

**CONDITIONAL USE
PERMIT
City of Two Rivers**

Document Number

Permit No. 2021-05

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

See "Exhibit A" Attached

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

Parcel ID Numbers: 053-202-101-050.01
 053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a U Haul Rental Service.
Mailing Address of the Premises is: Jake Ross, 247 Baker Lane, Mishicot, WI 54228

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 truck rental operation (U-Haul).

Permitted by action of the City Council of the City of Two Rivers on April 17, 2023.
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 to the approved Site and Operation Plans filed in connection with the Petition for this Permit 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. This Permit is specifically issued to Jake Ross to operate a U-Haul Rental Service (Dealer) and shall lapse upon a change in business ownership or tenancy of the subject premises; or if the land uses ceases operation for more than 12 months.
7. Conditions of Operations:
 - a. Hours of operation: 8AM - 7PM, Seven days a week.
 - b. Outdoor storage and parking of rental vehicles and trailers is to be limited to the UHaul parking spaces as shown in on the approved site plan.
 - c. No vehicle maintenance or repairs of rental trucks is to occur in the designated parking area except for emergency repairs to get vehicle to a service garage.
 - d. No outdoor storage other than the rental trucks and trailers.
 - e. Any new signage in accord with the City's Sign Code.

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

As Owner of the Subject Property, I accept and understand the above described conditions.

Printed Name: Ryan W. Ross, owner of property 2005 Hawthorn Ave, Two Rivers, WI 54241

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Ryan W. Ross known to be the person who executed the foregoing instrument and acknowledge the same.

As Permittee of the Subject Property, I accept and understand the above described conditions:

Printed Name: Jake Ross, U-Haul Rental Operator

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Jake Ross known to be the person who executed the foregoing instrument and acknowledge the same.

Printed Name: Amanda Baryenbruch

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

SIGNATURES - CITY OF TWO RIVERS

Amanda Baryenbruch, City Clerk

Adam Wachowski, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Amanda Baryenbruch and Adam Wachowski known to be the persons who executed the foregoing instrument and acknowledge the same.

Printed Name: _____

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

THIS INSTRUMENT WAS DRAFTED BY:
Elizabeth Runge, Community Development Director

CITY OF TWO RIVERS
CONDITIONAL USE PERMIT 2021-05

Exhibit "A"

Parcel 1 (2005 Hawthorne Avenue):

That part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, lying on the Northeasterly side of the so-called Town Line Road (CTH "D"), and contained within the following boundaries:

Commencing at the point of intersection of the center line of said Town Line Road (CTH "D") and the North City limit line of the City of Two Rivers; measure thence North 33° 10' West a distance of 300.1 feet; thence North 40° 18' West a distance of 332.27 feet; the point thus reached is the real starting point. From this real starting point measure North 49° 27' West a distance of 154.6 feet, thence North 58° 53' West a distance of 99.85 feet, thence North 34° 16' East a distance of 948 feet to a point in the North line of said Section 2; thence Easterly along said North line a distance of 493.7 feet to the Northeast corner of said Section 2, a distance of 688 feet; thence South 73° 19' West a distance of 867.2 feet back to the real starting point, excepting therefrom that portion thereof described in that certain Deed recorded in Volume 269 of Deeds on Page 544, Register's of Deed's Office, Manitowoc, Wisconsin

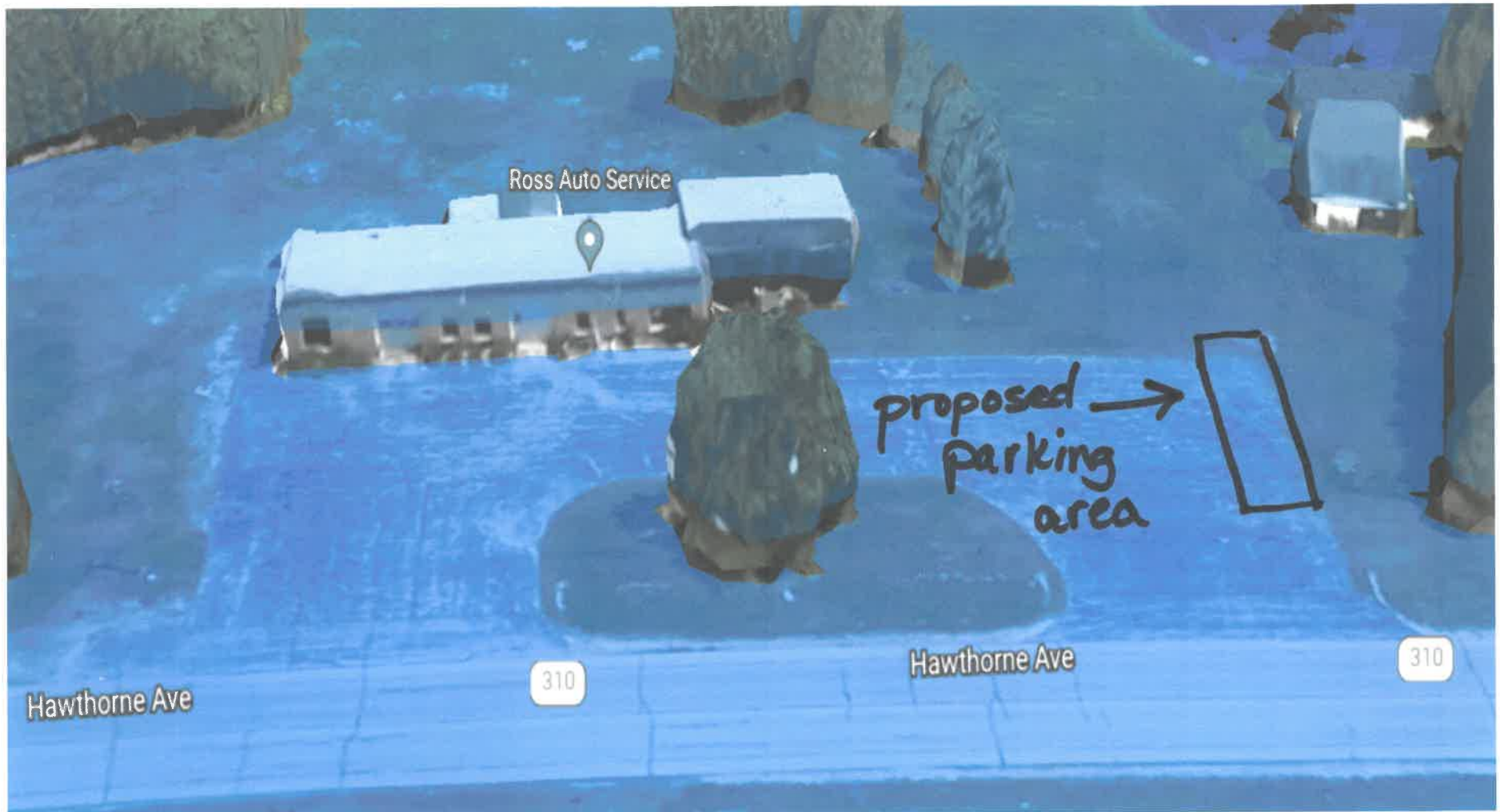
Parcel ID Number: 053-202-101-050.01

-and-

Parcel 2 (vacant lot):

Part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, as described in Volume 245 of Deeds, Page 336, Manitowoc County, Wisconsin, Records, described as commencing at the intersection of the North City limits of the City of Two Rivers (as it existed in July 1949) and the centerline of Town Line Road (CTH "D"); thence along the centerline of said road North 35° 42' West 280.2 feet; thence continuing along said road centerline North 42° 20' West 335.2 feet; thence continuing along said road centerline North 51° 26' West 154.8 feet; thence continuing along said road centerline North 60° 55' West 99.5 feet; thence North 31° 55' East 30 feet to the point of beginning; thence North 31° 55' East 194.7 feet; thence South 89° West 127 feet; thence South 1° 0' East 150 feet; thence South 60° 55' East 20 feet to the point of beginning

Parcel ID Number: 053-202-101-070.07



Same Business use was in
2008 For U-Haul Rentals