



LAND DEVELOPMENT APPLICATION

APPLICANT DALE ESUNGER TELEPHONE 920-973-4204

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

PROPERTY OWNER LAMB PROPERTIES TELEPHONE 920-973-4204

MAILING ADDRESS 717 WASHINGTON ST. MISHICOS 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 _____



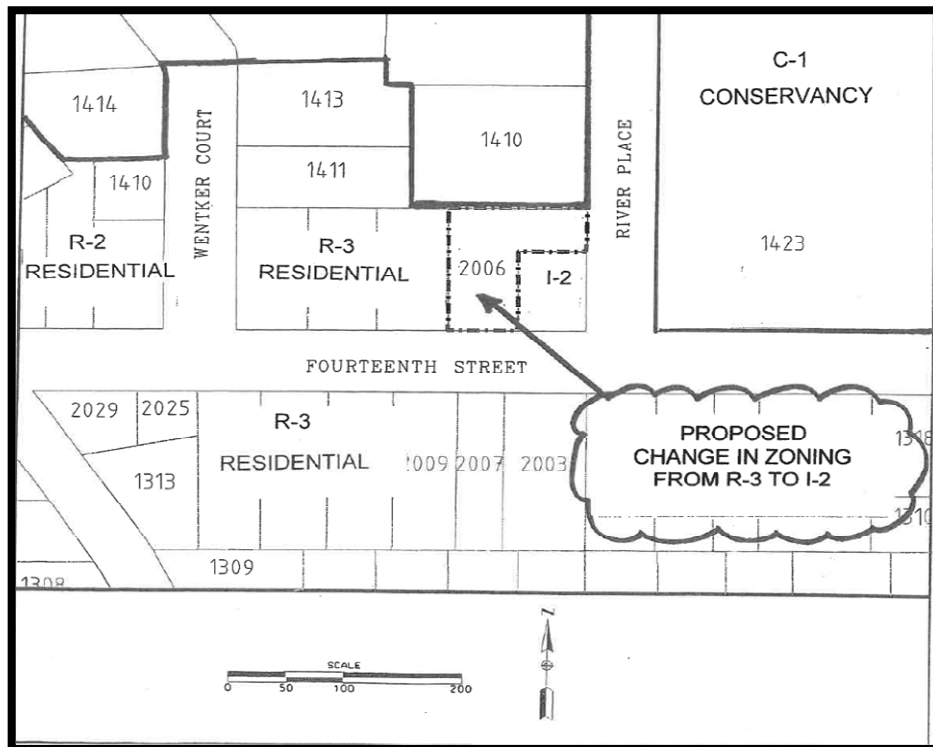
PLAN COMMISSION

Action: Rezoning Request from Industrial District to Business District
Location: 2004 14th Street
Current Zoning: Industrial (I-2)
Date: April 8, 2024

The owner of this property is requesting a rezoning of this property from Industrial (I-2) to Business (B-1) to allow for a building on the property to be rented for a commercial use. The use of cabinet making is a conditional use under the B-1 zoning district. The commercial rental is not permitted under the current zoning of the Industrial zoning. (I-2)

Background

This owner in 2017 requested a re-zoning of this same property from Residential (R-3) to Industrial as the owner operates a cabinet building business. Industrial zoning is in keeping with that type of business. That zoning is also in keeping with the industrial zoning to east and to the north.





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



Recommended Action:

The re-zoning request is to facilitate the same use with the addition of a rental use at this property. At the time of application, the owner has indicated the proposed tenant would operate a tattoo parlor. This is also a conditional use.

The Conditional Use application for applicant and any sequent tenant any subsequent tenant of the applicant will be acted upon after the actions are taken regarding the zoning request for 2006 14th Street to be re-zoned from Industrial to Business (B-1).

The City's Comprehensive Plan Update indicates that this location within the City is planned for Commercial and Service Business therefore staff recommends a rezoning.



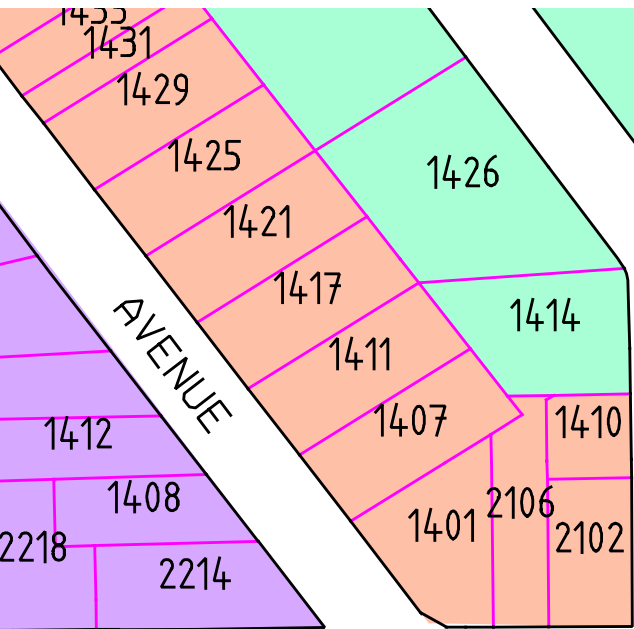
www.two-rivers.org



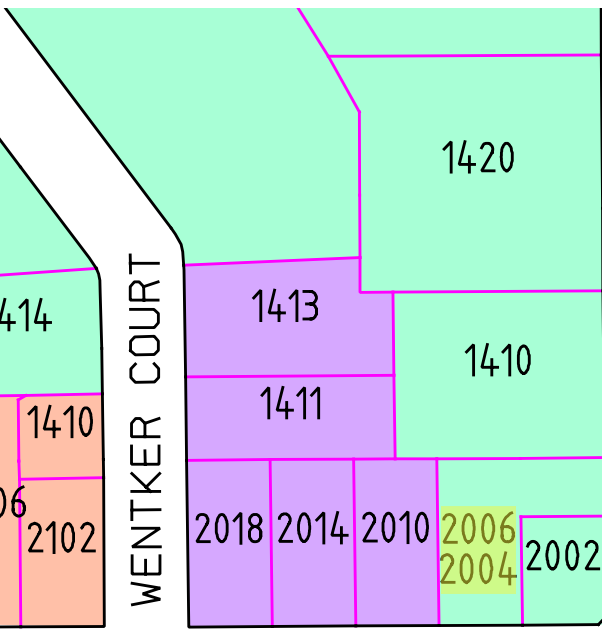
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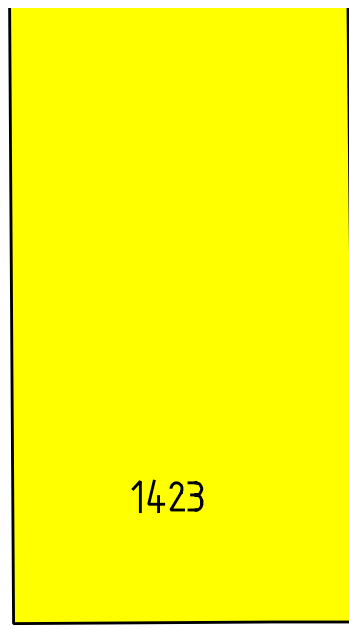
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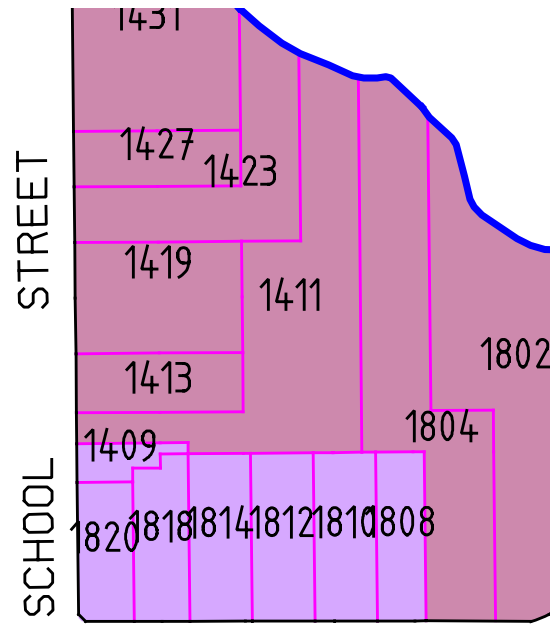
URTEENTH



STREET



RIVER PLACE



SCHOOL STREET

FOURTEENTH STREET

