



**TWO  
RIVERS**  
WISCONSIN

## LAND DEVELOPMENT APPLICATION

APPLICANT TR Storage LLC TELEPHONE 920 755 2565

MAILING ADDRESS 247 Baker Ln Mishicot Wz 54228  
(Street) (City) (State) (Zip)

PROPERTY OWNER TR Storage LLC TELEPHONE 920 755 2565

MAILING ADDRESS 247 Baker Ln Mishicot Wz 54228  
(Street) (City) (State) (Zip)

**REQUEST FOR:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment     | <input checked="" type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request         |
| <input type="checkbox"/> Subdivision Plat or CSM Review              | <input type="checkbox"/> Variance/Board of Appeals  |
| <input type="checkbox"/> Zoning District Change                      | <input type="checkbox"/> Other                      |

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ Other

PROJECT LOCATION 2005 Hawthorne Ave TYPE OF STRUCTURE \_\_\_\_\_

PRESENT ZONING \_\_\_\_\_ REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE \_\_\_\_\_

PARCEL # \_\_\_\_\_ ACREAGE \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

**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] Date 5-6-25  
(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 \_\_\_\_\_

# TR Storage L.L.C.

2005 Hawthorne Ave, Two Rivers, WI

7721 Hwy 147, Two Rivers, WI

8834 Hwy 147, Two Rivers, WI 54241

8832 Hwy 147, Two Rivers, WI 54241

**TRSTORAGELLC.COM 920-755-2565**

Attn: Adam Taylor, City of Two Rivers

We have hired the DNR for wet land identification and there conclusion was this property is not a wetland and hired an architect for building plans. We are proposing building 2 buildings. 1st building will be identical and parallel to the existing building built 3-4 years ago. It is approx 40 x 181, 36 unit storage building. The 2<sup>nd</sup> building will be on the east side one sided with garage doors facing west, there are currently 2 buildings there that are to be removed by Dave Schmidt Company L.L.C. and disposed of at landfill or cement recycling.

Thank You

TR Storage L.L.C.  
Tara & Ryan Ross

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 2025-02

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:

NE 1/4 NE 1/4 S2 T19N R24E PARCEL DESC V 262 P 517 EXC V 269 P 544

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

Parcel ID Number: 053-202-101-050.01

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for Self-Storage Facilities.

Mailing Address of the Premises Operator: TR Storage LLC, c/o Ryan 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 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 establishing self-storage facilities.

Permitted by action of the City Council of the City of Two Rivers on June 2, 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 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 Architectural 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 granted to Ryan Ross, d/b/a T.R. Storage, LLC and shall not lapse upon a change in ownership. The land use described herein may continue upon a change in ownership provided all operations are continued in strict accordance with this permit.
7. This permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any conditions of this Permit which would normally be the responsibility of the owner or tenant of the premises shall be made part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions of Operations:
  - a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehicles, boats, business supplies or contractor supplies.

- b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
- c. No animal, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.
- d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may or become an annoyance or a public nuisance.
- e. There shall be no outdoor operations or storage.
- f. No hazardous substances or materials as defined by federal, state or local laws shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
- g. The building shall comply with applicable Building and Fire Codes and safety requirements.
- h. Signage in accord with the City's Sign Code.

## 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



## PROJECT/STRUCTURAL NOTES SHEET A1.1

<b>PROJECT:</b>		<b>Proposed new Self Storage Buildings (3 Identical) for TR Storage</b>  2005 HAWTHORNE AVE    TWO RIVERS, WI    54241	
<b>CLIENT:</b>		<b>TR Storage</b> 247 BAKER LANE MISHICOT, WI    54228  CONTACT: RYAN ROSS    PH: 920-973-9308	
<b>DATE:</b>		<b>DATE</b>	
<b>DRAWN BY:</b>		<b>REVISIONS</b>	
<b>JOB NO.:</b>			
<b>SHEET:</b>			
<b>A1.1</b>			