: 1/2" = 1'-0"

FOUNDATION PLAN
SCALE 1/4" = 1'-0"
8'-0" FOUNDATION WALLS
310 SQ. FT. (FINISHED)
385 SQ. FT. (FUTURE)

FOUNDATION INFORMATION

- WALL SPECIFICATIONS**
- HOUSE WALLS:
- 8" x 8'-0" Poured Concrete Walls
 - GARAGE/POUCH WALLS:
- 8" x 4'-0" (W/IN) Poured Concrete Walls
- SLAB SPECIFICATIONS**
- HOUSE: 4" REINFORCED CONCRETE SLAB
 - GARAGE: 4" REINFORCED CONCRETE SLAB
- HEADER SPECIFICATIONS**
- STANDARD HEADER TO BE 2-2x10 SPF
 - DOUBLE TRUSS/STUD W/ OPENINGS 6'-0" AND LARGER
 - HEADERS ARE NOT DESIGNED TO CARRY BRICK, OR CONCRETE
 - HEADERS (1" MIN) SIZES PER MASONRY FOUND. CONTRACTOR
- STAIR INFORMATION**
- BASEMENT TO FIRST FLR:
- 15 RISERS 7'-16", 14 RISERS 9'-1/2"
- FASSETMENT TO GARAGE**
- 14 RISERS 12'-16", 19 RISERS 1'-2"
- WINDOW INFORMATION**
- MPR TRD
- GENERAL NOTES:**
- PLAN IS DRAWN FOR 3 1/4" CASING
 - STEEL COLUMNS TO SUPPORT 12,000 LBS UNLESS NOTED
 - ASSUMED SOIL BEARING CAPACITY IS 3,000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
 - FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER UOCTAILE 321.18-1 BASED ON THE HEIGHT OF UNBALANCED FILL
 - FRAMER TO REFERENCE FLOOR, ROOF LAYOUT FOR BRAL ORDER TRUSS LOCATIONS, TRUSS HEADS ADJUSTMENTS & BEARING REQUIREMENTS. FRAMER IS RESPONSIBLE TO TRANSFER ALL POINT LOADS THROUGH THE WALL & FLOOR SYSTEM W/ SOLID BLOCKING DOWN TO FOUNDATION WALLS
 - FRAMER TO REFERENCE WALL BRACING PLAN FOR HEADER ADJUSTMENTS DUE TO EXTENDED HEADER REQUIREMENTS

SHEET	PLAN #	PROJECT #	DATE	REVISIONS	
				DATE	PERSONAL BUILDER
3	22-17	22408L	6/8/22	7/14/22	BRITANY L
3		CONSTRUCTION			