



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Quasius Construction TELEPHONE 9206278056

MAILING ADDRESS 1202A North 8th Street Sheboygan Wisconsin 53082
(Street) (City) (State) (Zip)

PROPERTY OWNER JALAPA MARKETING LLC TELEPHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane Kohler Wisconsin 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 1706 16th St, Two Rivers, WI 54241 TYPE OF STRUCTURE Gas Station

PRESENT ZONING B-1 REQUESTED ZONING _____

PROPOSED LAND USE Gas Station

PARCEL # 05300006310205 ACREAGE 0.38

LEGAL DESCRIPTION ORIG PLAT S 80' OF LOTS 9 & 10 BLK 63 EXC PT OF LOT 10 DESC V 277 P 218 ALSO S 80' OF LOT 10 METALWARE SUB & PT OF LOT 8 S OF A LINE 80' N OF N ROW LINE OF 16TH ST EXTENDED

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] OWNER AGENT Date 6/24/2024
(Property Owner)

Fee Required

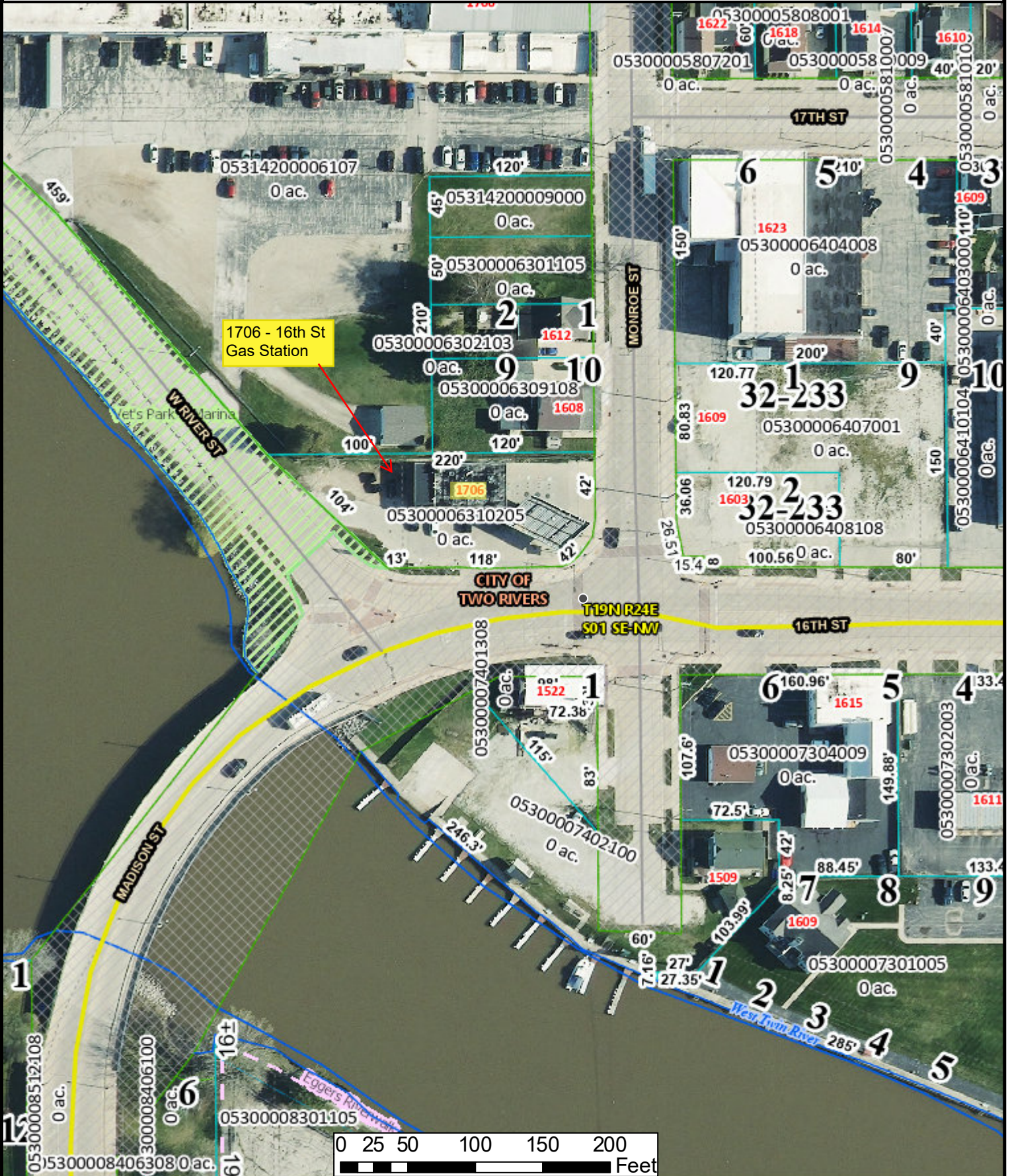
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 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 _____

Manitowoc County Parcel Viewer



1608

Monroe St

UNI MART
Clark

bp

1705

W River St

W River St

16th St





PLAN COMMISSION

Action: Conditional Use Application & S&A Review
Location: 1706 – 16th Street
Current Zoning: Business (B-1)
Date: July 8, 2024

The owner of this property is requesting a Conditional Use Permit for a gas station, as well as Site & Architectural Review for a restaurant addition at 1706 – 16th Street. Gas stations are a conditional use in the B-1 District, while restaurants are a permitted use.

Background

This owner requested a re-zoning of this property at the May Plan Commission meeting, changing the zoning from Industrial (I-1) to Business (B-1). The existing gas station will require a conditional use permit.

Comments from the Director of Public Works:

- On the Land Development Application under Proposed Land Use, it just lists gas station and nothing about the proposed restaurant.
- Within the site narrative
 - Calls out the restaurant.
 - States that there is easy access to the site, which is true. Egress to intended destinations may be challenging as previously mentioned when we met in person. For those individuals wishing to leave the restaurant and go east towards downtown, they will need to go north around the block or south on Madison and go around the block.
 - The narrative states that noise and odors because of the filling station will be minimal and should not be considered a nuisance concern for the neighborhood. I agree, but there is no narrative pertaining to the potential odor coming from the restaurant.
 - Under outdoor storage it states that there will be a seating area for the restaurant customers as shown on the plan documents - not shown.
 - In the Summary page - it states that this small outdoor seating is an option - which is it?
 - Are both the restaurant and gas station to have the same hours of 5 am to 11 pm?





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



- Floor plan shows a building egress in the northwest corner of the existing building. Looking at the site plan, it shows a concrete mechanical pad in close proximity to that door and then the garbage enclosure further obstructs any emergency egress out of that doorway. Does that comply with fire / emergency egress code requirements?
- In the final site plan submission, will need to address how fat, oil and grease are managed from the restaurant.
- Are there special firefighting requirements necessary due to the restaurant?
- Existing and proposed site utilities are not shown on the submitted plans and need to be addressed on the final site plan.
- Will need to submit an Erosion Control Plan / Permit application with the final site plan.



www.two-rivers.org



920.793.5564



920.793.5512

SITE NARRATIVE – Architectural Review and Conditional Use Application

June 24th, 2024

PROJECT NAME AND ADDRESS:

16th & Monroe St. BP Gas Station Addition, 1706 16th St, Two Rivers, WI 54241

ESTIMATED PROJECT COST: \$800,000 (Total Project)

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05300006310205
- It is defined as: ORIG PLAT S 80` OF LOTS 9 & 10 BLK 63 EXC PT OF LOT 10 DESC V 277 P 218 ALSO S 80` OF LOT 10 METALWARE SUB & PT OF LOT 8 S OF A LINE 80` N OF N ROW LINE OF 16TH ST EXTENDED
- The entire lot area 0.38 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Business District B-1

EXISTING SITE CONDITIONS/LAND USE:

The site is currently a BP Gas Station with deteriorating conditions and no dumpster enclosure

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .38 Acres
- New Building Addition Footprint: 1210 sq. ft
- Existing Building Footprint: 1900 sq. ft
- Addition to be added to existing convenience store space for a small restaurant space.

SITE SELECTION

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along 16th Street corridor.
- This location aligns well with the City of Two Rivers Comprehensive plan for development.
- Constructing a Gas Station & Convenience Store/Small Restaurant in this area would be addressing a need for affordable restaurants options for residents of the Two Rivers Community. The restaurant will offer both dine in and carry out options for service.
- This new development would serve as a quick, easily accessible location for residents of the residential communities located to the North and South of the property to stop in for dine in food or carryout services.

OFFICE: 920-457-5585

quasius.com

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.
- Small berm with foundation and shrubs near the existing monument sign

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Two Rivers Ordinances
- Noise and odors because of the filling stations will be minimal and should not be considered a nuisance concern for the neighborhood

OUTDOOR STORAGE:

- Only additional outdoor storage will be seating area for the restaurant customers as shown on plan documents.
- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase firewood at the register and pick it up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located outside of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- All lighting to stay the same except for the addition of new wall pack on the exterior walls of the addition.
- No additional light pollution is caused by addition.

ARCHITECTURE:

- Building Addition to have prefinished LP SmartSide Horizontal Lap Siding on the upper portion of wall and LP SmartSide vertical panel wainscot metal panels on lower portion of wall as shown on architectural elevations. Roof to be a single slope rubber membrane.
- All mechanical equipment will be ground set on back of building near dumpster enclosure
- All new Aluminum storefront windows and doors to look visually appealing and bring natural light into the building. Aluminum storefront will have higher quality features to make space appealing. To have door openers and closers to help with energy efficiency and ADA compliance
- Existing Building to be repainted to match new siding on addition.
- Fuel stations remain as existing and canopy to remain in same location and style as current.
- Dumpster enclosure will be composed of visually pleasing building materials chain link fence with black privacy slats similar to project complete in Manitowoc on North Rapids Road. (See Attached Photo)

Number of Customers Expected	Currently 400 will grow to 550 to 600 a day
Number of Employees	10 to 12
Building Size	Existing 1,900/Proposed Addition 1,210
Hours of Operation	5am to 11pm
Air Emissions/Odors	Restaurant will have exhaust but nothing foul smelling
Light Emissions	No additional light pollution
Noise/Vibration	No change from current conditions
Fire/EMS/Police	Should be readily and easily accessible to any emergency services.
Parking	less than 15 spots
Pedestrian Safety	No change to pedestrian traffic routes
Traffic Impacts	No longer be through traffic on site. No left turn from 16 th street apron.
Electric/Gas	Existing Service
Sanitary Sewer	Existing Service
Stormwater	No change to stormwater systems
Water Service	Existing Service
Job Creation	10 to 12
Property Values	Investment of 800,000 dollars
School Capacity	N/A
Tax Base Growth	Will grow with continual investment
Blight Elimination	All space to be used appropriately
Indoor/Outdoor Use	Indoor Restaurant proposed with small outdoor seating option
View Obstruction	See Attached Plans

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 7-1-2024

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1706 - 16th Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

ORIG PLAT S 80` OF LOTS 9 & 10 BLK 63 EXC PT OF LOT 10 DESC V 277 P 218 ALSO S 80` OF LOT 10 METALWARE SUB & PT OF LOT 8 S OF A LINE 80` N OF N ROW LINE OF 16TH ST EXTENDED

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

Parcel ID Number: 053-000-063-102.05

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for a Gas Station including a Convenience Store.
Mailing Address of the Premises Operator: 916 Mulberry Lane, Kohler WI 53044

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 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 gas station including a convenience store.

Permitted by action of the City Council of the City of Two Rivers on August 19, 2024.
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 the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. Any substantial change to the use or site as the conditions permitted by the 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 Jalapa Marketing LLC and shall lapse upon a change in ownership of the business, tenancy of the subject premises or if the land uses ceases operation for more than 12 months. This permit may be reissued only after a proper application is made to the City as if this permit were being newly issued.
6. Conditions of Operations:
 - a. Hours of operation: 24 hours per day, seven days per week.
 - b. Any outdoor display of merchandise shall be limited to on the fuel islands beneath the canopy not exceeding three feet in height; and, immediately adjacent to the front wall of the building not exceeding the height of the window base.
 - c. A separate Conditional Use Permit shall be required for any land use which would include a drive-thru component.
 - d. Light fixtures under the canopy shall not glare into public streets and shall not glare into adjacent properties. Diffusers shall be installed as necessary to minimize glare of canopy lights.
 - e. Signage in accord with the City's Sign Code.
 - f. All landscaping plantings shall be maintained and kept in good health or be replaced; and all landscaped areas shall be maintained in such a manner to be free of weeds.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

Printed Name: _____

Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2024, the above named _____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

Amanda Baryenbruch
Notary Public, Manitowoc County, Wisconsin
My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

Greg Buckley, City Manager

Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
MANITOWOC COUNTY

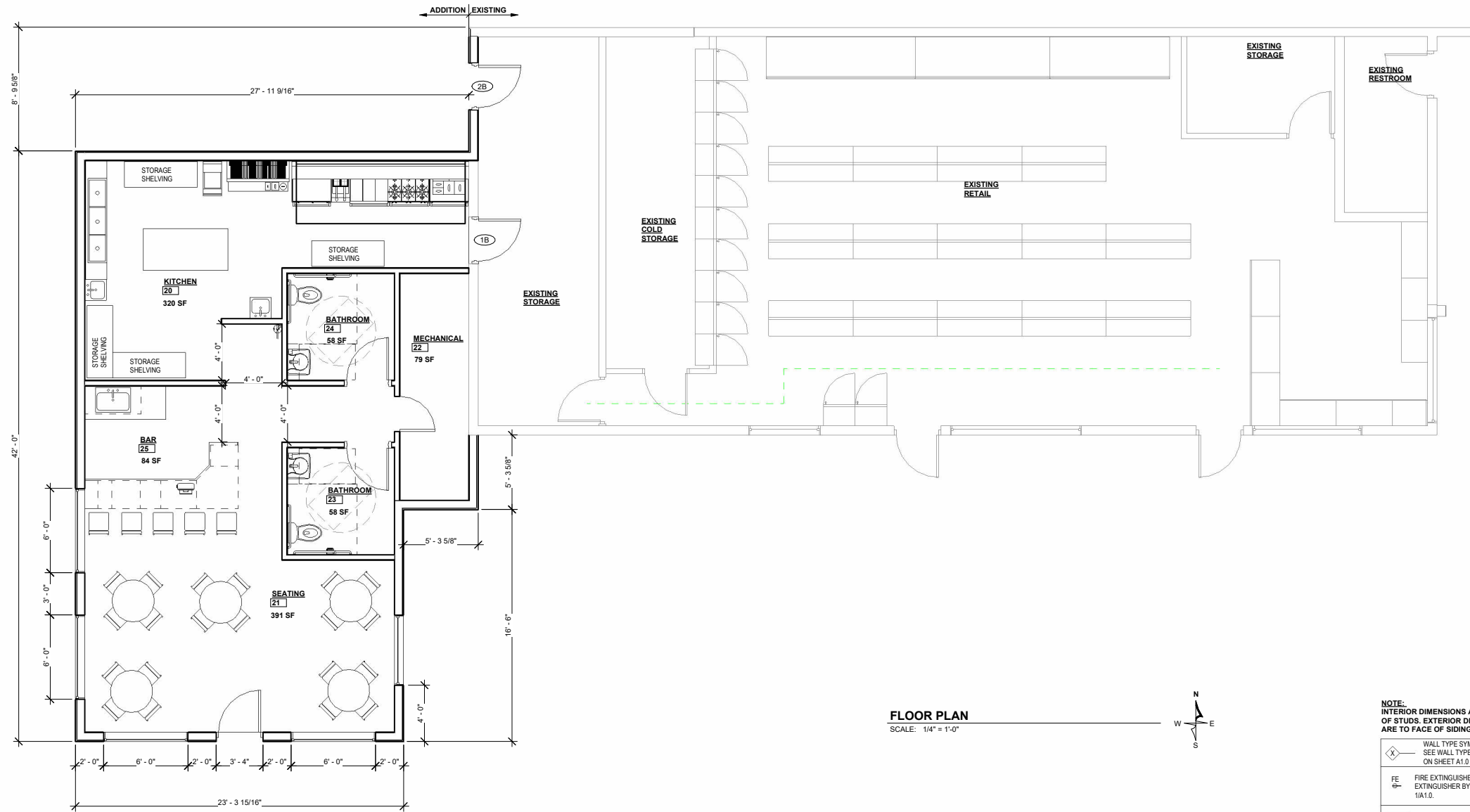
Personally, came before me this _____ day of _____ 2024, the above-named Greg Buckley and Amanda Baryenbruch known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, Manitowoc County, Wisconsin
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Adam Taylor, Zoning Administrator

WALL TYPE SCHEDULE		
NO.	DESCRIPTION	WALL DIAGRAM
1	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: 9'-0"	
2	5/8" GYPSUM BOARD 2x6 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: 9'-0"	

INTEGRITY
ENGINEERING & DESIGN, LLC
2637 Tulp Lane Green Bay, WI 54313
E-mail: Info@IntegrityEngineering.biz
www.integrityengineering.biz
Phone: (920) 469-9288
Fax: (920) 469-6809
COPYRIGHT INTEGRITY ENGINEERING & DESIGN, LLC



FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
INTERIOR DIMENSIONS ARE TO FACE OF STUDS. EXTERIOR DIMENSIONS ARE TO FACE OF SIDING

	WALL TYPE SYMBOL SEE WALL TYPE SCHEDULE ON SHEET A1.0
	FIRE EXTINGUISHER AND BRACKET - EXTINGUISHER BY OWNER - SEE DETAIL 1/A1.0.
	NONCOMBUSTIBLE CONSTRUCTION

PROPOSED ADDITION FOR:
CLARK GAS STATION
1706 16TH STREET
TWO RIVERS
WISCONSIN 54241

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PROPOSED JOB NUMBER:	23105
JOB NUMBER:	23105
PROJECT MANAGER:	C. DUESCHER
DRAWN BY:	GILLETTE G.
DATE:	08/28/2023

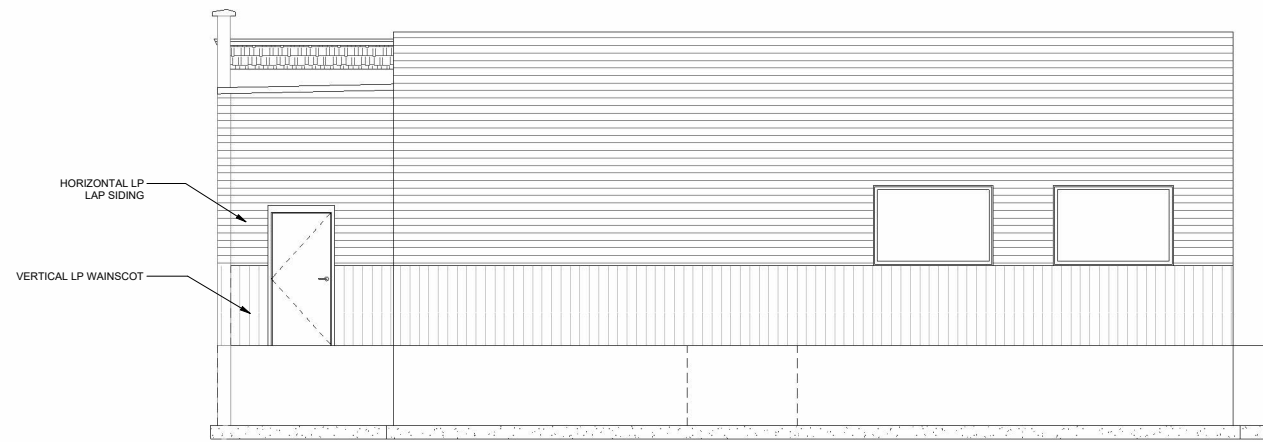
NO.	REVISIONS	DATE

- ISSUED FOR:**
- PRELIMINARY
 - CONSTRUCTION
 - DESIGN REVIEW

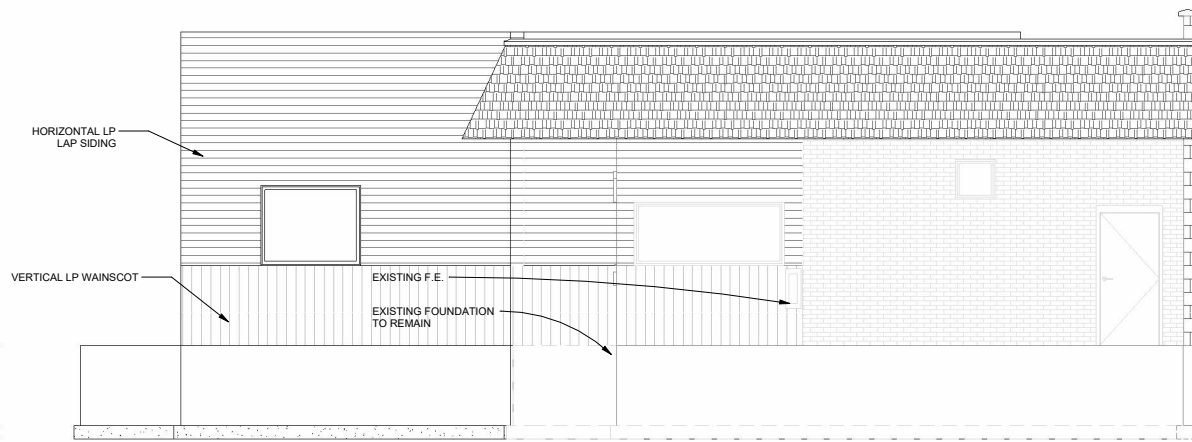
FLOOR PLAN

SHEET:

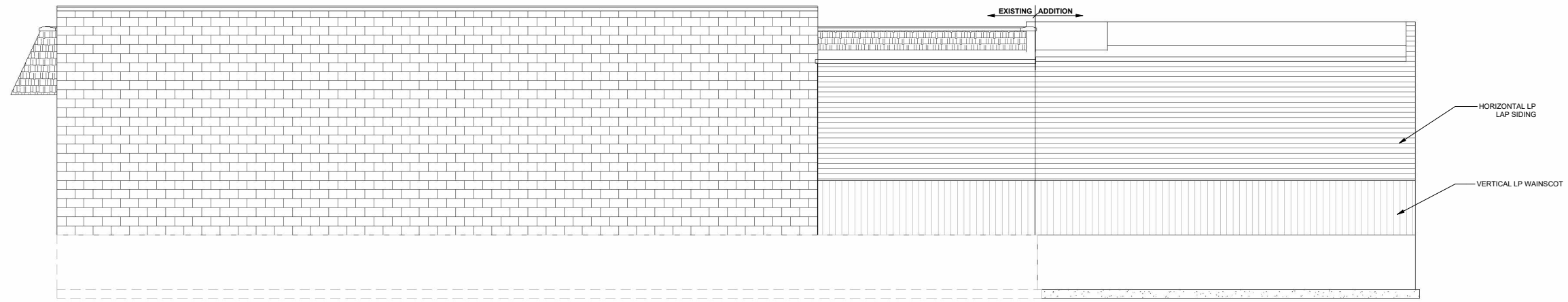
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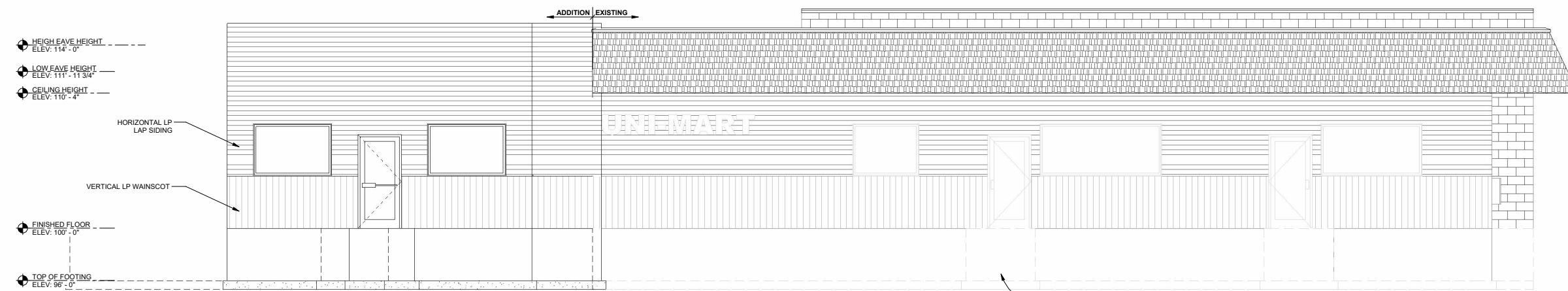
WEST ELEVATION
SCALE: 1/4" = 1'-0"
4
A2.0



EAST ELEVATION
SCALE: 1/4" = 1'-0"
1
A2.0



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2
A2.0



HIGH EAVE HEIGHT
ELEV. 114'-0"
 LOW EAVE HEIGHT
ELEV. 111'-3/4"
 CEILING HEIGHT
ELEV. 110'-4"
 FINISHED FLOOR
ELEV. 100'-0"
 TOP OF FOOTING
ELEV. 96'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
3
A2.0

INTEGRITY
ENGINEERING & DESIGN, LLC
 2637 Tulp Lane Green Bay, WI 54313
 E-mail: Info@IntegrityEngineering.biz
 www.integrityengineering.biz
 Phone: (920) 469-9288
 Fax: (920) 469-6809
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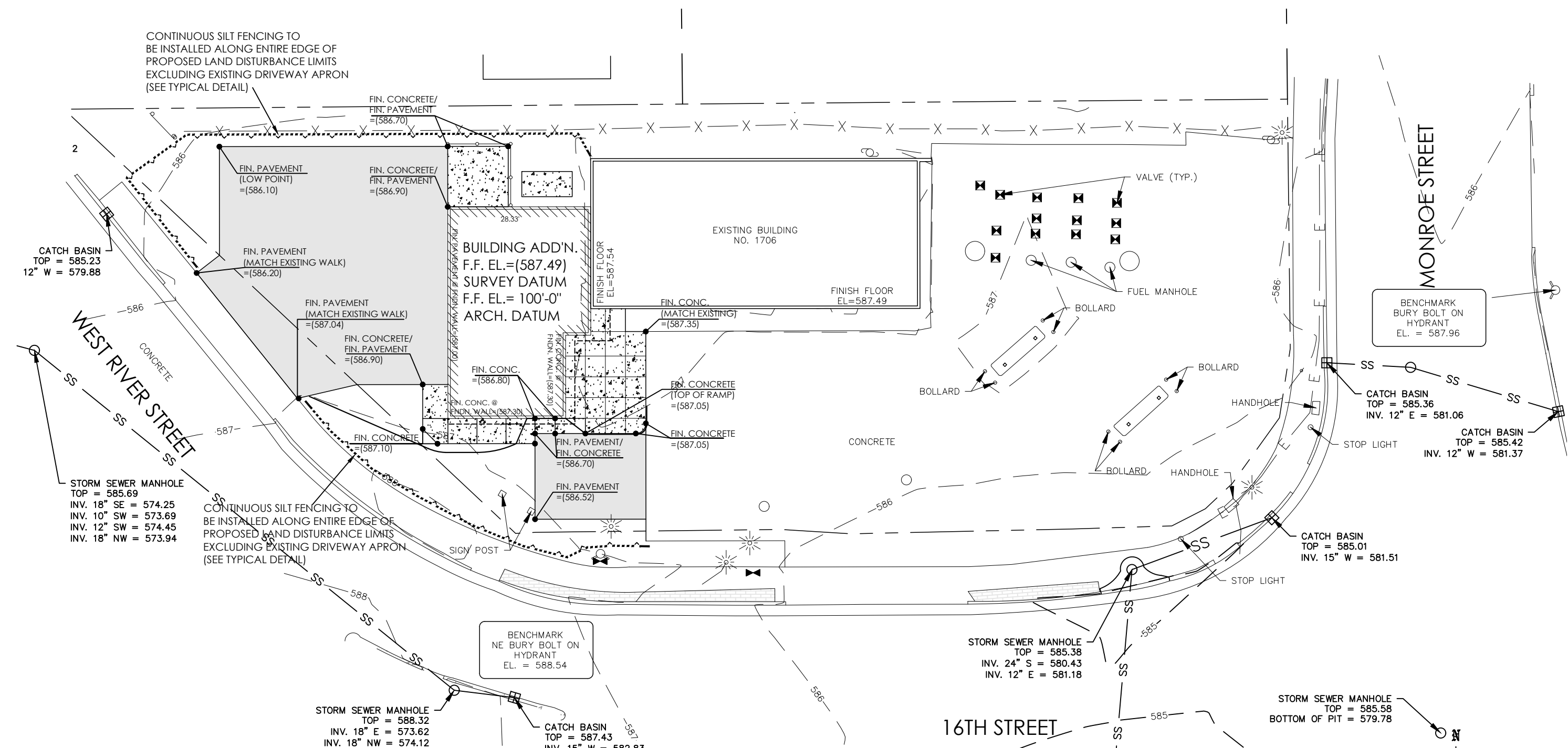
PROPOSED ADDITION FOR:
CLARK GAS STATION
 1706 16TH STREET
 TWO RIVERS
 WISCONSIN 54241

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
 IED JOB NUMBER: 23105
 JOB NUMBER: 23105
 IED PROJECT MANAGER:
 C. DUESCHER
 DRAWN BY:
 GILLETTE G.
 DATE:
 08/28/2023

NO.	REVISIONS	DATE

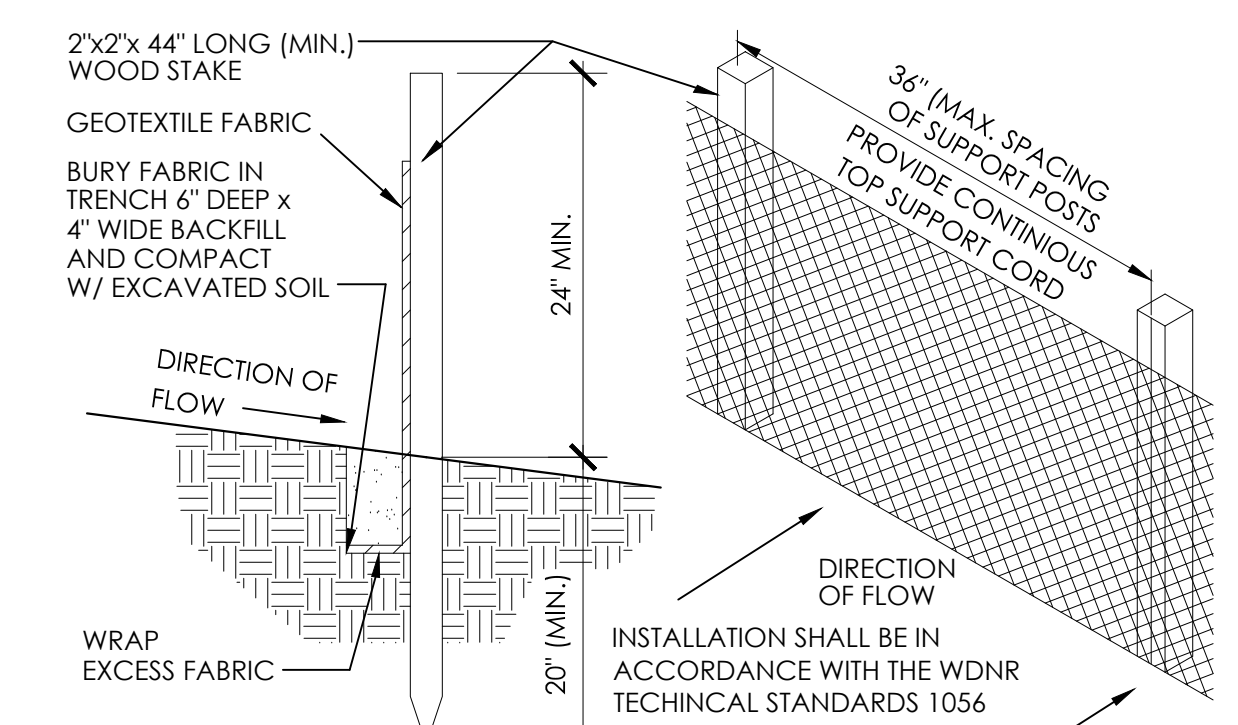
ISSUED FOR:
 PRELIMINARY
 CONSTRUCTION
 DESIGN REVIEW

ELEVATIONS
 SHEET:
A2.0

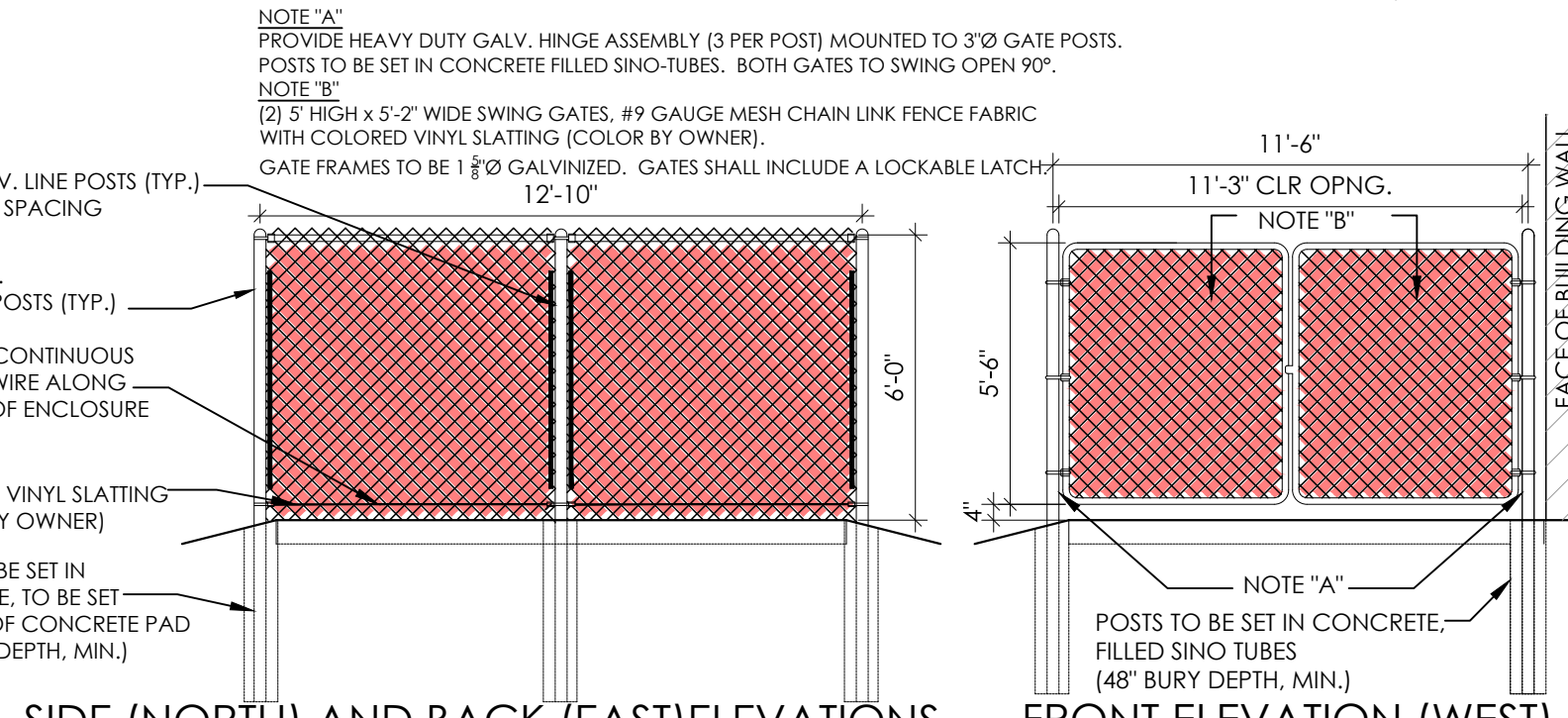


SITE GRADING AND EROSION CONTROL PLAN

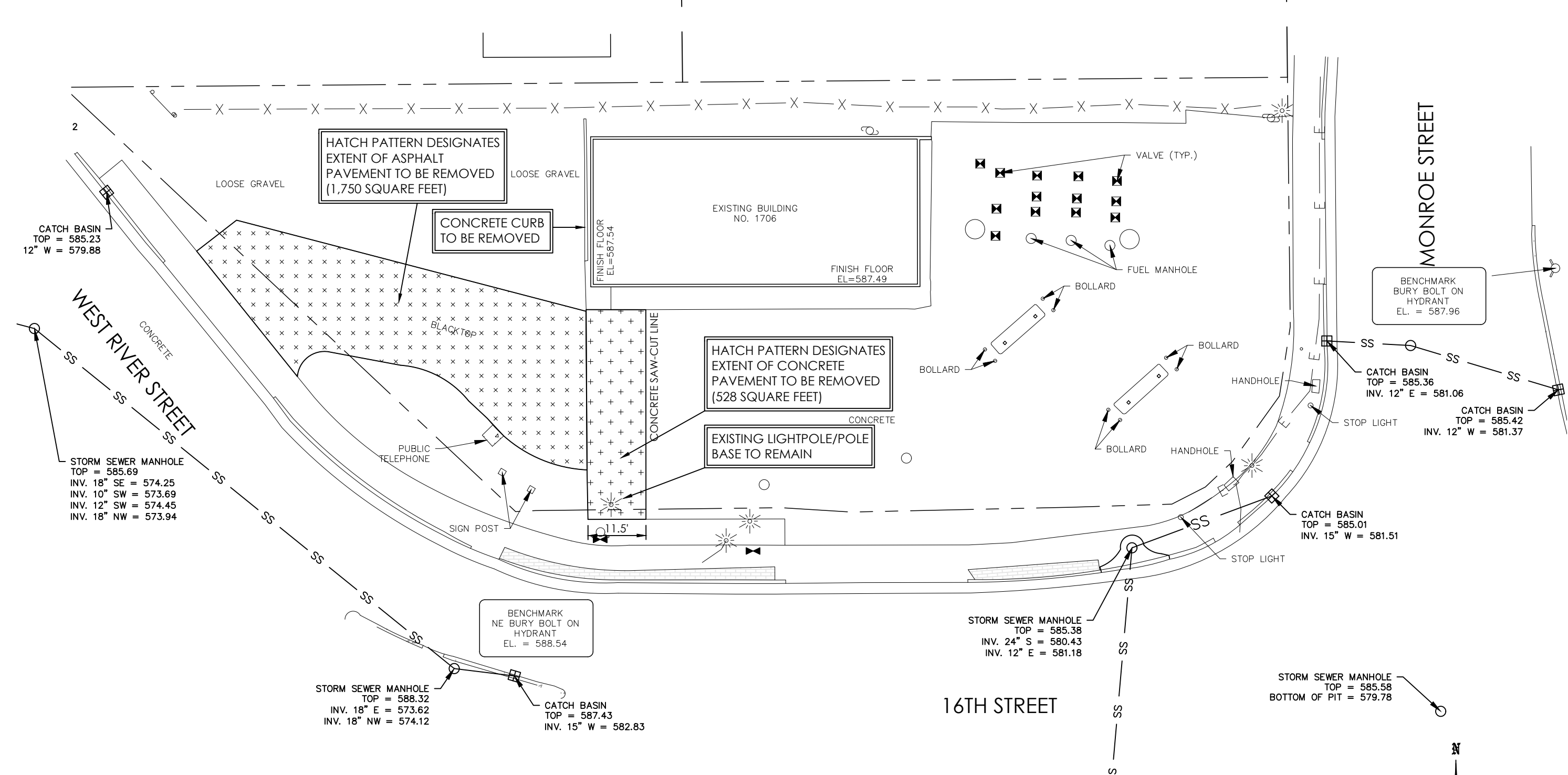
1"=20'



SILT FENCE SECTION & DETAIL

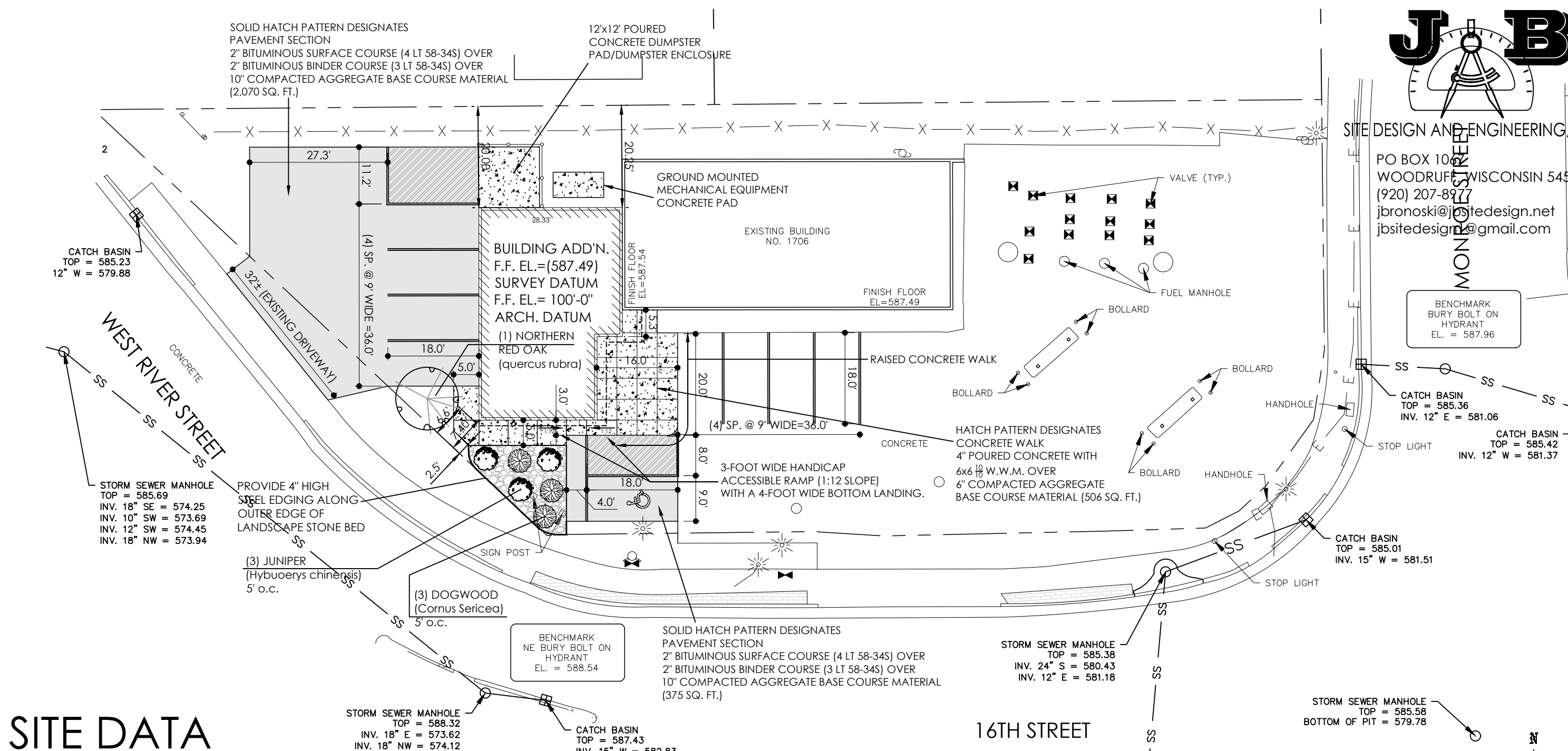


DUMPSTER ENCLOSURE



SITE DEMOLITION PLAN

1"=20'



SITE PLAN/LANDSCAPE PLAN

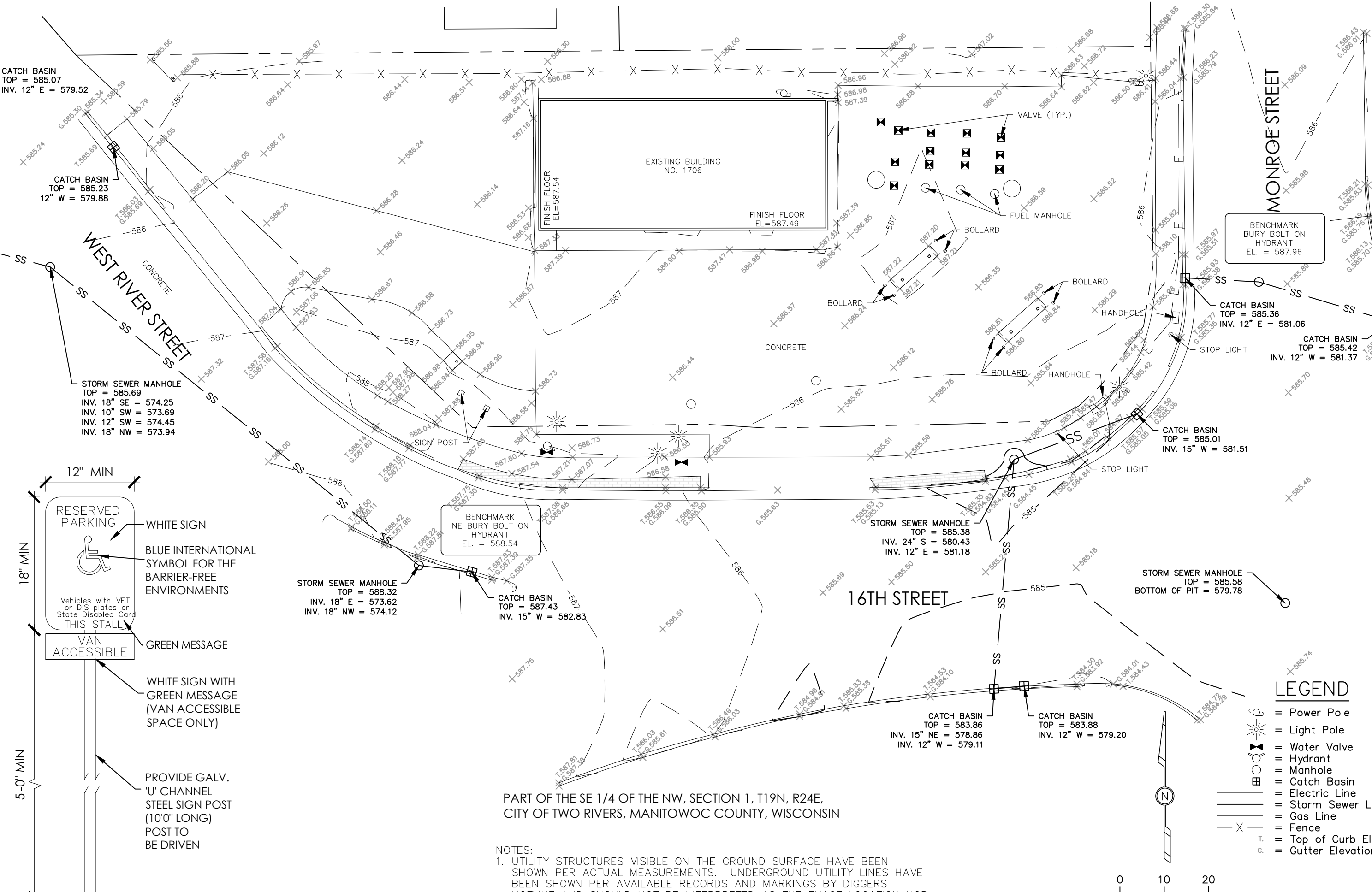
1"=20'

EXISTING SITE CONDITIONS WITHIN PROPERTY LINE (PRE DEVELOPED)

BUILDING FOOTPRINT	1,946 SQUARE FEET
CONCRETE WALK	370 SQUARE FEET
CONCRETE PARKING/MANEUVERING	7,970 SQUARE FEET
ASPHALT PAVEMENT	1,750 SQUARE FEET
TOTAL IMPERVIOUS AREA	12,036 SQUARE FEET (72.6-PERCENT)

PROPOSED SITE CONDITIONS WITHIN PROPERTY LINE (POST DEVELOPED)

BUILDING FOOTPRINT	1,946 SQUARE FEET
PROPOSED BUILDING ADDITION	1,108 SQUARE FEET
CONCRETE WALK	335 SQUARE FEET
CONCRETE PARKING/MANEUVERING	7,442 SQUARE FEET
PROPOSED CONCRETE WALK	506 SQUARE FEET
PROPOSED DUMPSTER PAD/MECHANICAL EQUIPMENT PAD	194 SQUARE FEET
PROPOSED BITUMINOUS PAVEMENT	2,175 SQUARE FEET
TOTAL IMPERVIOUS AREA	13,706 SQUARE FEET (+1,670 SQ. FT. - 82.6-PERCENT)
TOTAL LAND DISTURBANCE	5,400 SQUARE FEET (0.12 AC.)



TOPOGRAPHIC SURVEY

1"=20'

HANDICAP SIGNAGE

- RESERVED PARKING
- WHITE SIGN
- BLUE INTERNATIONAL SYMBOL FOR THE BARRIER-FREE ENVIRONMENTS
- GREEN MESSAGE
- WHITE SIGN WITH GREEN MESSAGE (VAN ACCESSIBLE SPACE ONLY)
- PROVIDE GALV. 'U' CHANNEL STEEL SIGN POST (10'0" LONG) POST TO BE DRIVEN

J&B
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1027
WOODRUFF, WISCONSIN 54568
(920) 207-8777
jbronski@jtedesign.net
jbsitedesign@gmail.com

2637 Tulip Lane Green Bay, WI 54313
E-mail: info@integrityengineering.biz
www.integrityengineering.biz
Phone: (920) 469-9288
Fax: (920) 469-6809
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Quasius
a construction services company

PROPOSED ADDITION FOR:
CLARK GAS STATION

1706 16TH STREET
TWO RIVERS

WISCONSIN 54241

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

JOB NUMBER: _____
IED PROJECT MANAGER: _____
DRAWN BY: _____
DATE: 06/21/2024

NO.	REVISIONS	DATE

ISSUED FOR:

PRELIMINARY
 CONSTRUCTION
 DESIGN REVIEW

TOPOGRAPHIC SURVEY
SITE DEMOLITION PLAN
SITE PLAN
SITE GRADING AND EROSION CONTROL PLAN

SHEET: **C 101**