

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-01

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1803 Washington Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

ORIG PLAT LOT 7 THRU 9 BLK 51

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

Parcel ID Number: 053-000-051-091.06

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for operation of a drive-thru service window.
Mailing Address of the Premises Operator: 2500 Lehigh Ave, Glenview, IL 60026

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 drive-thru facility.

Permitted by action of the City Council of the City of Two Rivers on February 3, 2025.
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. 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 twenty-four (24) months of the date hereof.
5. 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.
6. This Permit is specifically issued to owner CEHOG I LLC and shall lapse upon a change in ownership or tenancy of the subject premises.

Conditions/Conditions of Operations:

- a. Hours of operation: 8AM – 3AM. Seven days per week.
- b. Signage in accord with the City's Sign Code.

7. After 1-year of business operations, the Plan Commission will revisit the possibility of implementing a "right turn only" onto Washington Street if the Police Department deems necessary.

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 _____, 2025, the above named _____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public

Printed Name _____
_____ 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 _____ 2025, 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

--MEMORANDUM--

TO: City Council

FROM: Gregory E Buckley
City Manager



DATE: January 30, 2025

SUBJECT: Conditional Use Permit for Proposed Taco Bell at 1803 Washington Street

When the Council considers this conditional use permit on Monday night, following the public hearing, I recommend that you consider the following minor “tweaks” to the conditions state on the proposed permit:

1. Modify Condition #4 as follows, to eliminate any ambiguity as to the deadline for applying for building and zoning permits:
 4. 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 twenty-four (24) months of the date hereof.~~ **on or before February 3, 2027.**
2. Modify Condition #7 as follows, to allow the City greater flexibility IF there is a need to revisit a “right turn only” restriction for the drive-through exit:
 7. ~~After 1-year of business operations, the Plan Commission will revisit the possibility of implementing a “right turn only” onto Washington Street if the Police Department deems necessary.~~
 7. **At any time during the term of this permit, upon recommendation of the Chief of Police and after review and recommendation of the Plan Commission, the City Council may amend this Permit to restrict vehicles exiting the drive-through to a “right turn only” onto Washington Street.**