



**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 De Pere Petroleum 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 2205 Forest Ave, Two Rivers, WI 54241 TYPE OF STRUCTURE Commercial Store

PRESENT ZONING Commercial REQUESTED ZONING Commercial

PROPOSED LAND USE Gas Station

PARCEL # 05310600109101 ACREAGE 0.57

LEGAL DESCRIPTION FERD BOHTE'S ADD ALL EXC N 35' OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1

**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 Date 6/24/2024  
(Property Owner) AGENT

Fee Required

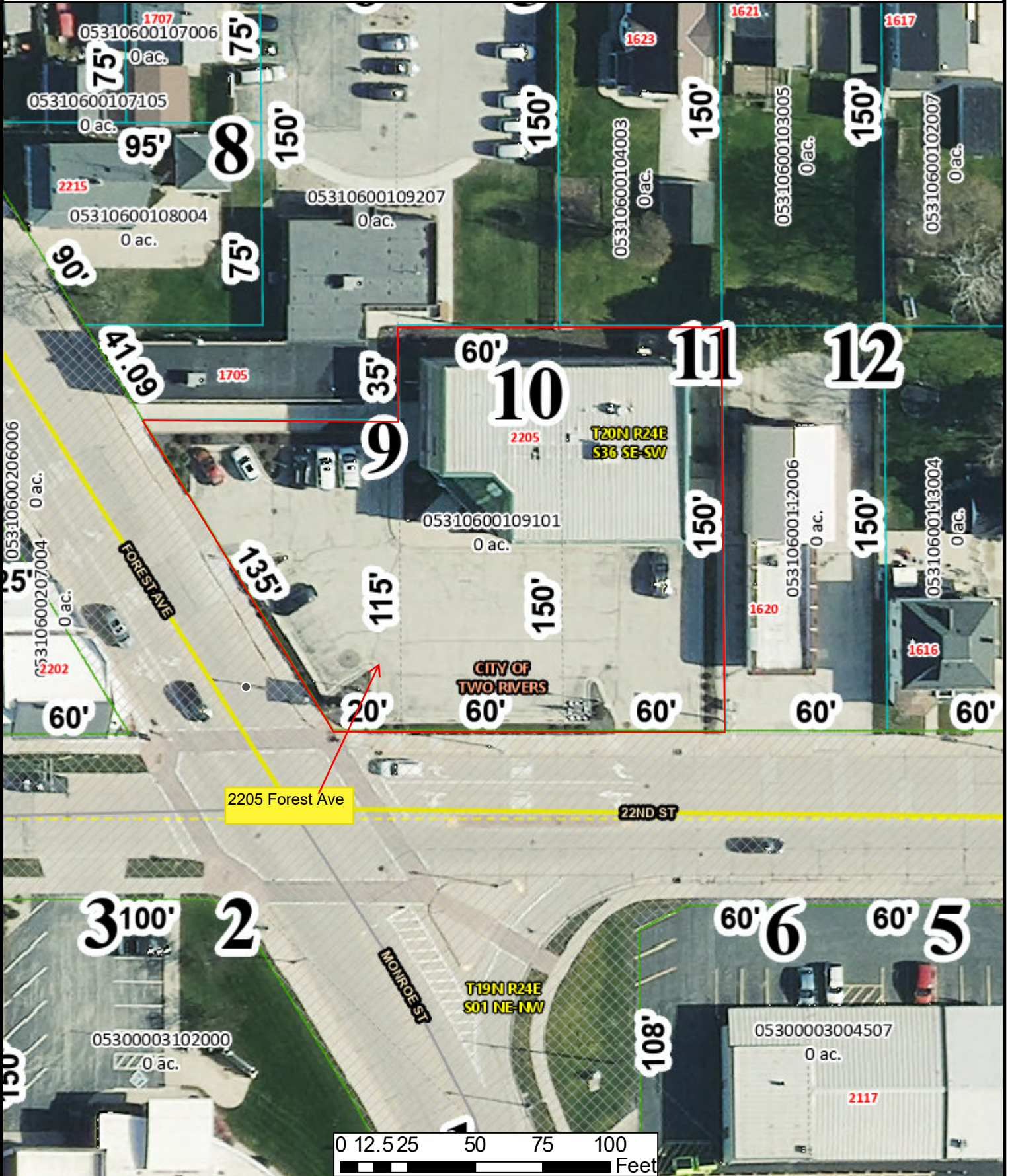
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)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



2209

147

the Quilt Shop  
of Two Rivers  
Quilt shop

Nsight Telservices

Forest Ave

2202

Google



**PLAN COMMISSION**

**Action:** Conditional Use Application  
**Location:** 2205 Forest Ave  
**Current Zoning:** Business (B-2)  
**Date:** July 8, 2024

The owner of this property is requesting a Conditional Use Permit for a gas station located at 2205 Forest Ave. Gas stations are listed as a conditional use in the Business (B-2) District.



**Comments from the Director of Public Works:**

- On the Land Development Application under Proposed Land Use it just lists gas station. It does not address the C-store, restaurant, the existing CellCom property use or what is to occur with the 2nd story of this property.
- Within the site narrative:
  - Under Zoning Classification - it's listed as SC - Suburban Commercial District, something that the City of Two Rivers does not have
  - States that there will be 28 parking spots - where? By their own site plan, it only shows 14 spots.
  - Questioning the building footprint that they have listed at 3837 SF. By scaling the building with the County's GIS, I arrived at over 5,600 SF. Using their floor





- plan, the identified areas arrive at 3837 SF but there are a lot of unidentified areas not accounted for.
- In the upper left corner of the floor plan, shows some stairs and a large white space - what is that space going to be used for?
  - Just to the left of the CellCom space there is some white space within the C-store footprint - what is that space going to be used for?
  - Just to the upper left of the CellCom space, there is a white and blue area shown - what is that space going to be used for and how is it accessed?
  - In the lower right corner of the floor plan there is a white space shown - what is that space going to be used for and how is it accessed?
  - Just below the main entrance there is a white space shown - what is that space going to be used for?
- States that the site will meet the City's Landscaping Requirements but there is nothing shown.
- Their summary sheet under Indoor/Outdoor Use only identifies a proposed indoor restaurant, nothing about the C-store or gas station, nor about the existing CellCom portion of the building or 2nd floor use.
  - Site Plan -
    - Refuse / Recycling enclosure not identified or shown
    - Existing / Proposed utilities not shown / identified
    - I believe that there will be a lot of internal traffic congestion within the property
    - Ingress / Egress for standard vehicles appears to be improved with the proposed widening of the 22nd Street entrance.
    - Property lines, right-of-way lines are not clearly shown or identified. Property dimensions are not shown.
    - Setbacks are not identified or shown.
    - Due to the restaurant - where, how is fat, oil and grease going to be managed? Needs to be addressed on final site plan submittal.
    - Are there special fire fighting items that need to be made to the building due to the inclusion of the restaurant?
    - Will need to submit an Erosion Control Plan / Permit Application with the final site plan.
    - Will need to address how petroleum impacted stormwater / snowmelt runoff will be managed prior to reaching the City's storm sewer system. (City and WDNR requirement). Will need to prepare and provide a modified spill prevention plan to the City to show that this has been thought about and addressed with the final site plan.



SITE NARRATIVE – Architectural Review Application

June 24<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS:

Cellcom Gas Station Addition/Remodel, 2205 Forest Ave, Two Rivers, WI 54241

ESTIMATED PROJECT COST: \$1,500,000 (Total Project)

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05310600109101
- It is defined as FERD BOHTE'S ADD ALL EXC N 35` OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1
- The entire lot area 0.57 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SC – Suburban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

The site is currently a two-story retail building with small shops located in the building including CellCom. It as a parking lot with 28 spots has a entrance/exit on two streets

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .57 Acres
- Existing Building Footprint: 3837 sq. ft
- It is proposed to remodel the first story to turn into a Gas/Convenience store on one side of the building and remodel the other to have a 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 22<sup>nd</sup> 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 the residents of the 22<sup>nd</sup> Street Corridor.
- 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 and grab food, drinks, and other convenience items while fueling their vehicles.

LANDSCAPE REQUIREMENTS

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

OFFICE: 920-457-5585

[quasius.com](http://quasius.com)

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:

- 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:

- Only additional light to be on the canopy over the fuel stations

ARCHITECTURE:

- The exterior of the building will not change besides future signage that will be coordinated by the owner
- The fuel stations will be placed per the plans
- The canopy to be placed per the plans
- Curbs to be cut to widen the entry and exits of lot
- Parking stalls to be reorganized but will still maintain 14 spots in the lot

Number of Customers Expected	500 customers a day
Number of Employees	10 to 15
Building Size	3837sqft
Hours of Operation	5AM to 12PM
Air Emissions/Odors	Restaurant will have exhaust but nothing foul smelling
Light Emissions	See Attached Documents
Noise/Vibration	No change from current conditions
Fire/EMS/Police	Should be readily and easily accessible to any emergency services.
Parking	14 parking spots with 6 customer parking stalls at fuel canopy
Pedestrian Safety	No change to pedestrian traffic routes
Traffic Impacts	35' apron on Southeast side of lot to maintain traffic flow when fuel trucks are site filling tanks. Shown on prints
Electric/Gas	Existing Service
Sanitary Sewer	Existing Service
Stormwater	No change to stormwater systems
Water Service	Existing Service
Job Creation	10 to 15 jobs
Property Values	An additional 1.5 million will be invested in that location
School Capacity	N/A
Tax Base Growth	will grow with the additional investment
Blight Elimination	All space to be used appropriately
Indoor/Outdoor Use	Indoor Restaurant proposed
View Obstruction	See Attached Plans



CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 7-2-2024

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2205 Forest Ave in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

FERD BOHTE'S ADD ALL EXC N 35` OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1

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

Parcel ID Number: 053-106-001-091.01

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Gas Station including a Convenience Store.  
Mailing Address of the Premises Operator: 450 Security Boulevard, Green Bay WI 54313

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

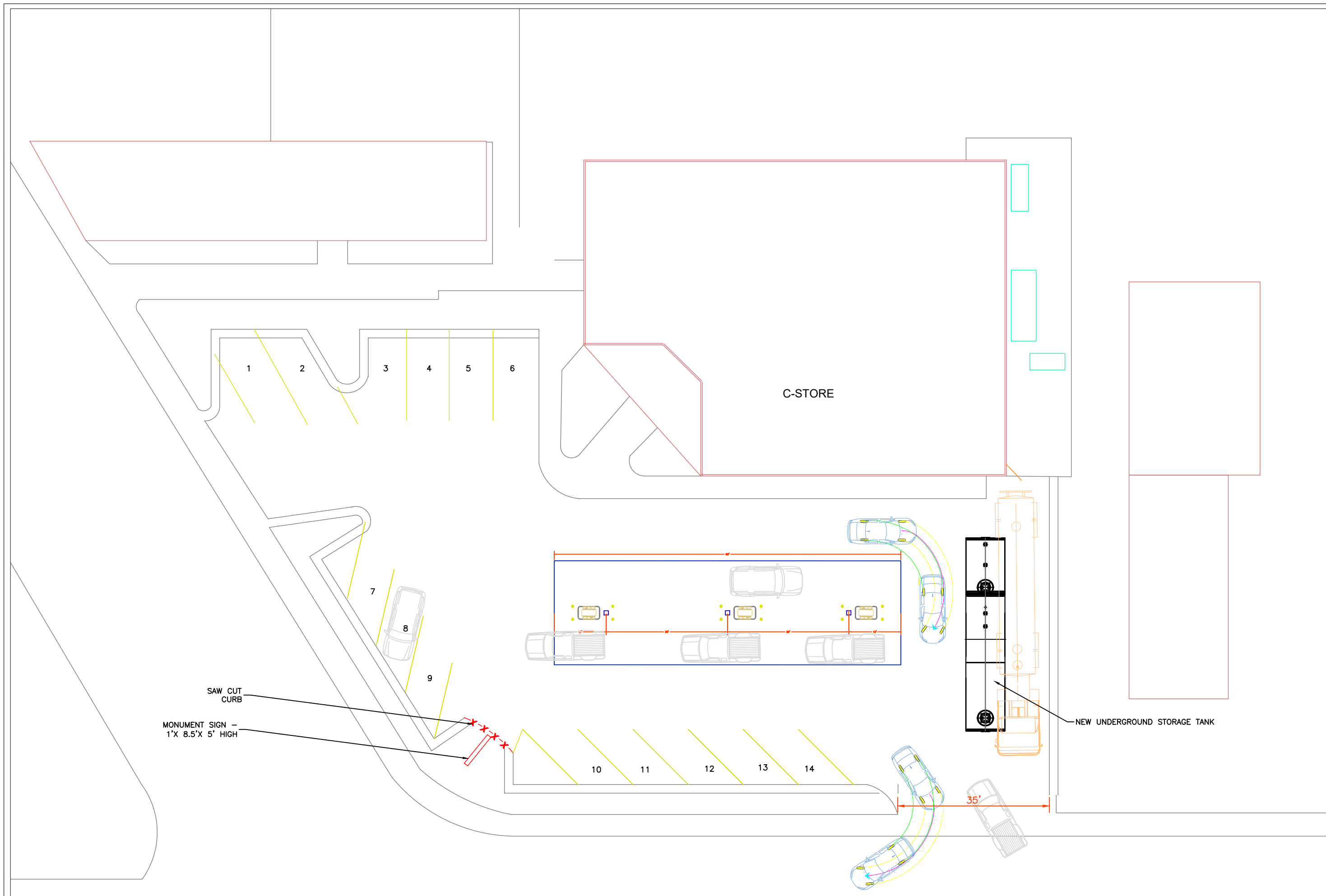
\_\_\_\_\_  
Amanda Baryenbruch, City Clerk

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



SAW CUT CURB  
 MONUMENT SIGN –  
 1'X 8.5'X 5' HIGH

C-STORE

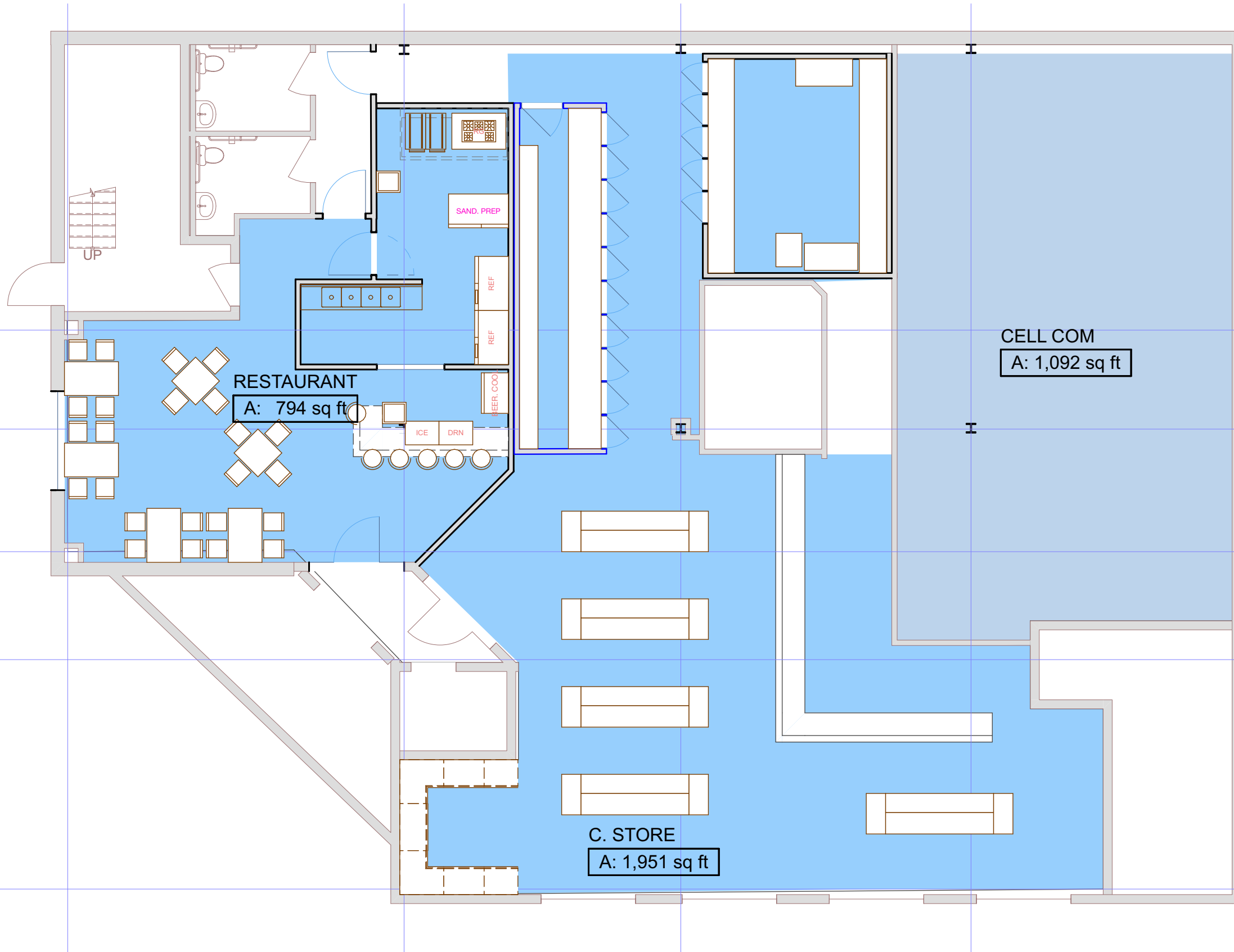
NEW UNDERGROUND STORAGE TANK

35'

2205 Forest Ave, Two Rivers

Drawn By :  
 Project number :

Date:  
 06/06/2024  
 Revisions :



RESTAURANT  
A: 794 sq ft

CELL COM  
A: 1,092 sq ft

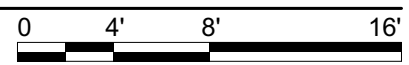
C. STORE  
A: 1,951 sq ft

B  
B  
B  
B  
B

1

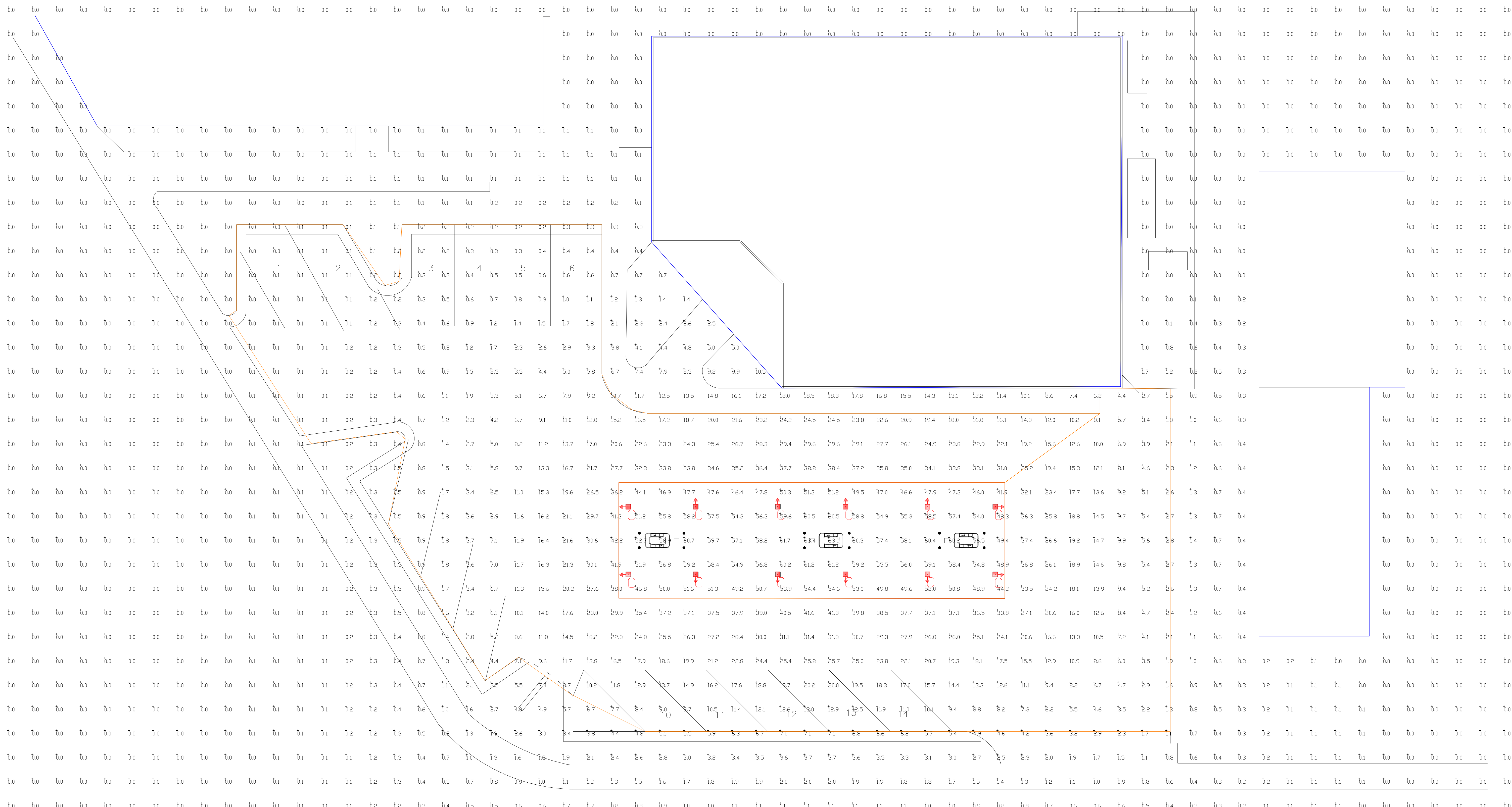
1 First Floor Plan

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



TWO RIVERS for: NAME  
ADDRESS CITY WI 53085

5.30.23  
15-000  
SC-2



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GROUND	Illuminance	Fc	6.30	63.4	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	54.02	63.4	41.9	1.29	1.51
INSIDE CURB	Illuminance	Fc	12.60	42.2	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	
	12	C	Single	SCV-LED-23L-SCFT-50	15FT	1.000	1.000	23101	188	

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DRAWING SCALED OR CONVERTED FROM  
PDF FILE OR SCANNED / SUBMITTED  
IMAGE. DIMENSIONS ARE APPROXIMATE.

For quotes, please contact  
**WALSH, LONG & CO**  
quotes@walshlong.com

Total Project Watts  
Total Watts = 2296

100% ALUMINUM OR COATED STEEL HOUSING  
100% POLYURETHANE PAINT FINISH

LIGHTING PROPOSAL LO-160440

C-STORE  
2205 FOREST AVE  
TVD RIVERS, WI

BY: SEP DATE: 6/25/24 REV: SHEET 1 OF 1

SCALE: 1"=10' 0 10