



**PLAN COMMISSION**

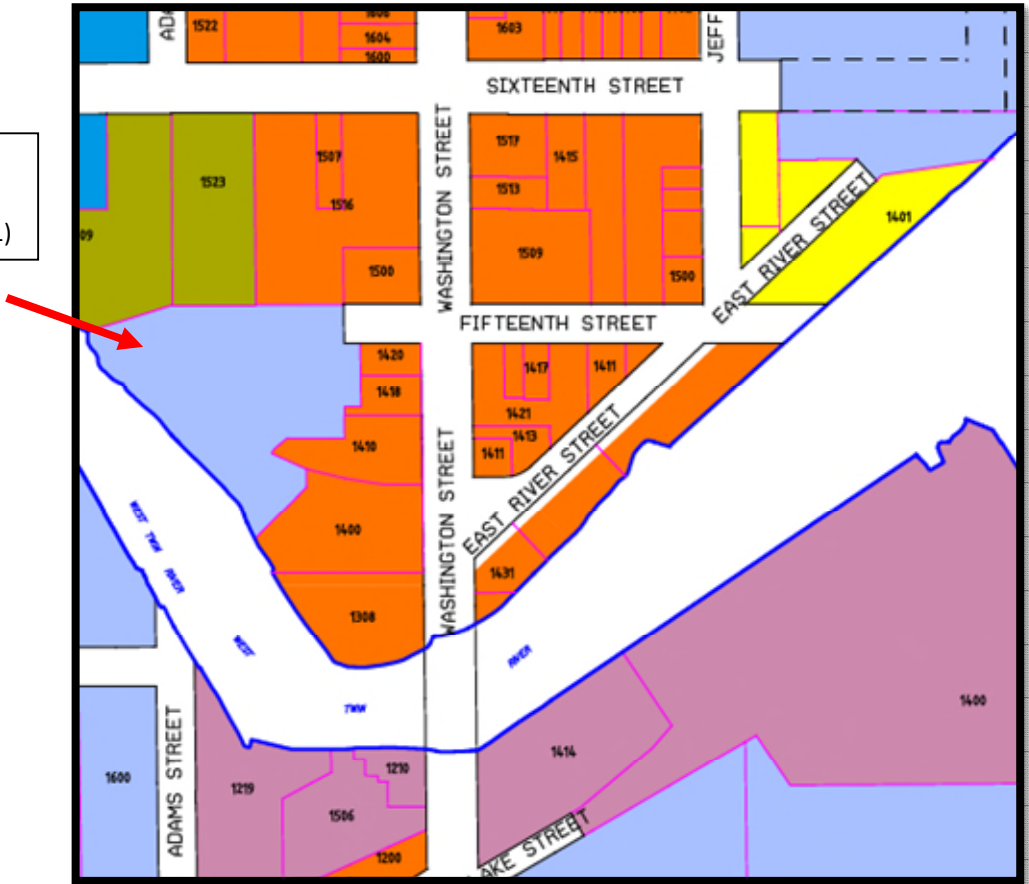
**REQUEST:** **Conditional Use Permit (cup)** for parcel 053-000-076-015.03  
15<sup>th</sup> Street, Two Rivers  
Proposing: Three Buildings 1: 9,200 sq ft, 2: 9,120 sq ft and 3: 4,800 sq ft  
Total 23,120 sq ft of storage  
113 storage units in Downtown  
With: Storage Units, Boat storage, boat washing station and boat launch

**BACKGROUND INFORMATION:**

This location, 1520 15<sup>th</sup> Street, was the former site of an industrial building demolished in 2006.

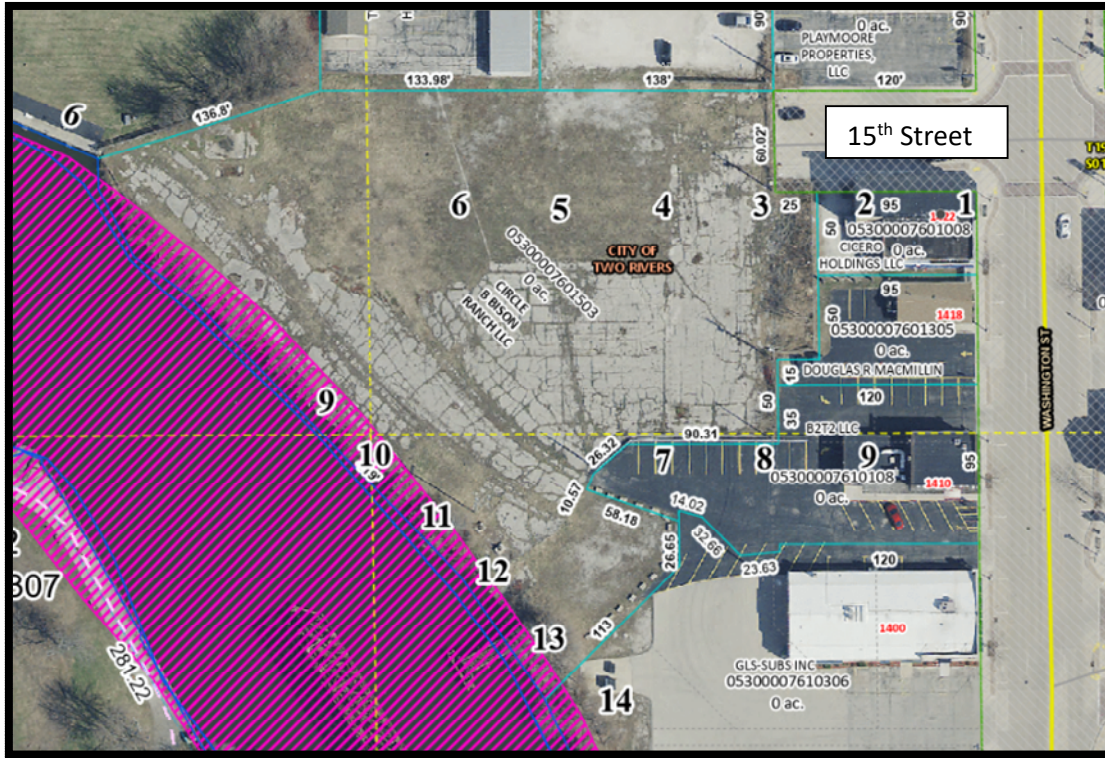
**Zoning Map**

Project location:  
2.08 acres in size  
Zoned Industrial (I-1)





**Aerial Map**



**Zoning Information:**

Industrial District (I-1) attached

**Sec. 10-1-7. - Definitions. Self – storage facility is as follows:**

**Self-storage/mini warehouse facility.**

- (1) A compartmentalized warehouse building in which storage compartments of varying sizes are leased or rented to individuals for general storage purposes for varying periods of time and providing one or more doors serving each compartment.
- (2) The following uses shall be prohibited in self-storage/mini warehouse facilities:
  - (a) Storage of flammable or hazardous materials or chemicals.
  - (b) Auctions, commercial, wholesale, retail or miscellaneous or garage sales; except those conducted by the property owner when property stored in said compartment is abandoned in accord with Wis. Stats. § 704.90(6), or any successor to that statute.





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- (c) Sales, service, repair, fabrication or manufacturing activities.
- (d) The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment or other similar equipment.
- (e) The establishment of a transfer or **storage** business.
- (f) Any use that is noxious or offensive of odors, dust, noise, fumes or vibrations.

### STAFF RESPONSE

1. The City's *Updated Comprehensive Plan*, adopted on November 7, 2022, identifies 15 Priority Growth Areas / Redevelopment Sites, and this location is one of the priority redevelopment locations. The Priority Growth Areas are defined as prime locations for redevelopment because they are served by existing infrastructure and can serve as infill sites for revitalization.
2. This CUP application for self-storage units is not a redevelopment use in alignment with the City's Comprehensive Plan for this area within the downtown.
3. Below are comments and requests for additional information regarding the CUP application packet as submitted.

A. Questions surrounding the boat ramp as shown include:

- The proximity to the CN Trestle Bridge and the impact of this proximity to the ability of boats to maneuver within this area;
- What type and size of boats this project is seeking to attract to use the ramp and to store.
- The slope of the boat ramp itself and its condition;
- The existence or status of a boat ramp permit with the WI DNR.

B. The preliminary site plan layout does not appear to show enough area for vehicles, vehicles with boats or trailers, to turn or maneuver to access the storage units, or to maneuver to access the boat ramp.

C. The number of storage units, and the proposal overall, will necessitate a stormwater management plan for review and approval by the City of Two Rivers and the state.

D. A grading plan will also be required for review and approval by the City of Two Rivers.

E. A vegetative screen specifically to screen Building 4 and the width of the waterfront frontage is a recommended condition. The vegetative screen is to be at least as tall as the eaves of Building 4.

4. A landscaping plan is a requirement of the Site and Architectural review process, and this vegetative screening is a condition of the CUP review.



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**Action Alternatives Available to the Plan Commission Members:**

1. Move to grant the conditional use permit in the form presented.
2. Move to modify the conditional use permit and conditions as presented. Modifications to be identified:
3. Move to place this matter on an upcoming agenda to consider the final form of the CUP application with additional/more information and take final action on the matter.
4. Not approve the application (as submitted).



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