



**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: Site and Architectural Review for City Tabernacle

Consultant: Distinctive Design Studio

Subject Property: 1700 Jefferson Street

Current Zoning: B-1 Business District

Size of Parcel: 3,600 sq. ft. (0.08 acres)

Adjacent Land Use	Zoning Matrix
North Commercial	B-1 Business
South Commercial	B-1 Business
East Vacant	I-1 Industrial
West Residential	B-1 Business

1. Background

The property located at 1700 Jefferson Street was formerly the office building for St. John's School. Historically, the first floor was mercantile, and the second floor contained two residential units. The owner is proposing to change the use of the building to business office working space.

2. Building Design

The building will be renovated to provide ADA compliant restroom on the first floor, ADA ramp entry, and rear stairway added for alternate egress from the second floor. The second floor is proposed to be an artist space.

3. Zoning

The zoning is B-1 Business District. The dimensional requirements remain unchanged and the use for the building as an office and artist studio is permitted in the B-1 District.

4. Access and Parking

Parking requirements have been calculated as one space per 300 square feet of usable floor area. Total usable floor area in the building = 3,779 square feet, divided by 300 = 13 parking spaces. There appears to be four off-street parking spaces associated with this property, so nine additional spaces are required. The parking spaces shall be provided for by easement from the adjacent property at 1701 West Park Street (church parking lot).

5. Lighting, Landscaping and Signage

No changes are proposed.



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920.793.5564



920.793.5512



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6. Dumpster - Trash Collection

The dumpster on the adjacent property at 1701 West Park Street shall be shared. Should there be change, arrangements with the local trash hauler shall be made to place trash at the curb or plans shall be submitted for installation of a dumpster enclosure on the premises.

Recommended Action:

The proposed change in land use complies with the B-1 District. Staff recommends the approval of this proposal with the considerations below:

If the Plan Commission is in support of High lift Coffee Shop, the recommended motion is to approve the plans, with the following conditions to consider:

1. Any future signage requires approval in accord with the City's sign code.
2. Provide a copy of the recorded easement for the required parking stalls prior to obtaining the building permit for the project.
3. All required permits for construction are to be obtained prior to construction.
4. If there are changes to the Site plan, including if the dumpster is no longer shared between property owners, an updated plan shall be submitted to the Plan Commission for review and approval.



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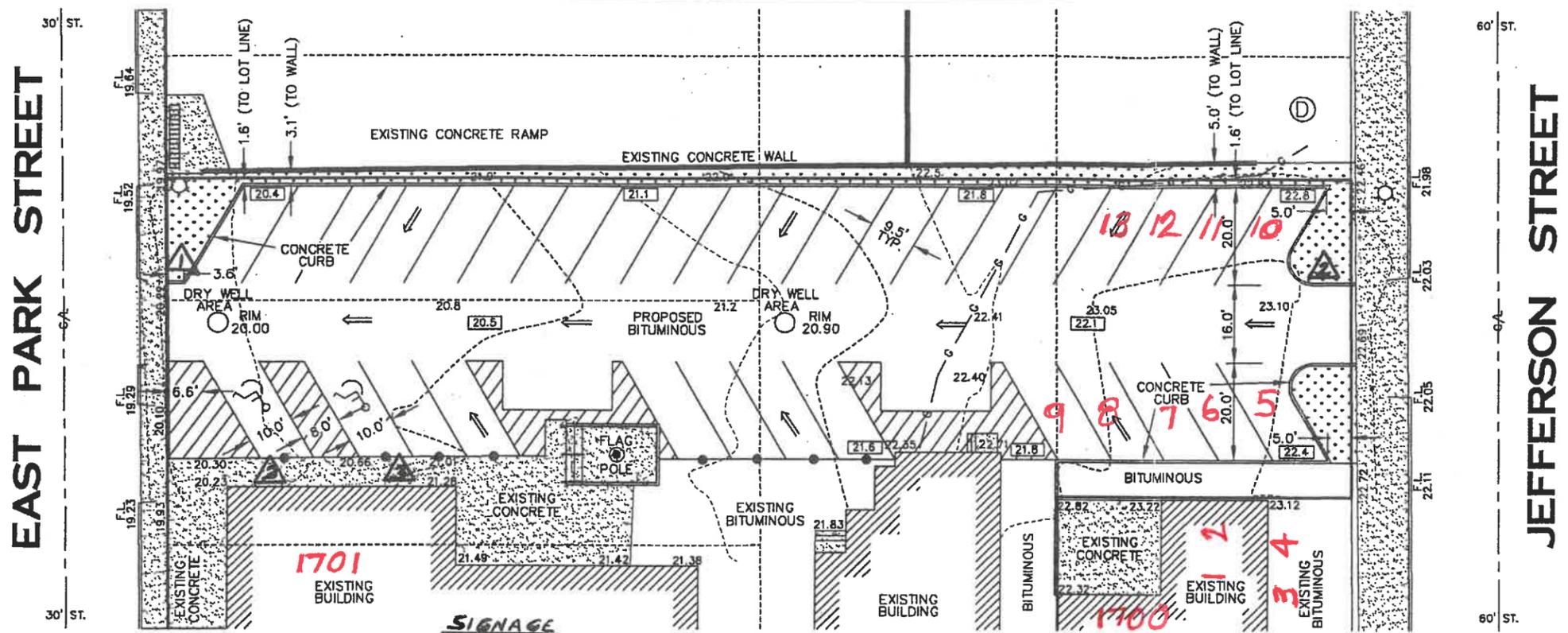


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60° PARKING - 36 TOTAL STALLS

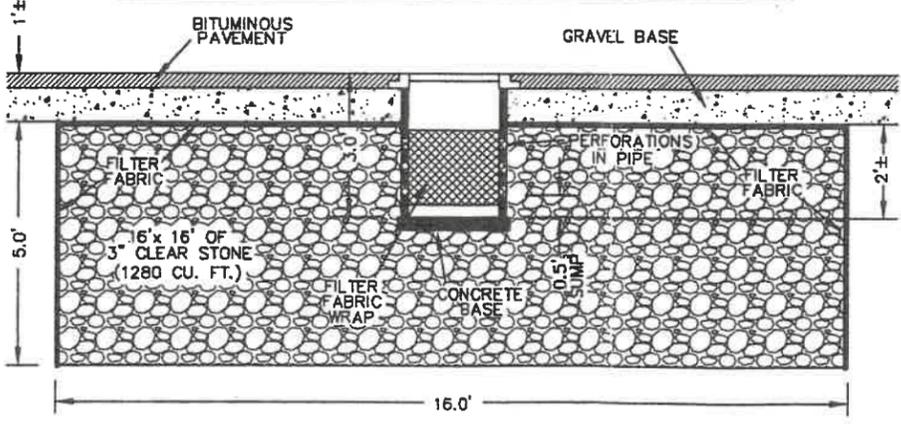


SIGNAGE

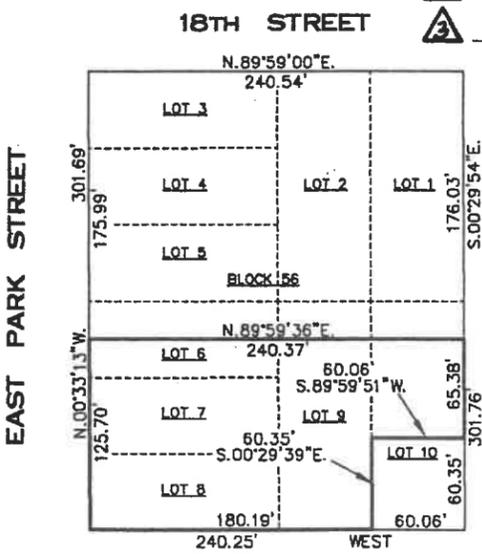
- ▲ ENTER ONLY
- ▲ EXIT ONLY
- ▲ HANDICAPPED PARKING

*13 parking stalls required = 4 on site
9 off site*

PROPOSED DRY WELL DETAIL



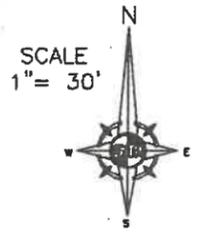
STORAGE CAPACITY REQUIRED PER 2 YEAR STORM
CAPACITY REQUIRED - 1160 CU. FT.
CAPACITY PROVIDED - 1280 CU. FT.



BLOCK DETAIL

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 6, ALL OF LOTS 7 AND 8, THE SOUTH 125 FEET OF LOT 9 AND THE NORTH 65.38 FEET OF THE SOUTH 125.73 FEET OF LOT 10, ALL IN BLOCK 56 OF THE ORIGINAL PLAT OF THE CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



LEGEND

- - DENOTES IRON PIPE FOUND
- ▲ - DENOTES 8" SPIKE
- △ - DENOTES P.K. NAIL
- ⊗ - DENOTES CHISELED X IN CONCRETE
- - DENOTES PIPE BOLLARD
- ▨ - DENOTES CONCRETE PAVEMENT
- ▩ - DENOTES GRASS AREA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005.

DATED: 4-21-08

[Signature]
 KENNETH C. MENEAU
 RLS #1815



STEINBRECHER & MENEAU, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 102 REVERE DRIVE
 MANITOWOC, WI 54220-3147
 TELEPHONE 920-684-5583
 FAX 920-684-5584



PROPOSED PARKING AREA
 LOCATED AT
1701 EAST PARK STREET
 PREPARED FOR: ST. JOHN'S EV. LUTH. CHURCH

DATE:	JULY 26, 2007
REVISED:	APRIL 21, 2008
DRAWN BY:	KC MENEAU
JOB NO.:	07358PL
CAD FILE:	ST-JOHN'S-PARKING(K)
SCALE:	1" = 30'
SHEET:	1 OF 1

1700 JEFFERSON ST. RENOVATION

CITY TABERNACLE

DISTINCTIVE DESIGN
STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
PH: (920) 385-1090
WWW.DISTINCTIVEDESIGNSTUDIO.COM
STEVE PESKIE
(920) 446-0243
stave@distinctivedesignstudio.com

PROJECT INFORMATION

PROJECT ADDRESS

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241



CODE REVIEW

CODE: 2015 IEBC W/
WISCONSIN AMENDMENTS

OCCUPANCY:

EXISTING BUSINESS W/ ACCESSORY USE STORAGE/ GARAGE FIRST FLOOR;
EXISTING RESIDENTIAL R-2 SECOND FLOOR

CONSTRUCTION TYPE:

3B EXTERIOR MASONRY WALLS WITH WOOD FRAMING
NON-SPRINKLERED/ NON-SEPARATED USES

BUILDING ALLOWABLE AREA:

16,000 S.F.

BUILDING ACTUAL AREA:

3,270 S.F.

OCCUPANT LOAD ALLOWED:

@ 100sf/ PERSON = 160 PEOPLE

OCCUPANT LOAD ACTUAL:

33 PEOPLE

EXIT INCHES REQ'D BY OCCUPANT LOAD:

6.8"

EXIT INCHES PROVIDED:

96"

MAXIMUM TRAVEL DISTANCE ALLOWED:

200'

ACTUAL TRAVEL DISTANCE WITHIN BUILDING:

<125'

PLUMBING FIXTURES REQUIRED BY OCCUPANCY:

(2) TOILETS AND (2) LAVS

PLUMBING FIXTURES PROVIDED:

(2) TOILETS AND (2) LAVS

SHEET LIST

SHEET #	SHEET NAME	REVISION	
		#	DATE
GENERAL			
G000	COVER	7	2022.06.16
G200	SITE & CODE PLAN	7	2022.06.16
G201	SITE & CODE PLAN	7	2022.06.16
DEMOLITION			
AD101	DEMOS PLANS	7	2022.06.16
AD102	DEMOS PLANS	7	2022.06.16
ARCHITECTURAL			
A101	FIRST FLOOR PLAN	7	2022.06.16
A102	SECOND FLOOR PLAN	7	2022.06.16
A200	EXTERIOR ELEVATIONS	7	2022.06.16



SYMBOLS LEGEND

SHEET NUMBERING	SECTION REFERENCE	COLUMN GRID DESIGNATORS	PARTITION TYPE SYMBOL
DETAIL REFERENCE	DETAIL NUMBERING	LINE TYPE IDENTIFICATION	WALL IDENTIFICATION
ELEVATION REFERENCE	ELEVATION SYMBOLS	OPENING IDENTIFICATIONS	ROOM IDENTIFICATION
		INTERIOR FINISH TAGS	

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	KIT.	KITCHEN
A.B.	ANCHOR BOLT	LAV.	LAVATORY
AGGR.	AGGREGATE	LT.	LIGHT
ALT.	ALTERNATE		
APPROX.	APPROXIMATELY	M.O.	MASONRY OPENING
		MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BD.	BOARD	MEMB.	MEMBRANE
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCK	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
BOT.	BOTTOM	MIR.	MIRROR
		MTL.	METAL
		MUL.	MULLION
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLG.	CEILING	NOM.	NOMINAL
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OH.	OVERHEAD
CONN.	CONNECTION	OPG.	OPENING
CONT.	CONTINUOUS	OPP.	OPPOSITE
DEG.	DEGREE	PLYWD.	PLYWOOD
DIAG.	DIAGONAL	PR.	PAIR
DN.	DOWN	R.O.	ROUGH OPENING
D.S.	DOWNSPOUT	REQ'D.	REQUIRED
		RM.	ROOM
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
E.W.	EACH WAY	S.F.	SQUARE FOOT
EA.	EACH	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATION	SECT.	SECTION
EQ.	EQUAL	SH.	SHIELD
EXP.	EXPANSION	SHT.	SHEET
		SIM.	SIMILAR
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATION
F.F.	FINISH FLOOR	SQ.	SQUARE
F.O.B.	FACE OF BRICK	STD.	STANDARD
F.O.C.	FACE OF CONCRETE	STL.	STEEL
FDN.	FOUNDATION	SUSP.	SUSPENDED
FIN.	FINISH		
FLR.	FLOOR	T&B	TOP AND BOTTOM
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
G.C.	GENERAL CONTRACTOR	VER.	VERIFY
GL.	GLASS	VERT.	VERTICAL
GALV.	GALVANIZED	W	WITH
		W/O	WITHOUT
H.B.	HOSE BIB	WD.	WOOD
HWWD.	HARDWOOD		
HW.	HARDWARE		
HT.	HEIGHT		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		
JNT.	JOINT		
JST.	JOIST		



DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

#	DATE	DESCRIPTION
1	2021.12.16	SD DOCS
2	2022.01.05	Revision 1
3	2022.01.21	BIDDING/ CITY REVIEW
4	2022.04.11	ADD #1
5	2022.05.13	CITY REVIEW
6	2022.06.15	ADD#2
7	2022.06.16	ADD#3

1700 JEFFERSON ST. RENOVATION

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

PROJECT #: 21-054

PERMIT SET

COVER

G000

IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1". IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1". IF EITHER SCALE BAR IS NOT EXACTLY 1" DRAWING IS NOT TO SCALE.

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#	DATE	DESCRIPTION
7	2022.06.16	ADD#3

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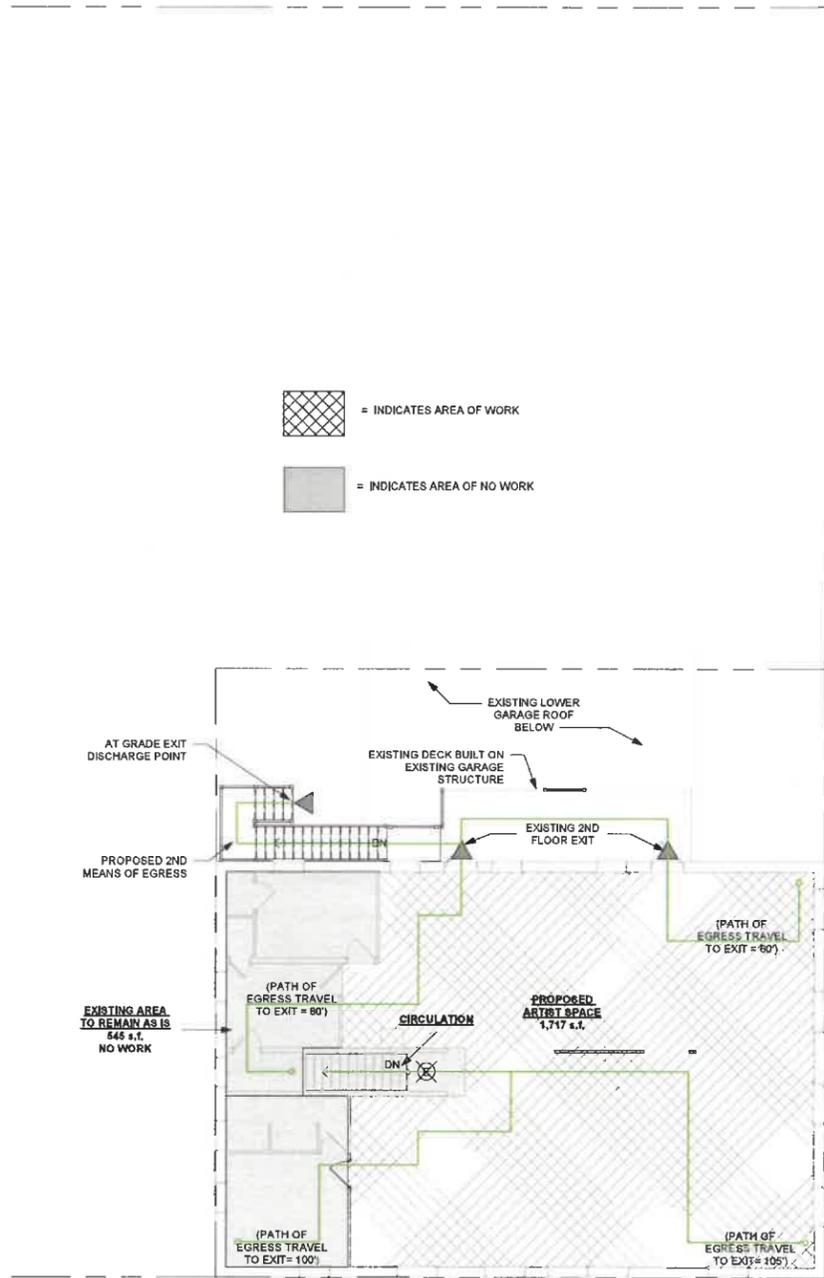
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PROJECT #: 21-094

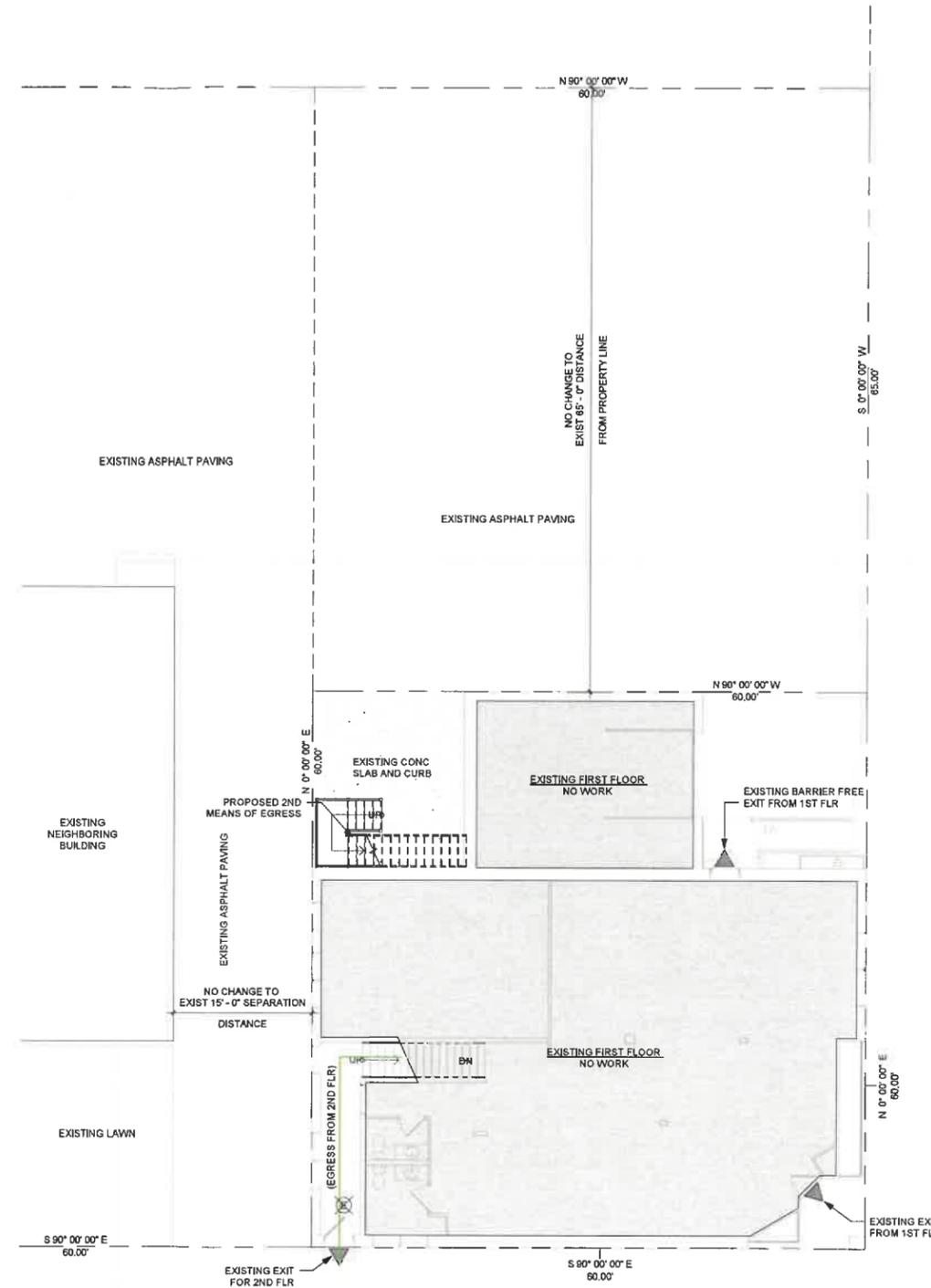
PERMIT SET

SITE & CODE PLANS

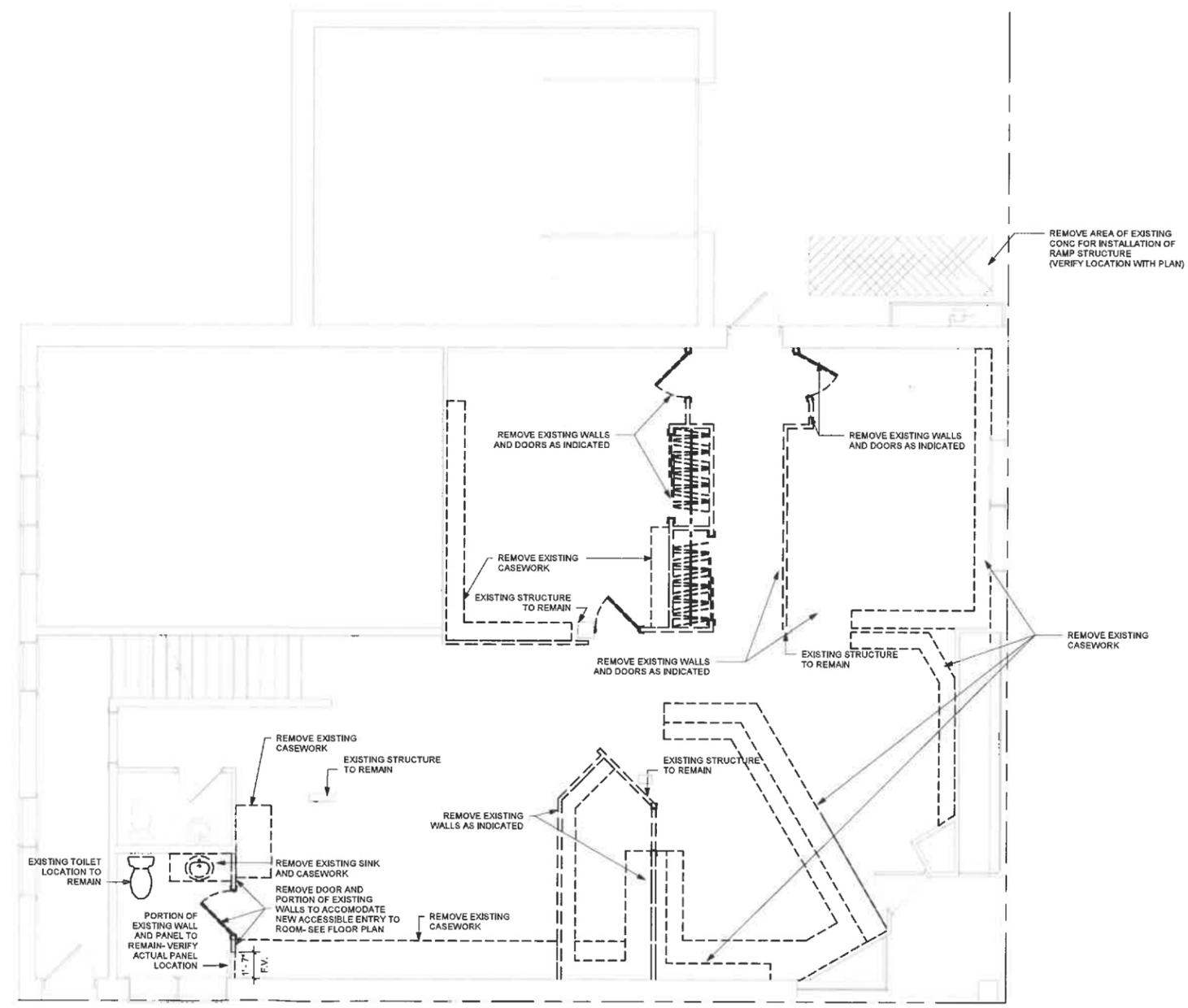
G201



2 FLOOR PLAN - SECOND FLOOR CODE
1/8" = 1'-0"



1 SITE PLAN - WITH FIRST FLOOR CODE PLAN
1/8" = 1'-0"



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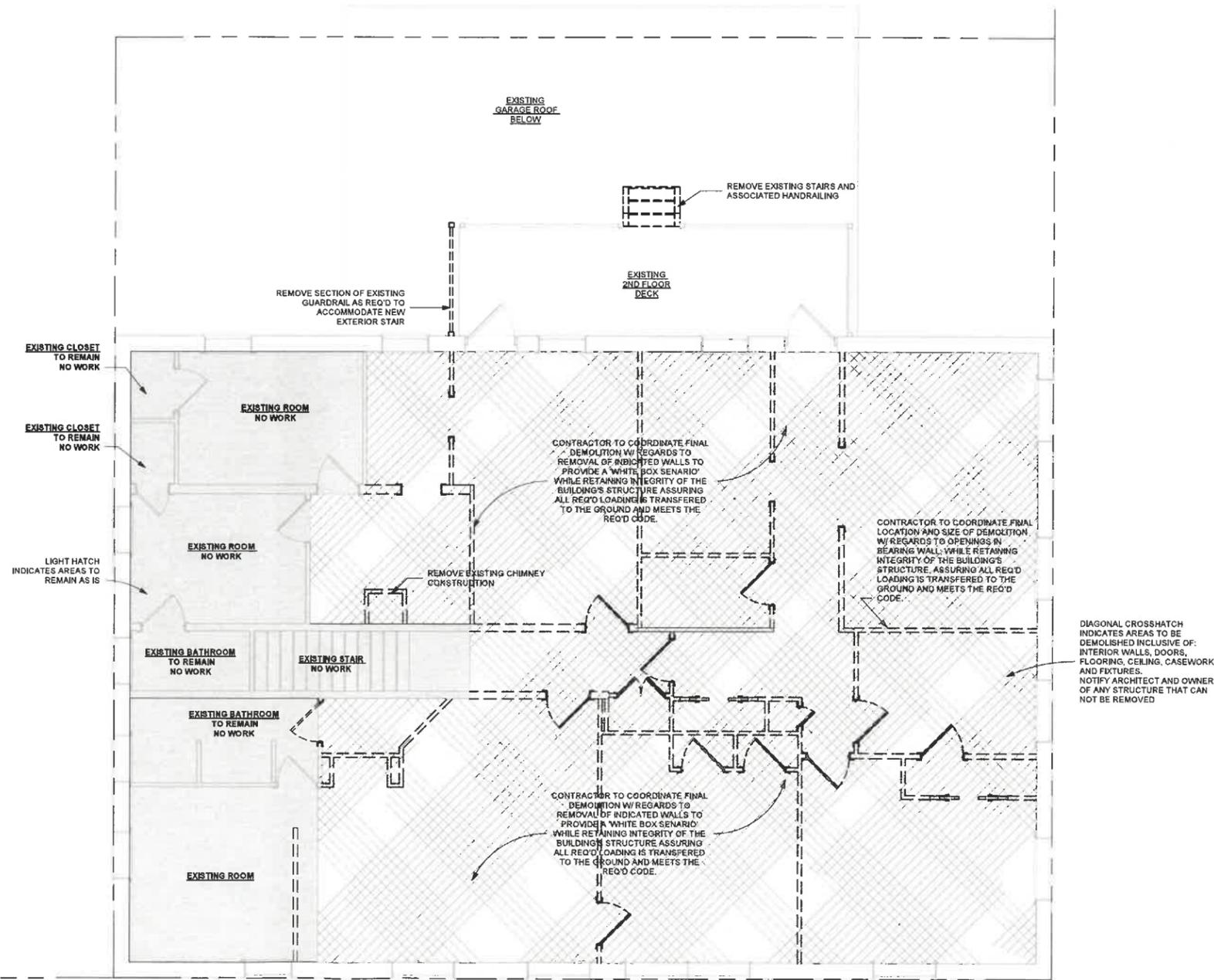
PROJECT #: 21-064

PERMIT SET

DEMO PLANS

AD101

1 DEMO PLAN - FIRST FLOOR DEMO
1/4" = 1'-0"



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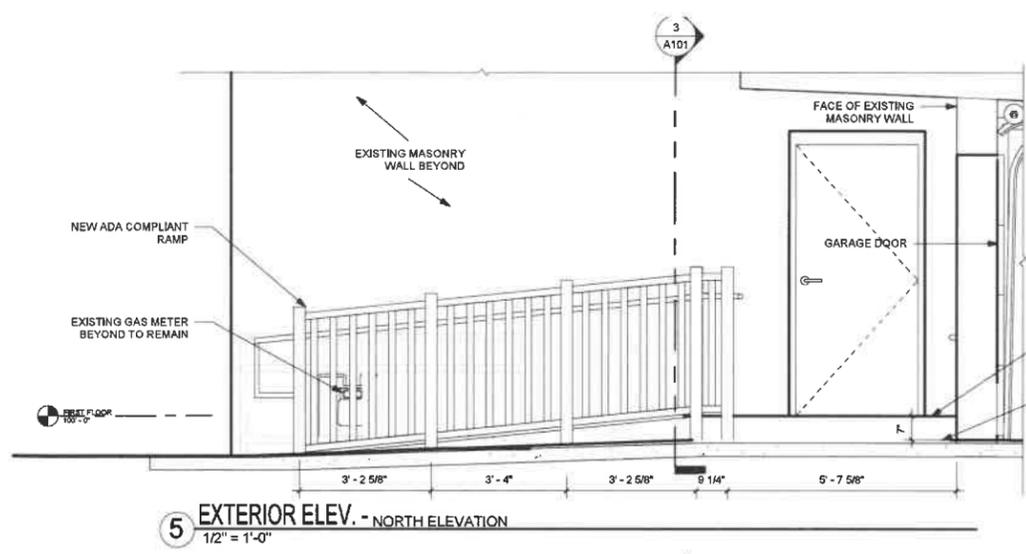
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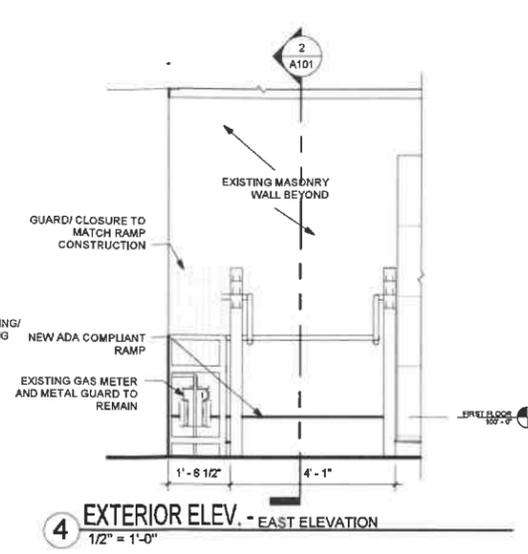
DEMO PLANS

AD102

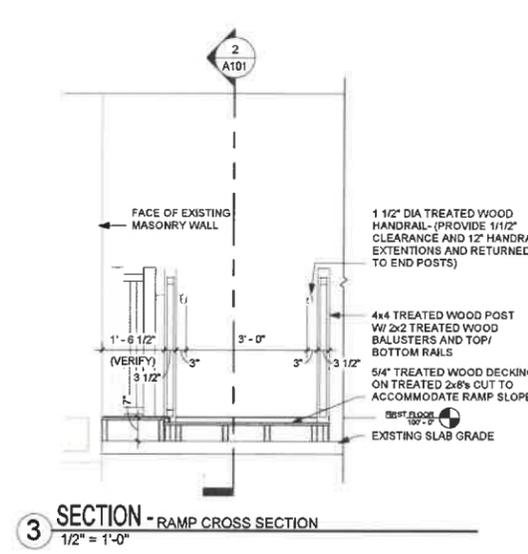
1 DEMO PLAN - SECOND FLOOR DEMO
1/4" = 1'-0"



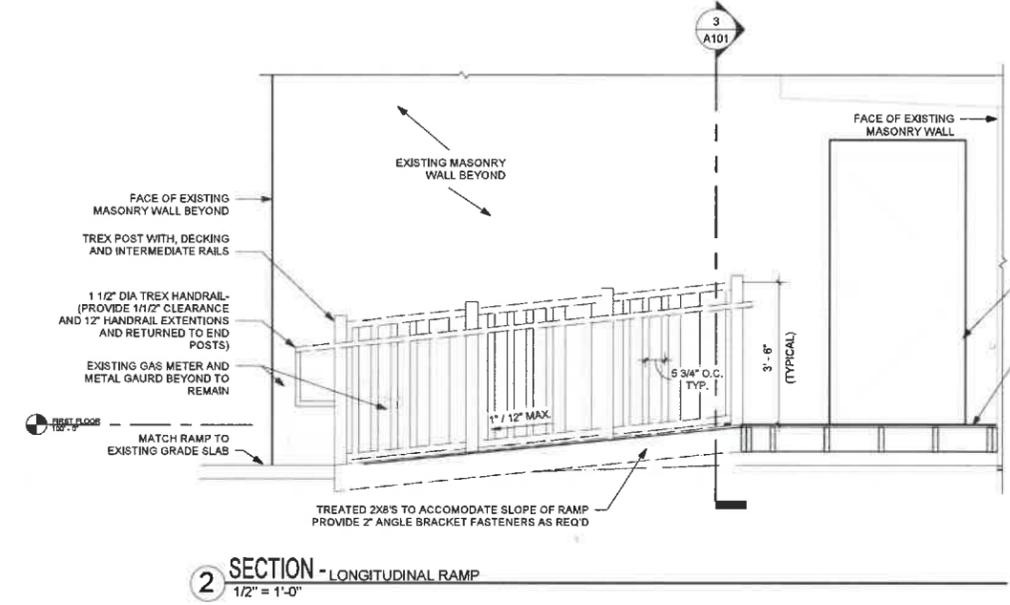
5 EXTERIOR ELEV. - NORTH ELEVATION
1/2" = 1'-0"



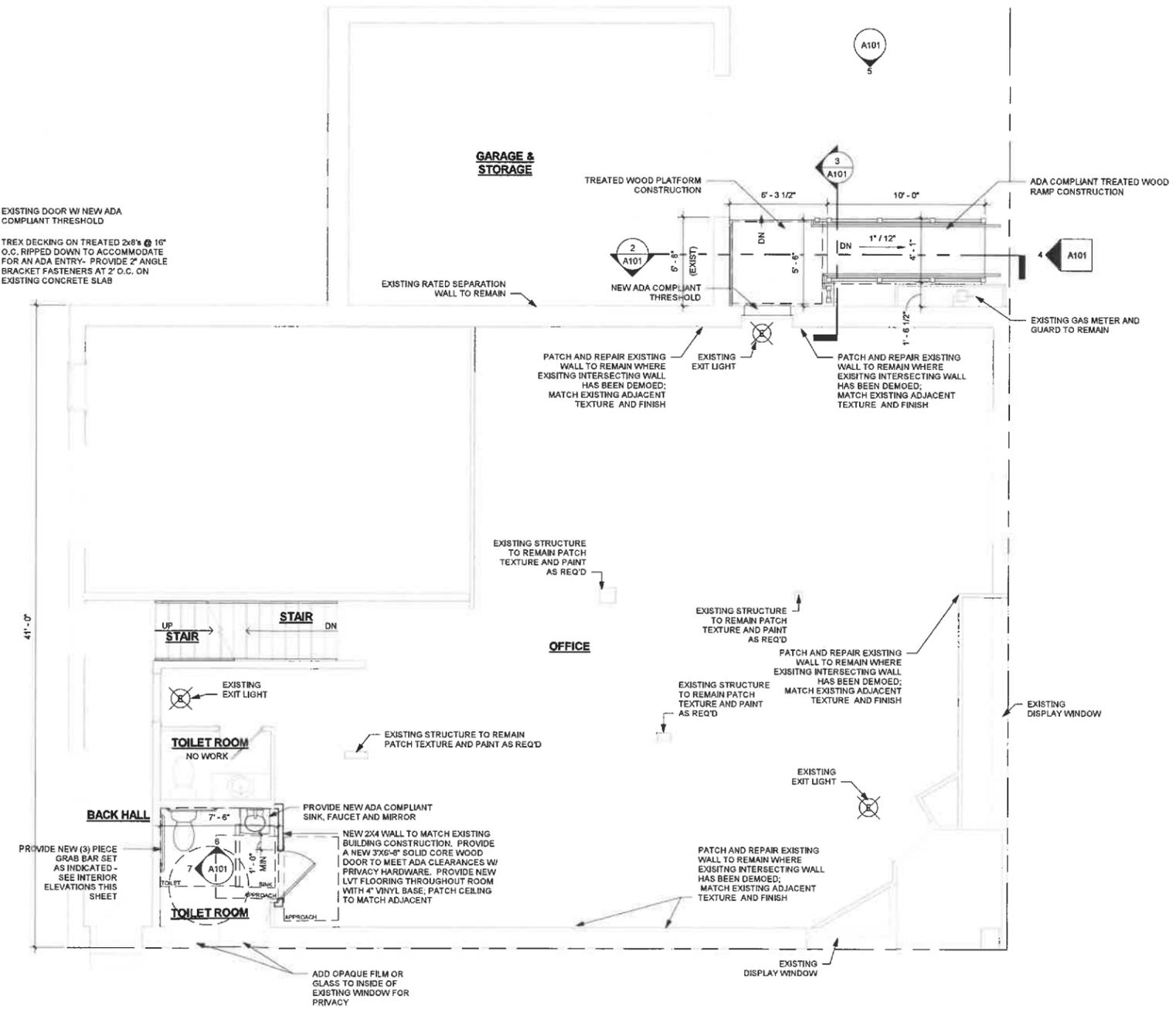
4 EXTERIOR ELEV. - EAST ELEVATION
1/2" = 1'-0"



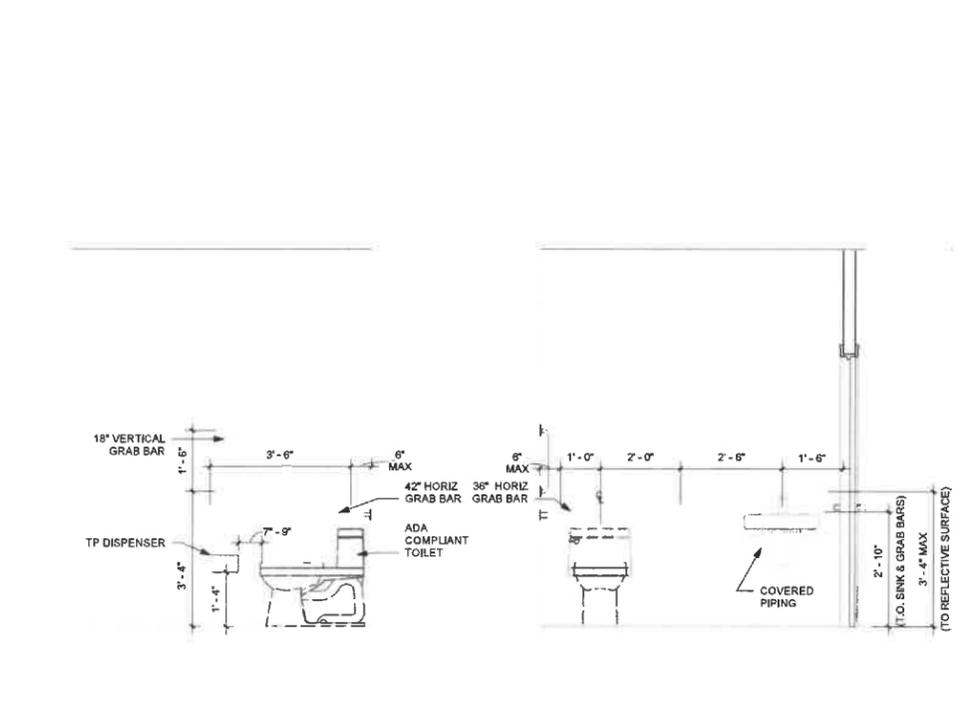
3 SECTION - RAMP CROSS SECTION
1/2" = 1'-0"



2 SECTION - LONGITUDINAL RAMP
1/2" = 1'-0"



1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



7 INTERIOR ELEV. - SIDE PROFILE
1/2" = 1'-0"

6 INTERIOR ELEV. - WET WALL
1/2" = 1'-0"

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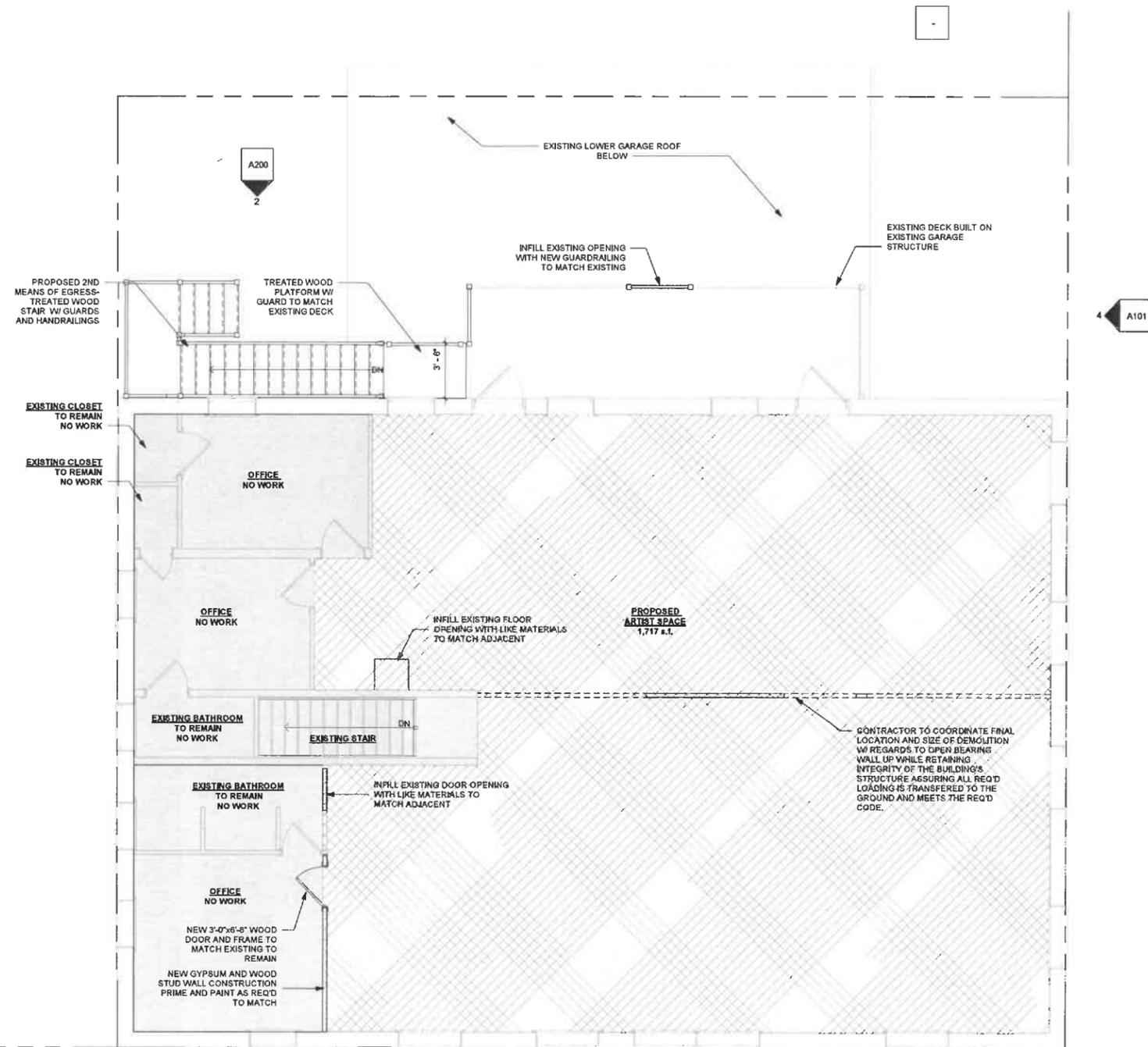
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PERMIT SET
FIRST FLOOR PLAN

A101



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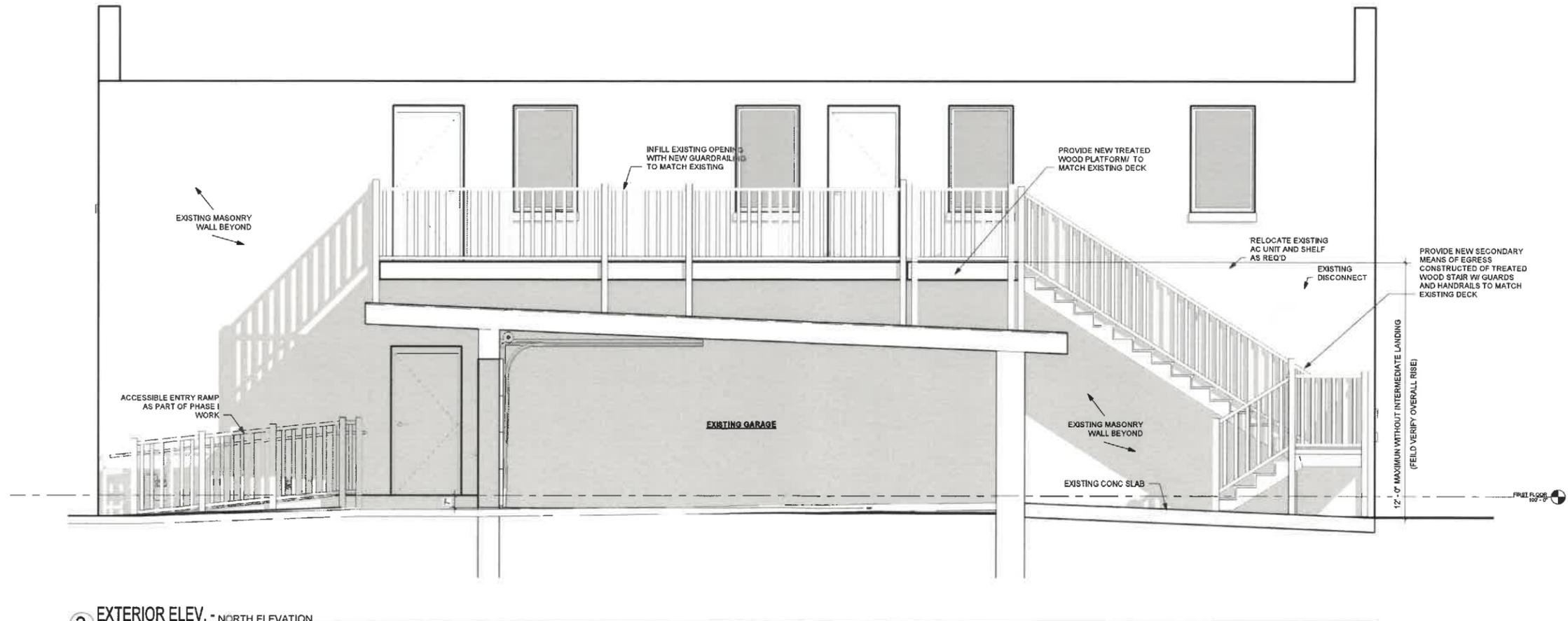
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PERMIT SET

SECOND FLOOR PLAN

A102

1 FLOOR PLAN - EXTERIOR SECOND FLOOR
1/4" = 1'-0"



2 EXTERIOR ELEV. - NORTH ELEVATION
3/8" = 1'-0"

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EXTERIOR ELEVATIONS

A200