



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT ACE Building Service Inc (Jeff Gordon) TELEPHONE 920-374-1538 (Jeff)

MAILING ADDRESS 3510 S 26th Street, Manitowoc, WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Rogers St Fishing Village (Bonnie Timm) TELEPHONE 920-793-2556 (Bonnie)

MAILING ADDRESS 2102 Jackson St, PO Box 33, Two Rivers, WI 54241
(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 (General Contractor)

PROJECT LOCATION 2010 Rogers Street TYPE OF STRUCTURE Wood Framed

PRESENT ZONING WFB - Waterfront Business REQUESTED ZONING N/A

PROPOSED LAND USE no change in land use requested - new building to be used for storage

PARCEL # 152-002-040-4 ACREAGE _____

LEGAL DESCRIPTION RESUB OF ORIG BLKS 19 & 20 LOT 3, 4 & 5 BLK 2

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 Bonnie L Timm, Treasurer Date 6/27/24
(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 _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ 350 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



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Manitowoc County Parcel Viewer





PLAN COMMISSION

Action: Conditional Use Application & S&A Review
Location: 2010 Rogers Street
Current Zoning: Waterfront Business (WFB)
Date: July 8, 2024

The owner of this property is requesting a Conditional Use Permit for a museum storage building. Museums are listed as a conditional use in the WFB District.

Background

This site previously contained two storage buildings, which were used by Rogers Street Fishing Village Museum. The structures were dilapidated, so the owner demolished them both with a plan to construct a new storage building.

The storage building will be used for storing Museum materials. The building has a restroom, which will serve the existing marina. Below is an image of the site before the buildings were demolished.





June 14, 2024

City Building Inspections Office
1717 E Park Street
Two Rivers WI 54241

RE: Rogers Street Fishing Village
New storage building @ 2010 Rogers St

To Whom It May Concern:

The proposed storage building will replace (2) original decrepit buildings that were recently demolished. Metal wall and roof panels will be installed for the exterior finish, with colors that match the brown roofs and green walls of other existing buildings on this site. This project will result in a more aesthetically appealing south end of the Fishing Village property for the adjoining neighborhood.

This new building will be slightly less in area than the combined area of the (2) original buildings and will yield additional parking area along the water for the fishermen who rent the Fishing Village's docks. The site around the perimeter of the new building will remain gravel (matching existing), aside from (2) concrete driveways that will extend from the east overhead doors out to the gutter line of the street (no curb on Rogers Street). The project results in no change to the impervious area of the site, and no change to the drainage pattern of rainwater or melting snow.

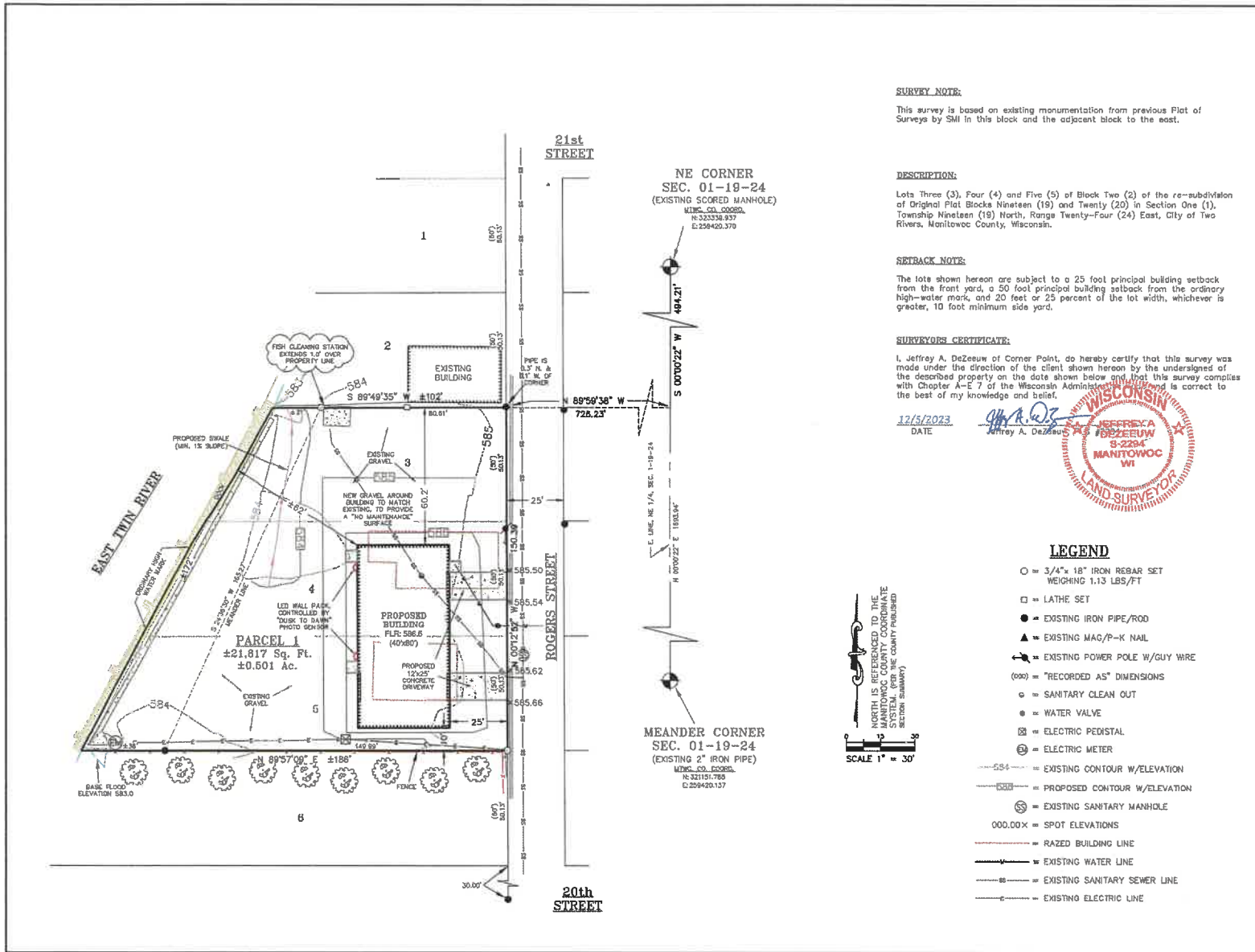
The building will be unoccupied. In the northwest corner of the building, a toilet room for utilization by the fishermen will be included with access directly from the exterior. As the building will not be heated, it will be uninsulated upon completion. (2) new LED wall-pack lights with photo sensors will be mounted on the west exterior wall facing the parking/docks.

Construction will begin mid-August and be completed before winter.

PROPOSED STORAGE FACILITY

ROGERS STREET FISHING VILLAGE





SURVEY NOTE:
 This survey is based on existing monumentation from previous Plat of Survey by SMI in this block and the adjacent block to the east.

DESCRIPTION:
 Lots Three (3), Four (4) and Five (5) of Block Two (2) of the re-subdivision of Original Plat Blocks Nineteen (19) and Twenty (20) in Section One (1), Township Nineteen (19) North, Range Twenty-Four (24) East, City of Two Rivers, Manitowoc County, Wisconsin.

SETBACK NOTE:
 The lots shown hereon are subject to a 25 foot principal building setback from the front yard, a 50 foot principal building setback from the ordinary high-water mark, and 20 feet or 25 percent of the lot width, whichever is greater, 10 foot minimum side yard.

SURVEYOR'S 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-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

12/15/2023
 DATE



PLAT OF SURVEY
 LOTS 3, 4, AND 5 OF BLOCK 2 OF THE RESUBDIVISION OF ORIGINAL PLAT BLOCKS 19 AND 20, BEING LOCATED IN SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



RECORD DATA:
 BONNIE ITTM
 PO BOX 33
 TWO RIVERS, WI 54241

FIELD WORK COMPLETION DATE: 12/15/2023
 DRAWN BY: JAD
 JOB NO.: 578E023
 CAD FILE: DWG\TWO RIVERS STREET\578E023.DWG
 SCALE: 1" = 30'

DESIGN LOADS	
SNOW LOADS	Ground Snow Load, $P_g = 35$ psf Exposure Factor, $C_e = 1.0$ Thermal Factor, $C_t = 1.2$ (unheated) Importance Factor, $I = 1.0$ Slope Factor, $C_s = 1.0$ Balanced Snow Roof Load = $P_g C_e C_t C_i C_s P_g = 29.4$ psf — USE 30 PSF MIN. * Unbalanced Snow Loading per Truss Manufacturer Analysis
WIND LOADS	$V_3 = 89$ MPH (Asd), 115 MPH (Ult) Exposure = C MAX HORIZ PRESSURE ON WALL = 23 PSF MAX UPLIFT PRESSURE ON ROOF = 20 PSF
DEAD LOADS	10 PSF TOP CHORD + 10 PSF BOTTOM CHORD
SEISMIC CONDITIONS	Use Group = I Importance Factor, $I_e = 1.0$ Site Class = D Seismic Design Category = A
SOIL CONDITIONS	2,000 PSF PRESUMED (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL) IF ACTUAL CONDITIONS DIFFER FROM ABOVE, CONTACT ENGINEER.

MATERIALS	
CONCRETE	GRADE BEAM PERIMETER FOUNDATION & FLOOR 4000 PSI MIN. IN 28 DAYS EXTERIOR SLABS -- 4000 PSI MIN IN 28 DAYS, AIR ENTRAINED 5-7% GRADE 60 REBAR
LUMBER	SPRUCE-PINE-FIR #2 OR BTR UNLESS NOTED OTHERWISE LUMBER TO BE PRESSURE TREATED IF IN CONTACT W/CONC OR MOISTURE LVL MATERIAL TO BE 2.0E
SHEATHING	WALL -- 5/8" APA RATED W/BLOCKED EDGES, USE 10d NAILS 4" O.C. EDGES & 12" O.C. IN-PLANE WALLING, LENGTH OF SHEATHING REQ'D FROM EA CORNER AS SHOWN ON FLOOR PLAN

HEADER SCHEDULE			
MARK	HEADER SIZE	HEADER MTRL	NOTES
H-1	2-PLY 1-3/4" x 14"	2.0 E LVL	3 JACK STUDS **
H-2	2-PLY 2x10	SYP NO.1 OR BTR	2 JACK STUDS

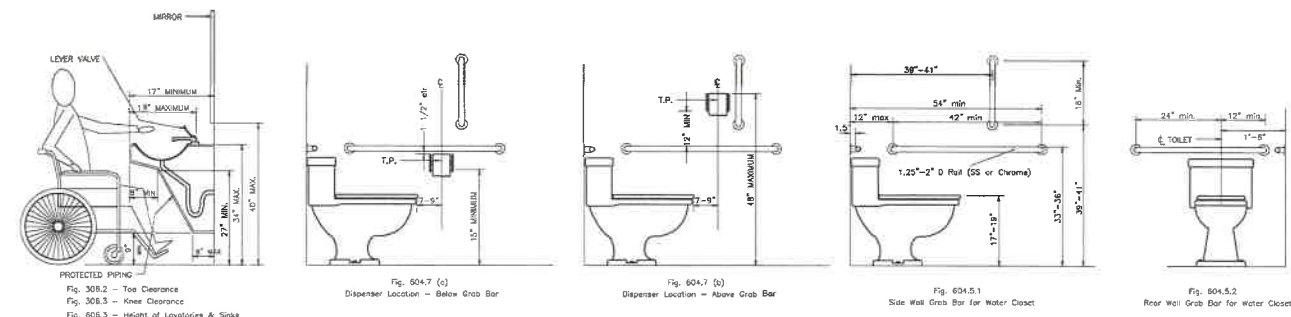
** AT EACH OH DOOR JAMB:
 - USE SIMPSON LSTA12 STRAP AT HEADER-TO-JACK STUD CONNECTION
 - USE SIMPSON HDU2-SDS2.5 HOLDDOWN AT JACK STUD BEARING & FOUNDATION,
 EPOXY 5/8" DIA A36 ROD, 6" MIN EMBEDMENT

ROOF FRAMING NOTES

- ROOF TRUSSES DESIGNED WITH 30-10-10 LOADING
- UNBALANCED SNOW LOADS TO BE ANALYZED BY TRUSS DESIGNER
- ROOF TRUSSES TO HAVE 5/12 ROOF PITCH & 24" NOMINAL OVERHANG THROUGHOUT
- GABLE END TRUSS TOP CHORDS DROPPED DOWN 5 1/2" FOR OUTLOOKER BEARING
- SIMPSON H10A UPLIFT FASTENERS AT HEEL TO WALL TOP PLATE CONNECTION
- ROOF TRUSS MANUF. IS RESPONSIBLE FOR TRUSS LATERAL BRACING DESIGN
- ENGINEER OF RECORD TO BE SUPPLIED WITH TRUSS SHEETS AND TRUSS PLANS TO REVIEW PRIOR TO FABRICATION
- UPON APPROVAL, ENGINEER OF RECORD TO BE SUPPLIED WITH FINAL STAMPED TRUSS CALCULATIONS AND TRUSS PLANS
- TRUSS ERECTION, INCLUDING LATERAL BRACE INSTALLATION, PER TRUSS MANUF. REQ'MENTS

- GENERAL PROJECT NOTES**
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
 - CLASS OF CONSTRUCTION -- TYPE VB -- COMBUSTIBLE CONSTRUCTION
 - BUILDING OCCUPANCY -- S1--MODERATE HAZARD STORAGE, NO VEHICLES
 - BUILDING AREA & VOLUME
 40' X 80' = 3,200 SQ FT
 3,200 SQ FT X 17'± = 54,400 CU FT ±
 - BUILDING IS NOT OCCUPIED, HEATED, INSULATED OR SPRINKLERED.
 - The Toilet Room is Seasonal for Use by Fishermen Renting Dock Slips
 - ALL EXIT DOORS TO BE EQUIPPED WITH:
 - PROPER EXIT HARDWARE
 - LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - THRESHOLDS THAT DO NOT EXCEED 1/2"
 - EXIT LIGHTS
 - Exit signs shall not exceed 5 Watts per side installed wattage
 - Means of Egress Illumination Level shall not be less than 1 Foot Candle at Walking Surface
 - Emergency Power for Means of Egress shall provide power for 90 Min and consist of storage batteries, unit equipment, or on-site generator.
 - FIRE EXTINGUISHERS AS REQUIRED BY FIRE CODE

INDEX OF SHEETS	
PLOT PLAN	SHEET TS
PROJECT NOTES	SHEET TS
DESIGN LOADS AND MATERIAL NOTES	SHEET TS
FLOOR/FOUNDATION PLAN	SHEET A1.1
BUILDING SECTION	SHEET A1.1
FRAMING DETAILS	SHEET A1.1
BUILDING ELEVATIONS	SHEET A1.2



ADA TOILETROOM DETAILS

- TOILET ROOM NOTES:**
- 60" x 80" CLEAR FLOOR SPACE AT WATER CLOSET
 - 30" x 48" CLEAR FLOOR SPACE AT LAVATORY
 - 60" DIAMETER TURNING SPACE
 - TOWEL DISPENSER TO BE MOUNTED 48" MAX. A.F.F. TO THE POINT WHERE THE TOWELS ARE DISPENSED



REVISION DESCRIPTION	DATE	REV. BY
PROPOSAL PRESENTATION SET	3/9/2024	JTG
REMOVE LP SHARTSTIDING	3/18/2024	JTG
SUBMITTAL SET TO CITY TR	6/17/2024	JTG

ACE BUILDING SERVICE
 Our reputation is our foundation
 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
 PHONE: 920-662-6105 • WWW.ACEBUILDINGSERVICE.COM

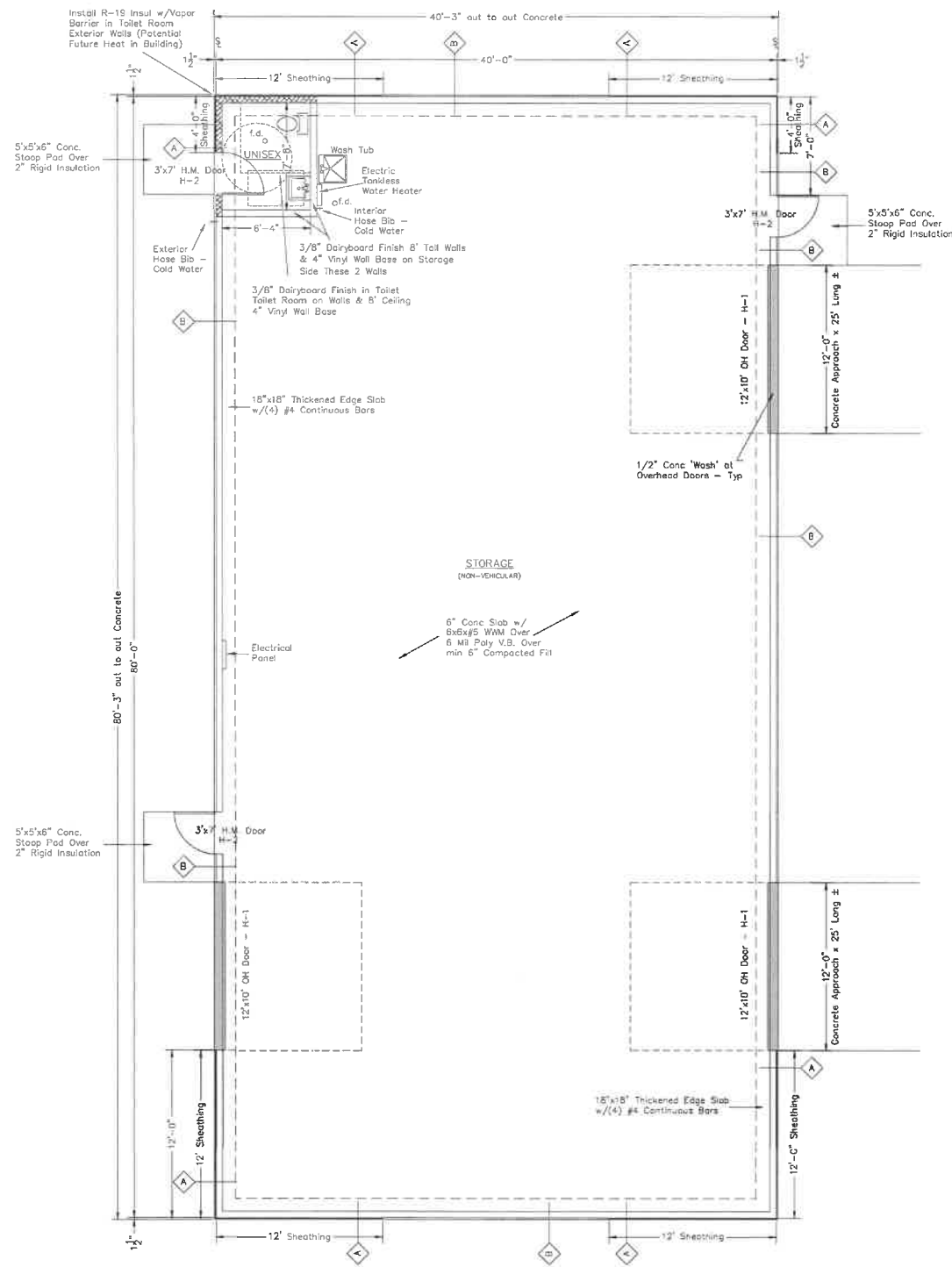
SMI
 SUPERVISING PROFESSIONAL
 Contact: Jeff Gordon, PE

Proposed Storage Building for ROGERS STREET FISHING VILLAGE
 2102 JACKSON STREET
 TWO RIVERS WI 54241

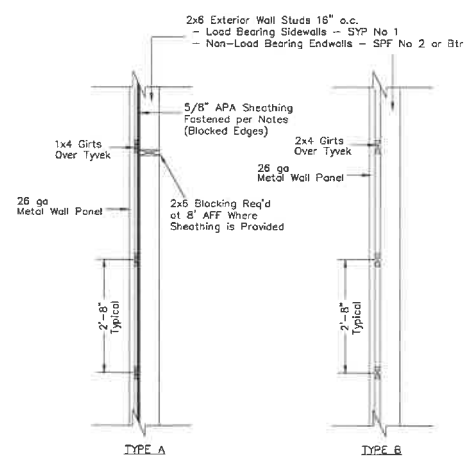
PROJECT INFORMATION:

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.	
SHEET INFORMATION	
A.C.E. JOB NO.	303/23
DATE:	02/16/24
DRAWN BY:	JTG
SCALE:	AS SHOWN
SHEET	

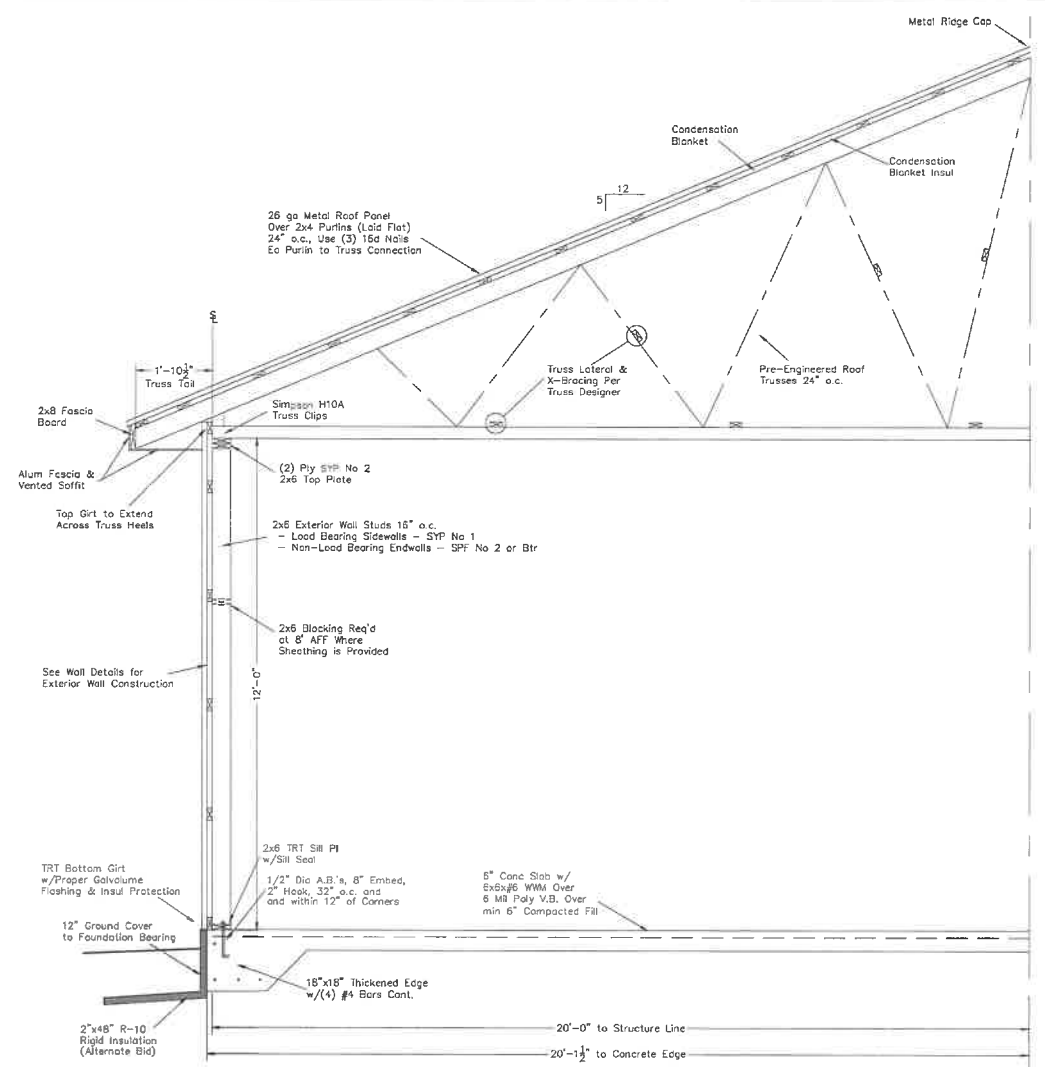
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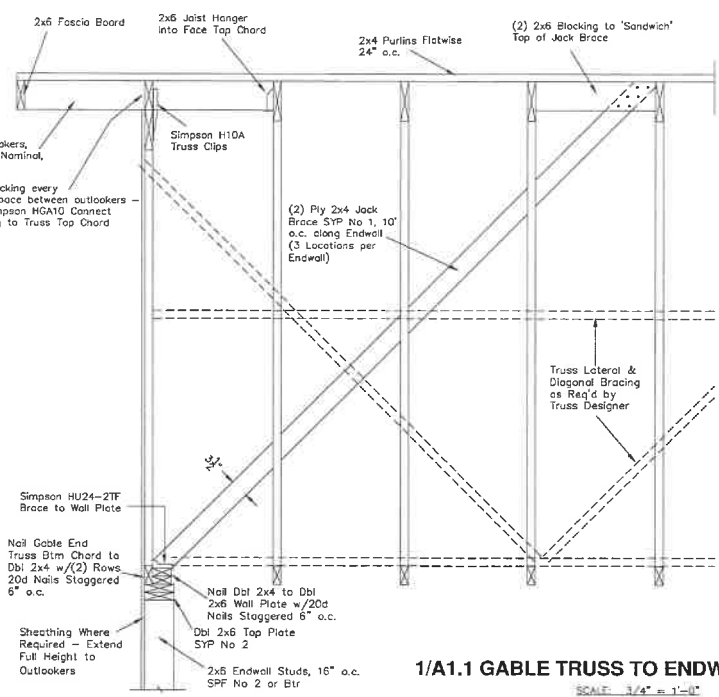
FLOOR/FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



EXTERIOR WALL TYPES
SCALE: 1/2" = 1'-0"



BUILDING SECTION VIEWING NORTH
SCALE: 1/2" = 1'-0"



1/A1.1 GABLE TRUSS TO ENDWALL DETAIL
SCALE: 1/4" = 1'-0"

REVISION DESCRIPTION	DATE	REV. BY
PROPOSAL PRESENTATION SET	3/8/2024	JTG
REMOVE LP SHARPSIDING	3/18/2024	JTG
SUBMITTAL SET TO CITY TR	6/17/2024	JTG

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PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

Civil & Structural
A DIVISION OF ACE BUILDING SERVICE
SUPERVISING PROFESSIONAL: SMT
Contact: Jeff Gordon, PE

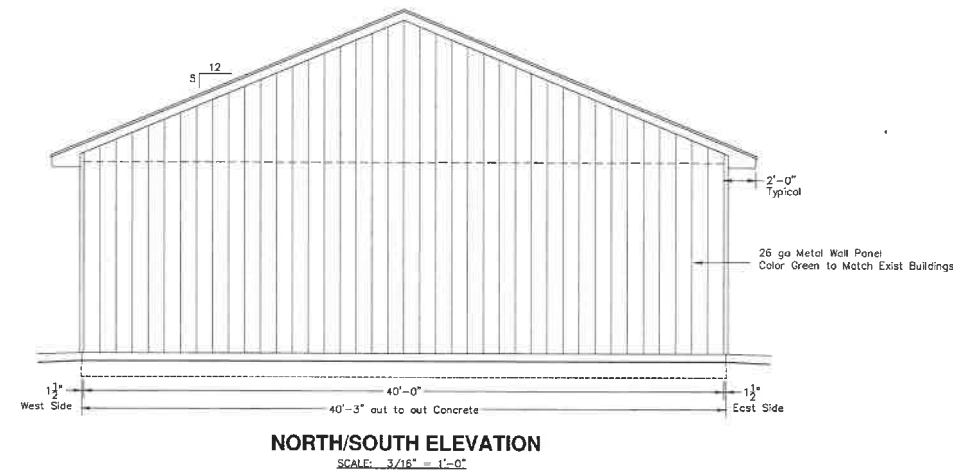
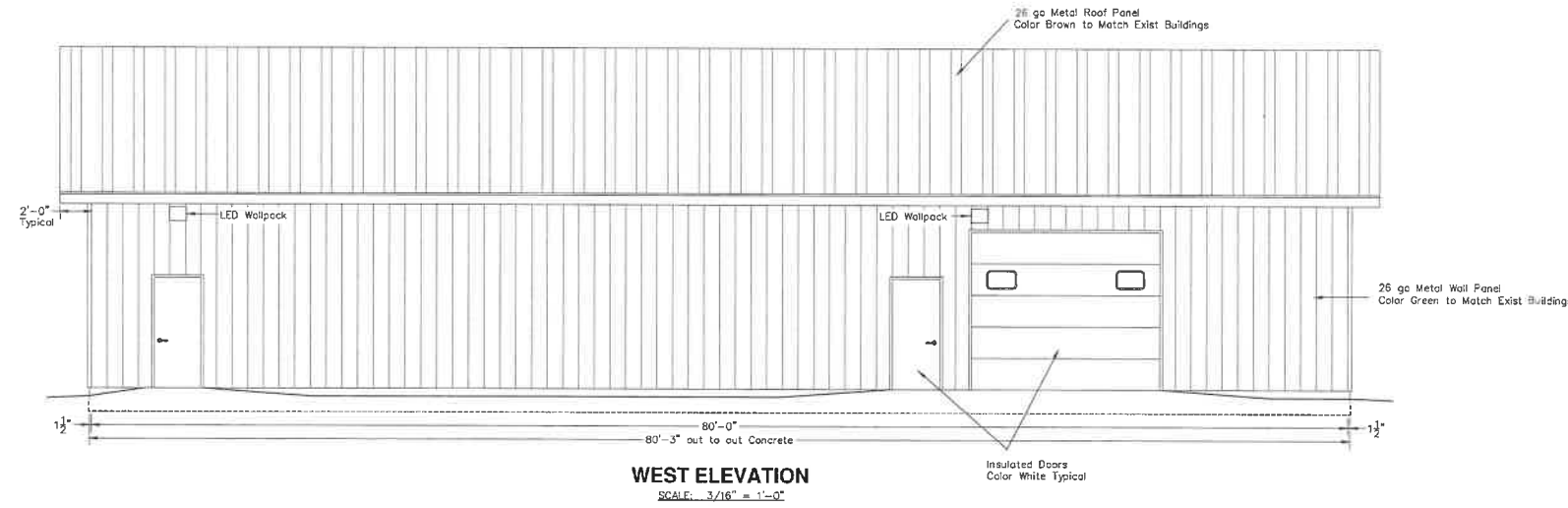
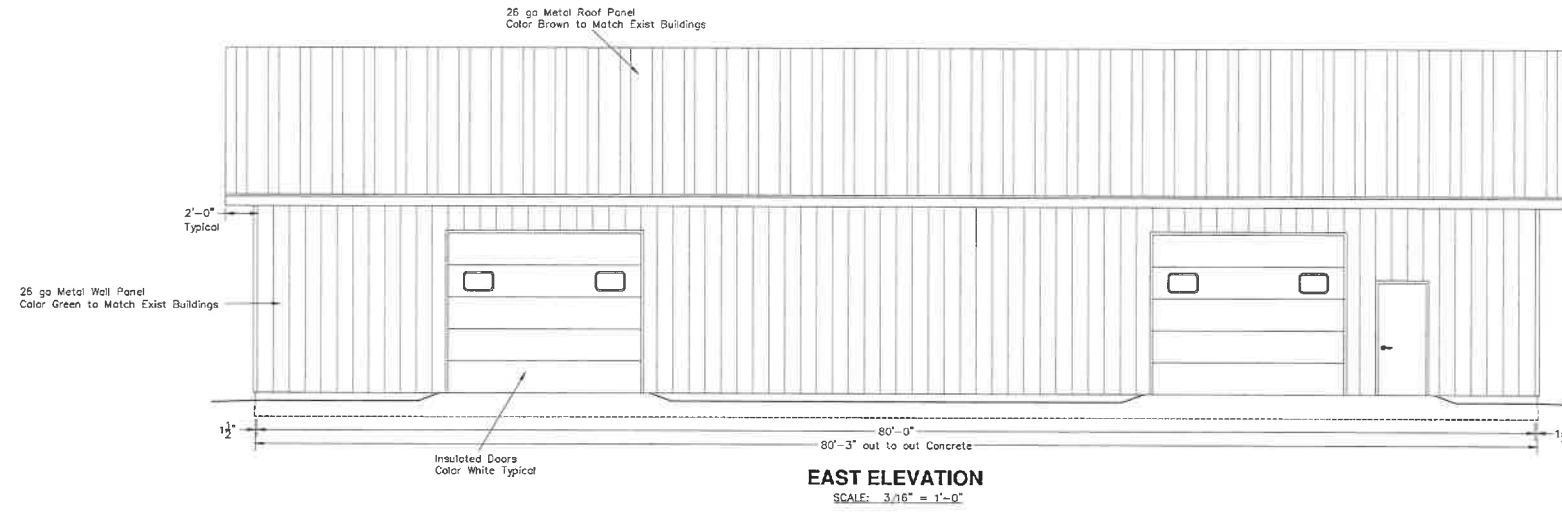
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SCALE:	AS SHOWN

A1.1



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PROPOSAL PRESENTATION SET	3/18/2024	JTG
REMOVE LP SMARTSIDING	3/18/2024	JTG
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SHEET
A1.2