



**MINUTES**

**1. CALL TO ORDER**

Greg Buckley called the meeting to order at 5:30 PM.

**2. ROLL CALL**

Present (Plan Commission): Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Present (City Council): Mark Bittner, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, and Adam Wachowski.

Excused: Doug Brandt and Shannon Derby.

Also Present: Joe Bronoski, Basudev Adhikari, Aryan Karki, Tracey Koach and Recording Secretary Adam Taylor.

**3. ACTION ITEMS**

**A. Request for a Conditional Use Permit for assisted living, congregate housing, and a residential care facility for the elderly located at 2500 Garfield Street, in the IPF Institutional/Public Facilities District, submitted by NHS 1 Hamilton Drive LLC (applicant and owner).**

A new owner has taken ownership of the Northland Lodge Facility property; therefore, a new conditional use permit is required.

A motion was made to recommend the Conditional Use Permit to the City Council.

Motion made by Wachowski, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

**B. Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Quasius Construction, Inc.**

The proposed project includes two multi-family apartment buildings with attached garages. Each building is three stories consisting of (8) one-bedroom units and (18) two-bedroom units. There are fifteen (15) single-stall garages and one parking stall in front of the designated garage in each building. Additional parking spaces are provided in the parking lot.

Updated plans were submitted following the discussion at the November Plan Commission meeting. Most notably there were changes to the site plan and landscaping plan. The site will include landscape features in the space between the parking lot and the right of way. There will also be a meandering sidewalk that will be both in the public right-of-way and on private property. The plans contained updated curbing to better delineate the driving and parking areas.

A motion was made to recommend approval of the plan to City Council with the following conditions:

--Written concurrence from the owner and tenant of the adjacent Dollar General Store at 3022 Mishicot Road that the Site Plan as Approved by the Plan Commission is acceptable to each of those parties.

--Provision of permanent easements, in a form acceptable to the City, to allow for the placement of public sidewalks as shown on the Site Plan, to the extent that such sidewalks, to be installed and maintained at the expense of the Developer, are located on private property.

Motion made by Wachowski, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

#### **4. ADJOURNMENT**

Motion to adjourn at 5:58 PM.

Plan Commission:

Motion made by Koach, seconded by Inman.

Motion approved by voice vote, with all members voting in favor.

City Council:

Motion made by D. LeClair, seconded by B. LeClair.

Motion approved by voice vote, with all members voting in favor.

Respectfully submitted, Adam Taylor, Recording Secretary



**TWO RIVERS**  
WISCONSIN

**LAND DEVELOPMENT APPLICATION**

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

MAILING ADDRESS 1202A North 8th Street, PO Box 727 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 P.U.D. REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.426

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 [Signature] Date 11/25/24  
(Property Owner) Agent  
OF OWNER - QUASIUS CONSTRUCTION

<u>Fee Required</u>	<u>Schedule</u>
\$ 350 Comprehensive Plan Amendment	Application Submittal Date _____
\$ 1/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)	Date Fee(s) Paid _____
\$ 1/b/d CSM Review (\$10 lot/\$30 min)	Plan(s) Submittal Date _____
Subdivision Plat (fee to be determined)	Plan Comm Appearance _____
\$ 350 Zoning District Change	
\$ 350 Conditional Use	
\$ 1/b/d Annexation Request (State Processing Fees Apply)	
\$ 350 Variance/Board of Appeals	
\$ 1/b/d Other	

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



SITE NARRATIVE – Architectural Review and Conditional Use Application

November 25, 2024

PROJECT NAME AND ADDRESS:

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

ESTIMATED PROJECT COST: \$8.4M

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:

PUD

EXISTING SITE CONDITIONS/LAND USE:

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

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (reference plans included with submittal)
- New Buildings to be (2) 3-story, 26 unit multifamily buildings

SITE SELECTION

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

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

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

OUTDOOR STORAGE:

- No outside storage will be allowed.
- Reference the site plan for dumpster location for garbage management. The dumpster enclosure materials will compliment the exterior of the apartment buildings.

SITE LIGHTING:

- All exterior lighting will be wall packs on the exterior walls of the apartments to illuminate the garage/entry areas for safety and security. Coach lighting at the exterior decks. Please reference the photometric plan submitted for lighting locations and lighting level information.
- No lighting will leave the property./

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 the back side of the building.









NO. REVISIONS  
DATE



**Issue Dates**  
 11/15/24  
 11/20/24  
 11/20/24  
 CITY OF TWO RIVERS  
 3000 FOREST AVENUE  
 MULTIFAMILY RESIDENTIAL DEVELOPMENT  
 DRAWN 10/23/24

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

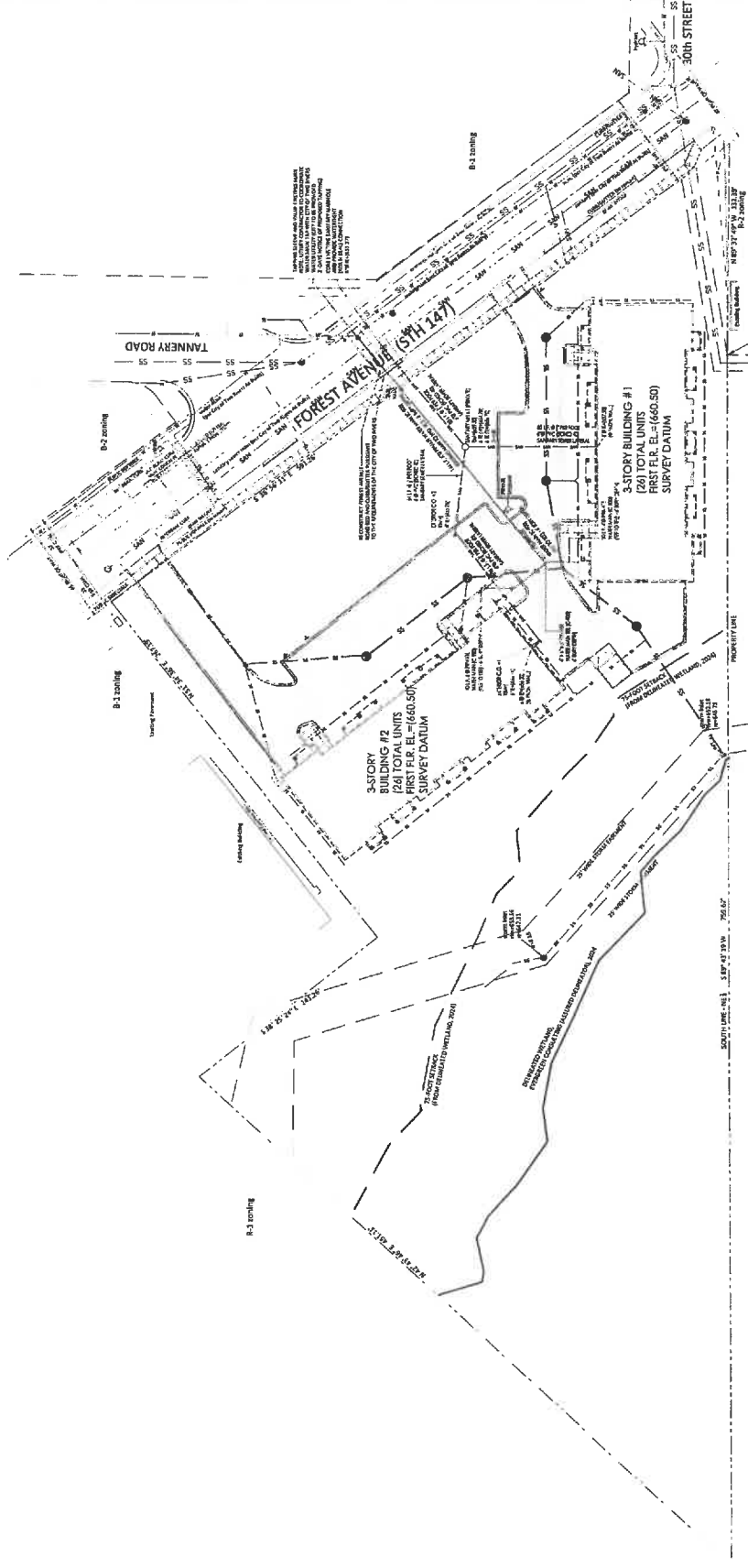
**SHEET TITLE**  
**3000 FOREST AVENUE**  
**CITY OF TWO RIVERS, WISCONSIN**

**DRAWN BY**  
**CHECKED BY**

**DATE**  
 10/22/2024


**PROJECT NO.**  
 2023-15

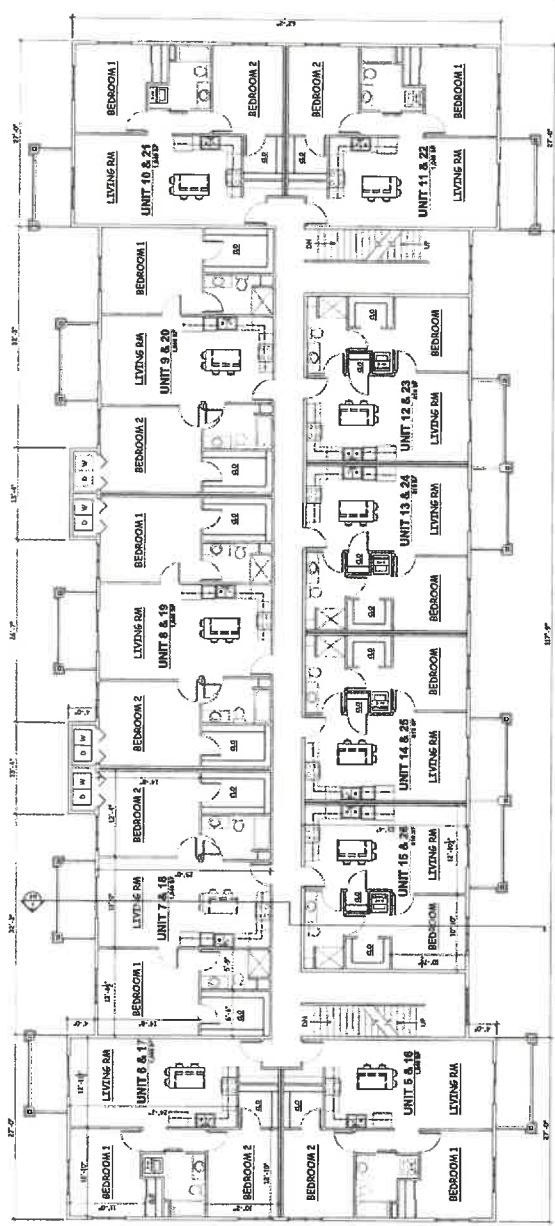
**SHEET NO.**  
**C6**



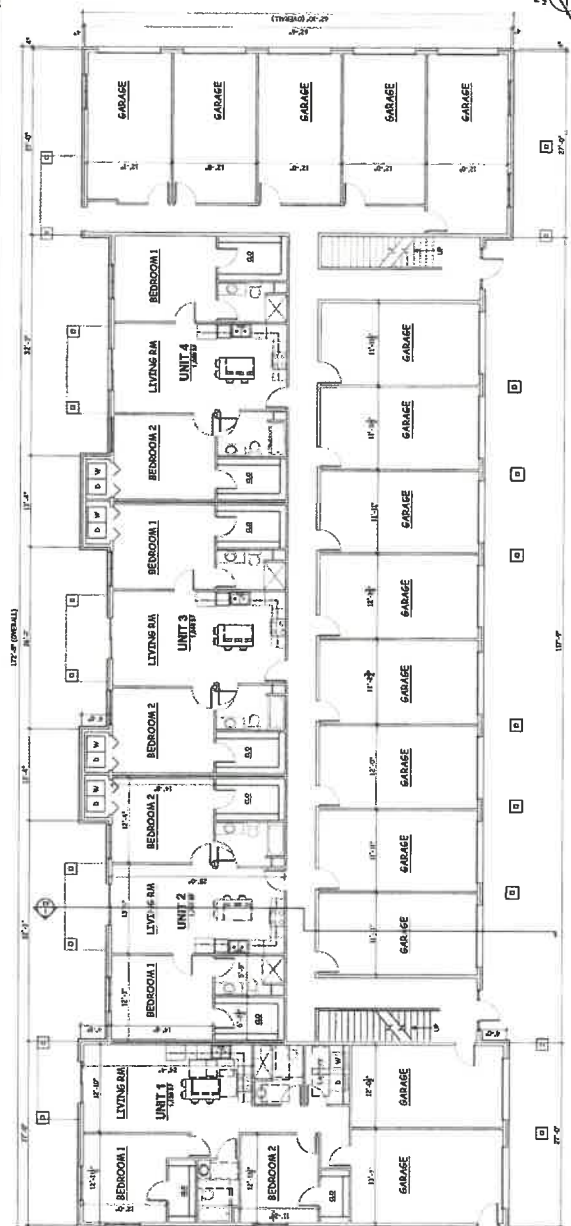
**SITE UTILITY PLAN**  
 1"=20'

**CALL DIGGERS' HOTLINE**  
 1-800-242-8511

 **NO DIGGING**  
 VERIFY ALL UTILITIES BEFORE ANY EXCAVATION WORK.  
 VERIFY ALL UTILITIES BEFORE ANY EXCAVATION WORK.  
 VERIFY ALL UTILITIES BEFORE ANY EXCAVATION WORK.



SECOND & THIRD FLOOR PLANS

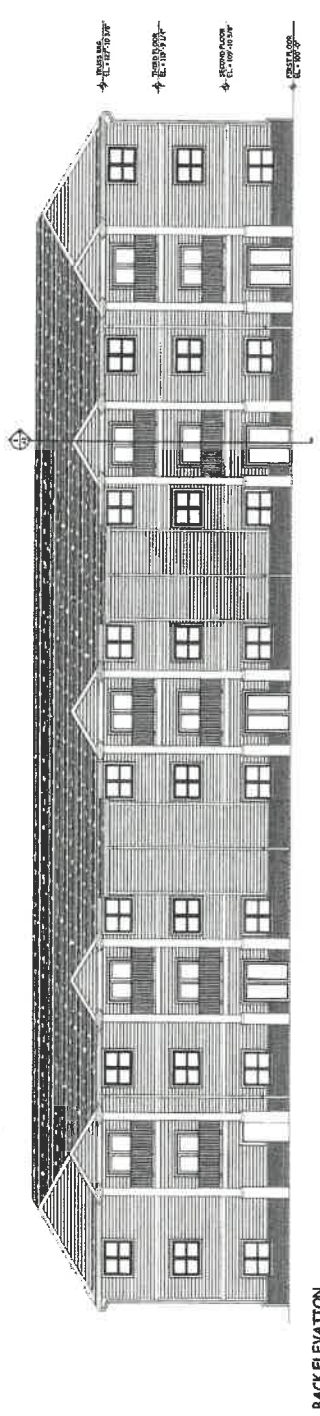


FIRST FLOOR PLAN

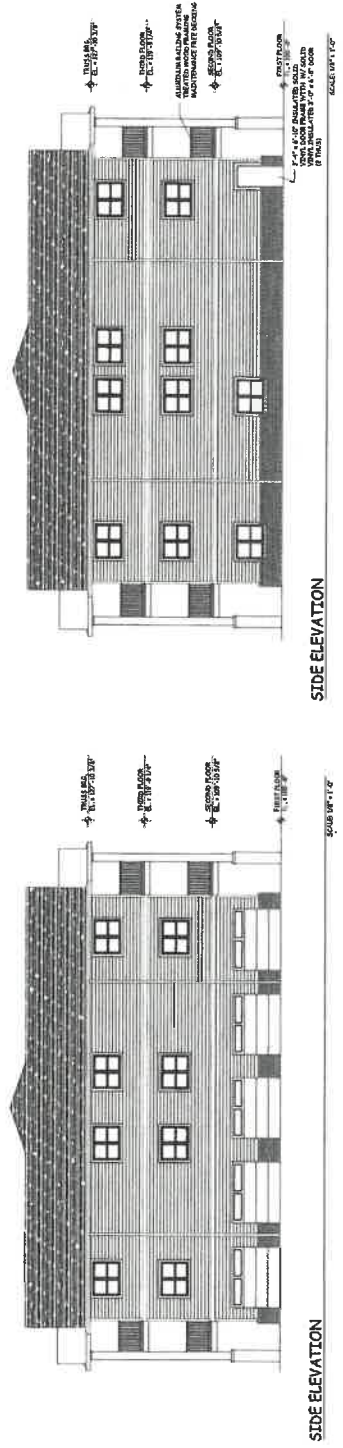
NAME & POSITION



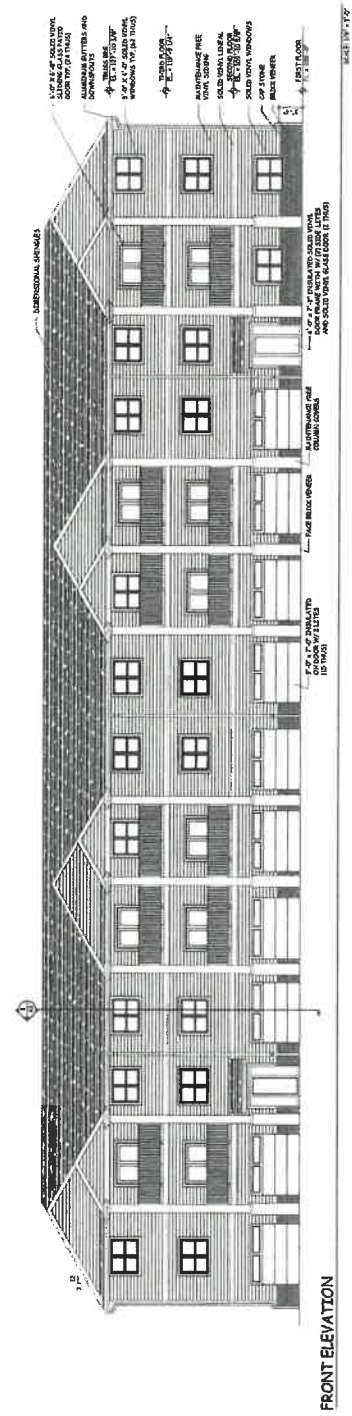
"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



BACK ELEVATION



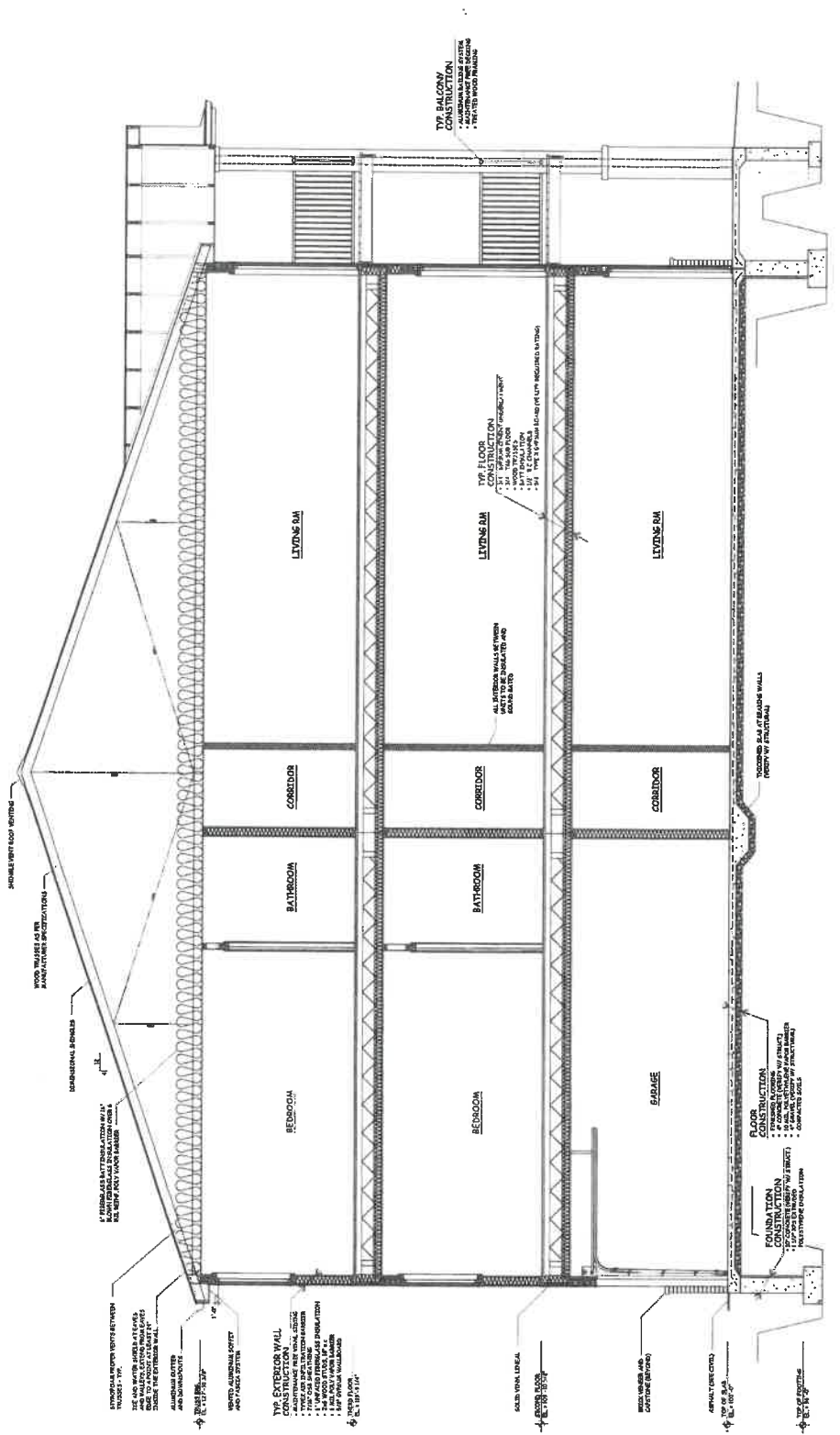
SIDE ELEVATION



FRONT ELEVATION

Notes & Schedule

Client Name



**1 PRELIMINARY BUILDING SECTION**  
A3

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

Project Number  
2024XX

Date  
05 DECEMBER, 2024

Created By  
AMM  
95  
**TWO RIVERS APARTMENTS**

Client Name

Home & Gardens



"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



# A5

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Project number:  
Date:  
Drawing:  
Checked by:

2024JC  
06 DECEMBER, 2024  
ANM  
GJ

TWO RIVERS APARTMENTS

Client Name

## CONCEPT RENDERINGS

Made & Revised

