



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT ACE Building Service Inc (Jeff Gordon) TELEPHONE 920-374-1538 (Jeff)

MAILING ADDRESS 3510 S 26th Street, Manitowoc, WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Rogers St Fishing Village (Bonnie Timm) TELEPHONE 920-793-2556 (Bonnie)

MAILING ADDRESS 2102 Jackson St, PO Box 33, Two Rivers, WI 54241
(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 (General Contractor)

PROJECT LOCATION 2010 Rogers Street TYPE OF STRUCTURE Wood Framed

PRESENT ZONING WFB - Waterfront Business REQUESTED ZONING N/A

PROPOSED LAND USE no change in land use requested - new building to be used for storage

PARCEL # 152-002-040-4 ACREAGE _____

LEGAL DESCRIPTION RESUB OF ORIG BLKS 19 & 20 LOT 3, 4 & 5 BLK 2

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 Bonnie L Timm, Treasurer Date 6/27/24
(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 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT ACE Building Service Inc (Jeff Gordon) TELEPHONE 920-374-1538 (Jeff)

MAILING ADDRESS 3510 S 26th Street, Manitowoc, WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Rogers St Fishing Village (Bonnie Timm) TELEPHONE 920-793-2556 (Bonnie)

MAILING ADDRESS 2102 Jackson St, PO Box 33, Two Rivers, WI 54241
(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 (General Contractor)

PROJECT LOCATION 2010 Rogers Street TYPE OF STRUCTURE Wood Framed

PRESENT ZONING WFB - Waterfront Business REQUESTED ZONING N/A

PROPOSED LAND USE no change in land use requested

PARCEL # 152-002-040-4 ACREAGE _____

LEGAL DESCRIPTION RESUB OF ORIG BLKS 19 & 20 LOT 3, 4 & 5 BLK 2

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 Bonnie Timm Date 6/17/24
(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 _____

\$ 200 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

Manitowoc County Parcel Viewer





PLAN COMMISSION

Action: Conditional Use Application & S&A Review
Location: 2010 Rogers Street
Current Zoning: Waterfront Business (WFB)
Date: July 8, 2024

The owner of this property is requesting a Conditional Use Permit for a museum storage building. Museums are listed as a conditional use in the WFB District.

Background

This site previously contained two storage buildings, which were used by Rogers Street Fishing Village Museum. The structures were dilapidated, so the owner demolished them both with a plan to construct a new storage building.

The storage building will be used for storing Museum materials. The building has a restroom, which will serve the existing marina. Below is an image of the site before the buildings were demolished.

