



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Brian Laurent TELEPHONE 920 901 6245

MAILING ADDRESS 3406 Mirro Drive Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Brian Laurent TELEPHONE 920 901 8245

MAILING ADDRESS 3406 Mirro Drive Manitowoc WI 54220
(Street) (City) (State) (Zip)

REQUEST FOR:

- Comprehensive Plan Amendment
- Site/Architectural Plan Approval
- Subdivision Plat or CSM Review
- Zoning District Change
- Conditional Use
- Annexation Request
- Variance/Board of Appeals
- Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 1609 16th TYPE OF STRUCTURE Garage 24' x 80'

PRESENT ZONING PUD REQUESTED ZONING _____

PROPOSED LAND USE _____

PARCEL # 053-000-073-010.05 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 Brian Laurent (Property Owner) Date 3/12/2024

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)
- \$ t/b/d 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 _____



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



PLAN COMMISSION

Action: Proposed amendment to PUD
Location: 1609 – 16th Street
Current Zoning: Planned Unit Development (PUD)
Date: July 8, 2024

The owner of this property is requesting a change to the previously approved PUD, to construct a garage, closer to the dwelling unit. Staff has raised questions about the location of the garage, in relation to existing easements presently impacting the site. The current site plan does not include the easements.

Section 10-1-41. - Subsequent change or addition to approved PUD plan.

Any subsequent change or addition to an approved plan shall first be submitted for recommendation to the plan commission. The plan commission shall make its recommendation to the city council. If in the city council's opinion, the change or addition is substantial, keeping in mind how substantial is defined below, the city council shall call for a public hearing on such proposed change or addition. Without limitation to the city council's right to determine any other substantial change, a change may be construed to be "substantial" if it results in any of the following:

- A. An increase in density.
- B. An increase in traffic congestion.
- C. Creation of service problems.
- D. Change in project design, architecture, or aesthetics.



www.two-rivers.org

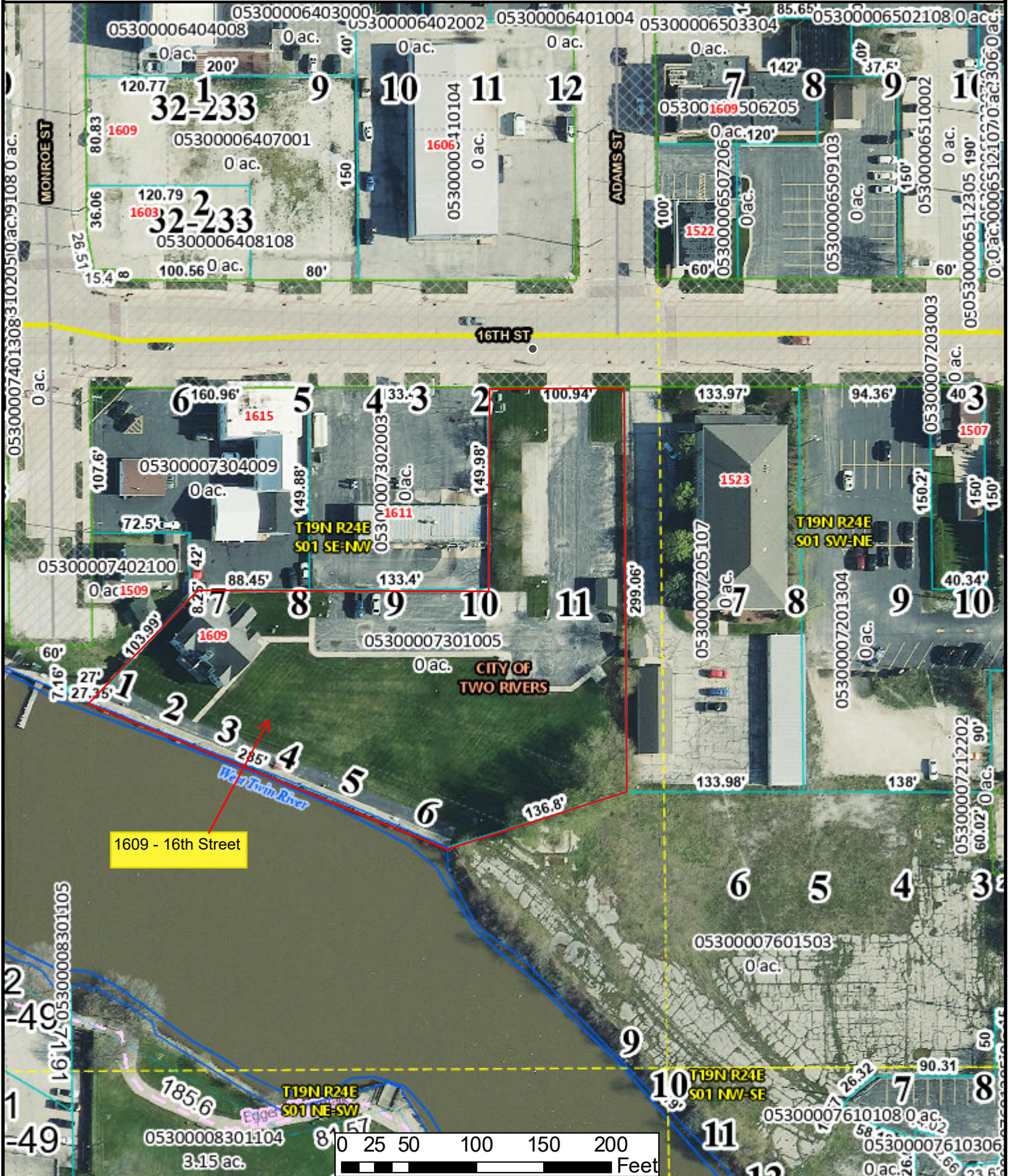


920.793.5564



920.793.5512

Manitowoc County Parcel Viewer



Hello,

I own a property at 1609 16th Street. I would like to build a 26' X 80' garage for my 4 plex. Each tenant would have a 20' X 26' garage. The building code reads that I need to be 8 feet from the north property line. I would like to build it as close to the property line as you would allow. I have no problem building this garage with block . The reason being I don't want things stored behind the building and it will allow for more parking.

Thank you,

Brian Laurent

DESCRIPTION:

Tract 2 of a Certified Survey Map recorded in Volume 12, Page 163, located in Government Lot 1 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin.
 Said parcel contains 70,588 Square Feet (1.620 Acres) of land.

SETBACK NOTE:

The lot shown herein is subject to an 8 foot building setback from the interior side yard and 35 feet from the ordinary high water mark.

SURVEY NOTE:

This survey is based on an existing monumentation that is believed to be original to the Certified Survey Map recorded in volume 12, page 163.

The proposed garage floor elevation to be established by the owner/grading contractor.

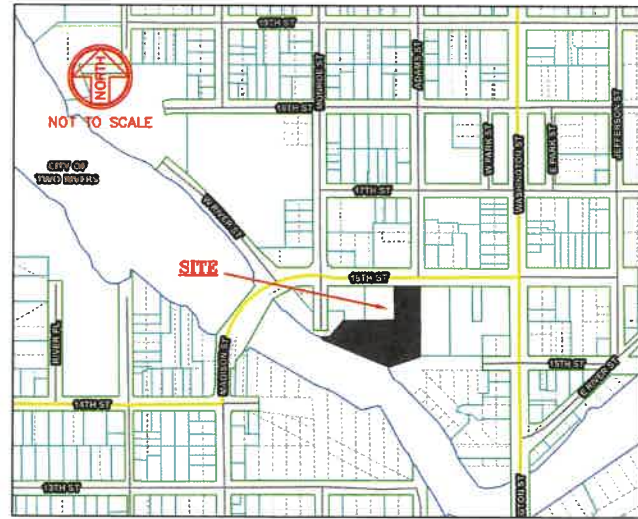
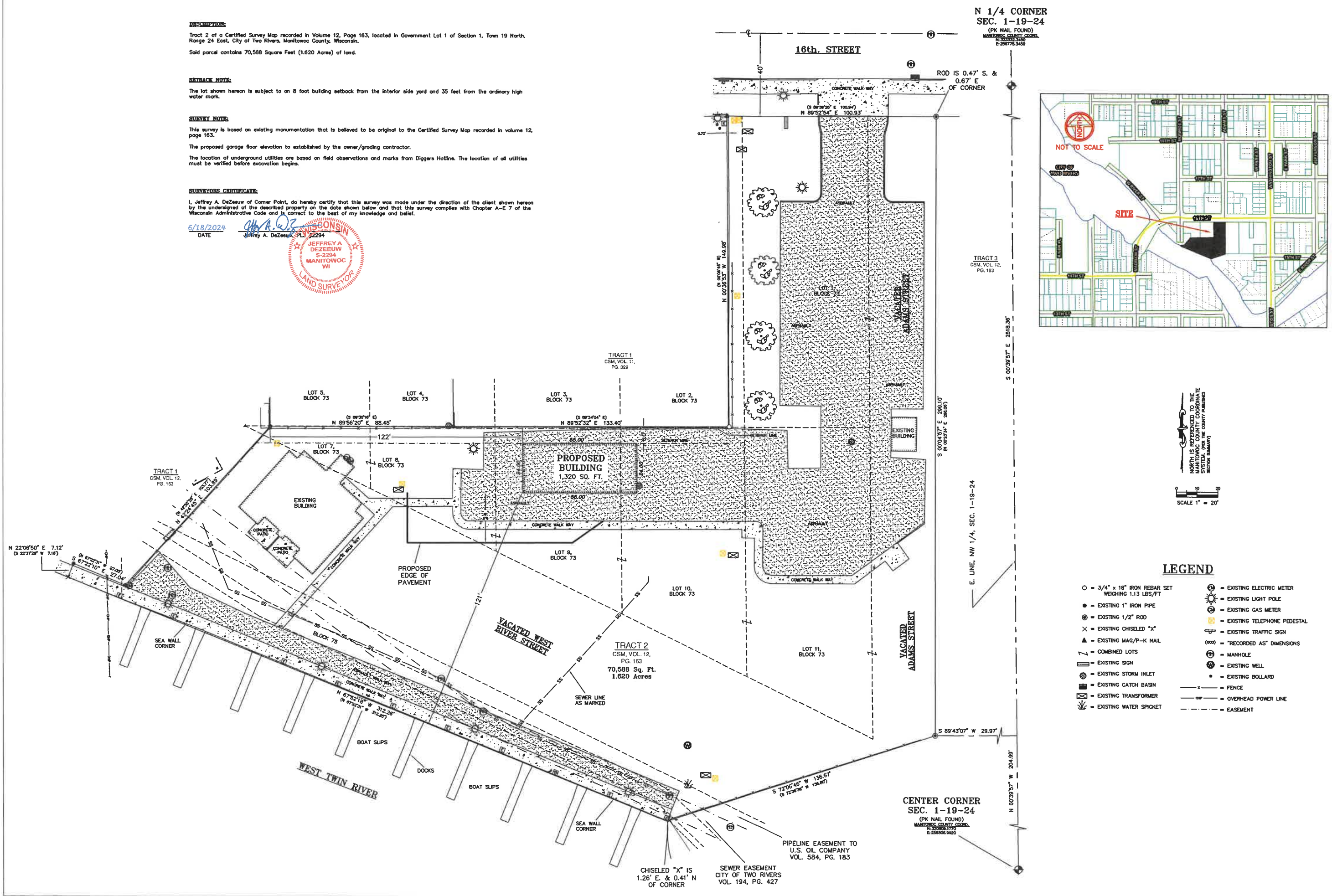
The location of underground utilities are based on field observations and marks from Diggers Hotline. The location of all utilities must be verified before excavation begins.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown herein by the undersigned on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

6/18/2024
 DATE

Jeffrey A. DeZeeuw
 S-2294
 MANITOWOC
 WI



LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- = EXISTING 1" IRON PIPE
- ⊙ = EXISTING 1/2" ROD
- × = EXISTING CHISELED "X"
- ▲ = EXISTING MAG/P-K NAIL
- ∟ = COMBINED LOTS
- ▭ = EXISTING SIGN
- ⊕ = EXISTING STORM INLET
- ⊕ = EXISTING CATCH BASIN
- ⊕ = EXISTING TRANSFORMER
- ⊕ = EXISTING WATER SPOCKET
- ⊕ = EXISTING ELECTRIC METER
- ⊕ = EXISTING LIGHT POLE
- ⊕ = EXISTING GAS METER
- ⊕ = EXISTING TELEPHONE PEDESTAL
- ⊕ = EXISTING TRAFFIC SIGN
- (0000) = "RECORDED AS" DIMENSIONS
- ⊕ = MANHOLE
- ⊕ = EXISTING WELL
- ⊕ = EXISTING BOLLARD
- = FENCE
- = OVERHEAD POWER LINE
- - - = EASEMENT

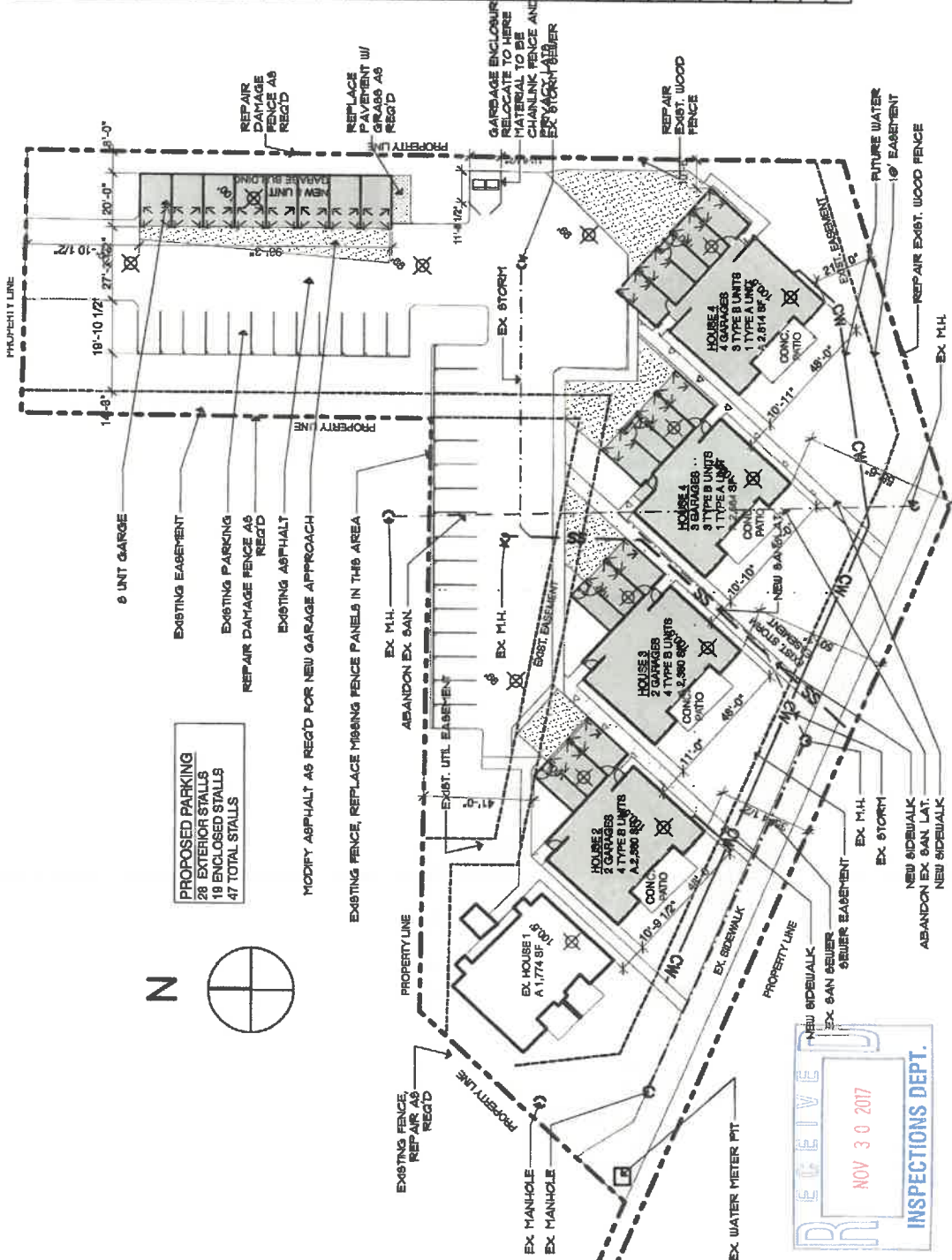
SITE LAYOUT
 TRACT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 12, PAGE 163, LOCATED IN GOVERNMENT LOT 2 OF SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



KEITH LAURENT
 3812 MIRRO DR.
 MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE: 6/14/2024
 DRAWN BY: JAO/RLB
 JOB NO.: S210024
 CAD FILE: DWG\GTA\TR\LAURENT\241024
 SCALE: 1" = 20'
 1 OF 1

Element ID	Element Description	Conventional Surface Area of the Top
DRIVEWAY	DRIVEWAY	347.22
DRIVEWAY	DRIVEWAY	453.29
DRIVEWAY	NEW DRIVE	721.70
DRIVEWAY	NEW DRIVEWAY	1,162.57
	2,684.78 sq ft	
EX HOUSE	HOUSE 1	87.30
EX HOUSE	HOUSE 1	1,684.52
	1,771.82 sq ft	
NEW HOUSE	HOUSE 2	2,576.80
NEW HOUSE	HOUSE 3	2,576.80
NEW HOUSE	HOUSE 4	2,599.00
NEW HOUSE	HOUSE 5	2,806.38
	10,158.98 sq ft	
ROAD	EX ROAD	18,800.93
	18,900.93 sq ft	
SIDEWALK	NEW ENTRY	40.57
SIDEWALK	EX ENTRY	100.02
SIDEWALK	NEW SIDEWALK	125.26
SIDEWALK	EX PATIO	256.19
SIDEWALK	EX PATIO	270.28
SIDEWALK	EX PATIO	270.28
SIDEWALK	EX PATIO	270.26
SIDEWALK	EX PATIO	270.26
SIDEWALK	NEW PATIO	270.26
SIDEWALK	NEW SIDEWALK	542.61
SIDEWALK	NEW SIDEWALK	580.57
SIDEWALK	EX SIDEWALK	684.22
SIDEWALK	EX SIDEWALK	701.42
SIDEWALK	EX SIDEWALK	721.14
SIDEWALK	EX RIVERWALK	3,126.93
	7,970.05 sq ft	
	41,486.56 sq ft	



SITE PLAN MODIFICATION FOR:
NESHOTAH SHORES
 SIXTEENTH ST. TWO RIVERS WI

ISSUE 9.28.17
 ASPIRE ARCHITECTURE & DESIGN, LLC
 1418 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com

SITE PLAN
 SCALE: 1" = 40'