



PLAN COMMISSION MEETING

Monday, February 14, 2022 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, Jim McDonald, Eric Pangburn, Adam Wachowski

3. ACTION ITEMS

- A. Request for a Planned Unit Development (PUD) for a multi-family residential development (3 buildings/45 units total) at 3000 Forest Avenue, submitted by Arik and Lawrence Hansen (property owners) and Edward Fisher (Agent for potential buyer)
- B. Annual review of Conditional Use Permit for the keeping of animals at 4115 Lincoln Avenue, Jeremy and Shannon Berglund (property owners)
- C. Request for a Conditional Use Permit for a drive-thru service window at the Two Rivers Senior Center, 1520 - 17th Street, in the B-1 Business District, submitted by the City of Two Rivers (property owner)
- D. Zoning Code Correction - Text Amendment to include Conservation Subdivision as a Conditional Use in the R-1 and R-2 Residence Districts
- E. Consider amendment to Ordinance 9-6-5, entitled "Enforcement", to allow notices for public nuisance violations to be sent first class mail

4. FOR DISCUSSION

- A. Continue discussion of draft ordinance related to short-term rental properties

5. STATUS REPORT

- A. West River Lofts

6. 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.



From: Elizabeth Runge, Community Development Director/Planner
Vicky Berg, Zoning Administrator

Agenda Item: Review of Planned Unit Development and
Site and Architectural Review of West River Loft Plan

Subject Property: 3000 Forest Avenue

Future Owner: 3000 Forest Avenue, LLC

Current Zoning: B-1 Business with Request for Zoning Change to Planned Unit Development

Size of Parcel: 4.429 acres+/-

Adjacent Land Use		Zoning Matrix
North	Commercial (retail store)	B-1 Business District
South	Residential along Forest Avenue Vacant land	R-2 Single and Double Family Residence District and I-2 Industrial District
East	Commercial (vehicle sales/office/restaurant)	B-1 Business District
West	Residential	R-1 Single Family Residence District

1. Background

The proposed development is designed by Daniel Meissner, AIA LLC which is a plan for a 45-unit apartment building adjacent to the West Twin River. The development is comprised of three buildings each containing 15 units. The buildings will all have four one-bedroom units and 11 two-bedroom units. When the entire development is complete, there will be 12 one-bedroom units and 33 two-bedroom units. Access to the 3000 Forest Apartments will be at Forest Avenue (STH 147). Each building will have a total floor area of 20,402 square feet.

2. Zoning

This location is a Business District (B-1). The applicant is requesting a Planned Unit Development (PUD) on this parcel for greater flexibility for the layout of the project. PUD allows multi-family residential development.

3. Site Constraints: There are PUD development controls (10-1-38).

The applicant is requesting a variance:

- (a)(1) Landscaped yard along all streets and traveled rights of way. The yard shall be at least 25 feet in depth measured from the street right of way.



There are encroachments into this 25-foot area:

- Patios and decks located on Building 1
- The northeast corner of Building 2
- Portions of the access entry ways to Building 2
- Portion of the east guest parking stall

The Plan Commission has the authority to grant a variance to these encroachment areas as part of the PUD review process.

4. Access

There will be three access points into the development from Forest Avenue. Each access point has two-way vehicle access at this time. Staff recommends that it remain this way.

The "middle access entrance" has been adjusted since the initial review to be more perpendicular to Forest Avenue after a request from Public Works.

5. Parking

Each apartment unit will include a single car garage and a space in front of the garage to provide two parking spaces per unit for a total of 90 parking spaces. In addition, there are five visitor parking spaces bringing the development total to 95 parking spaces.

6. Drainage/Stormwater Management

The engineer for the applicant has contacted the City's Engineering Department regarding the stormwater management plan. The plan can be submitted after the PUD approval. The PUD approval would be contingent upon it being provided.

There is a stormwater easement to be considered that is in the southeast corner of the parcel. In addition, the plans show berms south of the development on the adjacent lot. These must be evaluated in the drainage plan to be sure they will not create barriers to proper drainage to the east.

7. Utilities, Mechanical, HVAC

The mechanical room(s) in the apartment building(s) and the location of the heating and cooling units, and meters are not clearly identified. Also, a second hydrant in the northern area of the site has been requested by the fire department.

8. Dumpster

Two dumpster locations shown on the plan are near Building 2 and Building 3.



9. Amenities

- Southern elevation facing the West Twin River
- Outdoor green space

10. Mail

The mailboxes are located at the southwest corner of Building 1. Delivery will need to be coordinated with the US Postal service.

11. Landscaping and Lighting Plans

The PUD approval may move forward without these plans, but approval would contain the condition that both plans be a following the site plan approval.

The northern boundary adjacent to the existing Dollar General will require a landscaping buffer in accord with Section 11-1-11C(15)(a)-(d). The landscaping plan should identify the shrubs, hardy flowers, and decorative evergreens or deciduous trees that will be along this border.

12. Property Management

Tim Schelke will be the primary owner and property manager.

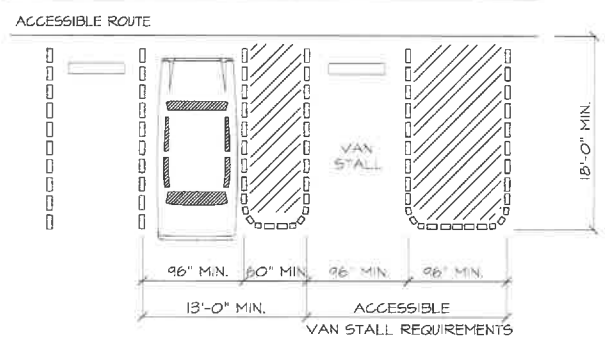
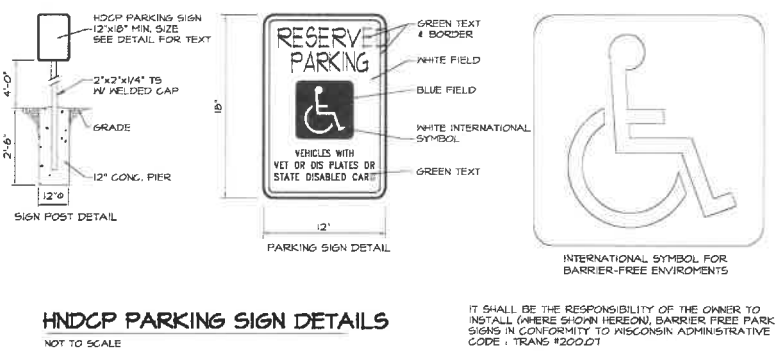
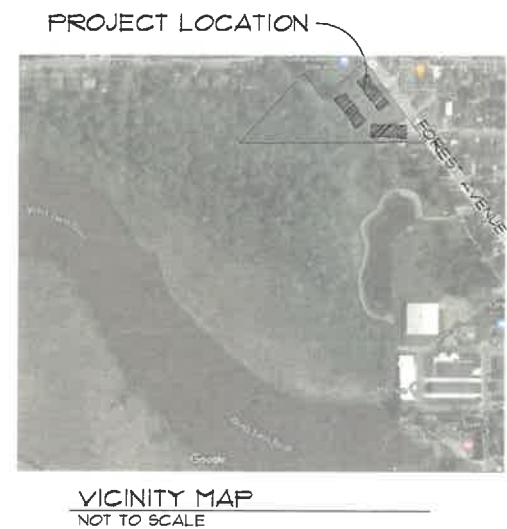
Recommended Action:

This proposed developed implements a priority of the City's adopted Comprehensive Plan. The location is an identified redevelopment site. Staff recommends the approval of this proposal with the considerations below.

If the Plan Commission is in support of the Forest Avenue Apartments, a recommended motion is to approve the plans, with the following conditions to consider:

1. Any additional requirements identified by city engineering, utility, and/or water department director(s).
2. Approval of the variances which the Plan Commission has the authority to grant in the PUD process.
3. A lighting plan and landscaping plan is to be submitted and reviewed by the Plan Commission. These plans should be submitted by April 30, 2022.
4. Any future signage requires approval in accord with the City's Sign Code.
5. Any additional requirements from the State of Wisconsin.
6. All required permits shall be obtained prior to construction.

PROPOSED PLANNED UNIT DEVELOPMENT FOR: 3,000 FOREST AVE LLC 3,000 FOREST AVENUE TWO RIVERS, WISCONSIN

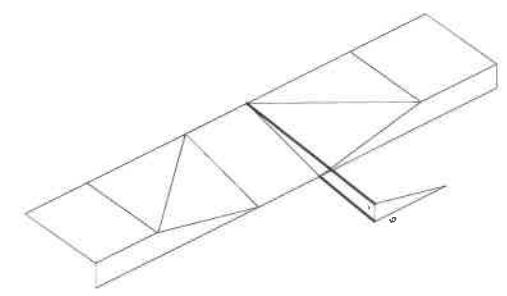


4.7.11 ISLANDS ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.8 RAMPS

4.8.1 GENERAL ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30". CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN 4.16.5(5)(f) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.



CODE ANALYSIS

USE AND OCCUPANCY
R-2 APARTMENTS
FULLY SPRINKLERED

TYPE OF CONSTRUCTION:
TYPE VB - WOOD FRAME UN-PROTECTED

ALLOWABLE AREA PER FLOOR
12,000 S.F. PER TABLE 506.2

BUILDING AREA (PER BUILDING)

FIRST FLOOR AREA	10,201 S.F.
SECOND FLOOR AREA	10,201 S.F.
TOTAL FLOOR AREA	20,402 S.F.

FIRE PROTECTION SYSTEM:
R-2 APARTMENTS TO BE FULLY SPRINKLERED PER NFPA-13R

SANITARY FIXTURE REQUIREMENTS:
MIN. (1) PRIVATE REST ROOM REQUIRED PER APARTMENT
(1) SERVICE SINK PROVIDED IN EQUIPMENT ROOM

FIRE FIGHTING APPARATUS
THE BUILDING IS LIMITED IN AREA
THE FIRE LANE IS UNOBSTRUCTED
THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL
WITH A MIN. UNOBSTRUCTED HEIGHT OF 17'-0"
THE BUILDING IS 26'-0" TALL

CONTROL AREAS
NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING
PER TABLES 307.1(1) AND 307.1(2)

PROJECT INFORMATION

PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ADDRESS: 3000 FOREST AVENUE
TWO RIVERS, WI 54241
USE: R-2 RESIDENTIAL
OWNER: 3000 FOREST AVE LLC
12222 NORTHMONT DRIVE
GREENVILLE, WI 54442
CONTACT: TM SCHMELKE
PHONE 420-41-3542

DESIGNERS OF RECORD:
ARCHITECT: DANIEL J. MEISSNER AIA, LLC
230 E. CALUMET STREET
APPLETON, WI 54911
P(420) 428-0882
CONTACT: EDWARD FISHER (CONSULTANT)
P(420) 680-4060

DRAWING INDEX

C9	COVER SHEET & PROJECT INFO
C10	OVERALL EXISTING SITE PLAN
C11	PROPOSED SITE PLAN
C12	UTILITIES & GRADING PLAN
L1	LANDSCAPE & LIGHTING PLAN
A11	FIRST FLOOR PLAN
A12	SECOND FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.1C	COLORLED BUILDING ELEVATIONS

SUBMITTED TO PLAN COMMISSION 1/31/22
RE-SUBMITTED FOR P.U.D. APPROVAL 1/03/22
SUBMITTED FOR P.U.D. APPROVAL 12/27/21
SUBMITTED TO PLAN COMMISSION 7/12/21

REV. NO.	DATE	DESCRIPTION

Design Associate:
305 E. KALB AVE
GREEN BAY, WISCONSIN
(920) 880-4060
dmeissner@oneconcept.com

One Design & Development

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street
Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.)
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

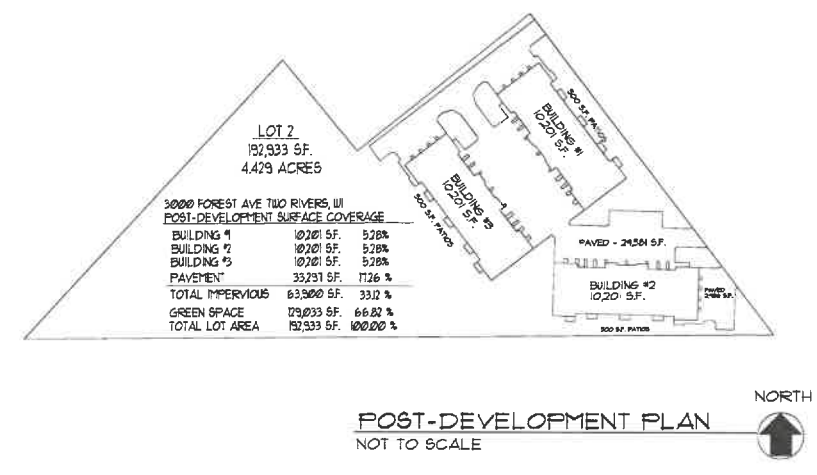
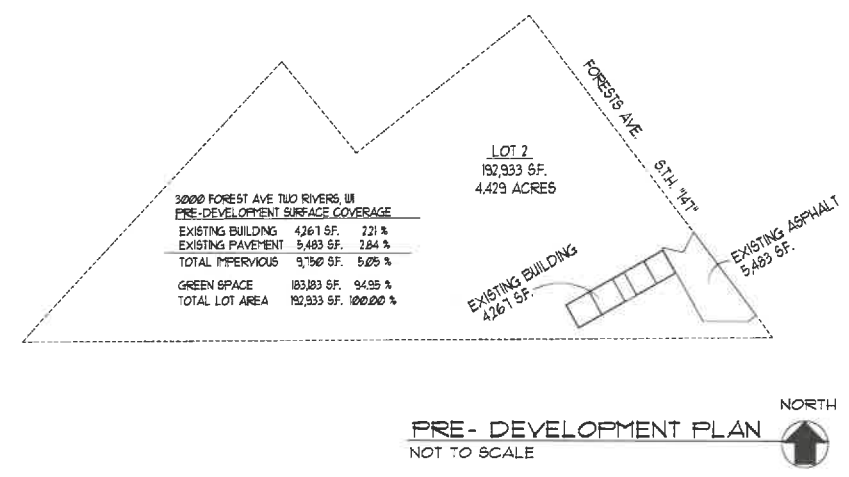
DATE 12/27/21
SHEET
CS
PROJECT NUMBER 21219

PRELIMINARY - NOT FOR CONSTRUCTION

RECEIVED
JAN 31 2022



OVERALL EXISTING SITE PLAN
SCALE: 1" = 100'-0"
NORTH



PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Design Associate:

302 E. KALE AVE.
GREEN BAY, WISCONSIN
(920) 866-4888
dmeissner@conceptone.com

Concept One Design & Development

Architect:

Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street
Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
12/21/21

SHEET
C1.0

PROJECT NUMBER
21219



OVERALL
PROPOSED SITE PLAN
SCALE: 1" = 100'-0" 

PRELIMINARY - NOT FOR CONSTRUCTION

DATE
1/2/21
SHEET
C1.01
PROJECT NUMBER
21219

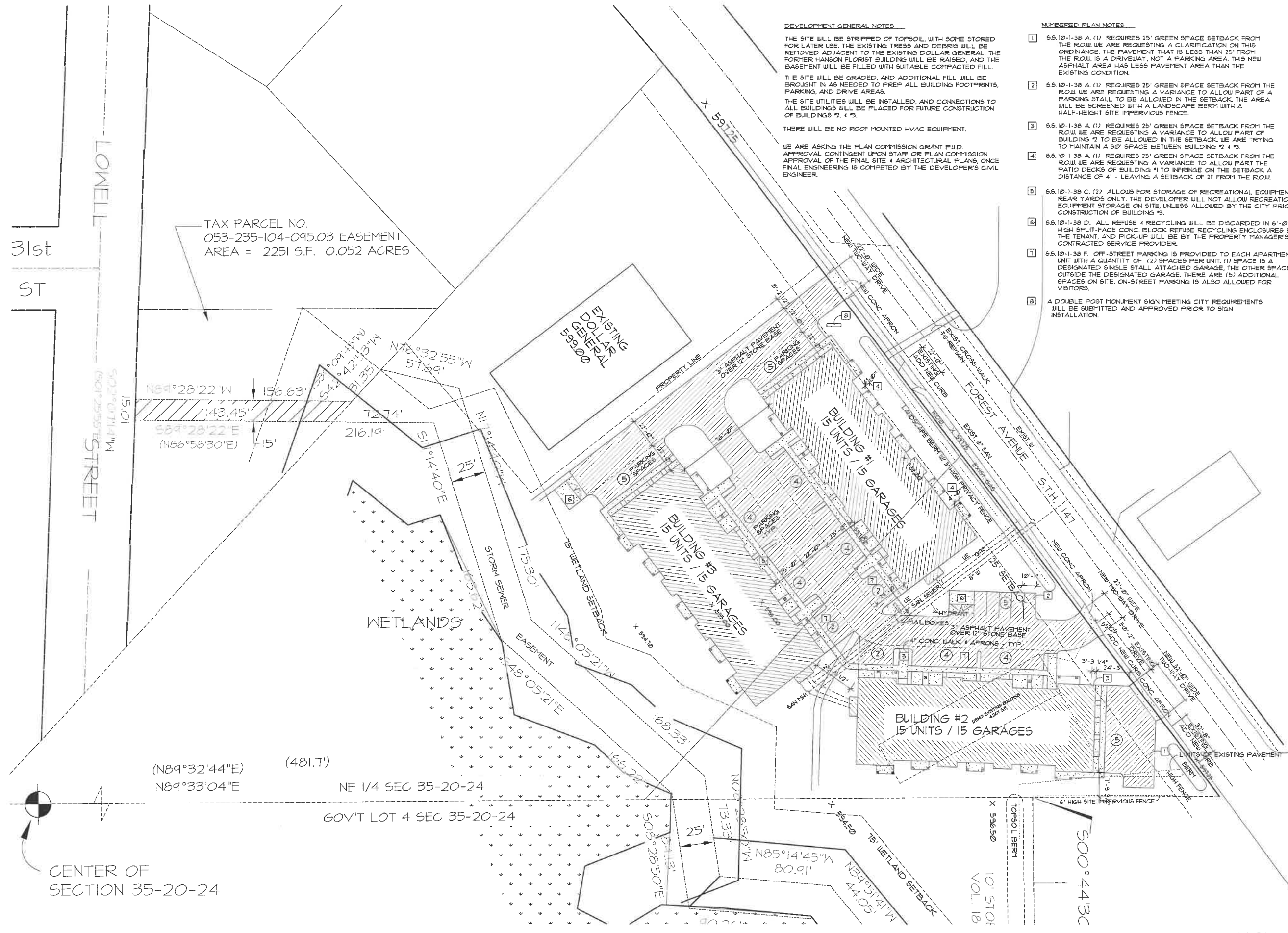
PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street, Appleton, WI
920.428.0992

Design Associate:

325 E. WALB AVE
GREEN BAY, WISCONSIN
(920) 860-0060
design.conceptone@gmail.com

REV. NO	DATE	DESCRIPTION



DEVELOPMENT GENERAL NOTES

THE SITE WILL BE STRIPPED OF TOPSOIL, WITH SOME STORED FOR LATER USE. THE EXISTING TREES AND DEBRIS WILL BE REMOVED ADJACENT TO THE EXISTING DOLLAR GENERAL. THE FORMER HANSON FLOREST BUILDING WILL BE RAISED, AND THE BASEMENT WILL BE FILLED WITH SUITABLE COMPACTED FILL. THE SITE WILL BE GRADED, AND ADDITIONAL FILL WILL BE BROUGHT IN AS NEEDED TO PREP ALL BUILDING FOOTPRINTS, PARKING, AND DRIVE AREAS. THE SITE UTILITIES WILL BE INSTALLED, AND CONNECTIONS TO ALL BUILDINGS WILL BE PLACED FOR FUTURE CONSTRUCTION OF BUILDINGS 2, 4 & 5. THERE WILL BE NO ROOF MOUNTED HVAC EQUIPMENT.

WE ARE ASKING THE PLAN COMMISSION GRANT P.U.D. APPROVAL CONTINGENT UPON STAFF OR PLAN COMMISSION APPROVAL OF THE FINAL SITE & ARCHITECTURAL PLANS, ONCE FINAL ENGINEERING IS COMPLETED BY THE DEVELOPER'S CIVIL ENGINEER.

- NUMBERED PLAN NOTES**
- 1 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A CLARIFICATION ON THIS ORDINANCE. THE PAVEMENT THAT IS LESS THAN 25' FROM THE ROW, IS A DRIVEWAY, NOT A PARKING AREA. THIS NEW ASPHALT AREA HAS LESS PAVEMENT AREA THAN THE EXISTING CONDITION.
 - 2 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF A PARKING STALL TO BE ALLOWED IN THE SETBACK. THE AREA WILL BE SCREENED WITH A LANDSCAPE BERTH WITH A HALF-HEIGHT SITE IMPERVIOUS FENCE.
 - 3 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF BUILDING 2 TO BE ALLOWED IN THE SETBACK. WE ARE TRYING TO MAINTAIN A 30' SPACE BETWEEN BUILDING 2 & 3.
 - 4 5.5.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART THE PATIO DECKS OF BUILDING 1 TO INFRINGE ON THE SETBACK A DISTANCE OF 4'. LEAVING A SETBACK OF 21' FROM THE ROW.
 - 5 5.5.10-1-38 C. (2) ALLOWS FOR STORAGE OF RECREATIONAL EQUIPMENT IN REAR YARDS ONLY. THE DEVELOPER WILL NOT ALLOW RECREATIONAL EQUIPMENT STORAGE ON SITE, UNLESS ALLOWED BY THE CITY PRIOR TO CONSTRUCTION OF BUILDING 3.
 - 6 5.5.10-1-38 D. ALL REUSE & RECYCLING WILL BE DISCARDED IN 6'-0" HIGH SPLIT-FACE CONC. BLOCK REFUSE RECYCLING ENCLOSURES BY THE TENANT, AND PICK-UP WILL BE BY THE PROPERTY MANAGER'S CONTRACTED SERVICE PROVIDER.
 - 7 5.5.10-1-38 F. OFF-STREET PARKING IS PROVIDED TO EACH APARTMENT UNIT WITH A QUANTITY OF (2) SPACES PER UNIT. (1) SPACE IS A DESIGNATED SINGLE STALL ATTACHED GARAGE. THE OTHER SPACE IS OUTSIDE THE DESIGNATED GARAGE. THERE ARE (5) ADDITIONAL SPACES ON SITE. ON-STREET PARKING IS ALSO ALLOWED FOR VISITORS.
 - 8 A DOUBLE POST MONUMENT SIGN MEETING CITY REQUIREMENTS WILL BE SUBMITTED AND APPROVED PRIOR TO SIGN INSTALLATION.

TAX PARCEL NO. 053-235-104-095.03 EASEMENT AREA = 2251 S.F. 0.052 ACRES

LOWELL STREET

31st ST

CENTER OF SECTION 35-20-24

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

REV. NO.	DATE	DESCRIPTION

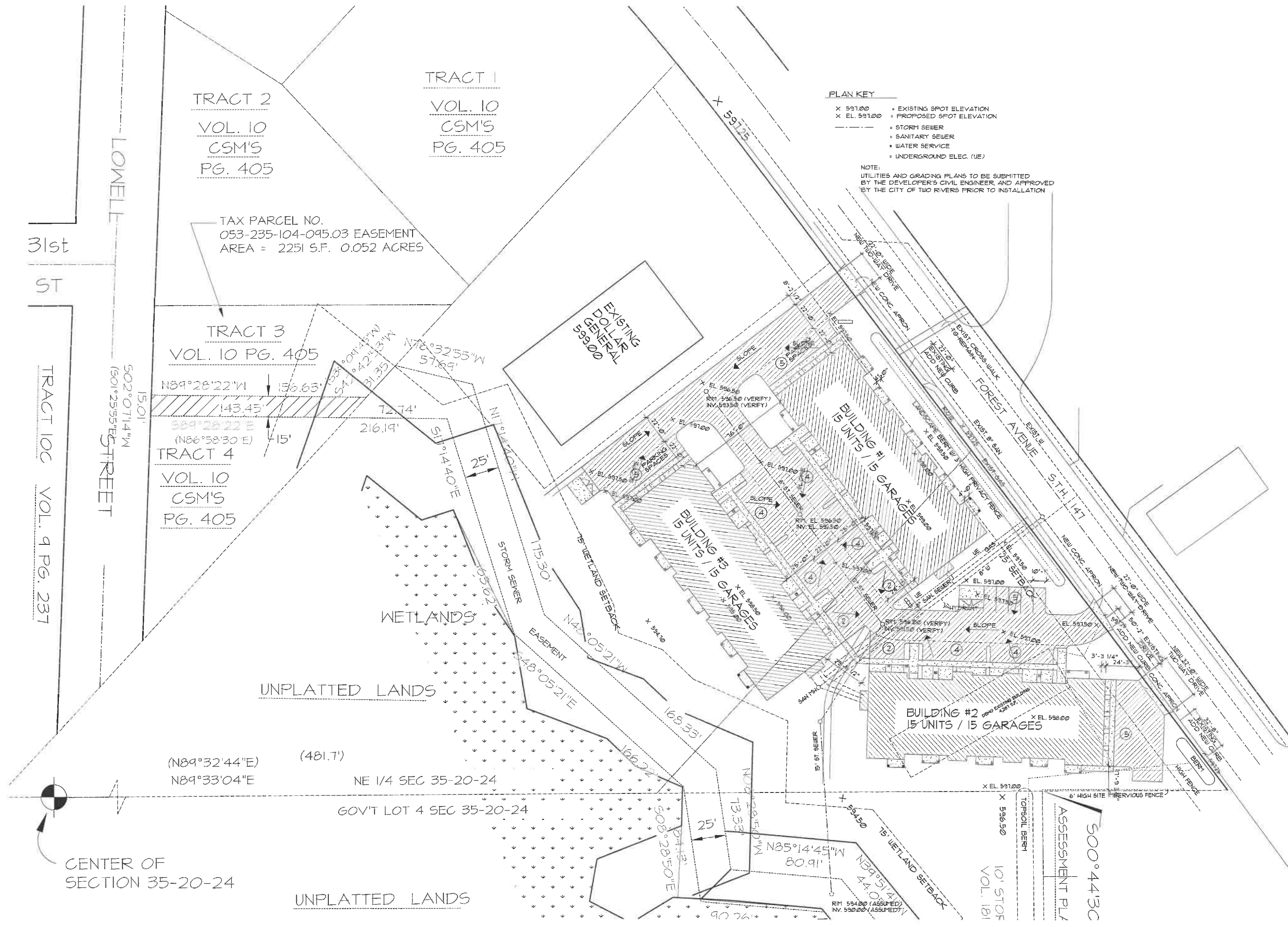
Design Associate:
 325 E. KALB AVE.
 GREEN BAY, WISCONSIN
 info@oneconcept.com

One Concept
 Design & Development

Architect:
Daniel J. Meissner
 AIA, LLC
 1230 E. Calumet Street
 Appleton, WI
 920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.):
 MULTIFAMILY
 RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 TWO RIVERS, WISCONSIN

DATE 1/06/22
 SHEET 011
 PROJECT NUMBER 21219



PRELIMINARY - NOT FOR CONSTRUCTION

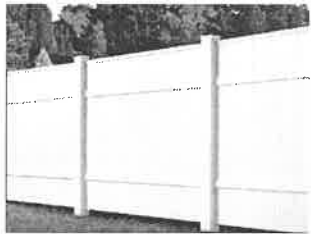
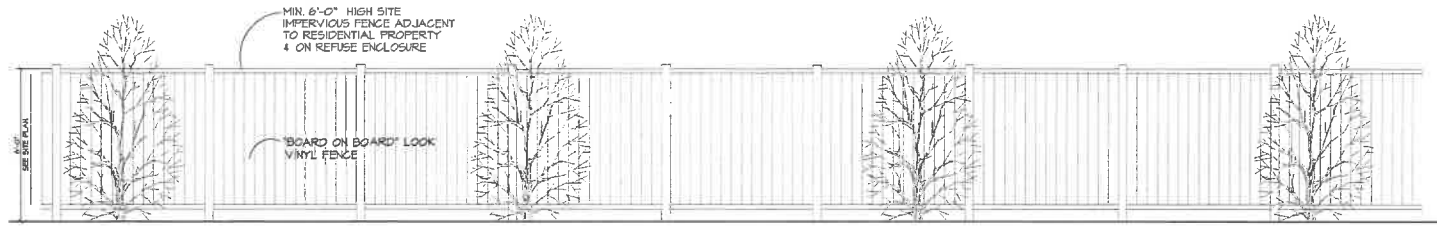
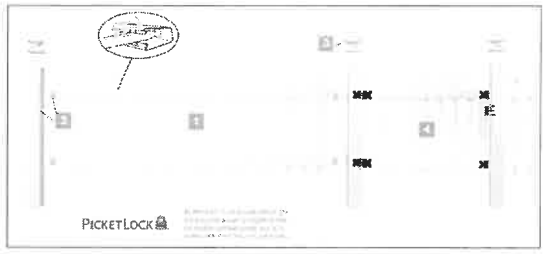
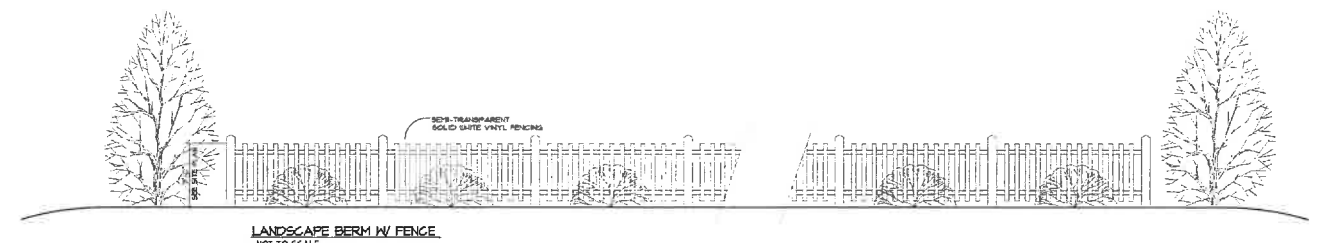
REV. NO.	DATE	DESCRIPTION

Design Associate:
Concept One Design & Development
 326 E. KALB AVE
 TWO RIVERS, WISCONSIN 53081-8400
 info@conceptone.com

Architect:
Daniel J. Meissner
AIA, LLC
 1230 E. Calumet Street Appleton, WI 54912-4280

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
 MULTIFAMILY
 RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 TWO RIVERS, WISCONSIN

DATE 1/06/22
 SHEET C1.2
 PROJECT NUMBER 21219



LIGHTING SCHEDULE		
MARK	DESCRIPTION	REMARKS
(A)	HALL PACK	SIDES & TOP SHIELDED (AT GARAGES)
(B)	SOFFLIGHT	SIDES & TOP SHIELDED (AT ENTRANCE SOFFIT)
(C)	HALL PACK	SIDES & TOP SHIELDED (AT PATIO, BOTH FLOORS)
(D)	DIRECTIONAL LITE POLE	-

PHOTOMETRIC PLAN & LIGHTING SPECIFICATIONS TO SUBMITTED AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

LANDSCAPE SHRUB SCHEDULE				
DESCRIPTION	ABBREVIATION	QTY.	SIZE	REMARKS
GOLDFLAME SPIREA	G.S.		18" MIN.	
JACOBIN POTENTILLA	J.P.		18" MIN.	
RED PRINCE BEGONIA	R.P.B.		24" MIN.	
PYRAMIDAL TRAIL ANDROMEDA	P.T.A.		5" MIN.	

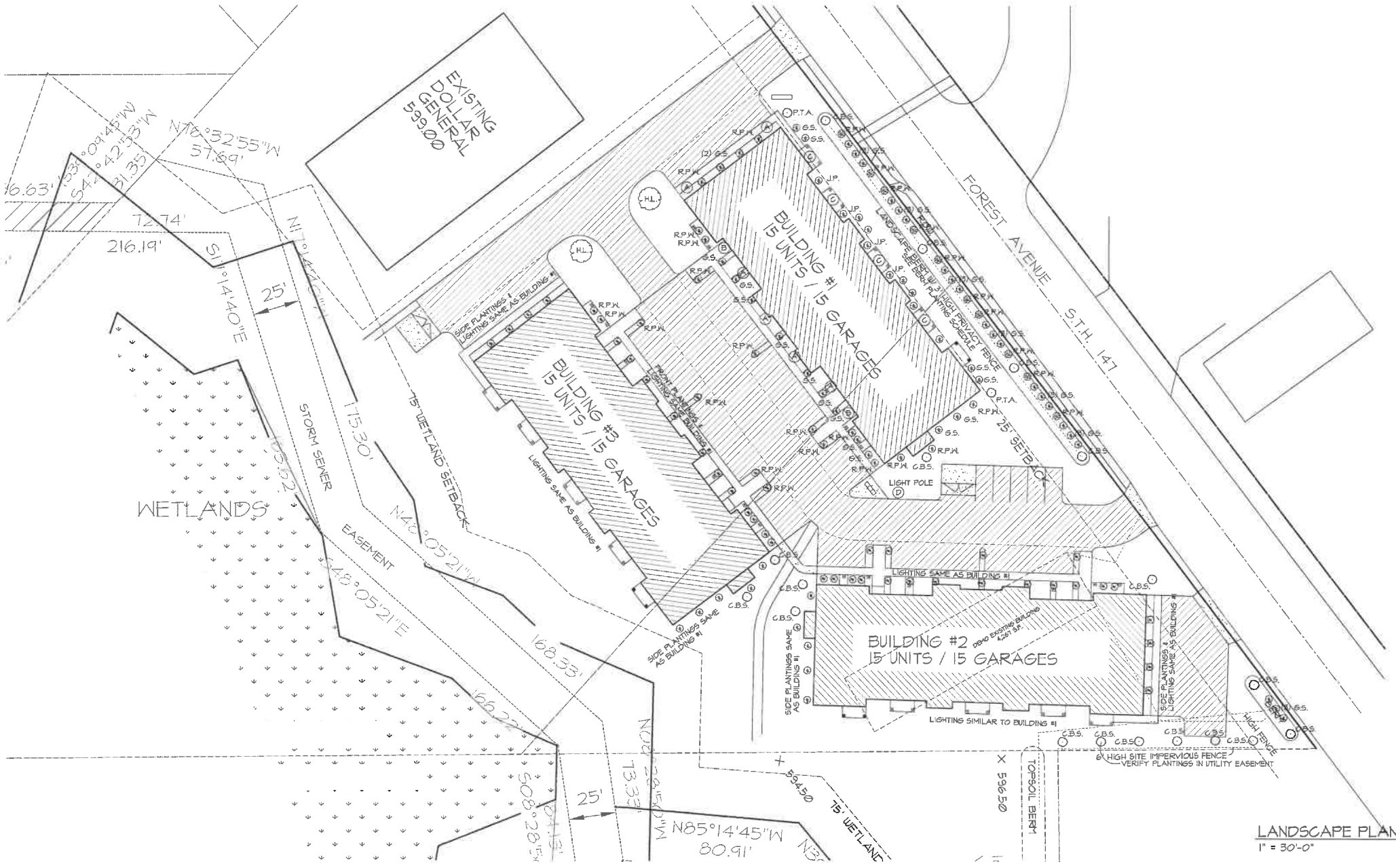
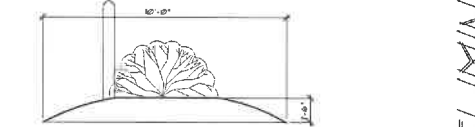
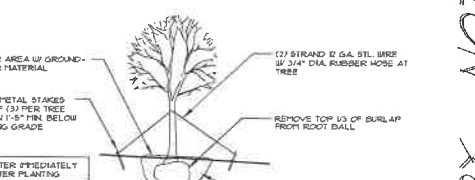
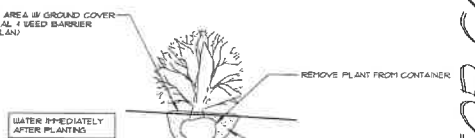
VERIFY QUANTITY OF SHRUBS W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

LANDSCAPE TREE SCHEDULE				
DESCRIPTION	ABBREVIATION	QTY.	SIZE	REMARKS
HONEY LOCUST	H.L.		2 1/2" DIA.	
COLORADO BLUE SPRUCE	C.B.S.		MIN. 3' HIGH PLANTING HT.	

VERIFY QUANTITY OF TREES W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION

NOTE:
FINAL LANDSCAPE & LIGHTING PLANS TO BE SUBMITTED BY THE DEVELOPER, AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION START

- SEED MIX**
- 20% RAGBY II KENTUCKY BLUEGRASS
 - 20% NEW GLADE KENTUCKY BLUEGRASS
 - 20% ASPEN KENTUCKY BLUEGRASS
 - 20% BLUE MOON KENTUCKY BLUEGRASS
 - 10% BLUE CHIP KENTUCKY BLUEGRASS
 - 5% STATEMAN PERENNIAL RYE GRASS

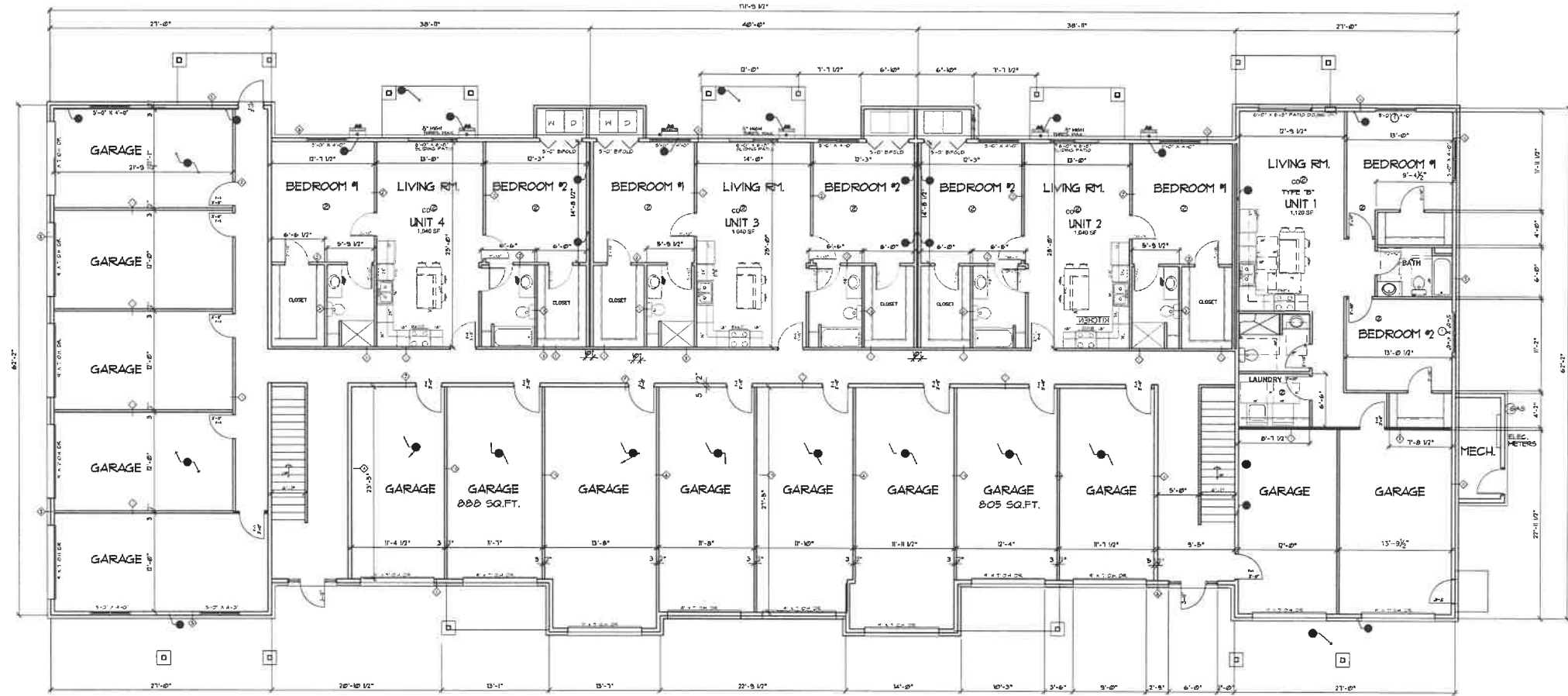


PRELIMINARY - NOT FOR CONSTRUCTION

Design Associate:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street - Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULL T1-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE: 1/06/22
SHEET: 11
PROJECT NUMBER: 21219



15 UNIT APARTMENT BUILDING
W/ 15 SINGLE STALL ATTACHED GARAGES

FIRST FLOOR: (5) UNITS
(2) TWO BEDROOM A.D.A.
(3) TWO BEDROOM DELUXE

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

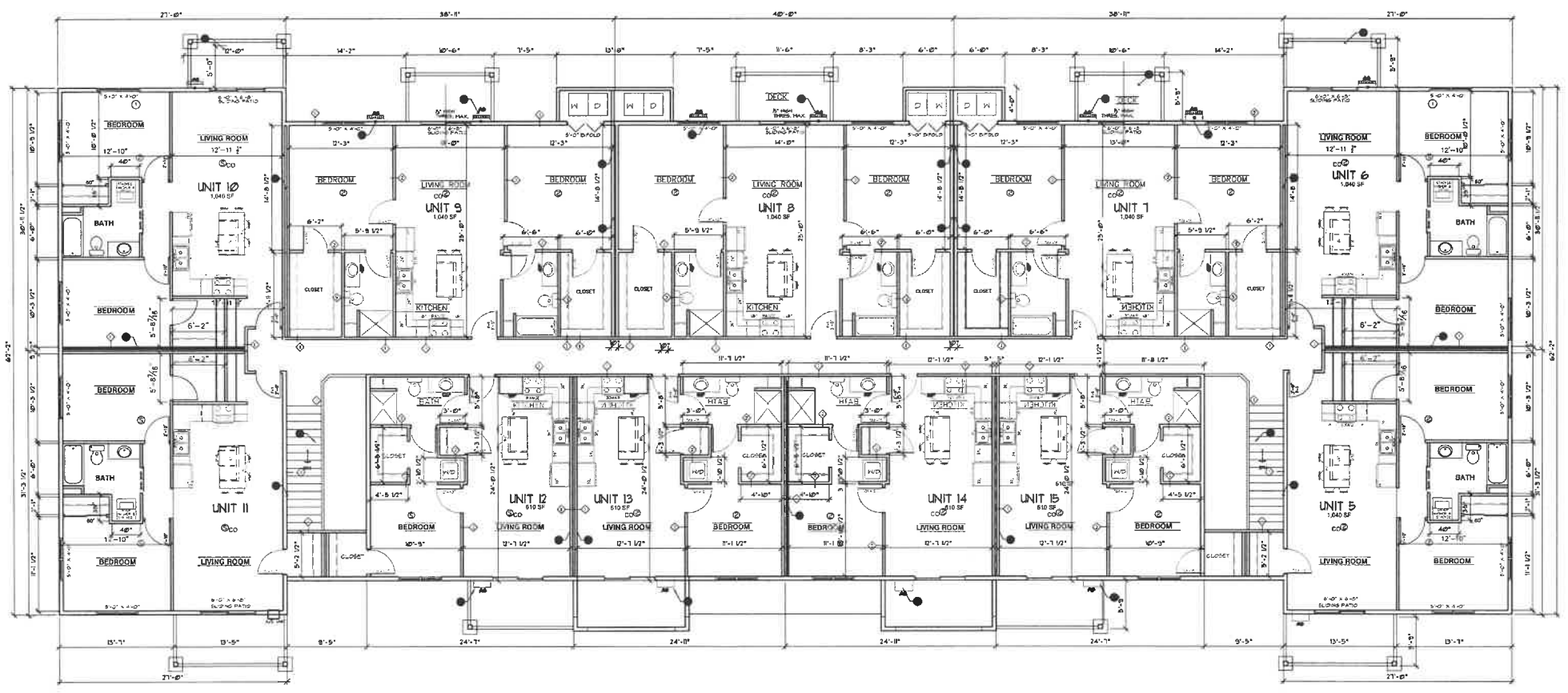
REV. NO.	DATE	DESCRIPTION

Design Associate:
Concept One Design & Development
 328 E. KALB AVE.
 WISCONSIN
 (920) 860-4100
 efisher.conceptone@gmail.com

Architect:
Daniel J. Meissner
 AIA, LLC
 1230 E. Calumet Street Appleton, WI
 520-428-9382

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
 MUL TI-FAMILY
 RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 TWO RIVERS, WISCONSIN

DATE
1/03/22
SHEET
A11
PROJECT NUMBER
21219



15 UNIT APARTMENT BUILDING
W/ 15 SINGLE STALL ATTACHED GARAGES

SECOND FLOOR: (11) UNITS
(4) ONE BEDROOMS
(7) TWO BEDROOM DELUXE

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
1/03/22
SHEET
A1.2
PROJECT NUMBER
21219

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street, Appleton, WI
920.428.0992

Design Associate:
325 E. HALB AVE.
GREEN BAY, WISCONSIN
(920) 864-0060
dmeissner@oneconcept.com
One Concept
Design & Development

REV. NO.	DATE	DESCRIPTION



**PROPOSED BUILDING #1
SOUTH ELEVATION
NOT TO SCALE**



**PROPOSED BUILDING #1
EAST ELEVATION
NOT TO SCALE**



**PROPOSED BUILDING #1
NORTH ELEVATION (STREET)
NOT TO SCALE**



**PROPOSED BUILDING #1
WEST ELEVATION
NOT TO SCALE**

NO.	DATE	DESCRIPTION

Design Associate:
One Concept
 325 E. WALSH AVE.
 GREEN BAY, WISCONSIN
 920.428.0992
 info@oneconcept.com

Architect:
Daniel J. Meissner
AIA, LLC
 1230 E. Calumet Street
 Appleton, WI
 920.428.0992

PRELIMINARY - NOT FOR CONSTRUCTION
 Issued for Plan Commission 1/23/22

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
 MILL T1-FAMILY
 RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 TWO RIVERS, WISCONSIN

DATE: 1/23/22
 SHEET: 13
A21C
 PROJECT NUMBER: 21219



4115 Lincoln Ave/Site (CUP Renewal)

Created by: vicber@two-rivers.org

Time

2pm - 2:30pm (Central Time - Chicago)

Date

Wed Jan 26, 2022

Where

Keeping of animals

Description

9 chickens (hens), 7 ducks, 1 pony. Clean yard, shelter, water & food for all animals.

My Notes

DOC# 1178243

Document Number

CONDITIONAL USE
PERMIT
City of Two Rivers

Permit No. 2017-01



VOL Section 3, Item B. 5

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEED
RECEIVED FOR RECORD
02/23/2017 10:47:55 AM

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, in regard to premises at 4115 Lincoln Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Tract 1 of Certified Survey Map recorded in Volume 1, Page 351 of Certified Survey Maps, in the City of Two Rivers, Manitowoc County, Wisconsin

2CHG

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 230-010-002-0

Zoning Classification of the Premises is: R-1 Single Family Residence District/Conditional Use for an agricultural land use, more specifically described as the keeping of animals.

Mailing Address of the Premises is: 4115 Lincoln Avenue, Two Rivers, WI 54241

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of operating an agricultural land use, specifically the keeping of animals.

Permitted by action of the City Council of the City of Two Rivers on February 6, 2017.

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. Operation of the use permitted shall be in strict conformity to the letter of request filed in connection with this Petition for this Permit and such letter of request is incorporated herein by reference as if set forth in detail herein.
4. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
5. This Permit is specifically issued to Jeremy and Shannon Berglund and shall lapse upon a change in ownership or tenancy of the subject premises.
6. Conditions of Operations:
 - a. Number of animals shall be limited to: One (1) Shetland pony; one (1) goat; one (1) sheep; seven (7) ducks; eighteen (18) chickens (hens only).
 - b. The two existing 100 sq. ft. shelters for the pony and the chickens/ducks may remain, but may not be enlarged or expanded. Location of the animal shelters shall be located in the rear yard and at least ten (10) feet from all property lines.
 - c. The animals may roam freely only in the fence rear yard. However, should the City receive complaints regarding the proximity of the animals to adjacent property, the City reserves the right to impose at least a ten (10) foot setback from all property lines for any areas the animals may occupy.
 - d. There shall be no accumulation of animal feces or manure on the premises.
 - e. At no time should the keeping of the above described animals cause a public nuisance due to noise, odor, unsanitary conditions or operation features. The City reserves the right to amend this Permit should any nuisance fail to be abated.
 - f. The Permittees may not receive any compensation for the sale of animals, eggs, wool or other animal based products.
 - g. A license from the City shall be obtained and maintained for the chickens. A copy of said license shall be provided to the Inspections Department.
 - h. This Permit is subject to review on an annual basis.



LAND DEVELOPMENT APPLICATION

APPLICANT City of TR - Senior Center TELEPHONE

MAILING ADDRESS PO Box 89 Two Rivers WI 54241 (Street) (City) (State) (Zip)

PROPERTY OWNER same as above TELEPHONE

MAILING ADDRESS (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: X Owner Agent Buyer Other

PROJECT LOCATION 1520-17 54 TYPE OF STRUCTURE commercial

PRESENT ZONING D-1 REQUESTED ZONING D-1 W/CUP

PROPOSED LAND USE drive thru service window

PARCEL # 053-000-057-040-02 ACREAGE 1.25 +/-

LEGAL DESCRIPTION Lts 4-10 blk 57 original Plat

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 [Signature] (Property Owner) Date 02/07/2022

Table with 2 columns: Fee Required and Schedule. Rows include Comprehensive Plan Amendment, Site/Architectural Plan Approval, CSM Review, Subdivision Plat, Zoning District Change, Conditional Use, Annexation Request, Variance/Board of Appeals, and Other.

\$ 0 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY [Signature]

CONDITIONAL USE
PERMIT
City of Two Rivers

DRAFT

Document Number

Permit No. 2022-05

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1520 - 17th Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Original Plat, Lots 4 through 10, Block 57 in the City of Maps in the City of Two Rivers, Manitowoc County, Wisconsin.

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-000-057-040.02

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for a Drive-Thru Facility.
Mailing Address of the Premises is: PO Box 87, Two Rivers, WI 54241-0087

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

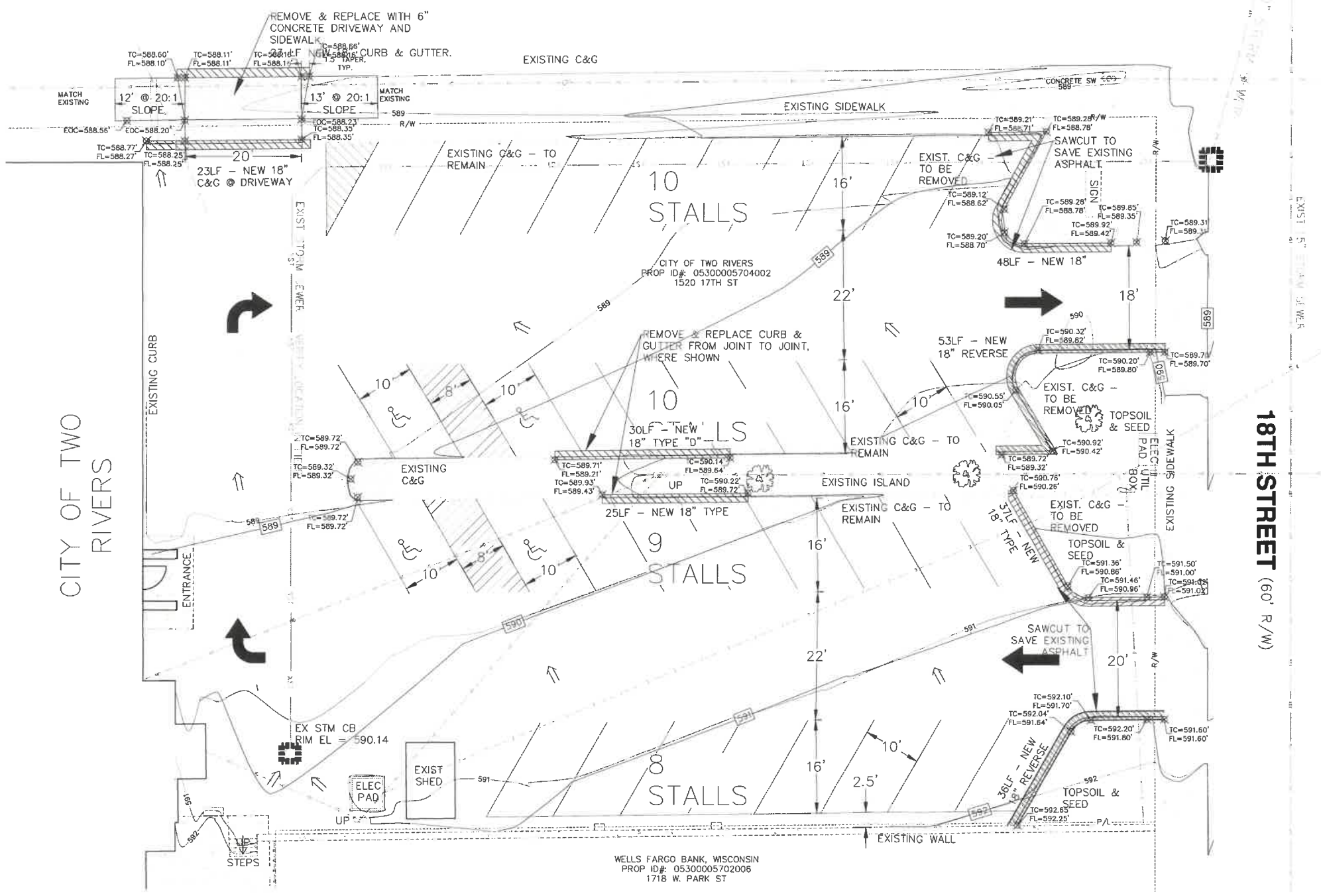
Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the operation of a drive-thru facility.

Permitted by action of the City Council of the City of Two Rivers on March 7, 2022.
Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity with the approved Site and Architectural Plans and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to the City of Two Rivers/Senior Center and shall lapse upon a change in ownership or tenancy of the subject premises.
7. Conditions of Operations:
 - a. Hours of operation: Drive-thru window service during regular business hours.
 - b. Signage in accord with the City's Sign Code.

RECEIVED
FEB 07 2022



LEGEND

- X-SAN-X- EXISTING SAN SEWER W/WH
- XST-X- EXISTING STORM SEWER W/WH
- EXISTING STORM INLETS
- XW-X- EXISTING WATERMAIN
- ⋈ EXISTING HYDRANT
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING GASMAIN
- T-T EXISTING TELEPHONE
- FD-FD EXISTING FIBER OPTIC TELEPHONE
- TV-TV EXISTING CABLE TV
- OH-OH EXISTING OVERHEAD LINES
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ SILT SACK / INLET PROTECTION

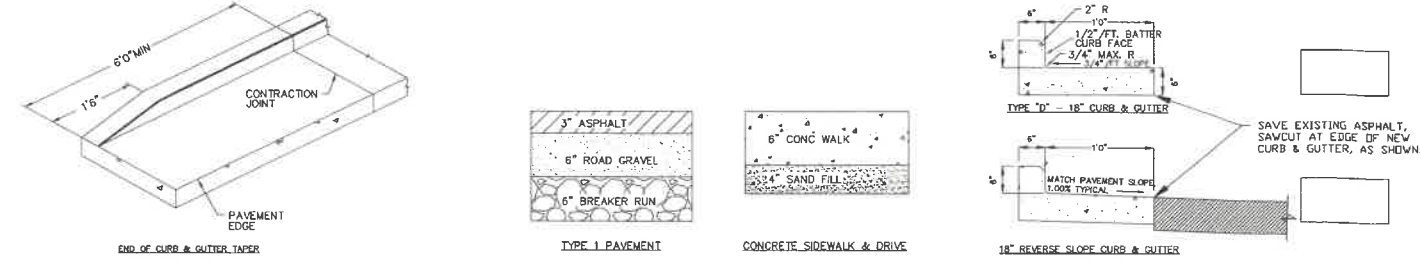
QUANTITIES ESTIMATES

SAWCUT & REMOVAL:
 CURB & GUTTER = 175 LF
 ASPHALT = 970 SF
 CONCRETE SIDEWALK, CURB & GUTTER = 18 LF

4" TOPSOIL & SEED DISTURBED AREAS = 1,400 SF

DRIVEWAY ENTRANCE CURB = 23 LF
 TYPE "D" - 18" CURB & GUTTER = 170 LF
 18" REVERSE SLOPE GUTTER = 89 LF
 6" CONCRETE DRIVEWAY & SIDEWALK = 8 CY

SILT SACK INLET PROTECTION = QTY. 2



PROJECT LOCATION
1520 17th ST
TWO RIVERS, WI

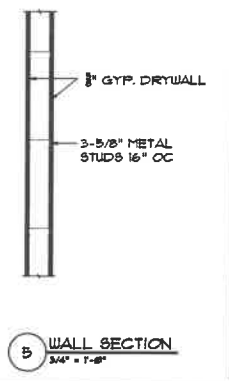
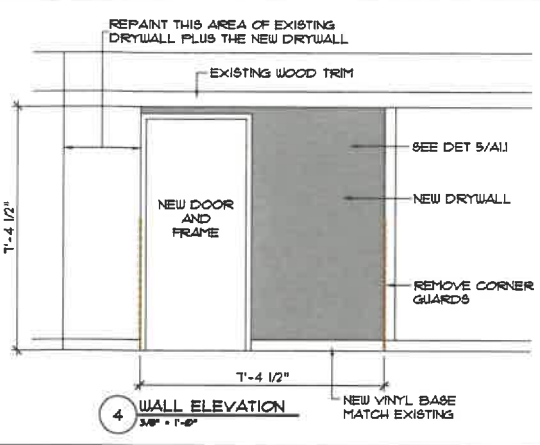
DATE	REVISIONS

PROJECT: ALTERATIONS FOR TWO RIVERS SENIOR CENTER
1520 17TH STREET - TWO RIVERS, WI 54241

CLIENT: CITY OF TWO RIVERS, WISCONSIN
1717 EAST PARK STREET
TWO RIVERS, WI 54241

SMI CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
PHONE (920) 884-5583
www.smiinc.com

DATE: 12-30-21
DRAWN BY: AS/PS
JOB NO.: 21320SP(P)
SHEET: C-1.



DOOR SCHEDULE

DOOR NO.	DOOR		FRAME		HDLW SET	REMARKS
	SIZE	TYPE	FINISH	TYPE		
1	4'-0" X 7'-0"	SFI	FF	-	FF	1
2	3'-0" X 7'-0"	A	SV	I	PANT	2
3	3'-0" X 7'-0"	A	SV	I	PANT	3
1A	3'-0" X 7'-0"	EXTG	FF	-	FF	EXTG 1, 2

KEY TO REMARKS

- REMOVE, SALVAGE AND REINSTALL EXISTING STOREFRONT SYSTEM INCLUDING FRAMING, DOOR, GLAZING, DOOR HARDWARE, AUTOMATIC OPERATION COMPONENTS
- ELECTRICIAN PROVIDE LINE VOLTAGE AND LOW VOLTAGE WIRING ASSOCIATED WITH CHANGE IN DOOR LOCATION

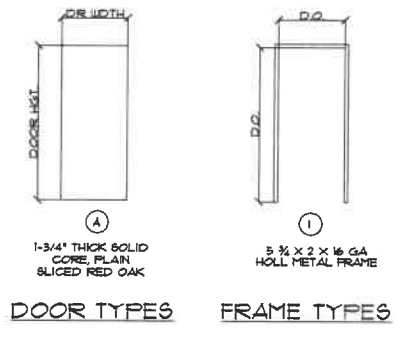
C1 3/4" PRESSURE TREATED PLYWOOD 4 2X FRAMING
 C2 24 GA. CUSTOM FABRICATED PREFINISHED SHEET METAL FAC-CLAD DARK BRONZE KYNAR 5000 FINISH
 C3 1/2" DIA. EPOXYED ANCHORS MAX. 24" OC, EMBED 4"

HWDE SCHED

HWL-1
 1 CYLINDER - ALL OTHER HDLW PROVIDED BY DOOR SUPPLIER

HWL-2
 3 BUTTS 4-1/2 X 4-1/2 626 ND10FD, LEVER HANDLE, 626 WALL TYPE
 1 LOCKSET
 1 STOP

HWL-3
 3 BUTTS 4-1/2 X 4-1/2 626 ND10B, LEVER HANDLE, 626 WALL TYPE
 1 PASSAGE SET
 1 STOP



GLAZING

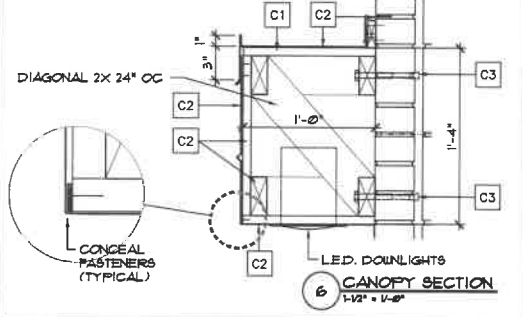
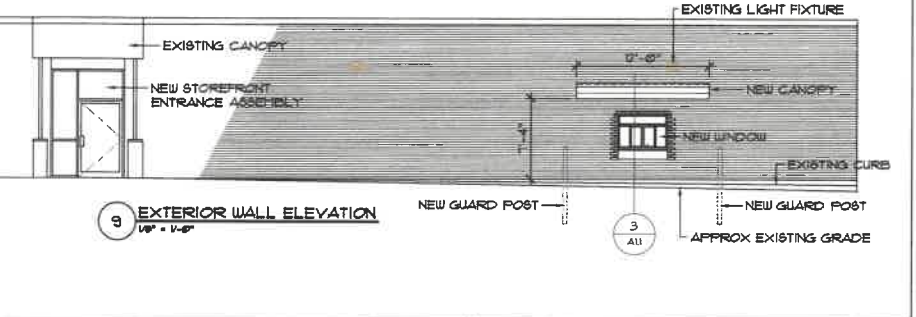
- ▲ 1" TEMPERED CLEAR INSULATING GLASS
- 1" CLEAR INSULATING GLASS

HARDWARE BY STOREFRONT CONTRACTOR

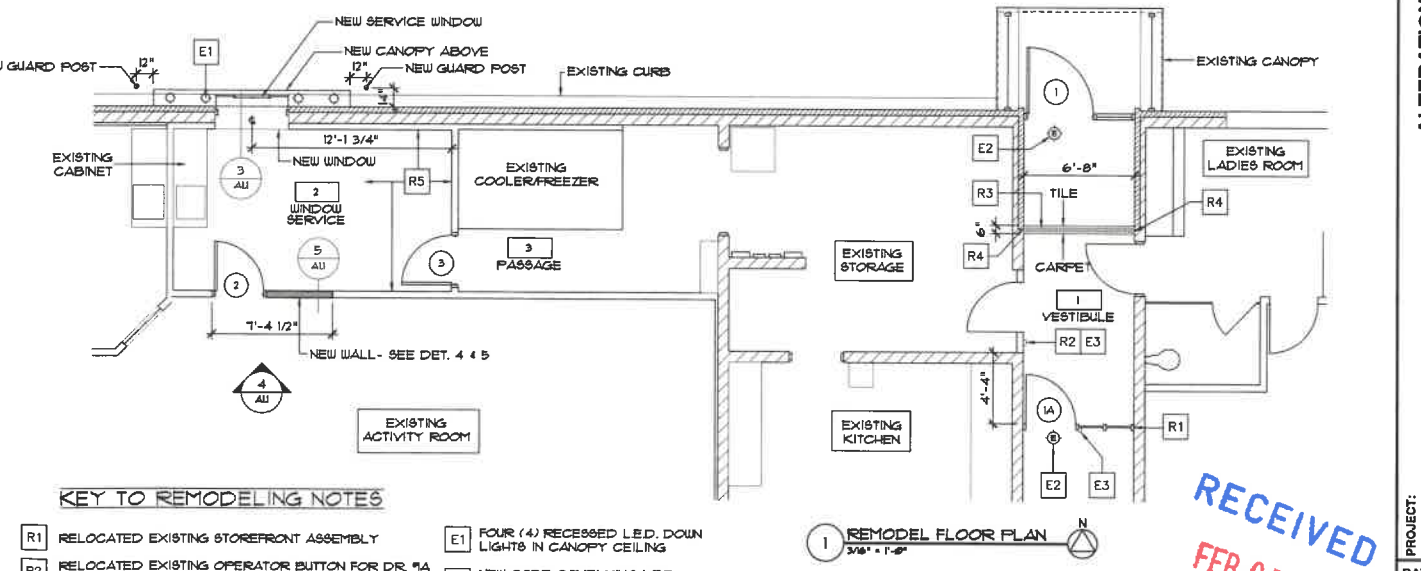
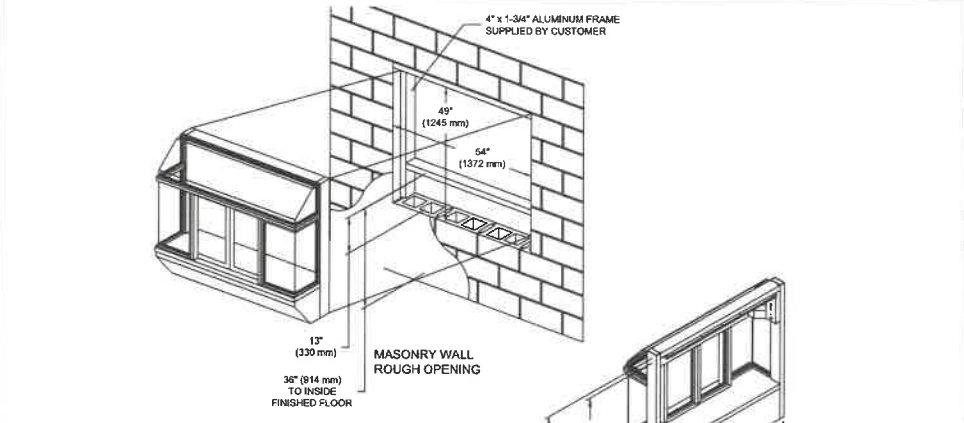
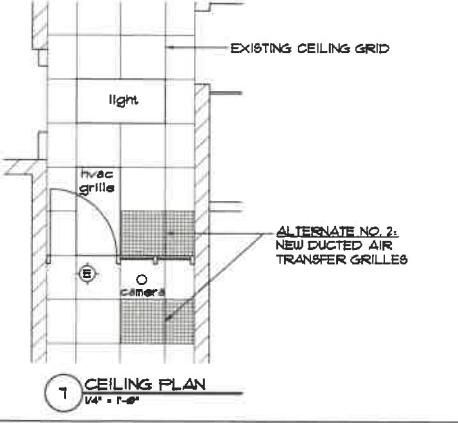
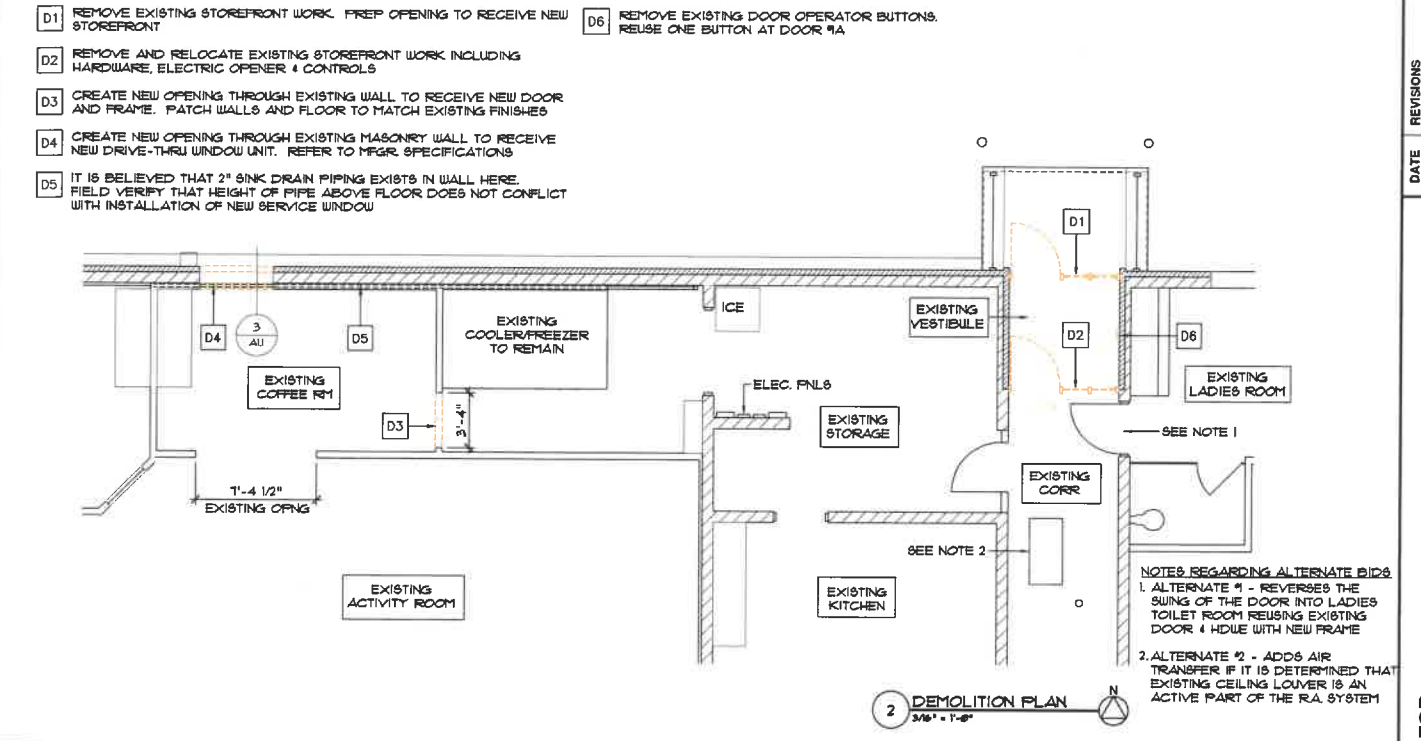
CONTINUOUS GEARED HINGE
 PANIC HARDWARE
 SURFACE MOUNTED CLOSER
 ARCHITECT'S CLASSIC PUSH/PULLS
 ADA COMPLIANT THRESHOLD
 BULB WEATHERSTRIPPING IN FRAME

AUTOMATIC DOOR OPENING / CLOSING

STANLEY "MAGIC-SWING" AUTOMATIC DOOR OPERATOR



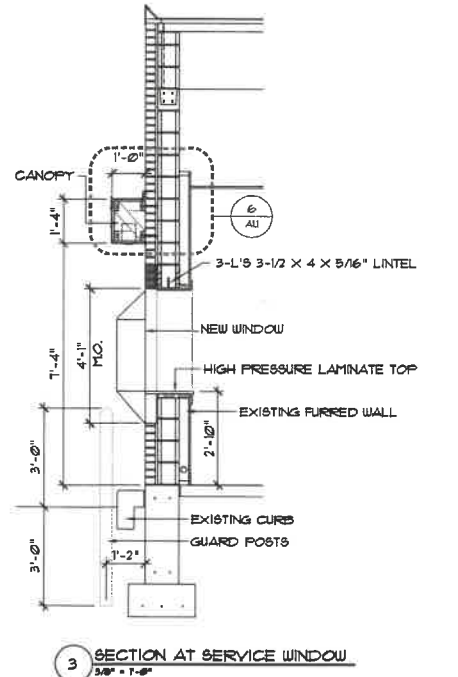
KEY TO DEMOLITION NOTES



KEY TO REMODELING NOTES

R1 RELOCATED EXISTING STOREFRONT ASSEMBLY
 R2 RELOCATED EXISTING OPERATOR BUTTON FOR DR. #A FIELD VERIFY WIRING CHANGES REQUIRED
 R3 PATCH FLOOR W/ CERAMIC TILE TO MATCH EXISTING
 R4 PATCH/PAIN WALL TO MATCH EXISTING
 R5 REPAINT ALL WALLS IN ROOM #2

E1 FOUR (4) RECESSED L.E.D. DOWN LIGHTS IN CANOPY CEILING
 E2 NEW CODE COMPLYING L.E.D. EXIT SIGN
 E3 WIRE TO DOOR OP. BUTTONS



SERVICE OPENING ADJUSTS TO 12"W X 23"H FROM THE PUSH OF A BUTTON.

GLAZING ROUGH OPENING = 50" W (1270 mm) X 34-1/4" H (870 mm)
 MASONRY ROUGH OPENING = 54" W (1372 mm) X 49-1/4" H (1251 mm)

NOTE: THESE DETAILS ARE TAKEN FROM THE MANUFACTURER'S STANDARD INSTALLATION DRAWINGS AND INTENDED TO BE GENERAL INFORMATION AND DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO INSTALL THE WINDOW IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND EXISTING BUILDING CONDITIONS

DATE REVISIONS

SMI CIVIL AND STRUCTURAL ENGINEERS
 102 REVERE DRIVE
 MANITOWOC, WI 54220-3147
 PHONE: (920) 684-5553
 www.smi-manitowoc.com

ALTERATIONS FOR TWO RIVERS SENIOR CENTER
 1520 17TH STREET - TWO RIVERS, WI 54241

CITY OF TWO RIVERS, WISCONSIN
 1717 EAST PARK STREET
 TWO RIVERS, WI 54241

PROJECT: ALTERATIONS FOR TWO RIVERS SENIOR CENTER
 DATE: 1-6-22
 DRAWN BY: GM/JG
 JOB NO.: 21-303-BU
 SHEET: A1.1

WORK IN PROGRESS - NOT FOR CONSTRUCTION

RECEIVED
 FEB 07 2022

DRAFT - 02/14/2022

ORDINANCE

AN ORDINANCE to amend Municipal Code Sections 10-1-20 and 10-1-21, entitled " R-1 Single-Family Residence District and R-2 Single- and Double-Family Residence District" to include Conservation Subdivision as a conditional use. These provisions were unintentionally deleted during the 2020 code codification process.

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

SECTION 1. That Section 10-1-20A of the Municipal Code shall hereby be amended as follows:

- (10) Conditional uses.
 - (d) Conservation subdivision.

and to renumber subsequent sections as appropriate.

SECTION 2. That Section 10-1-21A of the Municipal Code shall hereby be amended as follows:

- (5) Conditional uses.
 - (c) Conservation subdivision.

and to renumber subsequent sections as appropriate.

SECTION 3. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this 7th day of March, 2021.

Adam Wachowski
President, City Council

Gregory E. Buckley
City Manager

Attest:

Jamie Jackson
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney



TO: Plan Commission

FROM: E. Runge, Planner
V. Berg, Zoning Administrator

DATE: February 9, 2022

RE: Review of Ordinance Regulating the Enforcement of Public Nuisances

Section 9-6-4C, entitled "Responsibilities of owners", requires an owner to maintain dwelling and nondwelling structures to prevent the structure from becoming a harborage for rodents and shall be kept in a reasonably good state of maintenance and repair. Exterior wood surfaces should be properly protected from the elements and against decay. Fences shall be kept in a reasonably good state of repair or shall be removed.

Section 9-6-4C addresses the exterior condition of all structures and fences. The existing language allows for enforcement over a broad variety of maintenance issues.

The only change to the ordinance staff is recommending for Plan Commission to consider is to allow public nuisance violation notices to be sent by first class mail. Certified mail takes approximately four weeks to be returned unclaimed by the postmaster.

The attached draft ordinance shows the text amendment staff is proposing.

DRAFT - 02/14/2022

ORDINANCE

AN ORDINANCE to amend Municipal Code Section 9-6-5B(4), entitled "Enforcement " to allow notices regarding public nuisance violations to be sent first class mail to the owner, agent or occupant of the premises affected by the notice.

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

SECTION 1. That Section 9-6-5B(4) of the Municipal Code shall hereby be amended as follows:

- (4) Be served upon the owner, his agent or the occupant, provided the notice shall be deemed to properly served upon the owner agent or occupant if a copy if service upon him personally, ***sent by first class mail to his last-known address***, sent by certified mail to his last-known address or if a copy thereof is posted in a conspicuous place on the premises affected by then notice, or if he is served with such notice by any other method authorized of required under state law.

and to renumber subsequent sections as appropriate.

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

Dated this 21st day of February, 2022.

Adam Wachowski
President, City Council

Gregory E. Buckley
City Manager

Attest:

Jamie Jackson
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney