



PLAN COMMISSION MEETING

Monday, June 10, 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.** Request for Conditional Use Permit for a Tattoo Parlor at 2004/2006 - 14th Street, submitted by Dale Eslinger (owner) and Adrian Calderon (tenant).

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.



LAND DEVELOPMENT APPLICATION

APPLICANT DALE ESUNGER TELEPHONE 920-973-4204

MAILING ADDRESS 2004 14TH ST THOLIDIGENS WI 54228
(Street) (City) (State) (Zip)

PROPERTY OWNER LAMB PROPERTIES TELEPHONE 920-973-4204

MAILING ADDRESS 717 WASHINGTON ST. MISHICOT WI 54228
(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 2004 + 2006 14TH ST TYPE OF STRUCTURE _____

PRESENT ZONING I-1 REQUESTED ZONING B-1

PROPOSED LAND USE _____

PARCEL # 053-310-002-112-06 ACREAGE _____

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  Date 3/10/24
(Property Owner)

Fee Required

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

Schedule

- Application Submittal Date 3/11/24
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ 700 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

Ink Loaded 920

Adrian Calderon

3-28-2024

Inspiration and believing are some of the keys for unique success. Networking with potential clients, listening to their incredible stories and being able to fulfill their dream project into art on their skin, something so important to their heart and life is a rewarding feeling knowing I was able to help someone in an artistic way. My wife and I are looking to bring color, peace, and artistic therapy to two rivers and surrounding areas. Art is fathomlessly beautiful in so many shapes and forms, and we want to be able to share it, to uplift, and to deliver in the most exceptional way.

We would be offering professional, sterile, clean, safe, tattoo art work. I know how important it is for every skin, and vision every potential customer may have. Our artistic ways and love has flown through our kids as well. They love art and expressing how they feel with paint and coloring.

Adrian, myself and my wife, Emily are young married couple looking to grow as artists, as a team, and as business owners to provide the best service for our future potential clients, and to practice what we love doing. We are looking forward to this new exciting journey.

Thank you so much for your time and hope to hear from you soon!

Adrian Calderon 
Emily Calderon 

3/28/24
3/28/24

Ink Loaded 920

Adrian Calderon

06-05-2024

Good afternoon Adam,

Myself, and my wife are planning to operate our business the most professional and friendly way as possible. The following information that has been requested goes as following:

Clients per week - 3 or 4 depending on special holidays or special events.

Hours - 10am -6pm , Monday - Saturday.

Tattoo Chairs - It would be 1 , myself.

Parking - We have 2 off-street parking spaces and one in the driveway

This is the agenda we are looking to use and propose to suit our customers to their best convenience.

Hope all this information is helpful, if there is any other questions feel free to reach me on my email or number.

414-241-2755

920-657-1146

inkloaded920@gmail.com

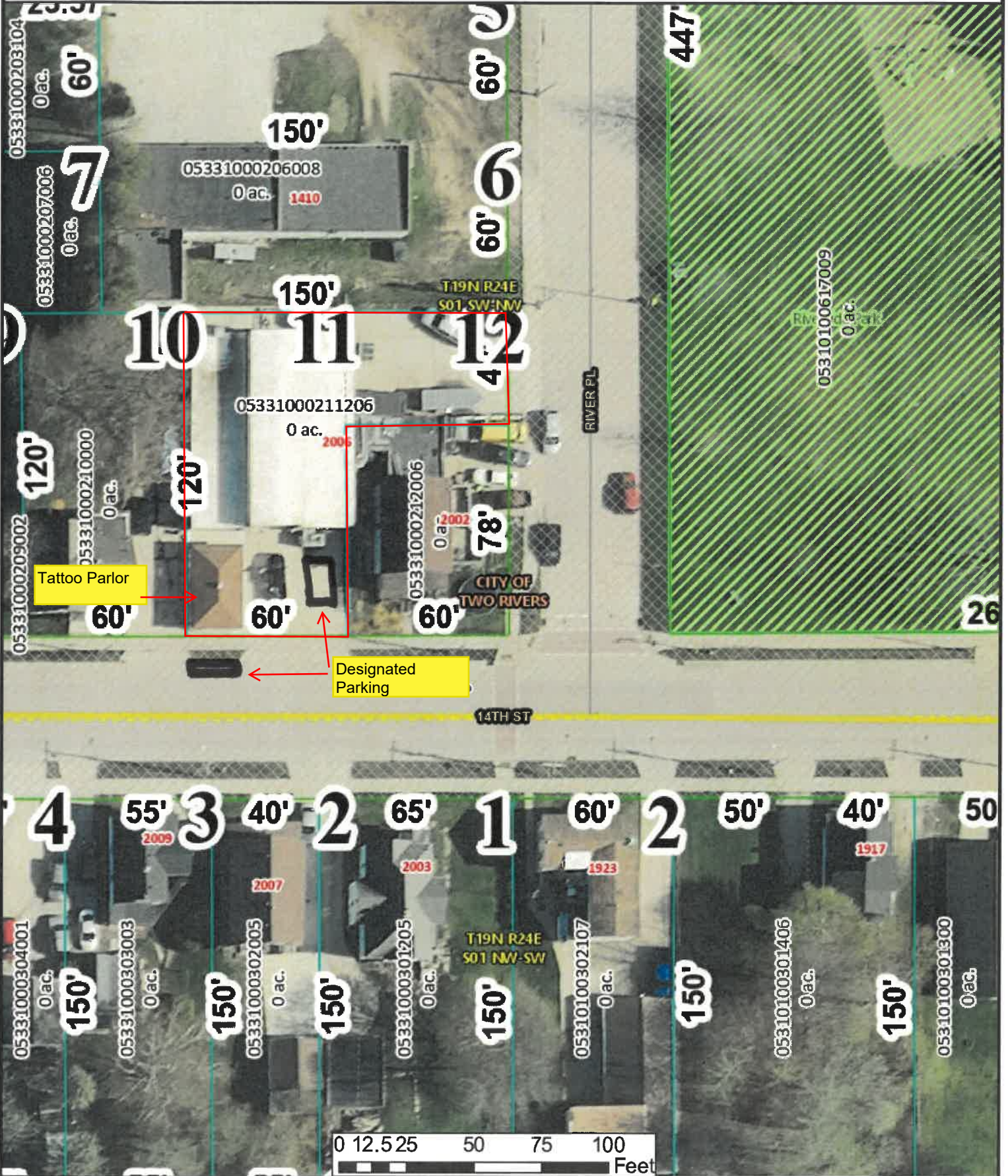
Thank you again so much!

Adrian Calderon  6/5/2024

Emily Calderon  6/5/2024

Manitowoc County Parcel Viewer

Section 3, Item A.



2004/2006 – 14th Street
Tattoo Parlor

