



**TWO  
RIVERS**  
WISCONSIN

**COMMUNITY DEVELOPMENT**

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



**From:** Elizabeth Runge, Community Development Director/Planner  
Vicky Berg, Zoning Administrator

**Agenda Item:** Conditional Use Permit

**Subject Properties:** 1210 Washington St and 1219 Adams St, Two Rivers, WI 54241

**Current Zoning:** (WFB) Waterfront Business District

### **Background**

The overall site proposed for development is located in the 1200 block of 12th Street bounded by Washington Street to the east and Adams Street to the west. Currently, the site is comprised of three parcels and two owners. All of the area described below is under contract for purchase, by the same purchaser, who plans to prepare the entire site for development.

The site is:

- 1210 Washington Street and 1506 12th Street is owned by one party. Identified as Lot 1 on the proposed development plans. (053-000-082011.05 and 053-000-082-021.03)
- 1219 Adams Street is owned by another party. (053-000-082-063.06)

Proposed development plans are to combine the locations above (and parcels listed) and then subdivide with a new Certified Survey Map (CSM) to create new property boundaries. The proposed boundaries are attached.

**\*\* Please note this does not include 1200 Washington Street\*\***

### **Conditional Use Permit Request**

The area identified as Lot 1 on the enclosed proposed development plans is proposed to be a restaurant with two drive thru lanes. The City requires a Conditional Use Permit (CUP) for this use.



[www.two-rivers.org](http://www.two-rivers.org)



920.793.5564



920.793.5512

CONDITIONAL USE  
PERMIT  
City of Two Rivers

**DRAFT**

Document Number

Permit No. 2022-06

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1210 Washington Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

*Legal Description shall be inserted after meets and bounds description is provided by developer*

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

Parcel ID Number: t/b/d

Zoning Classification of the Premises is: Waterfront Business District (WFB)/Conditional Use for a Drive-Thru Facility.  
Mailing Address of the Premises is: 1210 Washington Street, Two Rivers, WI 54241-0087

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 particular 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.

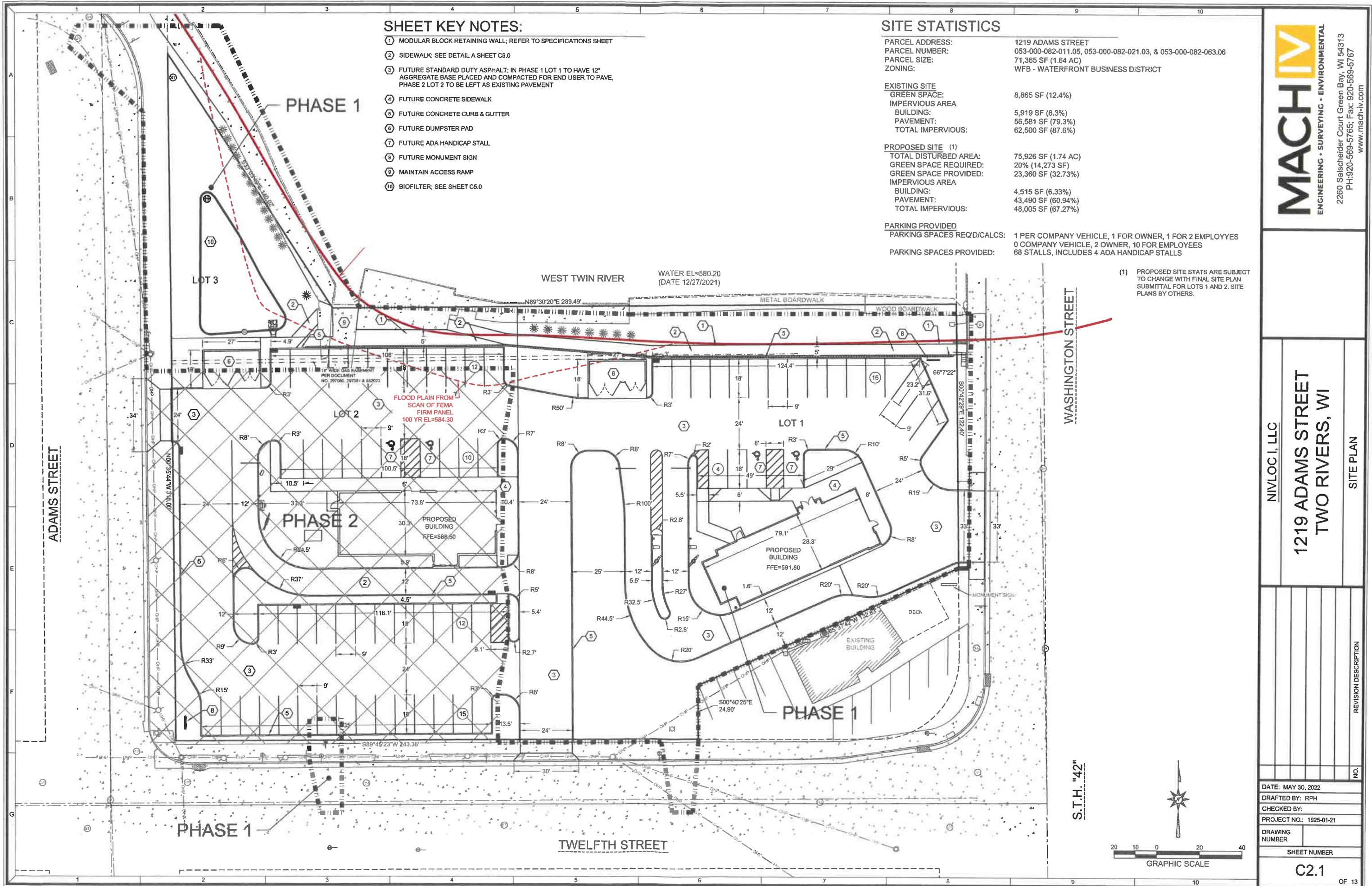
Permitted by action of the City Council of the City of Two Rivers on July 5, 2022.

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 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 twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity with the approved Site and Architectural Plans and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. Conditions of Operations:
  - a. Hours of operation: Drive-thru window service from 8AM - 3AM daily.
  - b. Signage in accord with the City's Sign Code.
  - c. Inspection by the TRFD prior to opening for business.
  - d. All landscape 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.

R:\lob1925-01-21 ADAMS ST ALT\DRAWINGS\1925-01-21 Eng.dwg 5/30/2022 9:17:32 AM



**SHEET KEY NOTES:**

- ① MODULAR BLOCK RETAINING WALL; REFER TO SPECIFICATIONS SHEET
- ② SIDEWALK; SEE DETAIL A SHEET C6.0
- ③ FUTURE STANDARD DUTY ASPHALT; IN PHASE 1 LOT 1 TO HAVE 12" AGGREGATE BASE PLACED AND COMPACTED FOR END USER TO PAVE. PHASE 2 LOT 2 TO BE LEFT AS EXISTING PAVEMENT
- ④ FUTURE CONCRETE SIDEWALK
- ⑤ FUTURE CONCRETE CURB & GUTTER
- ⑥ FUTURE DUMPSTER PAD
- ⑦ FUTURE ADA HANDICAP STALL
- ⑧ FUTURE MONUMENT SIGN
- ⑨ MAINTAIN ACCESS RAMP
- ⑩ BIOFILTER; SEE SHEET C5.0

**SITE STATISTICS**

PARCEL ADDRESS: 1219 ADAMS STREET  
 PARCEL NUMBER: 053-000-082-011.05, 053-000-082-021.03, & 053-000-082-063.06  
 PARCEL SIZE: 71,365 SF (1.64 AC)  
 ZONING: WFB - WATERFRONT BUSINESS DISTRICT

**EXISTING SITE**  
 GREEN SPACE: 8,865 SF (12.4%)  
 IMPERVIOUS AREA: 5,919 SF (8.3%)  
 BUILDING: 56,581 SF (79.3%)  
 PAVEMENT: 62,500 SF (87.6%)  
 TOTAL IMPERVIOUS: 62,500 SF (87.6%)

**PROPOSED SITE (1)**  
 TOTAL DISTURBED AREA: 75,926 SF (1.74 AC)  
 GREEN SPACE REQUIRED: 20% (14,273 SF)  
 GREEN SPACE PROVIDED: 23,360 SF (32.73%)  
 IMPERVIOUS AREA: 4,515 SF (6.33%)  
 BUILDING: 43,490 SF (60.94%)  
 PAVEMENT: 48,005 SF (67.27%)  
 TOTAL IMPERVIOUS: 48,005 SF (67.27%)

**PARKING PROVIDED**  
 PARKING SPACES REQ'D/CALCS: 1 PER COMPANY VEHICLE, 1 FOR OWNER, 1 FOR 2 EMPLOYEES  
 0 COMPANY VEHICLE, 2 OWNER, 10 FOR EMPLOYEES  
 PARKING SPACES PROVIDED: 68 STALLS, INCLUDES 4 ADA HANDICAP STALLS

(1) PROPOSED SITE STATS ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN SUBMITTAL FOR LOTS 1 AND 2. SITE PLANS BY OTHERS.

**MACHIV**  
 ENGINEERING • SURVEYING • ENVIRONMENTAL  
 2260 Salscheider Court Green Bay, WI 54313  
 PH: 920-569-5765; Fax: 920-569-5767  
 www.machiv.com

NIVLOC I, LLC  
 1219 ADAMS STREET  
 TWO RIVERS, WI  
 SITE PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 30, 2022
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 1925-01-21
DRAWING NUMBER
SHEET NUMBER
C2.1
OF 13

