



PLAN COMMISSION MEETING

Monday, November 11, 2024 at 5:30 PM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

3. ACTION ITEMS

- A.** Review of proposed Plat for Sandy Bay Highlands Phase 3, submitted by McMahon Associates and the City of Two Rivers (owner).
- B.** Pre-application conference for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Quasius Construction, Inc.

4. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

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



**TWO
RIVERS**
WISCONSIN

PUBLIC WORKS
Engineering Division



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

Memorandum

Department of Public Works

Date: November 4, 2024

To: Plan Commission
City Council
Greg Buckley, City Manager

From: Matthew R Heckenlaible, PE *MRH*
City Engineer / Public Works Director

Re: Sandy Bay Highlands Subdivision No. 3
Final Plat Comments

The Final Plat for Sandy Bay Highlands Subdivision No. 3 was received by the City Clerk on November 1, 2024 and forwarded onto myself as the City Engineer for conformity with the requirements of Title 12 – Subdivision and Platting.

This report will be presented to the City’s Plan Commission on November 11, 2024.

Sec. 12-1-7. Preliminary plat requirements.

A. A preliminary **FINAL** plat shall be clear and legibly drawn on tracing paper or tracing cloth of good quality and all prints or copies thereof shall be clear and legible. The size of the tracing shall be 22 inches by 30 inches. It shall be on a scale of not more than 100 feet equals one inch to show clearly all detail thereof.

The plat that is shown on Sheet 1 of 3 is drawn at a 1 to 60 scale.

B. A preliminary **FINAL** plat, together with accompanying sheets of data and other materials as are needed for the purpose, shall contain the following data:

- (1) Proposed name of the subdivision. – *Sandy Bay Highlands Subdivision No. 3*
- (2) North point arrow, the map scale, preferably a scale of one inch equals 100 feet, and date of preparation. – *North arrow shown and the Final Plat approved by the State dated October 25, 2024, is at a scale of 1” = 60’.*
- (3) Names and addresses of the owners, lien holder, subdivider, surveyor or engineer and designer.

The Owner and Subdivider is the City of Two Rivers.

The surveyor is Douglas E Woelz of McMahon Associates, Inc.



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The engineers are from McMahon Associates and the City of Two Rivers, Department of Public Works – Engineering Division.

- (4) Sufficient description to define the location of and boundary of the land to be divided and the location and names of all existing subdivisions, streets (and street widths) and unsubdivided property adjoining the proposed land division between it and the nearest existing streets, and for a distance of not less than 600 feet beyond the boundaries of the subdivision. A small-scale vicinity plan shall be submitted when necessary to define the location of the land to be divided.

A description along with location map provided on the submitted both on the preliminary plat dated October 30, 2023, and the Final Plat approved by the State dated October 25, 2024.

- (5) A sketch approximately to scale clearly indicating an ultimate street and block layout for the entire ownership when only a portion is proposed to be divided.

Remainder of the property owned by the City of Two Rivers is shown to be subdivided as represented by the Final Plat.

- (6) Locations, names, widths and existing and proposed finished grades of all streets, highways, major thoroughfares, alleys and ways in the subdivision.

Location of all streets along with final street names identified, along with the final established right-of-way widths are also identified.

Finished grades/elevations are identified as part of the infrastructure plans and the final grading / stormwater management plan coordinated between McMahon Associates and the Public Works Department to ensure proper overland and street drainage along with the treatment of the stormwater runoff.

- (7) Locations and widths of all easements and rights-of-way for drainage, sewerage, public utilities or railroads, or easements for other purpose.

There are multitude of different easements for different applications as summarized below.

There are 12-foot general utility easements shown adjacent to all proposed street rights-of-way.

There are ‘Drainage Easements’ are located along most of the rear property lines within the Final Plat. Lot 17, Block 2 is a large parcel that will need to implement it’s own internal drainage plan once it is further developed within the future. Other backyards a-but various wetlands and wetland easements that have their own restrictions. Restrictions pertaining to the Drainage Easements are identified on Sheet 3 of 3 of the Final Plat.

There are ‘Stormwater Conservation Easements’ within Lot 17 and Lot 18, Block 4, along with Lot 25, Block 2, that have restrictions identified on Sheet 3 of 3 of the Final Plat. These areas are for the implementation and maintenance of required stormwater management features for the subdivision.



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There are “Conservation Drainage Easements” around a majority of the wetlands identified within the Final Plat. These “Conservation Drainage Easements” were part of a jurisdictional agreement. Restrictions pertaining to the “Conservation Drainage Easements” can be found on Sheet 3 of 3 of the Final Plat.

- (8) Lot lines with approximate Final dimensions. – Final lot dimensions and areas are shown for each Lot and Outlot. Bearings and curve data for Lot lines and rights-of-way are also shown and referenced to appropriate Public Land Survey Section monumentation for Section 31, Township 20 North, Range 25 East, within the City of Two Rivers, Manitowoc County, State of Wisconsin.
- (9) The water elevations of adjoining lakes or streams at the date of the survey and approximate high- and low-water elevations of such lake or stream, all referenced to USGS datum. N/A
- (10) Designation of areas which, before improvement, are subject to inundation or stormwater overflow, and location of all watercourses and drainage ditches.

Stormwater runoff will flow overland and in most cases be captured and treated within an identified stormwater management feature. In some instances, the stormwater will be detained within the existing wetland areas prior to continuing its flow towards the east. In most cases, the stormwater will then be routed towards the corner of Sandy Bay Road (C.T.H. “O”) and Lake Breeze Way, where it will flow under Sandy Bay Road and continue towards Lake Michigan via existing overland and channelized flow patterns.

- (11) Clear designation of any reservations and their proposed uses, and of proposed public street easements and other areas proposed to be dedicated for public purposes.

Outlot 1, Outlot 2, of Block 4, and Outlot 1 of Block 5, along with the “Stormwater Management Easements” within Lot 17 and Lot 18, Block 4, and Lot 25, Block 2 are intended as public stormwater management features (biofiltration and dry detention facilities).

There is a 70-foot wide strip of land reserved within Lot 17, Block 2, for the future implementation of a private stormwater management feature.

All street rights-of-way will be dedicated to the public.

Rawley Trail will be located within the Orchard Lane public right-of-way.

- (12) The locations and types of existing structures, the locations of large trees and other ground cover and contour lines at vertical intervals of two feet or less, referenced to USGS datum.

There were no existing ‘structures’ (buildings, wells, septic systems, etc.) identified within the Preliminary or Final Plat.

Trees, ground cover and contour lines were shown within the Preliminary Plat and are not required to be shown within the Final Plat.

- (13) Locations and approximate sizes and grades of existing and proposed water, sewer, gas, telephone and electric lines, sidewalks, curbs, gutters, roadways, paving, tree plantings and other landscaping.



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The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans for sanitary sewer, storm sewer, water main, stormwater management features along with roadway elevations for the final phase of the Sandy Bay Highlands development.

Coordination with Two Rivers Electric along with other private utilities (WPS Gas and various telecom providers) was completed by McMahon Associates in the development of appropriate easements.

- (14) Standard street cross sections and all variations from standard, each showing location of property lines, locations and sizes of sidewalks, curbs, roadways, pavements, tree plantings, landscaping, sewer, gas, water, electric and telephone lines.

The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans

- (15) A profile showing existing and proposed center-line grades of streets and sidewalks, gutters and sewers, and containing notations as to gradient and vertical curvature.

The Department of Public Works along with McMahon Associates coordinated efforts to develop appropriate infrastructure plans

- (16) Approximate radii of all curves.

Appropriate curve and line data can be found on Sheet 1 of 3 and Sheet 2 of 3.

- (17) Statement of the improvements proposed to be made or installed and of the time of completion of improvements.

Appropriate infrastructure is being installed with all public and private infrastructure anticipated to be available late spring of 2025.

- (18) A drainage plan for each block within the proposed subdivision as well as reasonable distance beyond the subdivision limits. This drainage plan shall include the final grade elevations to be maintained along rear lot lines. Should the approved drainage plan require any grading or the installation of stormwater drainage facilities within any block or blocks, the subdivider shall cause such grading or other improvements to be installed at his expense at the same time the subdivision improvements are being installed. Contour information in the drainage plan shall be at vertical intervals of not more than two feet where the slope is less than ten percent and not more than five feet where the slope is greater than ten percent. All elevations shall be based on the verified datum plan of the City of Two Rivers.

A drainage / stormwater management plan has been developed by McMahon Associates and was finalized as part of the contracted Platting and Stormwater Management agreement that they had with the City and is on file with the Department of Public Works – Engineering Division.



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C. To insure compliance with the approved drainage plan, a covenant shall be included on the face of the final plat referring to the drainage plan at the time of approval of the plat requiring compliance therewith by the developer.

Drainage Easement Restrictions are called out on Sheet 3 of 3 of the Final Plat.

Sec. 12-1-13. - Survey and final plat requirement.

The subdivider or owner shall cause the survey and the land division to be made in conformity with the preliminary plat as tentatively approved within the requirements of the platting act. When the survey and land division is completed, the subdivider or owner may then cause a final plat thereof to be made in accordance with the requirements of the platting act. Accompanying the final plat shall be a final plan of all the improvements to be installed by the owner or subdivider with final grades and profiles for those improvements, the grades and profiles of which were required with the preliminary plat. The affidavits and certificates appearing on the final plat shall be at least all those required in the platting act.

Final infrastructure plans have been developed and are presently being constructed / installed along Orchard Lane, Rawley Court and Sand Ridge Drive (Orchard Lane to approximately 600 feet west of Orchard Lane).

Appropriate certificates are shown on Sheet 3 of 3 of the Final Plat.

Sec. 12-1-14. - Time limit for filing.

Unless the filing of a final plat is within 36 months from the date of action by the council on the preliminary plat, the subdivider shall again file the original preliminary plat of a new preliminary plat unless a variation from this requirement following a written request therefor, with reasons, is permitted by the council. – The recording of the Final Plat is within the 36 month time frame.

Sec. 12-1-15. - Filing of final plat.

The final plat and all accompanying data required by this chapter and by the platting act, and a tracing thereof, shall be filed with the city clerk, who shall present same to the council at its next meeting. If no meeting is to be held within two weeks the city clerk shall notify the members of the council of the receipt of the plat, and a meeting to consider it shall be held within two weeks after such receipt. Within one day after receipt, the city clerk shall deliver one copy of the final plat and all accompanying data to the city engineer and shall deliver one copy thereof to the city plan commission with a notification of the date of the council meeting for consideration of the final plat. The city clerk shall require the subdivider to file sufficient copies of the final plat to enable him to comply with Wis. Stats. § 236.12, and he shall do so.



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Final Plat was submitted to the City Clerk on November 1, 2024.

Copies of the Final Plat were provided to the City Engineer on November 1, 2024 and the Zoning Administrator on November 4, 2024, for inclusion on the November 11, 2024, Plan Commission agenda for potential action (approval).

City Clerk (City Manager) informed the City Council at the November 4, 2024, City Council Meeting, the Final Plat had been received and that copies have been provided to the City Engineer and Zoning Administrator. City Council took action to request the Plan Commission to review and provide a recommendation back to the City Council for the November 18, 2024, regularly schedule council meeting.

Sec. 12-1-16. - Action on final plat.

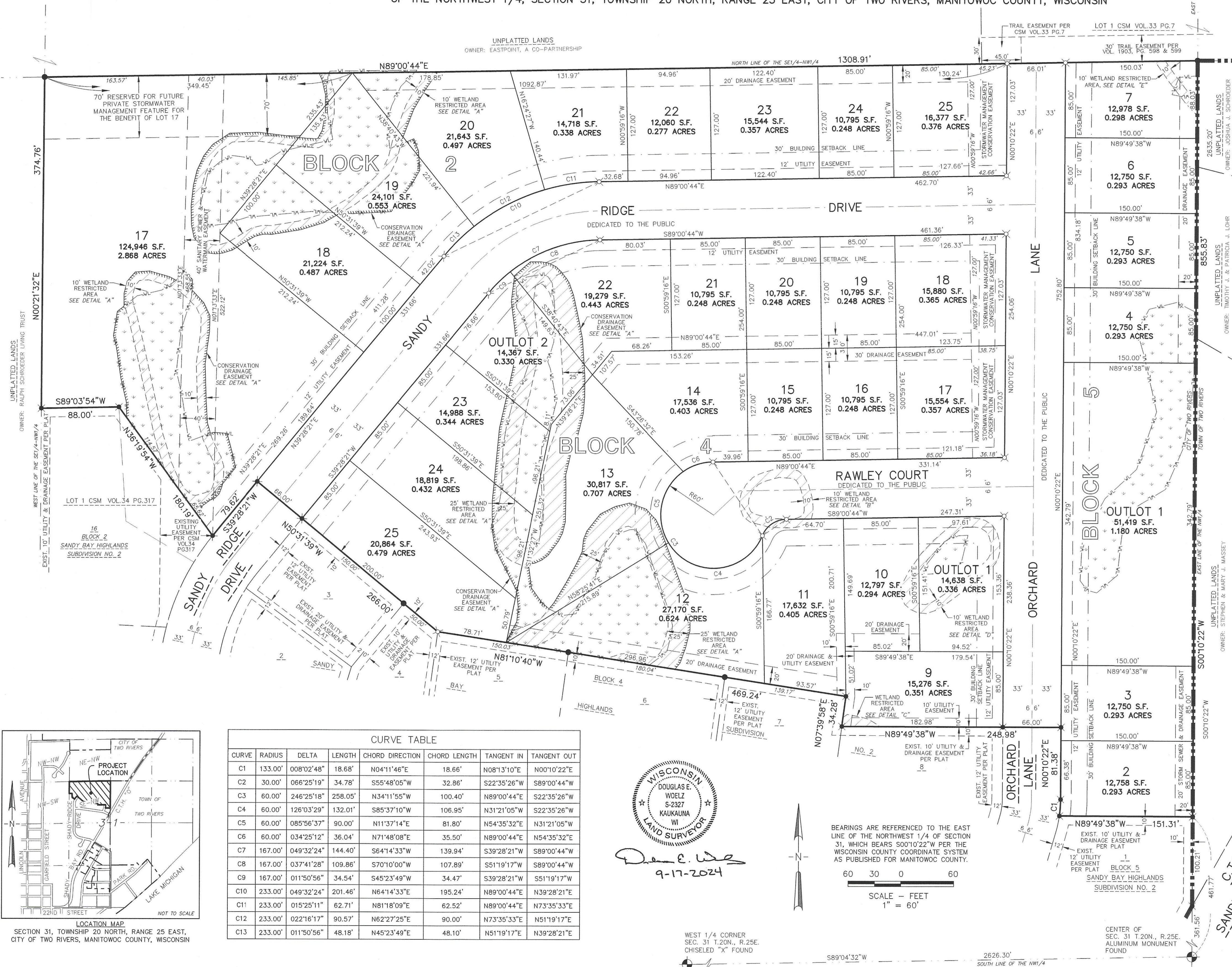
The city engineer shall check the final plat and accompanying data for conformity with the requirements of this chapter and of the platting act and shall give a verbal or written report thereon to the city plan commission. Such agency shall then give its conclusions and recommendations as to the adequacy of the final plat to the council at said meeting. The council shall approve or reject the final plat within 60 days after it is received by the city clerk.

After receipt and review of the submitted Final Plat for Sandy Bay Highlands Subdivision No. 3, the drainage and stormwater management plans, the infrastructure plans, easements, and other applicable information associated with this development, I recommend the approval of the Final Plat.

SANDY BAY HIGHLANDS SUBDIVISION NO. 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

NORTH 1/4 CORNER
SEC. 31 T.20N., R.25E.
1" IRON PIPE FOUND



OWNERS & SUBDIVIDERS:
CITY OF TWO RIVERS
1717 EAST PARK STREET
TWO RIVERS, WI 54241

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

APPROVING AUTHORITIES:
CITY OF TWO RIVERS

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- MANITOWOC COUNTY

NOTES:
• THIS SUBDIVISION IS ALL OF TAX PARCEL NUMBER 161-010-000-1
• OUTLOTS 1 AND 2, BLOCK 4; AND OUTLOT 1, BLOCK 5 ARE CREATED FOR STORM WATER PURPOSES WHICH ARE TO BE OWNED AND MAINTAINED BY THE CITY OF TWO RIVERS.
• SEE SHEET 2 FOR DETAILS OF THE "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802

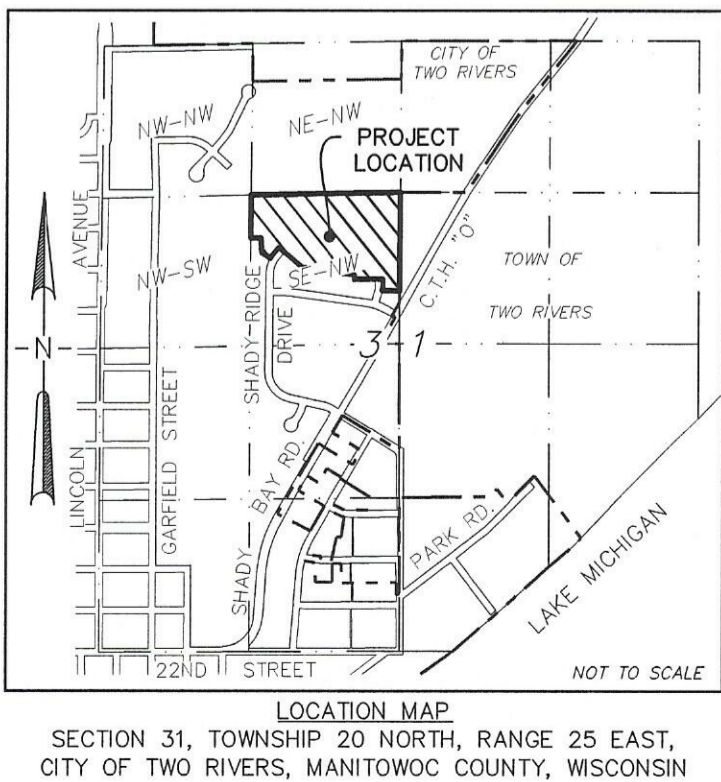
LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 1" O.D. IRON PIPE FOUND
- 1 1/4" IRON ROD FOUND
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- CERTIFIED LAND CORNER MANITOWOC COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- UTILITY EASEMENT (12' UNLESS NOTED)
- CORPORATE BOUNDARY LINE
- CONSERVATION DRAINAGE EASEMENT
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES DATED AUGUST 2, 2023, SUBJECT TO EXEMPT WETLANDS PER NONFEDERAL WETLAND EXEMPTION DETERMINATIONS EXE-NE-2024-36-00734 DATED MARCH 26, 2024 AND EXE-NE-2024-36-01904 DATED JULY 18, 2024
- 10' OR 25' "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 25, 2024

Don Sims
Department of Administration



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	133.00'	008°02'48"	18.68'	N04°11'46"E	18.66'	N08°13'10"E	N00°10'22"E
C2	30.00'	066°25'19"	34.78'	S55°48'05"W	32.86'	S22°35'26"W	S89°00'44"W
C3	60.00'	246°25'18"	258.05'	N34°11'55"W	100.40'	N89°00'44"E	S22°35'26"W
C4	60.00'	126°03'29"	132.01'	S85°37'10"W	106.95'	N31°21'05"W	S22°35'26"W
C5	60.00'	085°56'37"	90.00'	N11°37'14"E	81.80'	N54°35'32"E	N31°21'05"W
C6	60.00'	034°25'12"	36.04'	N71°48'08"E	35.50'	N89°00'44"E	N54°35'32"E
C7	167.00'	049°32'24"	144.40'	S64°14'33"W	139.94'	S39°28'21"W	S89°00'44"W
C8	167.00'	037°41'28"	109.86'	S70°10'00"W	107.89'	S51°19'17"W	S89°00'44"W
C9	167.00'	011°50'56"	34.54'	S45°23'49"W	34.47'	S39°28'21"W	S51°19'17"W
C10	233.00'	049°32'24"	201.46'	N64°14'33"E	195.24'	N89°00'44"E	N39°28'21"E
C11	233.00'	015°25'11"	62.71'	N81°18'09"E	62.52'	N89°00'44"E	N73°35'33"E
C12	233.00'	022°16'17"	90.57'	N62°27'25"E	90.00'	N73°35'33"E	N51°19'17"E
C13	233.00'	011°50'56"	48.18'	N45°23'49"E	48.10'	N51°19'17"E	N39°28'21"E

WISCONSIN
DOUGLAS E. WOELZ
S-2327
KAUKAUNA
WI
LAND SURVEYOR

Don E. Woelz
9-17-2024

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, WHICH BEARS S00°10'22"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR MANITOWOC COUNTY.

SCALE - FEET
1" = 60'

WEST 1/4 CORNER
SEC. 31 T.20N., R.25E.
CHISELED "X" FOUND

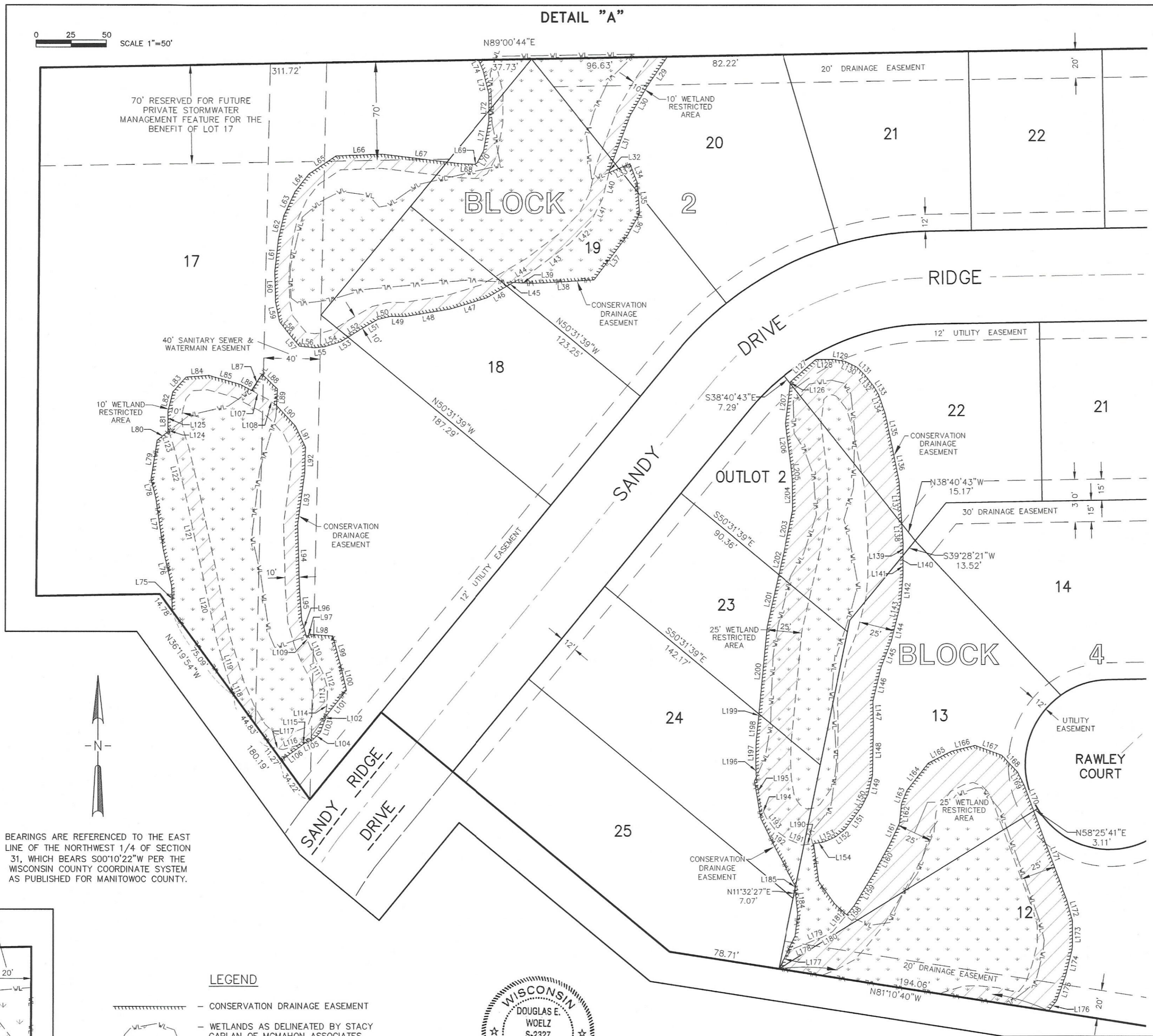
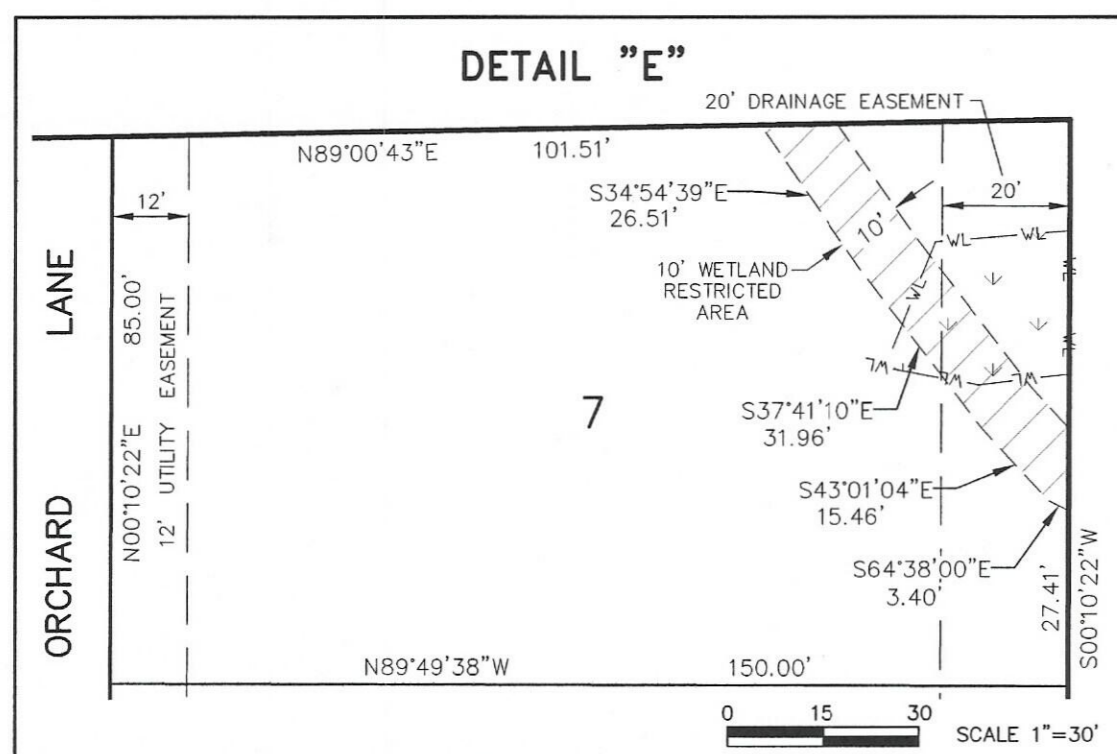
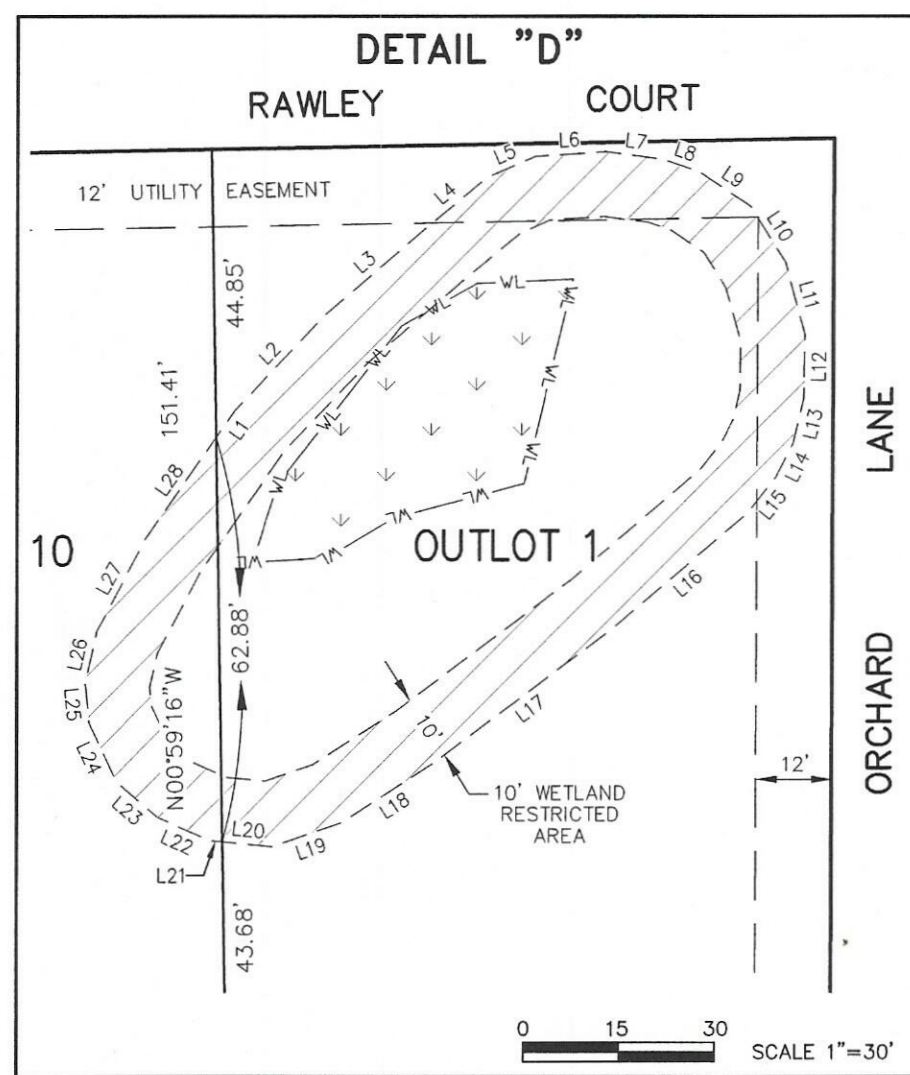
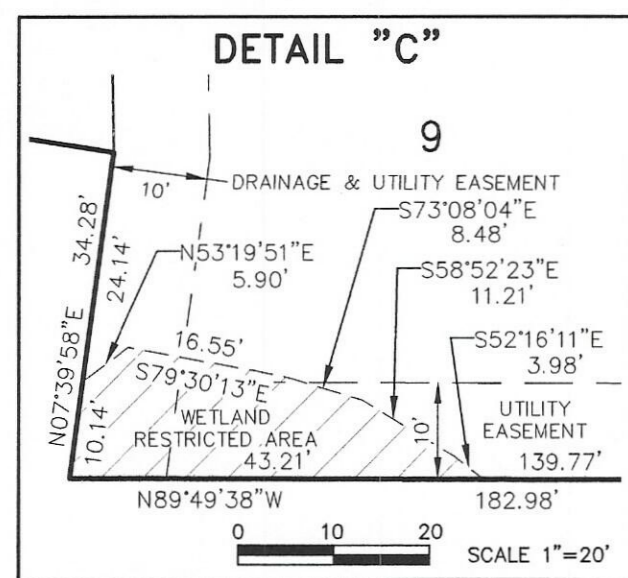
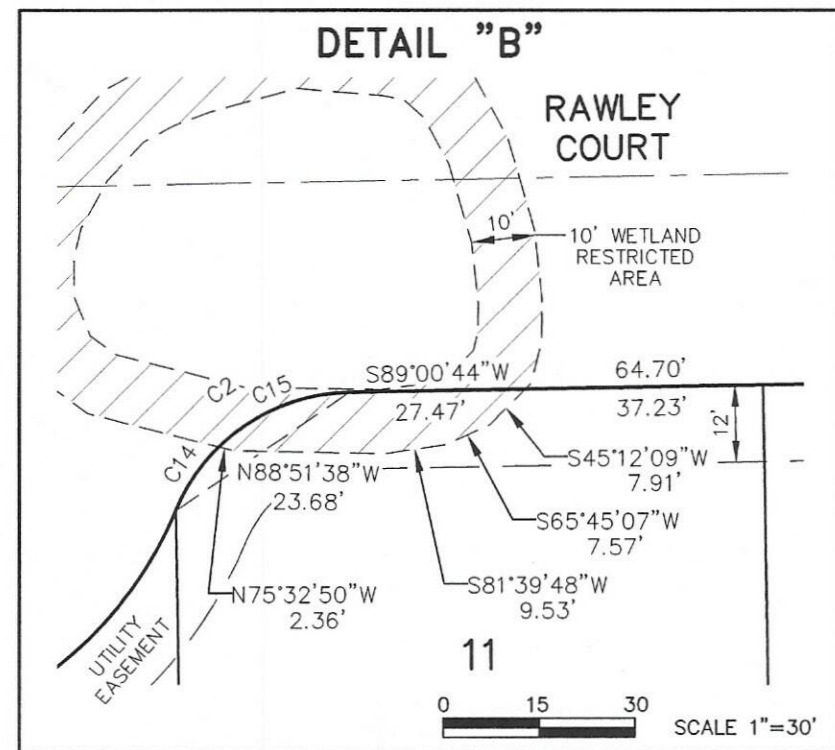
CENTER OF
SEC. 31 T.20N., R.25E.
ALUMINUM MONUMENT
FOUND

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

SANDY BAY HIGHLANDS SUBDIVISION NO. 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

DETAILS OF THE "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802 AND CONSERVATION DRAINAGE EASEMENT



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, WHICH BEARS S00°10'22"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR MANITOWOC COUNTY.

LEGEND

- CONSERVATION DRAINAGE EASEMENT
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES DATED AUGUST 2, 2023, SUBJECT TO EXEMPT WETLANDS PER NONFEDERAL WETLAND EXEMPTION DETERMINATIONS EXE-NE-2024-36-00734 DATED MARCH 26, 2024 AND EXE-NE-2024-36-01904 DATED JULY 18, 2024
- 10' OR 25' "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802



Douglas E. Woelz
9-17-2024

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 25, 2024

Don Sims
Department of Administration



LINE #	DIRECTION	LENGTH
L1	N34°54'03"E	5.23'
L2	N43°21'37"E	20.40'
L3	N49°25'13"E	20.20'
L4	N50°24'13"E	12.86'
L5	N66°35'00"E	8.23'
L6	N86°14'05"E	11.16'
L7	S82°41'57"E	8.99'
L8	S71°23'42"E	6.01'
L9	S56°08'55"E	9.76'
L10	S32°06'25"E	10.14'
L11	S15°15'12"E	11.64'
L12	S00°49'54"W	10.07'
L13	S13°16'39"W	7.03'
L14	S26°45'31"W	6.10'
L15	S38°21'37"W	7.18'
L16	S49°36'31"W	28.11'
L17	S53°14'08"W	34.53'
L18	S57°24'24"W	17.13'
L19	S71°06'26"W	11.38'
L20	S84°22'36"E	7.83'
L21	N84°22'36"W	2.10'
L22	N65°52'35"W	8.79'
L23	N49°35'40"W	8.55'
L24	N25°10'50"W	10.00'
L25	N05°32'33"W	6.26'
L26	N12°43'27"E	8.29'
L27	N27°47'54"E	16.38'
L28	N34°54'03"E	19.11'
L29	S34°12'09"W	25.54'
L30	S30°16'20"W	24.17'
L31	S20°56'50"W	39.28'
L32	S13°51'52"W	3.57'
L33	N67°11'03"E	16.12'
L34	S21°09'25"E	14.55'
L35	S04°15'13"E	15.10'
L36	S29°20'40"W	17.53'
L37	S36°50'44"W	39.59'
L38	S86°46'09"W	43.85'
L39	N87°08'22"W	13.74'
L40	S13°51'52"W	18.91'
L41	S26°46'20"W	18.12'
L42	S43°59'07"W	21.47'
L43	S52°54'08"W	31.85'
L44	S59°41'41"W	17.46'
L45	S59°41'41"W	5.21'
L46	S59°41'41"W	16.61'
L47	S72°59'50"W	27.20'
L48	S80°33'15"W	32.54'
L49	N89°49'01"W	10.58'
L50	S76°09'31"W	9.26'
L51	S60°08'15"W	11.08'
L52	N58°00'32"E	13.41'
L53	S58°00'32"W	6.12'
L54	S72°50'25"W	11.94'
L55	S83°50'54"W	7.25'
L56	N84°06'13"W	10.86'
L57	N40°26'24"W	9.54'
L58	N38°00'02"W	12.82'
L59	N11°42'42"W	14.58'
L60	N01°23'51"W	21.59'
L61	N06°11'52"E	23.36'
L62	N13°11'16"E	17.04'
L63	N24°58'46"E	18.70'
L64	N38°04'44"E	15.93'
L65	N56°30'56"E	23.16'
L66	N87°56'30"E	33.06'
L67	S83°04'38"E	54.52'
L68	S87°07'26"E	11.62'
L69	N61°35'44"E	1.74'

LINE #	DIRECTION	LENGTH
L70	N28°48'47"E	9.87'
L71	N10°07'12"E	20.91'
L72	N00°10'59"E	19.82'
L73	N13°51'51"W	16.97'
L74	N23°19'37"W	8.39'
L75	N01°13'25"W	17.46'
L76	N13°11'08"W	26.92'
L77	N08°19'41"W	36.49'
L78	N14°42'06"W	13.38'
L79	N08°52'50"E	28.11'
L80	N51°44'44"E	9.62'
L81	N00°10'37"E	14.54'
L82	N14°14'20"E	14.34'
L83	N41°07'05"E	13.90'
L84	N86°05'58"E	16.32'
L85	S74°01'20"E	23.28'
L86	S61°53'20"E	8.84'
L87	N33°00'01"E	13.77'
L88	S46°18'00"E	15.30'
L89	S03°09'24"W	11.78'
L90	S42°47'42"E	19.65'
L91	S25°39'02"E	16.71'
L92	S01°33'02"W	18.56'
L93	S07°44'46"W	36.42'
L94	S01°43'37"E	44.38'
L95	S03°59'27"E	22.80'
L96	S16°04'17"E	12.21'
L97	N70°11'32"E	3.45'
L98	S86°02'11"E	15.65'
L99	S14°57'49"E	23.59'
L100	S13°08'40"E	16.11'
L101	S38°33'48"W	23.93'
L102	S06°50'38"W	1.90'
L103	S20°21'47"W	9.59'
L104	S45°13'06"W	7.67'
L105	S69°09'28"W	5.13'
L106	S54°03'42"W	21.55'
L107	S61°53'20"E	13.84'
L108	S53°17'20"E	7.12'
L109	S16°04'17"E	4.21'
L110	S24°13'34"E	14.15'
L111	S28°36'27"E	10.21'
L112	S16°31'49"E	11.65'
L113	S01°29'09"W	9.76'
L114	N06°50'38"E	10.33'
L115	S69°09'28"W	4.03'
L116	S74°15'10"W	13.12'
L117	N79°31'24"W	7.86'
L118	N23°32'05"W	7.12'
L119	N16°59'45"W	34.79'
L120	N12°15'49"W	52.12'
L121	N12°13'33"W	53.49'
L122	N13°31'57"W	30.90'
L123	N17°11'04"W	12.59'
L124	N11°55'28"W	6.84'
L125	S00°10'37"W	9.72'
L126	N06°49'28"E	1.45'
L127	N48°34'26"E	23.89'
L128	S89°48'33"E	12.78'
L129	S80°21'14"E	8.27'
L130	S63°17'29"E	9.62'
L131	S44°49'16"E	7.84'
L132	S37°59'48"E	10.23'
L133	S30°49'37"E	6.50'
L134	S19°00'34"E	13.85'
L135	S12°21'08"E	23.97'
L136	S11°19'18"E	26.13'
L137	S03°46'59"E	29.50'
L138	S03°46'59"E	13.80'

LINE #	DIRECTION	LENGTH
L139	S00°11'02"W	8.51'
L140	S00°11'02"W	15.08'
L141	S00°11'02"W	15.08'
L142	S04°35'11"W	18.83'
L143	S14°14'03"W	10.34'
L144	S13°51'49"W	16.94'
L145	S21°34'18"W	19.82'
L146	S13°28'43"W	25.13'
L147	S01°13'57"E	16.53'
L148	S00°55'02"W	36.30'
L149	S13°59'36"W	13.21'
L150	S26°50'14"W	10.10'
L151	S36°15'11"W	19.59'
L152	S52°47'26"W	9.52'
L153	S67°05'55"W	8.28'
L154	S80°42'26"W	7.38'
L158	S39°22'40"W	8.50'
L159	S31°20'32"E	26.83'
L160	S28°35'23"W	25.08'
L161	S25°01'04"W	14.57'
L162	S05°52'03"W	13.86'
L163	S22°14'25"W	10.13'
L164	S38°17'25"W	24.44'
L165	S63°23'00"W	18.76'
L166	S76°09'31"W	17.01'
L167	N69°52'56"W	20.21'
L168	N43°22'18"W	16.39'
L169	N26°41'55"W	11.15'
L170	S20°26'00"E	18.63'
L171	S20°26'00"E	67.06'
L172	N15°33'30"W	15.21'
L173	N00°10'30"E	19.89'
L174	N14°03'53"E	19.05'
L175	S19°39'12"W	19.20'
L176	N39°05'19"E	9.30'
L177	S33°22'09"W	16.51'
L178	S68°29'03"W	15.61'
L179	S69°03'51"W	7.62'
L180	S61°25'37"W	8.67'
L181	S40°22'54"W	15.46'
L184	N06°04'25"W	17.99'
L185	N06°04'25"W	2.53'
L190	S83°36'48"W	8.47'
L191	N67°29'58"W	11.20'
L192	N54°32'12"W	10.53'
L193	N36°21'23"W	10.67'
L196	N02°40'55"W	8.89'
L197	N00°57'45"E	16.27'
L198	N05°45'30"E	17.55'
L199	N05°21'01"E	2.06'
L200	N05°21'01"E	62.15'
L201	N12°40'33"E	37.58'
L202	N12°40'33"E	18.04'
L203	N11°56'45"E	28.62'
L204	S00°44'36"E	21.48'
L205	N05°55'49"W	9.88'
L206	N07°28'25"W	30.04'
L207	N06°49'28"E	28.66'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C2	30.00'	066°25'19"	34.78'	S55°48'05"W	32.86'	S22°35'26"W	S89°00'44"W
C14	30.00'	023°05'06"	12.09'	S34°07'59"W	12.01'	S45°40'32"W	S22°35'26"W
C15	30.00'	043°20'13"	22.69'	S67°20'38"W	22.15'	S89°00'44"W	S45°40'32"W

ARTICLE D. PLANNED UNIT DEVELOPMENTS**Sec. 10-1-36. PUD purpose.**

This article of the zoning ordinance of the City of Two Rivers is hereby adopted to facilitate the construction of planned unit developments. The planned unit development district and uses created herein are intended to provide opportunity for the construction of quality developments by providing flexible guidelines where strict adherence to zoning codes preclude the use of innovative but sound development principles.

Sec. 10-1-37. PUD area of applicability.

A planned unit development shall be a separate residential district that is identifiable as a distinct neighborhood and may contain one-, two- or multi-family dwellings. A day-care facility may be a conditional use in accordance with section 10-1-12 of this chapter.

Sec. 10-1-38. PUD development controls.**A. Yards.**

- (1) A landscaped yard shall be provided and maintained along all streets and traveled rights-of-way. The yard shall be at least 25 feet in depth along all streets as measured from the street right-of-way. The yard shall extend along the entire frontage(s) of the lot except for driveways and shall be kept clear of all storage, structures and off-street parking.
- (2) *Exceptions.* Any landowner intending to propose a yard of less than the required 25-foot depth must first apply for and receive a variance to that requirement. The plan commission may approve the variance if, in its judgment, the alternative plan is in conformity with the intent and purpose of this section and reasonably related to the established pattern of the neighborhood. Before any such alternative plan shall be approved it shall contain as a minimum a buffer area on both sides of driveways and curb cuts a minimum of 25 feet in depth as measured from street right-of-way and not less than eight feet in width as measured parallel to the driveway.

B. Interior side yard. An interior side yard shall be provided for those parcels in a planned unit development district which border upon other districts; such side yard shall abut the adjacent district and shall be not less than eight feet in width except that, for accessory buildings not exceeding 500 square feet in area, the minimum width of such interior side yard shall be three feet.**C. Exterior storage.**

- (1) All materials, machinery and equipment shall be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands, except for the following: laundry drying lines and recreational equipment; construction materials, machinery and equipment currently being used on the premises during the course of construction; landscaping equipment and machinery currently being used or intended for use on the premises.
- (2) Major recreational equipment, defined for the purposes of this section as travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, less than eight feet in height above the ground, may be stored in any rear yard except when such yard is adjacent to a street. In addition to the general eight-foot height permitted, minor portions of such equipment not exceeding four square feet in vertical cross-section as viewed from the adjacent lot line is permitted. No such equipment shall be stored out of doors unless it is in condition for safe and effective

performance of the function for which it is intended or can be made so at a cost not exceeding the value of the equipment in its existing state; in no event shall any such equipment be so stored for a period of more than 60 days if not in condition for safe and efficient performance of its intended function.

- D. *Refuse.* In all areas all waste material, debris, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. Trash and garbage receptacles must be screened from view from off the site and are prohibited in front yards and in the setback area of rear and side yards.
- E. *Landscaping.* Landscaping shall be provided and maintained for all yard areas except those utilized for driveways and off-street parking and shall consist of grass, shrubs and trees suitable for the climatic and soil conditions of the site area.
- F. *Off-street parking.* Off-street parking and loading facilities shall be provided with a site plan recommended by the plan commission and approved by the city council. Such facilities may vary from the requirements in Sec. 10-1-13.
- G. *Screening.* Screening shall be required where any off-street parking area contains more than four parking spaces. Such screening shall conform to the spirit of Sec. 10-1-13.
- H. *Traffic control.* The traffic generated by any use shall be channeled and controlled in a manner that will avoid congestion on the public streets, traffic hazards, and excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be so regulated as to ensure a safe and orderly flow.
- I. *Screening of roof-mounted equipment.*
 - (1) Roof-mounted mechanical equipment installed on buildings constructed within the planned unit development district shall be screened from view. This requirement shall be deemed satisfied when all parts of the roof-mounted equipment are not visible from ground-level observation or at any point on the property, adjacent property, or from adjacent streets.
 - (2) *Screening required by this section shall comply with the following:*
 - (a) The screening shall be permanently attached to the building and shall be capable of withstanding all load requirements as outlined in applicable codes.
 - (b) The screening shall be constructed with materials that are architecturally compatible with the building. The use of wood, in whole or in part, as a screening material shall not be considered as being architecturally compatible unless the building is constructed with a wood exterior.
 - (c) A parapet wall of sufficient height and as an integral part of the building shall be considered as approved screening.
 - (d) All rooftop screening shall be kept in repair or in a proper state of preservation.
 - (e) Existing screening which requires major alteration or replacement shall meet the requirements of this section.

Sec. 10-1-39. PUD application review.

- A. *Review scope.* An application to construct a planned unit development must be reviewed in a manner which is consistent with the procedures set forth in this section and those procedures required by state statute.
- B. *Constitution of review authority.* Planned unit development applications shall be subject to review by the city council based on plan commission recommendations and a public hearing.
- C. *Preapplication conference.*

- (1) A developer desiring to construct a planned unit development may request a preapplication conference with the plan commission prior to submitting an application.
- (2) The purpose of this preapplication conference shall be to familiarize both the developer and the plan commission with each other's intentions with respect to the planned unit development. Although a preapplication conference shall not be required, this preliminary meeting between the plan commission and the developer is desirable since it should help clarify many procedural and policy issues.
- (3) The developer shall not be required to present any written or graphic materials at the preapplication conference. The plan commission cannot approve a PUD at the preapplication conference.

D. *Development proposal.*

- (1) The written and graphic information specified in this section must be submitted for the entire proposed project. A copy of the development proposal shall remain open to the public during the application process and shall be located in the zoning administrator's office.
- (2) The purpose of the development proposal shall be to provide the plan commission with an opportunity for in-depth substantive review of the planned unit development before final designs are developed.
- (3) The development proposal shall include written and graphic materials.
 - (a) Written materials shall include, but not be limited to, the following:
 - [1] Legal description of the total development parcel proposed for development including exact location and a statement of present and proposed ownership.
 - [2] Statement of development concept, including the planning objectives and the character of the development to be achieved through the planned unit development.
 - [3] Development schedule indicating the appropriate date when construction of the planned unit development can be expected to begin and to be completed, including initiation and completion dates of separate stages of a phased development.
 - [4] Statement of intentions regarding the future selling or leasing of all or portions of the planned unit development, such as land area, dwelling units, and public facilities.
 - [5] The impact of the development on existing city services outside the development.
 - (b) Quantitative data, including:
 - [1] Parcel size.
 - [2] Proposed lot coverage of structures.
 - [3] Total amount of usable open space, both private and public.
 - [4] Total number and type of dwelling units by number of bedrooms.
 - [5] Approximate gross residential densities.
 - [6] Number of parking spaces to be provided.
 - [7] Total length of streets to be conveyed to the city government.
 - [8] Total length of streets to be held as private ways within the development.
 - [9] Description of type of other public works to be conveyed to the city government.
 - [10] Number and types of public facilities.
 - (c) Graphic materials shall include, but not be limited to, the following:

- [1] Map of existing site conditions, including contours, watercourses, floodplains, unique natural features, existing vegetation, existing buildings.
 - [2] Existing and proposed lot lines.
 - [3] Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights and types of dwelling units.
 - [4] Location and size in square feet of all usable open space and areas to be conveyed, dedicated or reserved as common open spaces and recreation areas.
 - [5] The existing and proposed circulation, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights-of-way.
 - [6] Proposed pedestrian circulation system.
 - [7] Existing and proposed utility systems, including sanitary sewers, storm sewers, water and gas lines, and utility easements.
 - [8] Landscape plan indicating the treatment of materials used for private and common open spaces.
 - [9] Location of trash and garbage receptacles and type of screening.
 - [10] Proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls.
- (d) Approval of the development proposal shall be granted by the city council upon the recommendation of the plan commission and following a public hearing where the development proposal:
- [1] Conforms with the general development controls set forth in this section.
 - [2] Conforms with adopted policy plans or development guidelines for the portion of the city in which the planned unit development district is located.
 - [3] Provides benefits to the city which outweigh its adverse effects; in making this determination, the plan commission shall consider the following:
 - [a] Quality of site design, including integration of a variety of land uses; building types, and densities; preservation of natural features, compatibility with adjacent land uses, provision and type of open space, provision of other amenities designed to benefit the general public.
 - [b] Traffic flow and safety.
 - [c] Adequacy of utilities and other public works facilities.

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.

Sec. 10-1-40. PUD final development plan.

- A. The final development plan shall be submitted to the zoning administrator. It shall include all of the previously specified data and, in addition, any changes approved by the city council.
- B. In lieu of completing all of the elements in the development proposal, the city manager may accept a bond in an amount equal to the estimated costs for completing the project.

Sec. 10-1-41. Subsequent change or addition to approved PUD plan.

Any subsequent change or addition to an approved plan shall first be submitted for recommendation to the plan commission. The plan commission shall make its recommendation to the city council. If in the city council's opinion the change or addition is substantial, keeping in mind how substantial is defined below, the city council shall call for a public hearing on such proposed change or addition. Without limitation to the city council's right to determine any other substantial change, a change may be construed to be "substantial" if it results in any of the following:

- A. An increase in density.
- B. An increase in traffic congestion.
- C. Creation of service problems.
- D. Change in project design, architecture, or aesthetics.



LAND DEVELOPMENT APPLICATION

APPLICANT Quasius Construction, Inc. TELEPHONE (920) 457-5585

MAILING ADDRESS 1202A North 8th Street Sheboygan WI 53081
(Street) (City) (State) (Zip)

PROPERTY OWNER 2 RIVERS REAL ESTATE DEVELOPMENT LLC TELEPHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane Kohler WI 53044
(Street) (City) (State) (Zip)

REQUEST FOR:

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

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 3000 Forest Ave. TYPE OF STRUCTURE Multifamily

PRESENT ZONING B-1 REQUESTED ZONING _____

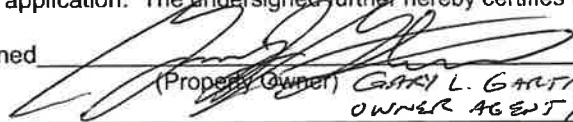
PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.429

LEGAL DESCRIPTION LOT 2 CSM V34 P29

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

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

Signed  Date 11/1/24
(Property Owner) GARY L. GALTMAN
OWNER AGENT / QUASIUS CONST.

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 _____



SITE NARRATIVE – Architectural Review and Conditional Use Application
November 1, 2024

PROJECT NAME AND ADDRESS:

Kasturi Apartments, 3000 Forest Ave., Two Rivers, WI 54241

ESTIMATED PROJECT COST:

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05323510406106
- It is defined as: LOT 2 CSM V34 P29
- The entire lot area 4.429 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Business District B-1 **Actually Zoned Planned Unit Development (PUD)**

EXISTING SITE CONDITIONS/LAND USE:

The site is currently vacant land. Existing building from previous business will be demolished.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (2) Buildings at 10,900 sq. ft. each
- New Buildings to be (2) 3-story, 26 unit multifamily buildings

SITE SELECTION

- This location and project aligns well with the City of Two Rivers need for housing development.

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements. **10-1-38 E. Landscaping**

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards will comply with the City of Two Rivers Ordinances.

OUTDOOR STORAGE:

- No outside storage will be allowed.

**PUD allows for some
Refuse / Recycling not identified**

OFFICE: 920-457-5585

quasius.com

Type text here
Type text here





QUASIUS

CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

1202A NORTH

Section 3, Item B.

P.O. BOX 727

SHEBOYGAN, WI 53082

SITE LIGHTING:

- All exterior lighting will be new wall packs on the exterior walls of the apartments to illuminate the garage/entry areas for safety and security.
- No lighting will leave the property./

Provide type of lighs along with photometrics

ARCHITECTURE:

- Apartment Buildings are proposed to have multi-color vinyl horizontal siding. White vinyl windows and trim. White aluminum eaves and soffits. White overhead and entry doors. See architectural elevations and renderings for details. Roofing will be Asphalt shingles.
- Any mechanical equipment will be ground set on back side of the building.

OFFICE: 920-457-5585

quasius.com



Number of Customers Expected

Number of Employees

Building Size (2) 26 Unit Apartment Buildings-See attached plans.

Hours of Operation Normal for residential apartments

Air Emissions/Odors

Light Emissions No light pollution Type text here

Noise/Vibration None

Fire/EMS/Police Site designed for accessible for emergency services per City stall input

Parking ???? (30) garage parking spaces & (51) at grade spaces meeting 1.5 spaces per unit requirement 10-1-13 L. Multi-family 1.5 spaces per unit = 78 spaces

Pedestrian Safety No change to pedestrian traffic routes DPW will be requesting sidewalk along Forest Avenue be pushed back away from paved roadway (ped safety & snow storage)

Traffic Impacts Addressed with the new proposed main entry driveway to the N per our City staff meeting, and signage allowing right turn only when exiting the S driveway.

Electric/Gas New Service

Sanitary Sewer New Service

Stormwater New stormwater basin to storm sewer inlet Not Required per previous land-owner agreement.

Water Service New Service

Job Creation Provides a place to lives as new people are hired throughout the City

Property Values Significant increase to property value. Over \$8M

School Capacity No issue

Tax Base Growth This project will have a significant impact on increased tax base for the City of Two Rivers

Blight Elimination Eliminates a vacant lot on a major City street with new apartments

Indoor/Outdoor Use Residential Apartments

View Obstruction No obstructions. See Attached Plans

NO.	REVISIONS	DATE



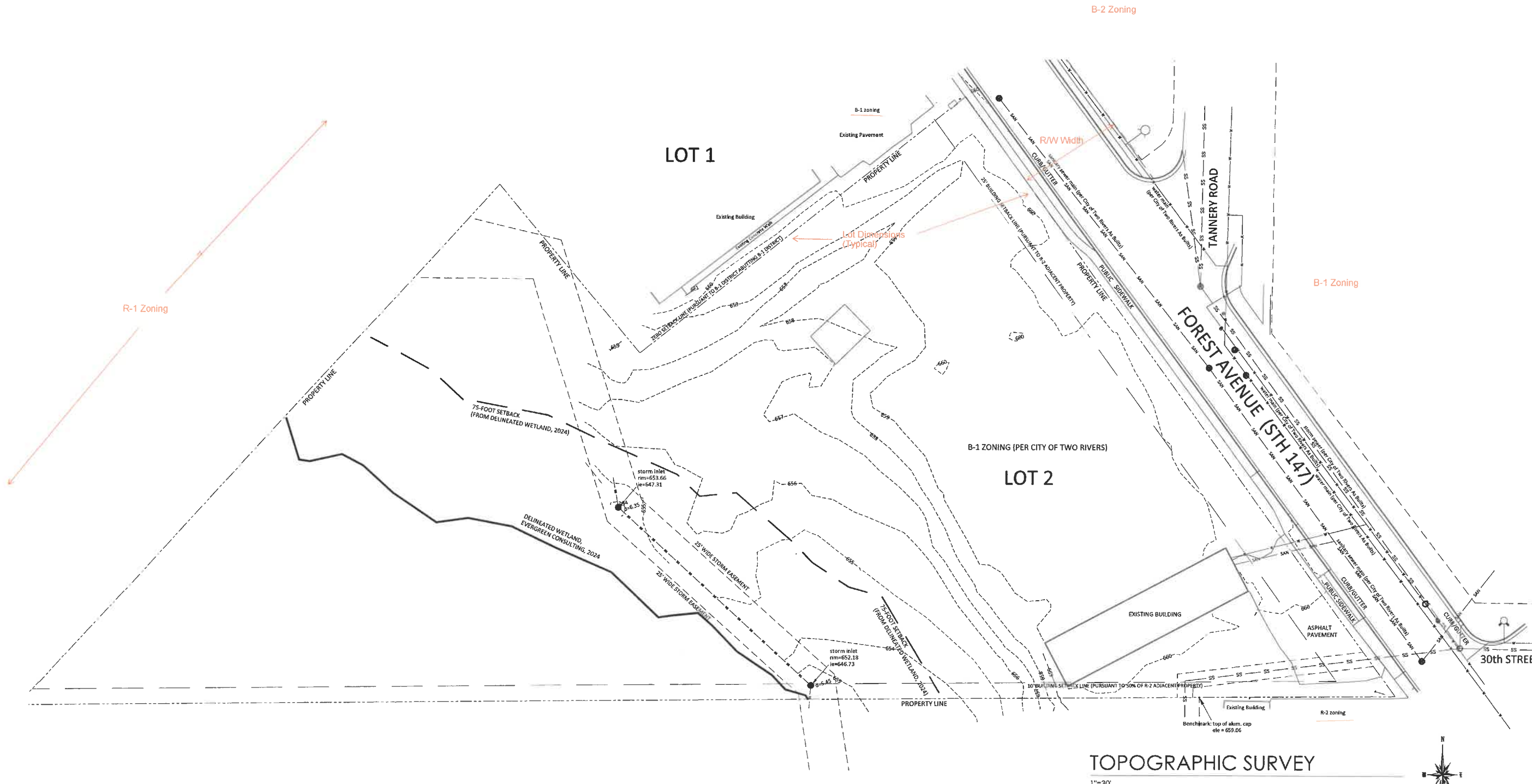
Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY
CHECKED BY
DATE 10/22/2024
PROJECT NO. 2023-15
SHEET NO. C 1



TOPOGRAPHIC SURVEY

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

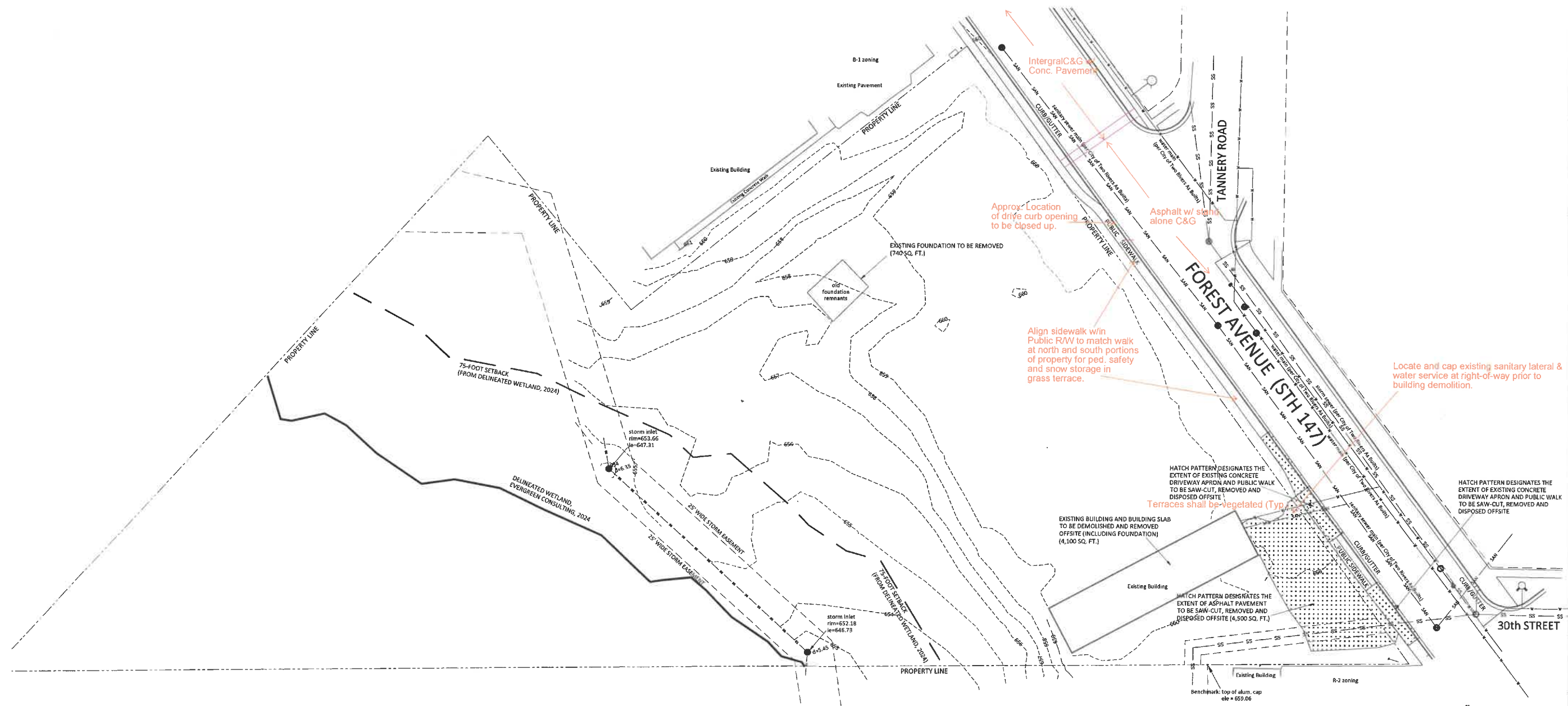
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

HOMELAND SURVEYING, LLC
2079 COLD SPRINGS ROAD
SAUKVILLE, WI 53080
(262) 689-6885
homeland@2079@gmail.com

SITE DATA

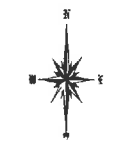
LOT 2 - 192,933 SQUARE FEET (4.429 AC.)

EXISTING PAVED PARKING LOT (TO BE REMOVED)	=	4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	=	4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	=	740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	=	9,340 SQUARE FEET



SITE DEMOLITION PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO.	REVISIONS	DATE

Issue Dates	
Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT	
3000 FOREST AVENUE	
CITY OF TWO RIVERS, WISCONSIN	
SHEET TITLE	
DRAWN BY	
CHECKED BY	
DATE 10/22/2024	
PROJECT NO. 2023-15	
SHEET NO. C 2	

Quasius
CONSTRUCTION CO. | SHEBOYGAN, WI

J&B
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1847
WOODRUFF, WISCONSIN 54568
(720) 207-8977
jbfdesign@gmail.com

SITE DATA

LOT 2 - 192,933 SQUARE FEET (4.429 AC.)

EXISTING PAVED PARKING LOT (TO BE REMOVED)	=	4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	=	4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	=	740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	=	9,340 SQUARE FEET
PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG)	=	10,900 SQUARE FEET
PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG)	=	10,900 SQUARE FEET
PROPOSED PAVEMENT AREA	=	28,522 SQUARE FEET
POST DEVELOPED IMPERVIOUS AREA	=	50,322 SQUARE FEET (40,982 SQ. FT. ADDITION)
TOTAL LAND DISTURBANCE	=	97,000 SQUARE FEET (+/-) (2.23 AC.)
50.3% PROPOSED LOT COVERAGE		

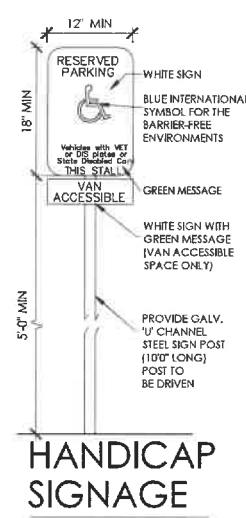
PARCEL CURRENTLY ZONED B-1 BUSINESS DISTRICT PURSUANT TO CITY OF TWO RIVERS ZONING ORDINANCE **Zoned P.U.D. (August 2022)**

SETBACK REQUIREMENTS:
 25-FOOT FRONT YARD SETBACK **10-1-38 A (1) - 25 Feet**
 10-FOOT SIDE YARD SETBACK (FOR ADJACENT RESIDENTIAL DISTRICT) **10-1-38 B - 8-Foot which boarder upon other Districts**
 00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
 00-FOOT REAR YARD SETBACK

PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L)

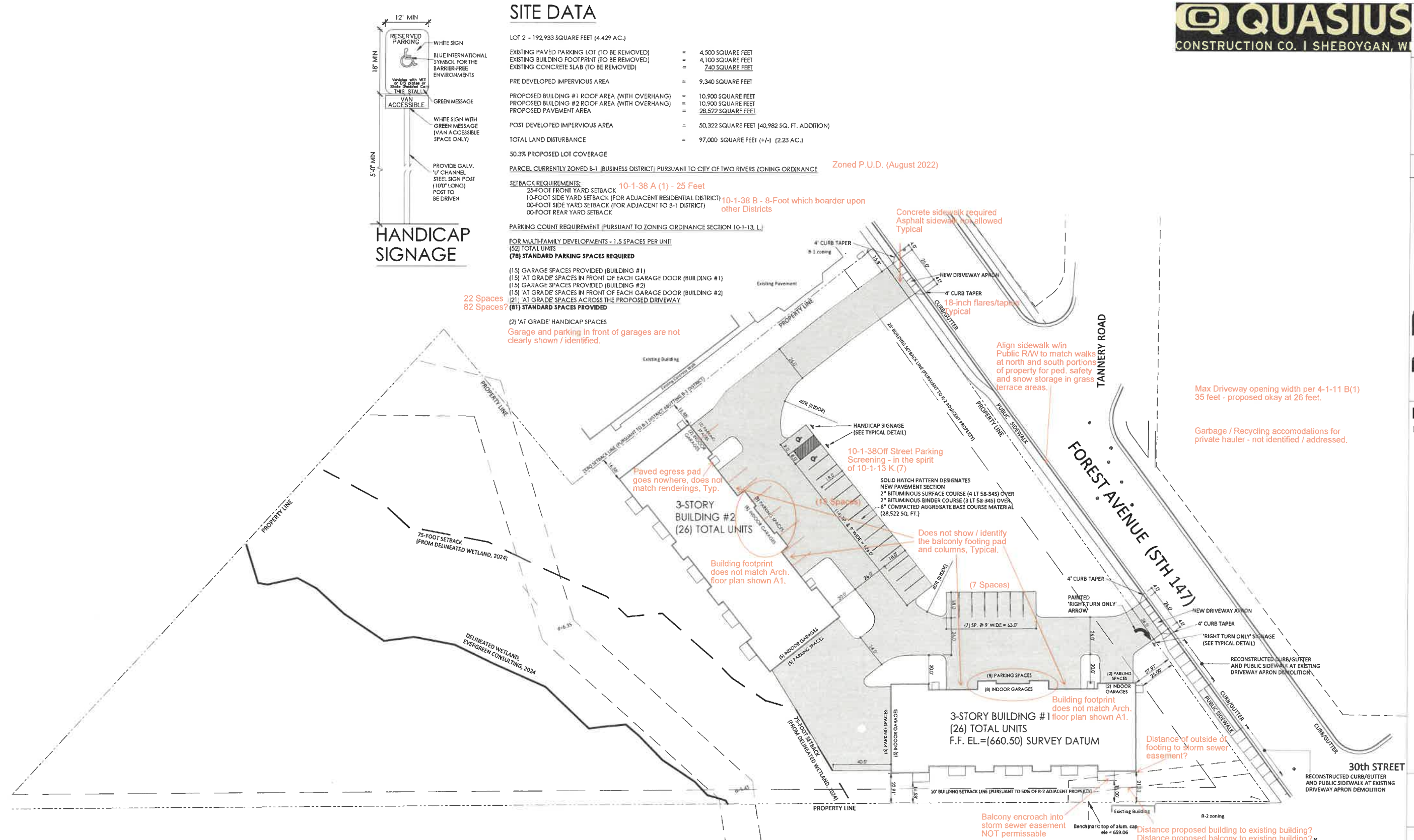
- FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
 (52) TOTAL UNITS
(78) STANDARD PARKING SPACES REQUIRED
- (15) GARAGE SPACES PROVIDED (BUILDING #1)
 - (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
 - (15) GARAGE SPACES PROVIDED (BUILDING #2)
 - (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
 - (21) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
- (81) STANDARD SPACES PROVIDED**

(2) 'AT GRADE' HANDICAP SPACES
 Garage and parking in front of garages are not clearly shown / identified.



HANDICAP SIGNAGE

22 Spaces
 82 Spaces?



SITE PLAN

1"=30'



CALL DIGGERS' HOTLINE
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TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
 WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO. REVISIONS

DATE

J&B
 SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1827
 WOODRUFF, WISCONSIN 54568
 (920) 207-8977
 jbidesign1@gmail.com

Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
 CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
 10/22/2024

PROJECT NO.
 2023-15

SHEET NO.

C 3

NO.	REVISIONS	DATE

J&B
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Issue Dates

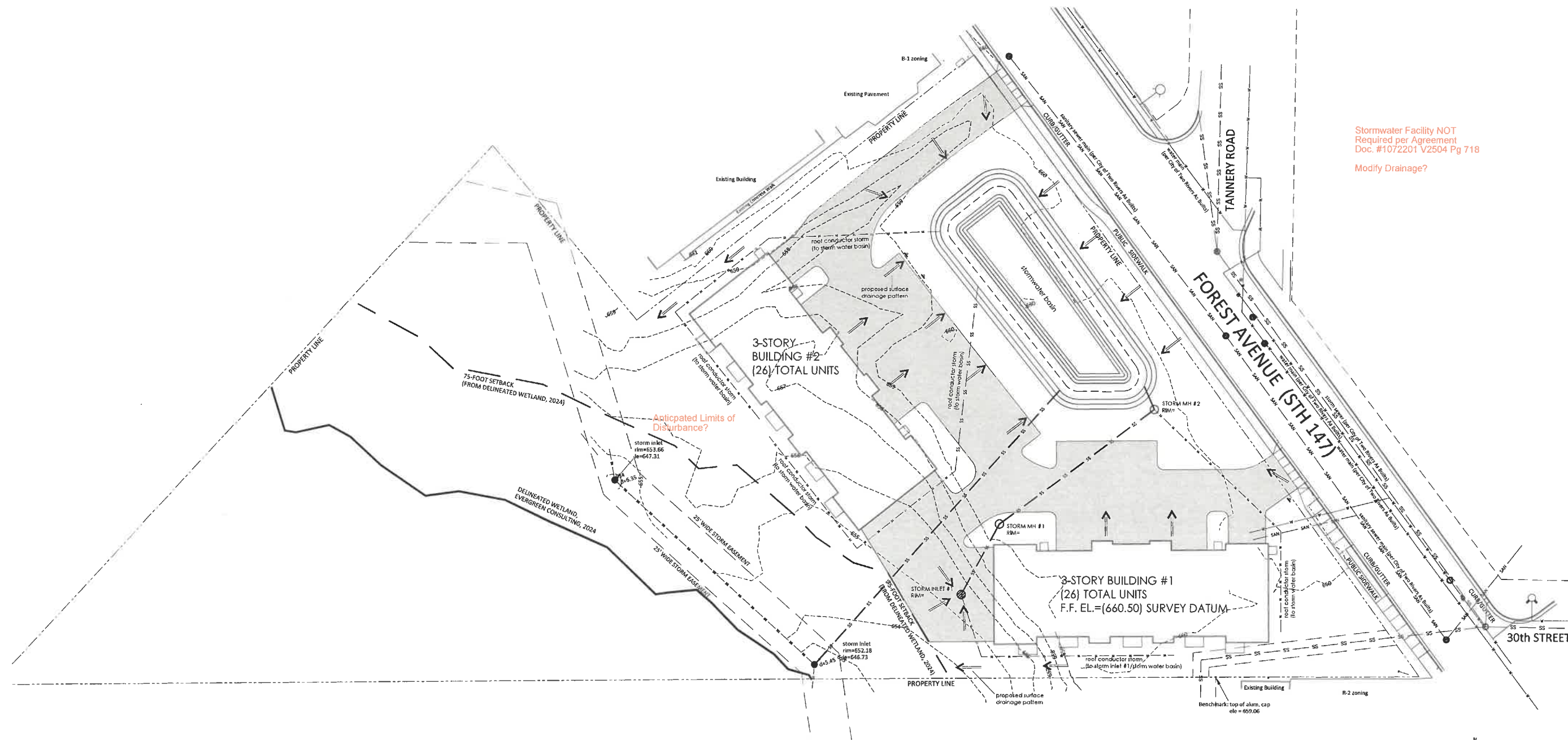
Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY
CHECKED BY
DATE 10/22/2024
PROJECT NO. 2023-15
SHEET NO.

C 4



Stormwater Facility NOT
Required per Agreement
Doc. #1072201 V2504 Pg 718

Modify Drainage?

SITE GRADING AND EROSION CONTROL PLAN

1"=30'

NO EROSION CONTROL PRACTICES IDENTIFIED OR SHOWN



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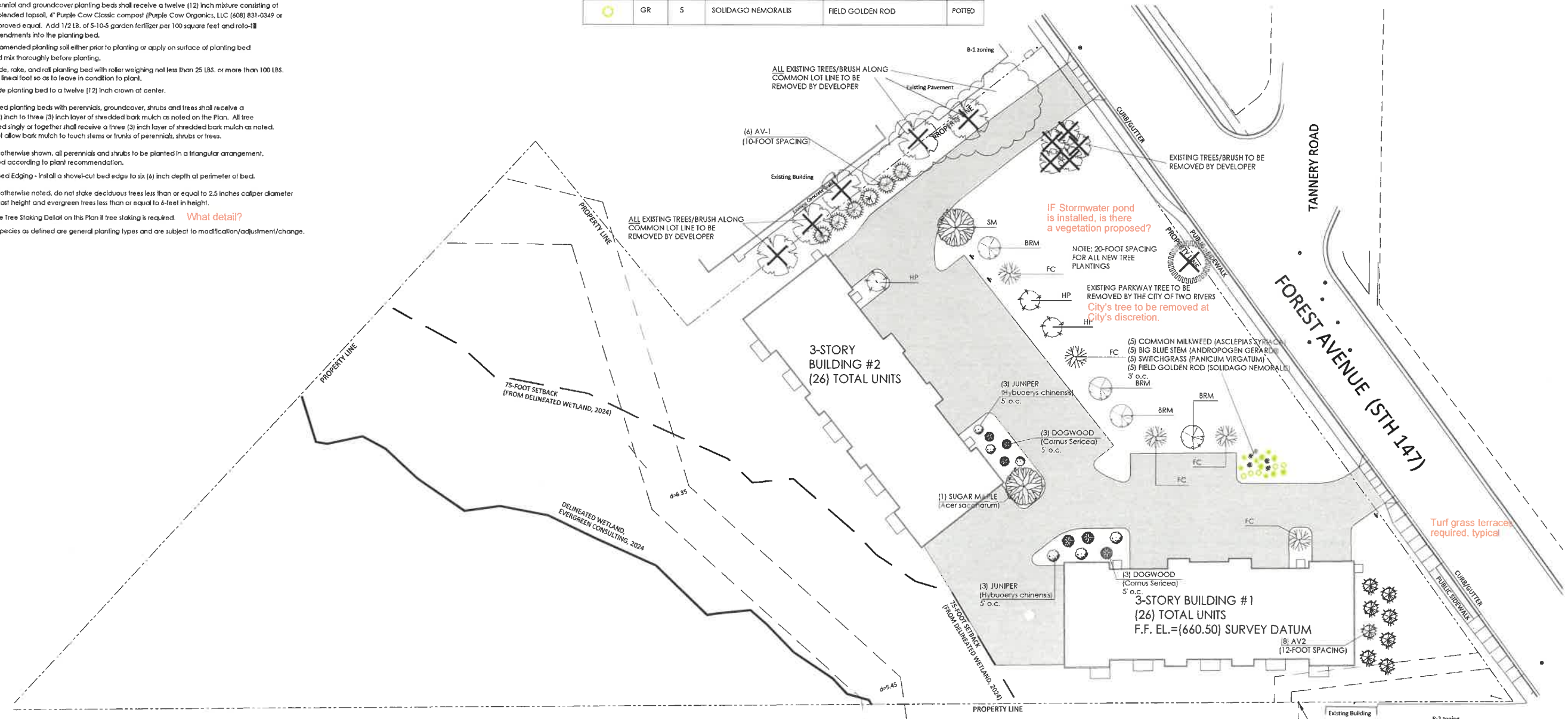
LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. **Seeded with what?** See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet. **Turf areas not identified**
- Soil preparation for perennial or groundcover planting beds shall be as follows:
 - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (408) 831-0349 or approved equal. Add 1/2 lb. of 5-10-5 garden fertilizer per 100 square feet and rototill amendments into the planting bed.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All tree planted singly or together shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required. **What detail?**
- Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:
SEEDED TURF FOR LAWN AREAS:
 Sow at 5 lbs. / 1,000 sq. ft.
 "Supreme Lawn Seed Mix"
 Available from Reinders, Inc. (800) 785-3301, or approved equal
 To be installed and maintained per supplier's specifications.
 17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
 17% SR 2100 Kentucky Bluegrass 25% Game! Creeping Red Fescue
 15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV-1	6	PICEA GLAUCA	WHITE SPRUCE	2" DIA.
	AV-2	8	THUJA PLICATA	GREEN GIANT ARBORVITAE	2" DIA.
	BRM	4	ACER X FREEMANIL	AUTUMN BLAZE RED MAPLE	2" DIA.
	FC	5	MALUS HYBRID 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRABTREE	2" DIA.
	HP	3	POPULUS X CANADENSIS	HYBRID POPLAR	2" DIA.
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	6	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"
	CM	5	ASCLEPIAS SYRIACA	COMMON MILKWEED	POTTED
	BBS	5	ANDROPOGON GERARDII	BIG BLUE STEM	POTTED
	SW	5	PANICUM VIRGATUM	SWITCHGRASS	POTTED
	GR	5	SOLIDAGO NEMORALIS	FIELD GOLDEN ROD	POTTED



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 BEFORE YOU EXCAVATE.

SITE LANDSCAPE PLAN
 1"=30'

Why is there a 2nd landscaping plan after Sheet C7?



NO.	REVISIONS	DATE

Issue Dates

Revision	Date

SHEET TITLE
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 CITY OF TWO RIVERS, WISCONSIN

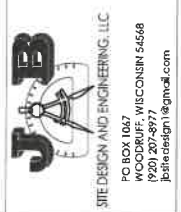
DRAWN BY
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DATE
 10/22/2024

PROJECT NO.
 2023-15

SHEET NO.
 C 5

NO.	REVISIONS



Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

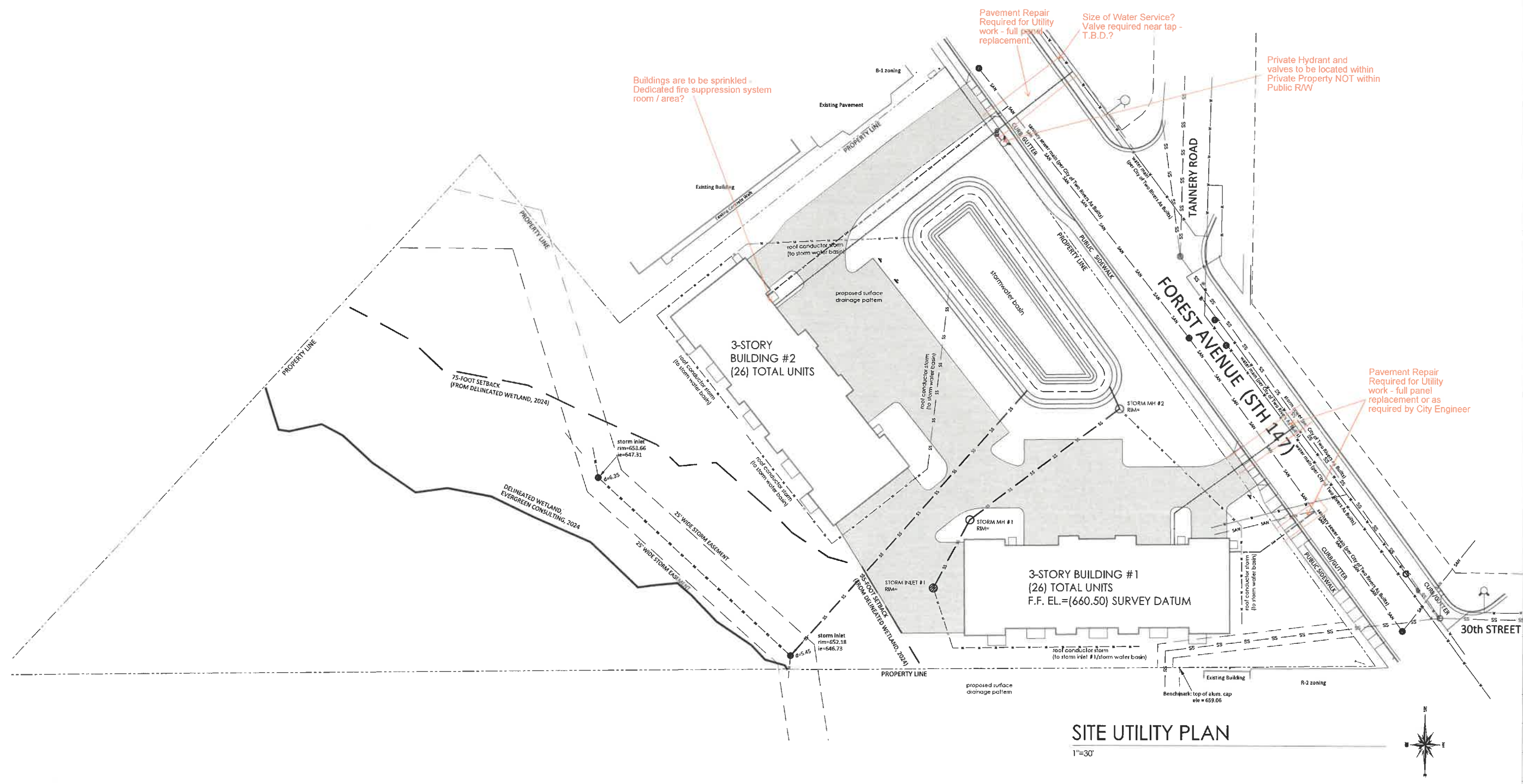
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DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C 6



SITE UTILITY PLAN

1"=30'



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NO.	REVISIONS

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jofiedesign@gmail.com

Issue Dates

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

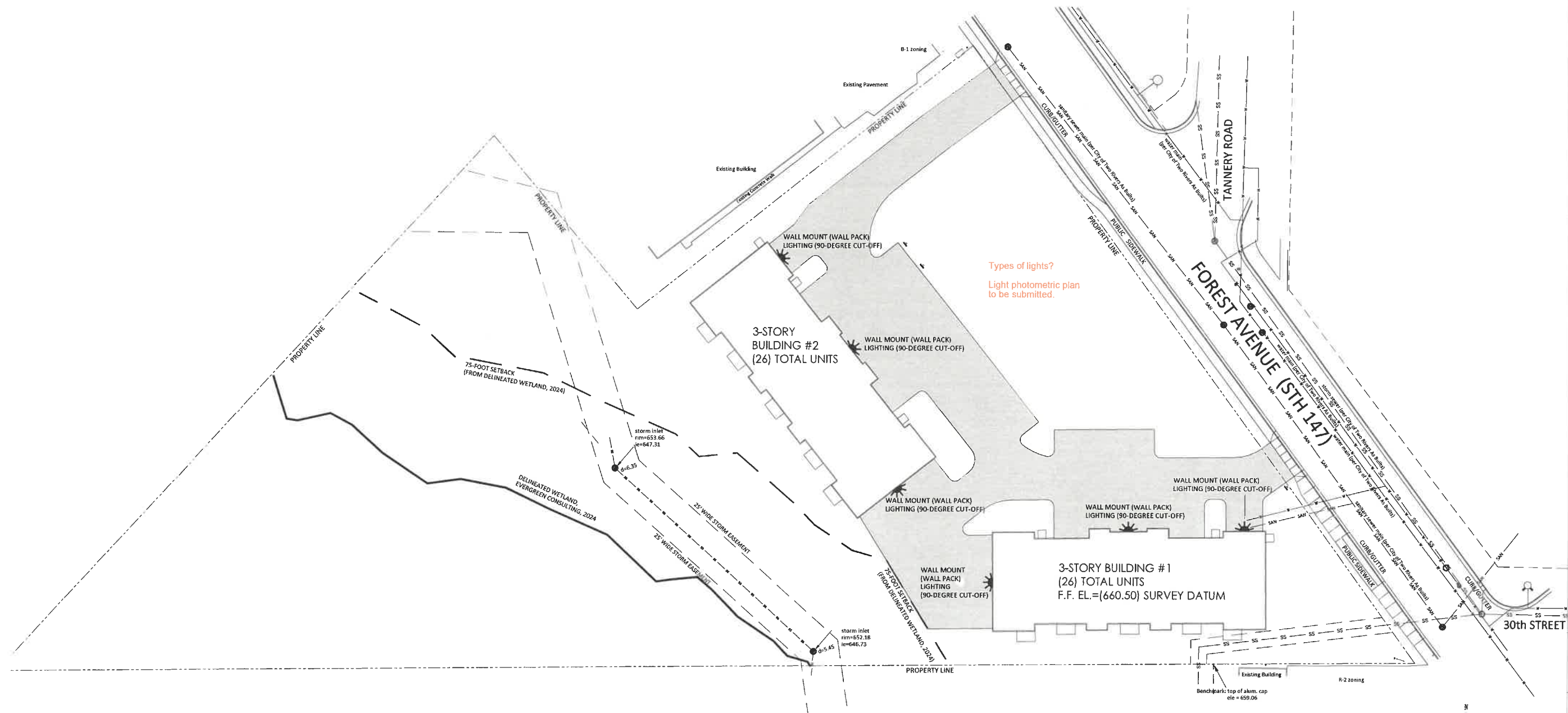
CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C 7



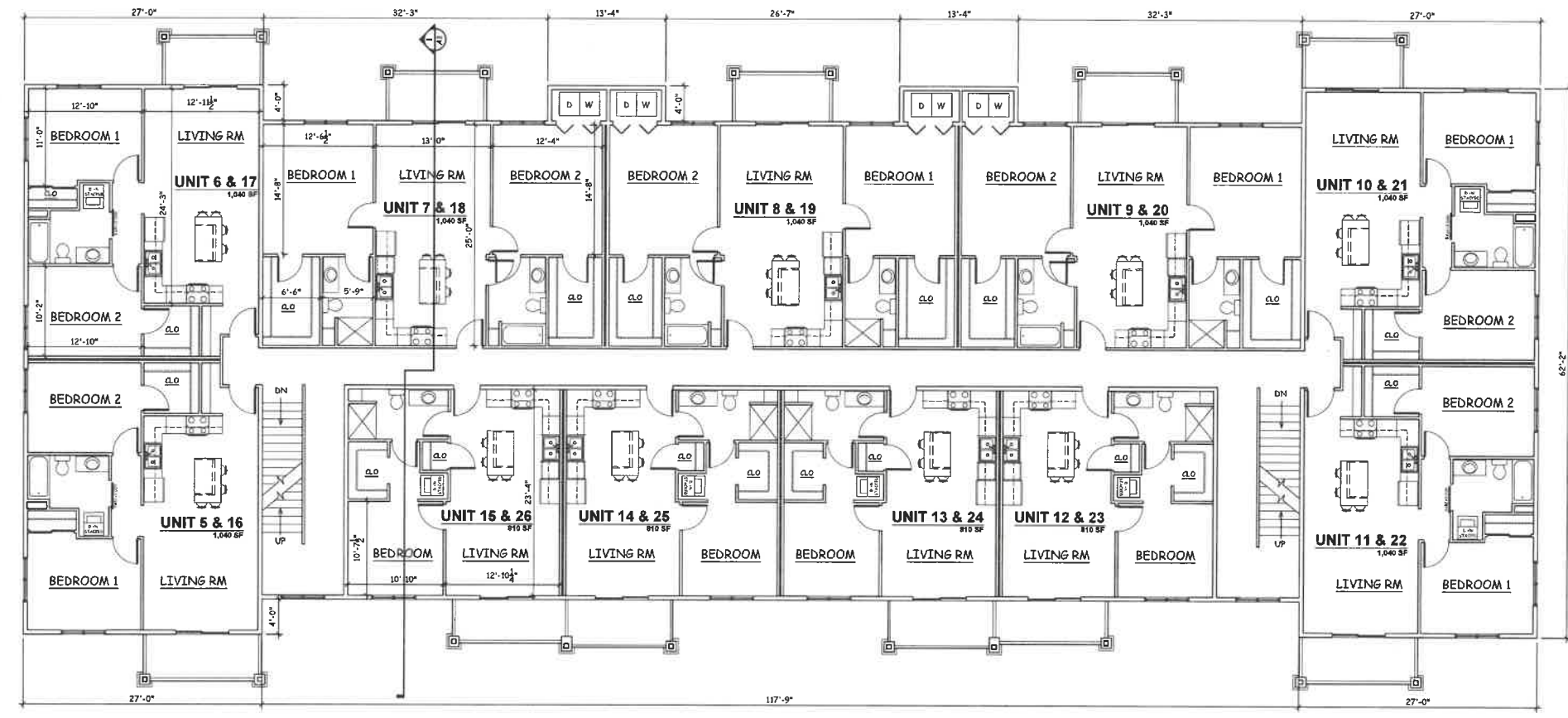
SITE LIGHTING PLAN

1"=30'

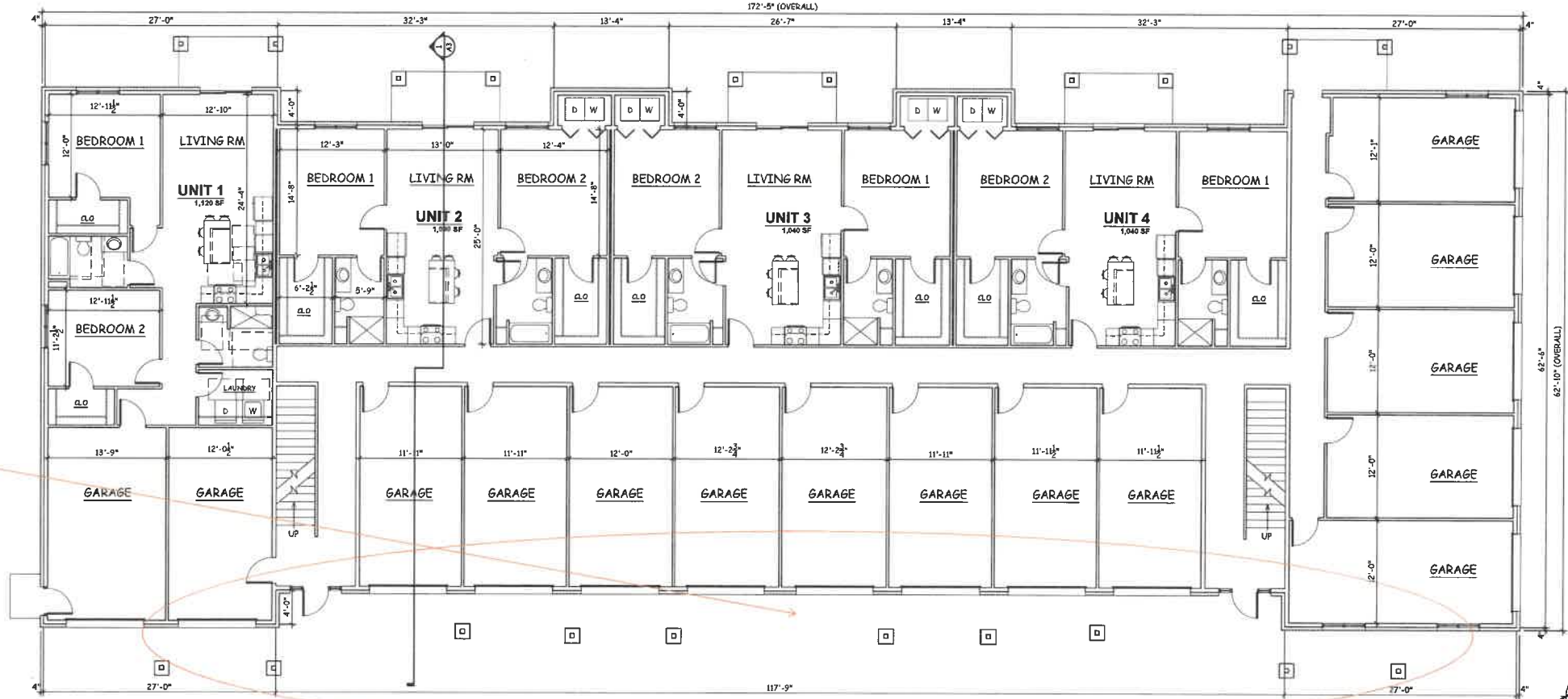
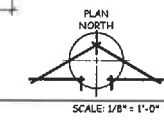


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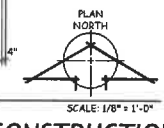
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SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN



Does not appear to match the front building footprints shown on Sheets C3-C7.
Does not represent the bumpouts where the text "(8) Indoor Garages" is written.

Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT PLANS
Project number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AWM
Checked by: CG

A1

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



BACK ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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



FRONT ELEVATION

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

Notes & Revisions

Client Name

TWO RIVERS APARTMENTS

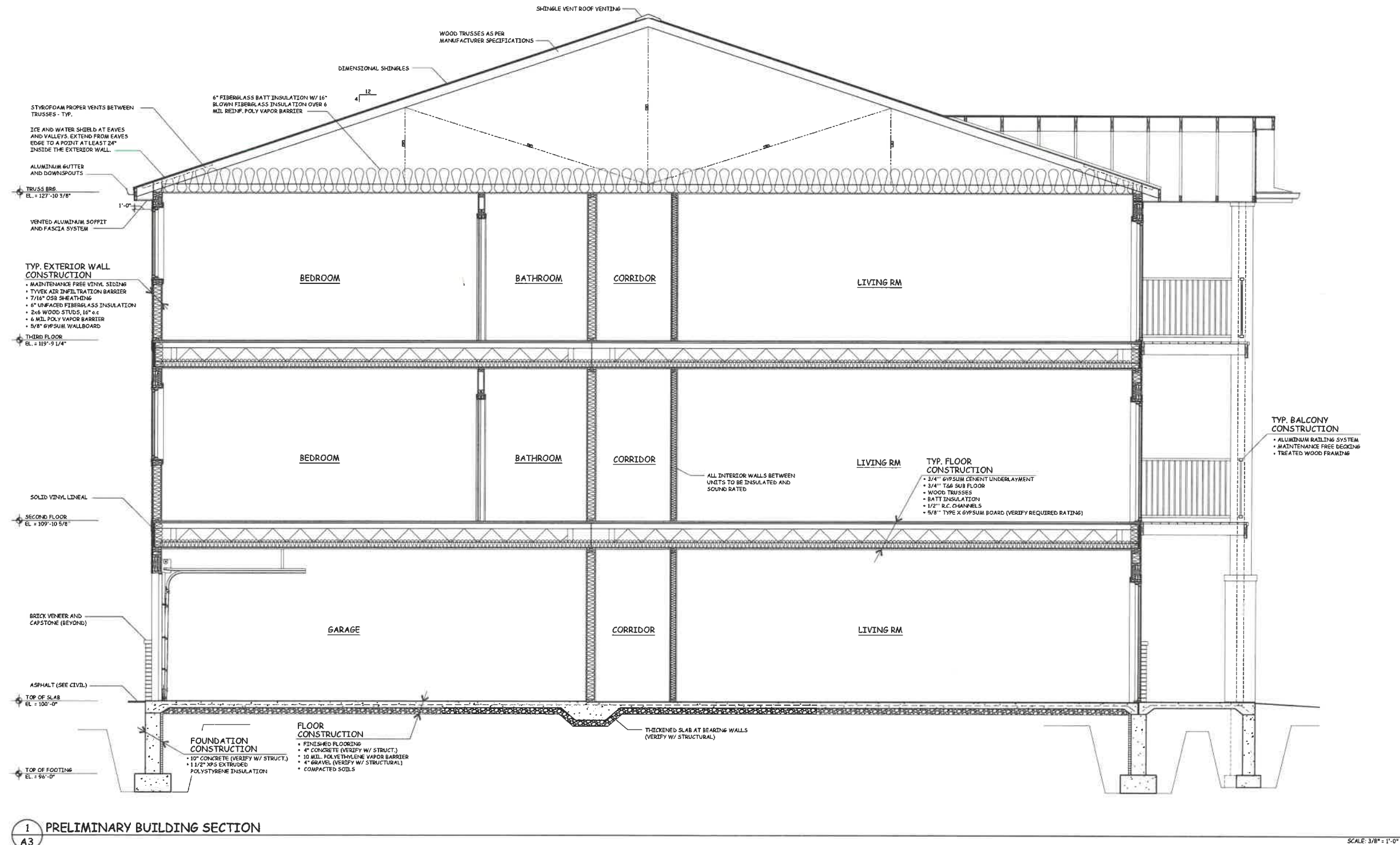
CONCEPT ELEVATIONS

Project number 2024-XX
Date 27 AUGUST, 2024
Drawn by ANM
Checked by GG

A2

27 AUGUST, 2024

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



1 PRELIMINARY BUILDING SECTION
A3

SCALE: 3/8" = 1'-0"

Notes & Revisions

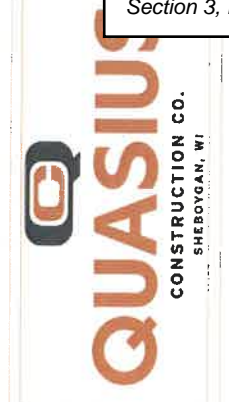
Client Name
TWO RIVERS APARTMENTS

CONCEPT ELEVATIONS

Project number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AMM
Checked by: GG

A3

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT RENDERS
Project number 2024-XX
Date 21 AUGUST, 2024
Drawn by AWM
Checked by CG

A4



"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT RENDERS
Project number 2024-XX
Date 27 AUGUST, 2024
Drawn by AWM
Checked by GCG

A5

