



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Annie/Joe Baeten / Baeten Lakeshore Properties, LLC TELEPHONE 920-621-1437

MAILING ADDRESS 1522 Monroe Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Baeten Lakeshore Properties, LLC TELEPHONE 920-621-1437

MAILING ADDRESS 1522 Monroe Street Two Rivers WI 54241
(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 1509 Monroe Street TYPE OF STRUCTURE None

PRESENT ZONING WB REQUESTED ZONING Same

PROPOSED LAND USE Boat Rentals

PARCEL # 0000740210 ACREAGE 0.608

LEGAL DESCRIPTION TRACT 1 OF CSM V 12 P 163 PT LOTS 5 THRU 7 BLK 73 PT OF LOTS 1 THRU 4 BLK 74 PT OF LOT 1 BLK 75 & PT OF VAC MONROE & W RIVER STS

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] Date 1-10-2023
(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 _____
Date Fee(s) Paid _____
Plan(s) Submittal Date _____
Plan Comm Appearance _____

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

**CONDITIONAL USE
PERMIT
City of Two Rivers**

Document Number

Permit No. 2023-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1900 School Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

**ORIG PLAT TRACT 1 OF CSM V 12 P 163 PT LOTS 5
THRU 7 BLK 73 PT OF LOTS 1 THRU 4 BLK 74 PT OF
LOT 1 BLK 75 & PT OF VAC MONROE & W RIVER
STS** 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: 053-000-074-021.00

Zoning Classification of the Premises is: (WF) Waterfront Business District
Mailing Address of the Premises is: 1509 Monroe Street, 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 the operation of a boat rental operation .

Permitted by action of the City Council of the City of Two Rivers on March 20, 2023

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 City's Zoning Code.
4. Operation of the use permitted shall be in strict conformity to the Site Plan filed in connection with the Petition for this Permit and said plan is 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 Baeten Lakeshore Properties, LLC for the 1509 Boat rental operations and shall lapse upon a change in ownership of the business, tenancy of the subject premises or if the land uses cease operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.
7. Conditions of Operations:
 - a. Hours of operation of 1509 Monroe Street, Baeten Lakeshore Properties, LLC: 9AM - 6PM seven days a week.
 - b. Operator of boats shall be the legal age to operate under Wisconsin law.
 - c. Renter and passengers of boats shall follow all water safety regulations per the Wisconsin Department of

Natural Resources (WDNR).

- d. No rentals shall be made to anyone suspected of intoxication or drug use.
- e. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted on any boat or the premises.
- f. There shall not be anything willfully or negligently that may be or become an annoyance or public nuisance.
- h. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used in, on or about a boat, except for small quantities of gasoline or motor oil necessities, necessary for motors used on boats.
- i. No sales or service of boats are permitted on the property.
- j. All boats rented shall be equipped as provided by Wis. Stat. Section 30.62.

SIGNATURES OF PROPERTY OWNER AND PERMITEE:

As Owners of the Subject Property, we accept and understand the above described conditions.

Joe Baeten

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Joe Baeten to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Lisa Kuehn, Deputy Clerk

Notary Public, Manitowoc County, Wisconsin
My commission expires:

SIGNATURES - CITY OF TWO RIVERS

Lisa Kuehn, Deputy Clerk

Adam Wachowski, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Joe Baeten known to be the person who executed the foregoing instrument and acknowledge the same.

Adam Taylor

Notary Public, Manitowoc County, Wisconsin
My commission expires:

THIS INSTRUMENT WAS DRAFTED BY: Elizabeth Runge, Community Development Director

PLAN OF OPERATION

Conditional Use Permit Application
1509 Monroe Street, Two Rivers, WI 54241
Parcel #: 0000740210



Contact Information

Baeten Lakeshore Properties, LLC
Joe Baeten, Member
(920) 621-1437
Joseph.Baeten@gmail.com

Property

The property is located between 16th and Monroe Streets and the West Twin River. The property has a single facility residential home, fish cleaning station, 10 docks or 20 slips, ramp with access to the West Twin River and parking stalls. The residential home also includes a full-service bathroom that serves the marina tenants. Boat slips east of the ramp have water and electricity hook ups and slips to the west of the ramp do not have these amenities available.

The property is current use includes season dock slip rentals. In addition, the residential home is utilized as a rental.

Proposed Project

This condition use request is for allowing boat rental activities (i.e. change in use). No new structures or improvements to existing structures is being proposed with this request.

Intensity of Use

Customers: It's anticipated during the season there could be 24-32 customers daily. The season starts May 15th and runs through September so an estimated 3,500-4,000 unique customers will utilize the rental activities provided.

Employees: Boat rentals at the marina will be owned and operated by the business moving into 1522 Monroe Street. This business will provide a variety of rental options and retail space in addition to boat rentals. It's anticipated 2-3 full time employees (year-round) and 3-5 part time employees (during the summer months) will be employed.

Hours of Operation: Boat rentals will be offered on both an hourly and daily basis. The anticipated hours for hourly rentals are from 7 am to 8 pm during the summer season (May through September) with some possible earlier and later times depending on sunrise and sunset. Daily rentals will have access to the site/boats all day. Outside of the operating months, no activities will be occurring.

Physical Factors

This use will not result in any physical changes to the property or environment.

Public Safety

Fire/EMS/Police: This change will attract people who are not as familiar with boats and being around water compared to the current tenants who utilize the property. In response, docks servicing boat rentals will include handrails and lifebuoys and all rental boats will include life vests. Additional training information related to water safety will also be provided to customers prior to use.

Parking: The property currently has 18 parking stalls. In addition, the property directly to the north, which is owned by the same company, includes 7 parking stalls and there are also 3 on street parking stalls on Monroe Street south of 16th. It's anticipated there will be ample parking to support the proposed use.

Utilities

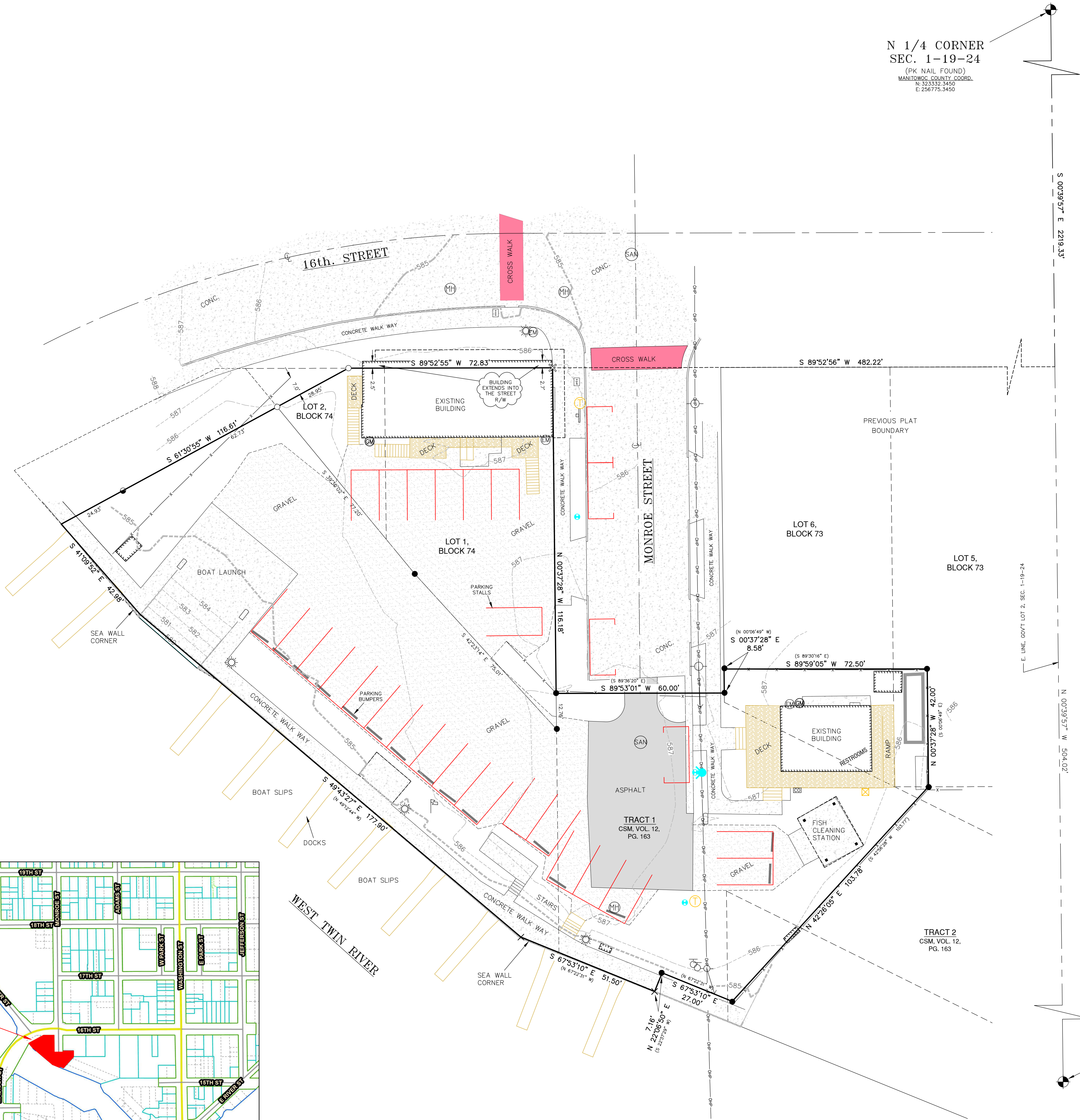
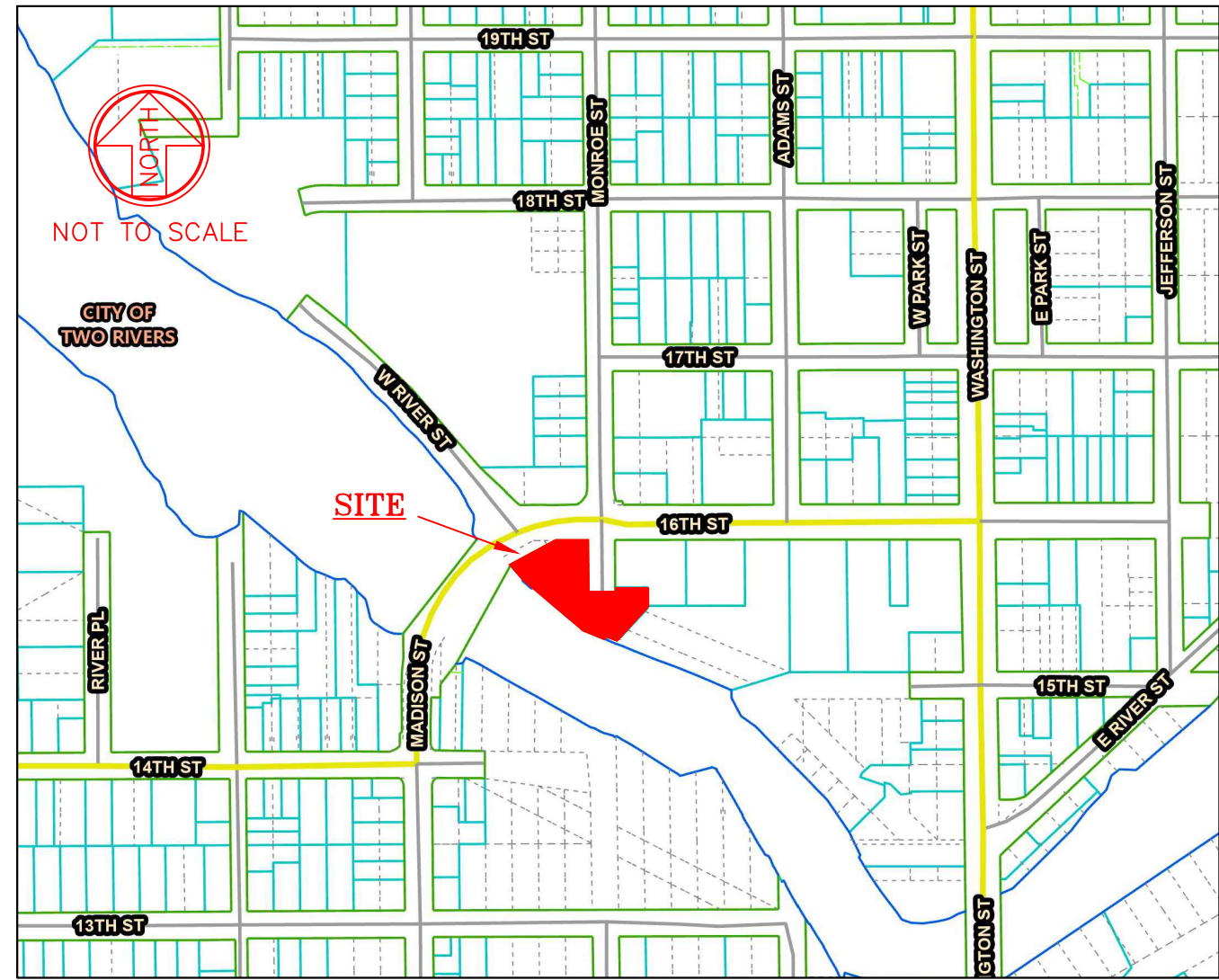
Electric, Sewer, & Water: Customers of the boat rentals will utilize electric, sewer and water services when at the site. Usage of these services should not increase much more than what is currently used. It's anticipated that the available services will be adequate to support this use.

Economic Impacts

Job Creation: As mentioned earlier, this change in use will support a business that will be adding 2-3 full time employees (year-round) and 3-5 part time employees (during the summer months). In addition, this activity will rely on local services such as boat maintenance and repair, cleaning, property maintenance, and advertising.

Aesthetics

Outdoor Use: The use of boat rentals will occur outdoors only. To achieve the highest customer experience, improvements to the properties landscaping and improved maintenance of the existing structures will likely occur resulting in better aesthetics.



- LEGEND**
- | | |
|---|------------------------------------|
| ○ = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT | ⊞ = EXISTING STREET LIGHT |
| ● = EXISTING 1" IRON PIPE | ⊞ = EXISTING POWER POLE |
| ⦿ = EXISTING ROD | ⊞ = EXISTING ELECTRIC METER |
| ⊞ = CHISELED "X" SET | ⊞ = EXISTING LIGHT POLE |
| ⊞ = EXISTING CHISELED "X" | ⊞ = EXISTING GAS METER |
| ⊞ = VENT | ⊞ = EXISTING POWER POLE W/GUY WIRE |
| ⊞ = BALLARD | ⊞ = EXISTING TELEPHONE PEDESTAL |
| ⊞ = EXISTING SANITARY MANHOLE | ⊞ = EXISTING TRAFFIC SIGN |
| ⊞ = EXISTING ELECTRIC MANHOLE | ⊞ = WATER VALVE |
| ⊞ = EXISTING MANHOLE | ⊞ = EXISTING HYDRANT |
| ⊞ = EXISTING TELEPHONE MANHOLE | ⊞ = CLEAN OUT VALVE |
| | (0000) = "RECORDED AS" DIMENSIONS |
| | ⊞ = BUILDING OVERHANG |
| | ⊞ = OVERHEAD POWER LINE |
| | ⊞ = FENCE |

PARKING STALLS
25 - STALLS AVAILABLE ON SITE
3 - STALLS AVAILABLE ON STREET

TOTAL AREA:
33,466 Sq. Ft.
0.768 Ac.

DESCRIPTION:
Part of Tract 1 of a certified survey map recorded in volume 12, page 163, and that portion of Lots 1 and 2 of Block 74 of the Original Plat of the City of Two Rivers, lying north of said Tract 1; Excepting therefrom the lands described in volume 2231, page 662 #1018872 and volume 2238, page 107 #1020074, all located in Government Lot 2 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, now described as follows:

Commencing at the N 1/4 Corner of said Section 1; Thence S 00°39'57" E, 2219.33 feet; Thence S 89°52'55" W, 482.22 feet to the northeast corner of said Block 74 being the point of beginning; Thence continuing S 89°52'55" W, 72.83 feet coincident with the north line of said Block 74; Thence S 61°30'55" W, 116.61 feet to the shoreline as established by said Certified Survey Map; Thence S 41°09'52" E, 42.98 feet; Thence S 49°43'27" E, 177.90 feet; Thence S 67°53'03" E, 51.50 feet; Thence N 22°06'50" E, 7.16 feet; Thence S 67°53'10" E, 27.00 feet; Thence N 42°26'05" E, 103.77 feet; Thence N 00°37'28" W, 42.00 feet; Thence S 89°59'05" W, 72.50 feet; Thence S 00°37'28" E, 8.58 feet; Thence S 89°53'01" W, 60.00 feet; Thence N 00°37'28" W, 116.18 feet to the point of beginning.

Said parcel contains 33,466 Square Feet (0.768 Acres) of land.

SURVEY NOTE:
This survey does not show existing easements that cross the property. Parking stalls are based on existing parking bumpers or available space.

SURVEYORS CERTIFICATE:
I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

DATE: 1/6/2023
JEFFREY A. DEZEEUW
S-2284
MANITOWOC
WI
LAND SURVEYOR

CENTER CORNER
SEC. 1-19-24
(PK NAIL FOUND)
MANITOWOC COUNTY COORD.
N 32°33'32.3450
E 256776.3450

PLAT OF SURVEY
PART OF TRACT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 12, PAGE 163, AND THAT PORTION OF LOTS 1 AND 2 OF BLOCK 74 OF THE ORIGINAL PLAT OF THE CITY OF TWO RIVERS, LYING NORTH OF SAID TRACT 1; EXCEPTING THEREFROM THE LANDS DESCRIBED IN VOLUME 2231, PAGE 662 #1018872 AND VOLUME 2238, PAGE 107 #1020074, ALL LOCATED IN GOVERNMENT LOT 2 OF SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

JOE BAFTEN
1522 MONROE STREET
TWO RIVERS, WI 54241

NOT TO SCALE
CITY OF TWO RIVERS
SITE

FIELD WORK COMPLETION DATE: 11/23/2022
DRAWN BY: JAD/BLB
JOB NO.: S590022
CAD FILE: DWG/CITY/IR/BAFTEN/S590022
SCALE: 1" = 20'

Corner Point
A DIVISION OF
3301 S. 24th Street
PO BOX 2420
PO 53002-0205

LEGEND

District Zoning Map 2020
Zoning as of January 1, 2020

Conservancy Districts

- C-1 Conservancy
- C-2 Conservancy

Residential Districts

- R-1 1-Family Residential
- R-2 1-2 Family Residential
- R-3 1-2 Family Residential
- R-4 Multi-Family Residential
- CSD Conservation Subdivision District
- PUD Planned Unit Development
- PDD Planned Development District
- TND Traditional Neighborhood Development

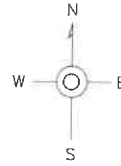
Business Districts

- B-1 Business District
- B-2 Business District
- B-3 Business District
- IPF Institutional/Public Facilities District
- OSB Office Service Business District
- WFB Waterfront Business District

Industrial Districts

- I-1 Industrial District
- I-2 Industrial District
- I-3 Industrial District

City Limits



CITY OF TWO RIVERS WISCONSIN



Population 11,466

as of
January 1, 2019

City Engineer's Office

NOTE: ZONING DISTRICTS EXTEND
TO CENTERLINE OF STREET
RIGHT OF WAYS PER CITY
ORDINANCE 10-1-3

