

**CONDITIONAL USE  
PERMIT  
City of Two Rivers**

Document Number

Permit No. 2202-04

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1900 School Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Lot 24 of Assessment Plat 7 being Tract 2 of Certified Survey Map recorded in Volume 14, Page 211 in the City of Two Rivers, Manitowoc County, Wisconsin

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

Parcel ID Number: 053-101-007-241.02

Zoning Classification of the Premises is: B-2 Business District  
Mailing Address of the Premises is: 1900 School Street, Two Rivers, WI 54241

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 to rent, store and service utility trucks and trailers.

Permitted by action of the City Council of the City of Two Rivers on January 17, 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. Operation of the use permitted shall be in strict conformity to the Site Plan filed in connection with the Petition for this Permit and said plan is 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. This Permit is specifically issued to Matthew Diedrich, Diedrich Industries, LLC d/b/a K&L Enterprises and shall lapse upon a change in ownership of the business, tenancy of the subject premises or if the land uses ceases operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.
7. Conditions of Operations:
  - a. Hours of operation: 8AM - 5PM Monday through Friday and 8AM - Noon on Saturday.
  - b. Outdoor storage and parking of all rental trucks and trailers shall be limited to those areas shown on Exhibit A attached to this Permit.
  - c. Rental truck and trailers shall be parked in an orderly manner.
  - d. All repair and service of rental trucks and trailers shall be conducted indoors.
  - e. All parts, trash and recyclable materials, tote and/or dumpsters stored outside shall be within an enclosure screened from view.
  - f. Signage in accord with the City's Sign Code.
  - g. All landscaping 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 PERMITEE:**

**As Owners of the Subject Property, we accept and understand the above described conditions.**

\_\_\_\_\_  
Lon Wendt

\_\_\_\_\_  
Katherine Wendt

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named Lon Wendt and Katherine Wendt to me 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: 05/08/2025

**As Permittee of the Subject Property, I accept and understand the above described conditions:**

\_\_\_\_\_  
Matthew Diedrich, member, Diedrich Industries, LLC

STATE OF WISCONSIN  
MANITOWOC COUNTY

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

\_\_\_\_\_  
Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/2025

**SIGNATURES - CITY OF TWO RIVERS**

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

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

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this 17th day of January, 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

CERTIFIED SURVEY MAP LOCATED IN LOT 24 OF ASSESSMENT PLAT NUMBER 7, CITY OF TWO RIVERS  
 MANITOWOC COUNTY, WISCONSIN

EXHIBIT A

BEARINGS ARE REFERENCED  
 TO THE SOUTH LINE OF  
 NINETEENTH STREET,  
 RECORDED AS N 88° 33' W

