

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-6

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1509 Washington Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

ORIG PLAT LOTS 7, 8, 9 & W 7' OF LOT 10 BLK 71

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

Parcel ID Number: 053-000-071-074.09

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for the operation of a drive-thru service window.
Mailing Address of the Premises Operator: 3131 McKinney Avenue, STE L10, Dallas, TX, 75204

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 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 December 1, 2025.
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 is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
5. Conditions of Operations:
 - a. Hours of operation: Drive-thru service window during regular business hours.
 - c. Signage in accord with the City's Sign Code.

This Permit is binding upon the above-identified parcel and the Grantee, and its heirs, successors and assigns. There shall be no change in the use of the property as specified above, nor violations or deviation from the above listed conditions without review and approval of the City Plan Commission and the City Council.

This permit is revocable by the City for cause. Failure to comply with the conditions set forth herein may result in the termination of the Conditional Use Permit. Grantee shall be liable to the City for reasonable attorney fees incurred in enforcing the Conditional Use Permit.

Grantee shall be liable to the City for any expenses incurred in enforcing this Conditional Use Permit. Expenses mean reasonable fees, costs, charges, disbursements, engineering fees, reasonable attorney fees, and any other reasonable expenses incurred in connection with proceedings to enforce the provisions of the permit.

In accordance with the City Zoning Code, the City Plan Commission shall retain continuing jurisdiction over the conditional use for the purpose of resolving any complaints. Violation of this Conditional Use Permit shall be subject to a fine or civil forfeiture as provided in City Zoning Code.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

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

Printed Name: _____

Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally, came before me this _____ day of _____, 2025, the above named
_____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public

Printed Name
_____ County, Wisconsin
My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

Kyle Kordell, City Manager

Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2025, the above-named Kyle Kordell and Amanda Baryenbruch known to
be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, Manitowoc County, Wisconsin
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Adam Taylor, Zoning Administrator