



**TWO  
RIVERS**  
WISCONSIN

## LAND DEVELOPMENT APPLICATION

APPLICANT David J. Church TELEPHONE 414-737-1680

MAILING ADDRESS 12610 W. North Ct. New Berlin WI 53151  
(Street) (City) (State) (Zip)

PROPERTY OWNER Dcole TR LLC TELEPHONE 414-737-1680

MAILING ADDRESS 12610 W. North Ct. New Berlin WI 53151  
(Street) (City) (State) (Zip)

**REQUEST FOR:**

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment     | <input checked="" type="checkbox"/> Conditional Use |
| <input 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 1509 Washington St TYPE OF STRUCTURE Free Standing Restaurant

PRESENT ZONING B1 REQUESTED ZONING B1

PROPOSED LAND USE Free Standing Restaurant with Drive Thru

PARCEL # 05300007107409(000007107409) ACREAGE 1.65

LEGAL DESCRIPTION Attached

**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 David J. Church Date 8-15-23  
(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 \_\_\_\_\_

\$ 350.00 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_

August 15, 2023

CUP Application/Project Narrative  
Address: 1509 Washington St.

Proposed Development/Use

Developer David J. Church under the entity Dcole TR LLC recently acquired the property located at 1509 Washington St. with the intention to raze the existing building and construct a 2,452sf freestanding Drive-Thru restaurant for a national company.

The proposed development will tap into existing utilities and municipal stormwater. The development will be adequately parked to meet city guidelines. Building materials and landscaping will be designed to the highest standards of the city. The operator will provide a detailed Plan of Operation in their CO application.

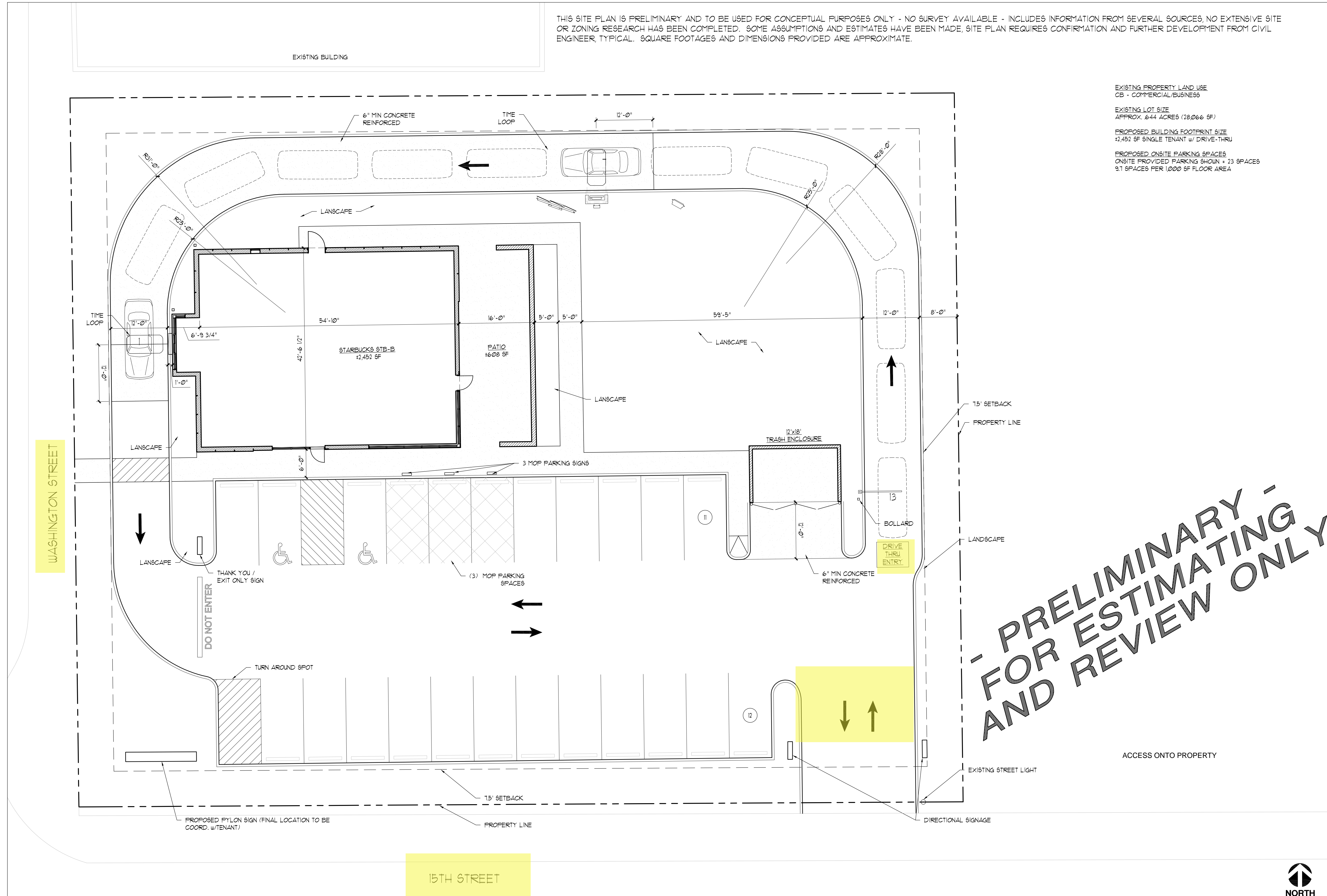
The proposed development budget will be in the range of \$1,500,000 with an ultimate projected market value of over \$2,000,000 which will more than triple the current value of the property.

Regards,

A handwritten signature in black ink, appearing to read "David J. Church", written over the printed name.

David J. Church  
Dcole TR LLC - Member





- LANDSCAPE

- PRELIMINARY -  
FOR ESTIMATING  
AND REVIEW ONLY



Additional Info	
Project Name	
<div><div>New Building for: Starbucks</div><div>1509 Washington Street Two Rivers, WI 54241</div></div>	
Dates/Revisions	
<div>05.18.23 PRELIM SITE PLAN</div> <div>06.13.23 PRELIM SITE PLAN</div>	
Drawing Title	
PROPOSED SITE PLAN	
SP1.1-A	

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 2023- 9-1

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1509 Washington Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

ORIG PLAT LOTS 7, 8, 9 & W 7` OF LOT 10 BLK 71

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

Parcel ID Number: 053-000-071-074.09

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for a Drive-Thru Facility.  
Mailing Address of the Premises is: 1509 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 October 2, 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 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. This Permit is specifically issued to David Church, DcoleTR LLC, and shall lapse upon a change in ownership or tenancy of the subject premises.
7. Conditions of Operations:
  - a. Hours of operation: Drive-thru window service during regular business hours.
  - b. Signage in accord with the City's Sign Code.