

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 2022-06

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1210 Washington Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

*Legal Description shall be inserted after metes and bounds description is provided by developer*

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

Parcel ID Number: t/b/d

Zoning Classification of the Premises is: Waterfront Business District (WFB)/Conditional Use for a Drive-Thru Facility.  
Mailing Address of the Premises is: 1210 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 July 5, 2022.

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. Conditions of Operations:
  - a. Hours of operation: Drive-thru window service 24 hours/day, 365 days/year.
  - b. Only drive-thru traffic shall be allowed to exit onto Washington Street.
  - b. Signage in accord with the City's Sign Code.
  - c. Inspection by the TRFD prior to opening for business.
  - d. All landscape plantings shall be maintained and kept in good health or be replaced; and all landscaped areas shall be maintained in such a manner to be free of weeds.

**SIGNATURES OF PROPERTY OWNERS AND PERMITEES:**

**As Owner(s) and Permittee(s) of the Subject Property, I/we accept and understand the above-described conditions.**

\_\_\_\_\_  
Print Name/Title \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title \_\_\_\_\_

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named \_\_\_\_\_ and \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Wisconsin  
My commission expires: \_\_\_\_\_

**SIGNATURES - CITY OF TWO RIVERS**

\_\_\_\_\_  
Jamie Jackson, City Clerk

\_\_\_\_\_  
Adam Wachowski, City Council President

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally, came before me this 5th day of July, 2022, the above named Jamie Jackson and Adam Wachowski known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Vicky L. Berg  
Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/25

THIS INSTRUMENT WAS DRAFTED BY:  
Vicky Berg, Zoning Administrator

R:\loba\1925-01-21 ADAMS ST. ALTAIRDRAWINGS\1925-01-21 Eng.dwg 5/30/2022 9:17:32 AM

### SHEET KEY NOTES:

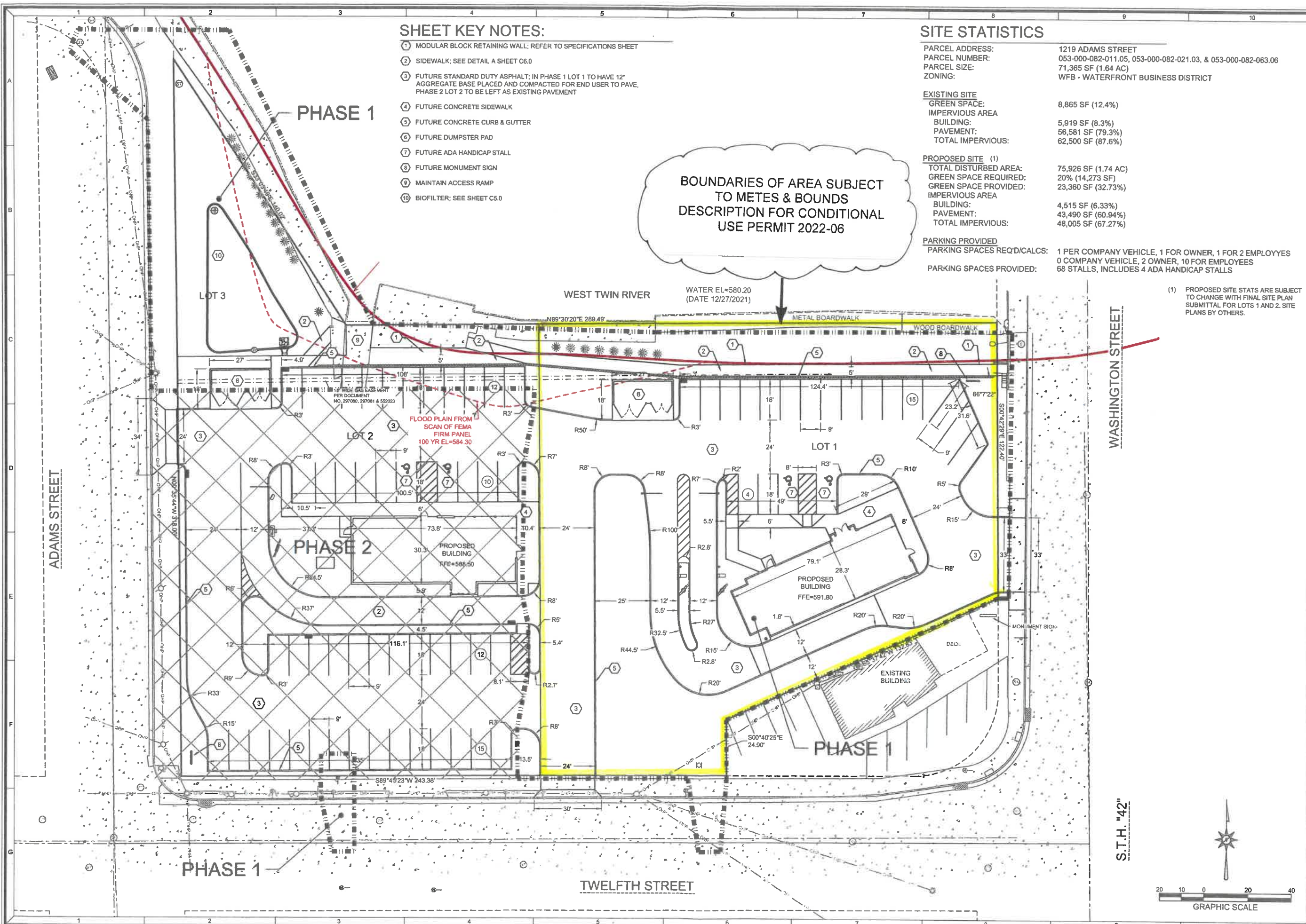
- 1 MODULAR BLOCK RETAINING WALL; REFER TO SPECIFICATIONS SHEET
- 2 SIDEWALK; SEE DETAIL A SHEET C6.0
- 3 FUTURE STANDARD DUTY ASPHALT; IN PHASE 1 LOT 1 TO HAVE 12" AGGREGATE BASE PLACED AND COMPACTED FOR END USER TO PAVE. PHASE 2 LOT 2 TO BE LEFT AS EXISTING PAVEMENT
- 4 FUTURE CONCRETE SIDEWALK
- 5 FUTURE CONCRETE CURB & GUTTER
- 6 FUTURE DUMPSTER PAD
- 7 FUTURE ADA HANDICAP STALL
- 8 FUTURE MONUMENT SIGN
- 9 MAINTAIN ACCESS RAMP
- 10 BIOFILTER; SEE SHEET C5.0

### SITE STATISTICS

<b>PARCEL ADDRESS:</b> 1219 ADAMS STREET	
<b>PARCEL NUMBER:</b> 053-000-082-011.05, 053-000-082-021.03, & 053-000-082-063.06	
<b>PARCEL SIZE:</b> 71,365 SF (1.64 AC)	
<b>ZONING:</b> WFB - WATERFRONT BUSINESS DISTRICT	
<b>EXISTING SITE</b>	
GREEN SPACE:	8,865 SF (12.4%)
IMPERVIOUS AREA:	
BUILDING:	5,919 SF (8.3%)
PAVEMENT:	56,581 SF (79.3%)
TOTAL IMPERVIOUS:	62,500 SF (87.6%)
<b>PROPOSED SITE (1)</b>	
TOTAL DISTURBED AREA:	75,926 SF (1.74 AC)
GREEN SPACE REQUIRED:	20% (14,273 SF)
GREEN SPACE PROVIDED:	23,360 SF (32.73%)
IMPERVIOUS AREA:	
BUILDING:	4,515 SF (6.33%)
PAVEMENT:	43,490 SF (60.94%)
TOTAL IMPERVIOUS:	48,005 SF (67.27%)
<b>PARKING PROVIDED</b>	
PARKING SPACES REQ'D/CALCS:	1 PER COMPANY VEHICLE, 1 FOR OWNER, 1 FOR 2 EMPLOYEES
PARKING SPACES PROVIDED:	0 COMPANY VEHICLE, 2 OWNER, 10 FOR EMPLOYEES
	68 STALLS, INCLUDES 4 ADA HANDICAP STALLS

BOUNDARIES OF AREA SUBJECT TO METES & BOUNDS DESCRIPTION FOR CONDITIONAL USE PERMIT 2022-06

(1) PROPOSED SITE STATS ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN SUBMITTAL FOR LOTS 1 AND 2. SITE PLANS BY OTHERS.



**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

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NIVLOCI, LLC  
1219 ADAMS STREET  
TWO RIVERS, WI  
SITE PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 30, 2022
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 1925-01-21
DRAWING NUMBER
SHEET NUMBER
C2.1
OF 13