



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT RENEE'S POPCORN TELEPHONE 920.482.2884

MAILING ADDRESS 2716 MEMORIAL DR. Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER CHRIS HYTRY DERRINGTON TELEPHONE 920.629.5442

MAILING ADDRESS SAME
(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
DOUG SCHWALBE - KELLER 920.427.4425

PROJECT LOCATION 2702 18TH STREET TYPE OF STRUCTURE NEW PRE-ENGINEERED

PRESENT ZONING I-2 INDUSTRIAL DIST. REQUESTED ZONING SAME

PROPOSED LAND USE POPCORN PRODUCTION & DISTRIBUTION

PARCEL # 05320210201106 ACREAGE 3.75 ACRES

LEGAL DESCRIPTION LOT 2 EX. CSM V.31, P.193 (SURVEY ATTACHED) 12.2.19

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 Doug Schwalbe Date 4.8.2026
(Property Owner) AGENT - KELLER, INC.

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 _____

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



Keller

Planners | Architects | Builders

*Offices in Fox Cities, Madison,
Milwaukee, & Wausau*

Adam Taylor
Zoning Administrator
City of Two Rivers
1717 E. Park Street
Two Rivers, WI 54241

Project Narrative for Plan Commission Meeting - April 13, 2026

Existing facility: Renee's Popcorn wishes to relocate from their existing facility at 2716 Memorial Drive in Two Rivers. Current location is approximately 2,600 Square feet. Focus on popcorn production has seen a large and steady increase in business. Adding on to existing facility is not feasible. Renee's wants to increase efficiency and increase the total number of orders they can ship with a new, well designed facility. Renee's currently operates one shift with approximately 5 full-time workers. Semi-truck traffic is limited to about one full sized semi and trailer per week. Employees unload truck by hand and carry raw materials into existing facility for storage by hand and by cart.

Proposed facility: New 6,000 square foot facility will allow Renee's to conduct their operations safely and efficiently and allow room for expansion within their proposed footprint. New facility will include a dock height door for semi truck deliveries. They are requesting permission to locate the dock in front wall as shown on attached plans. (Keller Preliminary Plans Dated Rev 3 04.06.2026) Building exterior is prefinished architectural steel consistent with surrounding buildings. A colored rendering is not included with this original submittal but will be available to share at Plan Commission Meeting on April 13th. Owners anticipate the same one-shift operation and one semi-truck traffic per week. Orders will ship with multiple LTL carriers including UPS, Fed-EX, and USPS.

Possible future expansion is shown on prelim site plan.
2026 Construction is anticipated.

Thank you!

Doug Schwalbe
KELLER, INC.
PLANNERS/ARCHITECTS/BUILDERS
920-427-4425

ADDRESS

P.O. Box 620, Kaukauna, WI 54130-0620

PHONE

920-766-5795 1-800-236-2534

FAX

920-766-5004

WEB SITE

www.kellerbuilds.com

19303CS

CERTIFIED SURVEY MAP LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T.19N., R.24E., CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN BEING A RESURVEY OF TRACT 5 OF A CERTIFIED SURVEY RECORDED IN VOLUME 11, PAGE 107, TRACT 6.1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 15, PAGE 443 AND PART OF TRACT 1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 1, PAGE 235, ALSO BEING A RESURVEY OF LOTS 1 AND 2 OF A CERTIFIED SURVEY RECORDED IN VOLUME 31, PAGE 193

COPY



SCALE IN FEET



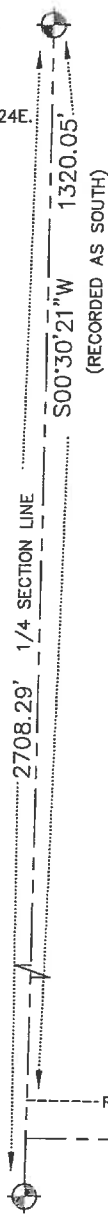
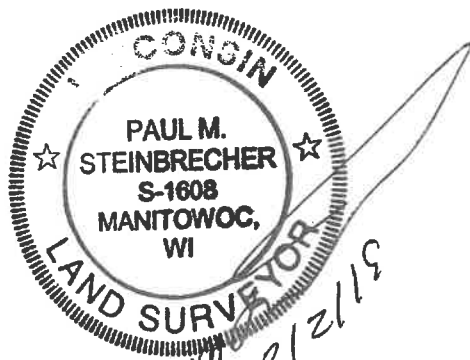
N 1/4 COR
SEC 2, T.19N., R.24E.
(1" IRON PIPE)
N 323311.26
E 251519.09

- - EXISTING IRON PIPE
- - 1"x18" IRON PIPE SET WEIGHING 1.50 lbs./ft

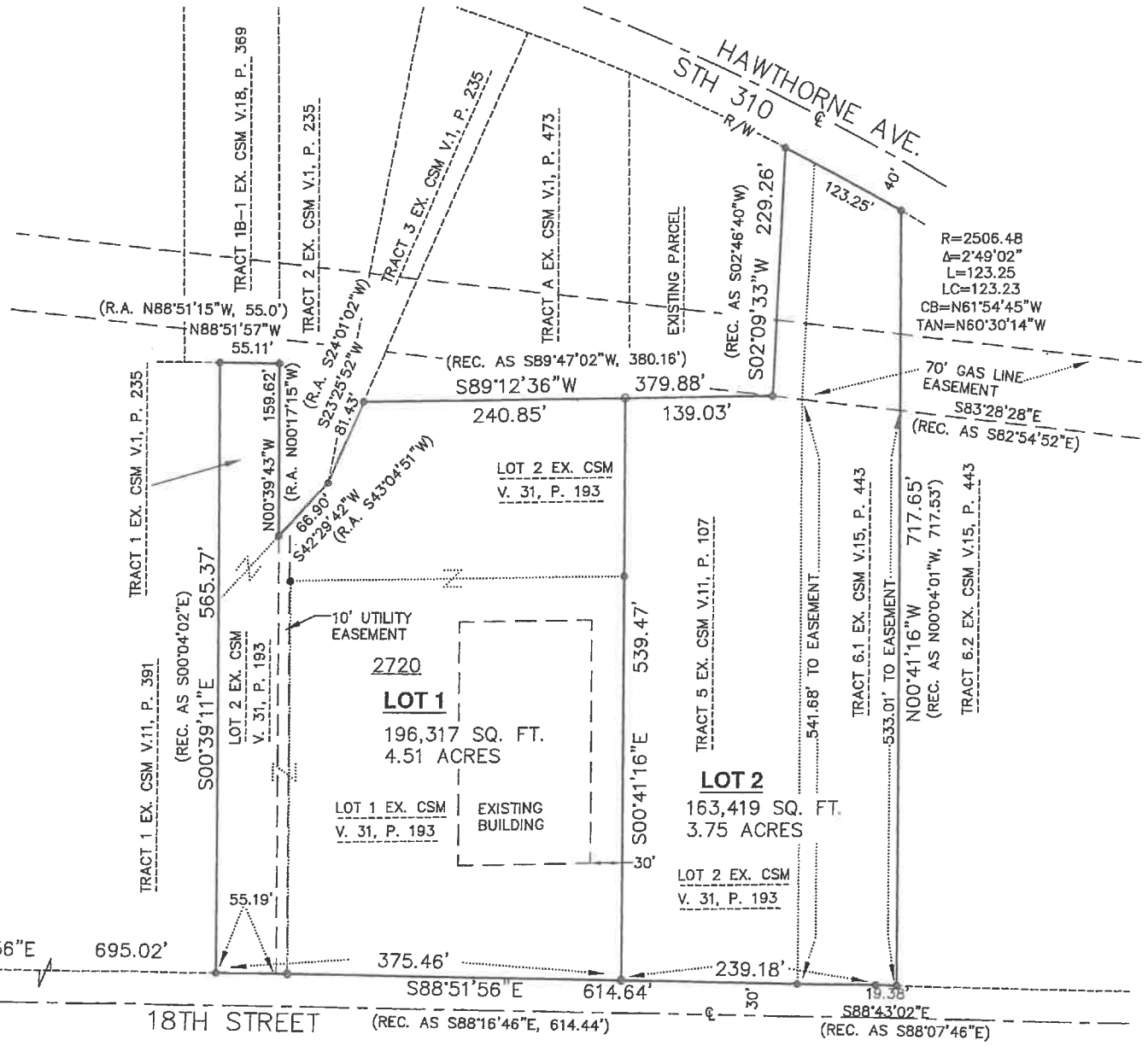
ALL BEARINGS ARE RELATED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
06/19/2020 11:06:53 AM

SMI
CIVIL & STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
PHONE 684-5583 FAX 684-5584



CENTER
SEC 2, T.19N., R.24E.
(CHISELED "X")
N 320803.08
E 251495.19



19303CS

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SURVEYOR'S CERTIFICATE

I, Paul M. Steinbrecher, Professional Land Surveyor with SMI do hereby certify that I have surveyed and mapped the following described tract:
A tract of land in the NW 1/4 of the NE 1/4 of Section 2, T. 19 N., R. 24 E., City of Two Rivers, Manitowoc County, Wisconsin, being a resurvey of Tract 5 of a Certified Survey recorded in Volume 11, Page 107, Tract 6.1 of a Certified Survey recorded in Volume 15, Page 443 and part of Tract 1 of a Certified Survey recorded in Volume 1, Page 235, also being a resurvey of Lots 1 and 2 of a Certified Survey recorded in Volume 31, Page 193 described as follows:
Commencing at the North 1/4 corner of said Section 2, thence S00°30'21"W (recorded as South) along the 1/4 section line 1320.05 feet to the north right of way of 18th street extended to the 1/4 section line, thence S88°51'56"E (recorded as S88°16'46"E) along said right of way 695.02 feet to the point of real beginning, thence continue S88°51'56"E 614.64 feet (recorded as S88°16'46"E, 614.44 feet), thence S88°43'02"E (recorded as S88°07'46"E) 19.38 feet, thence N00°41'16"W 717.65 feet (recorded as N00°04'01"W, 717.53 feet) to the south right of way of Hawthorne Ave. (S.T.H. 310), also being a point on a 2506.48 foot radius right of way curve to the left, thence Northwesterly along the arc of said curve 123.25 feet (chord N61°54'45"W, 123.23 feet), thence S02°09'33"W (recorded as S02°46'40"W) 229.26 feet, thence S89°12'36"W 379.88 feet (recorded as S89°47'02"W, 380.16 feet), thence S23°25'52"W (recorded as S24°01'02"W) 81.43 feet, thence S42°29'42"W (recorded as S43°04'51"W) 66.90 feet, thence N00°39'43"W (recorded as N00°17'15"W) 159.62 feet, thence N88°51'57"W 55.11 feet (recorded as N88°51'15"W, 55.0 feet), thence S00°39'11"E (recorded as S00°04'02"E) 565.37 feet to the point of real beginning.

Said tract contains 8.26 acres (359,736 square feet). (recorded as 8.25 acres (359,686 square feet)).
I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and the City of Two Rivers Subdivision Ordinance.

Dated 12/2/19
Paul M Steinbrecher
Paul M. Steinbrecher
Reg. Land Surveyor, S-1608



CITY OF TWO RIVERS APPROVAL STAMP

THIS SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE CITY OF TWO RIVERS

DATE: 12/13/2019
SIGNED: [Signature]

OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated 4-30-2020
Jim Caruso-Stueck
Owner Lot 1 Ex. CSM - Ironwood Plastics, Inc.,
Lynn Caruso-Stueck, General Manager

[Signature]
Owner: Lot 2 Ex. CSM - City of Two Rivers, Greg Buckley
- City Manager

STATE OF WI - MTWC CO
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RECEIVED FOR RECORD
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SMI
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102 REVERE DRIVE
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PHONE 664-5583 FAX 664-5584



SHEET INDEX

- C1.0 CONCEPTUAL SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 BUILDING ELEVATIONS
- A3.0 BUILDING CROSS SECTIONS
- A7.0 MEZZANINE FLOOR PLAN, REFLECTED CEILING PLAN & FOUNDATION PLAN
- EQ1.0 EQUIPMENT FLOOR PLAN & SCHEDULE

BUILDING & FIRE AREA SQUARE FOOTAGES

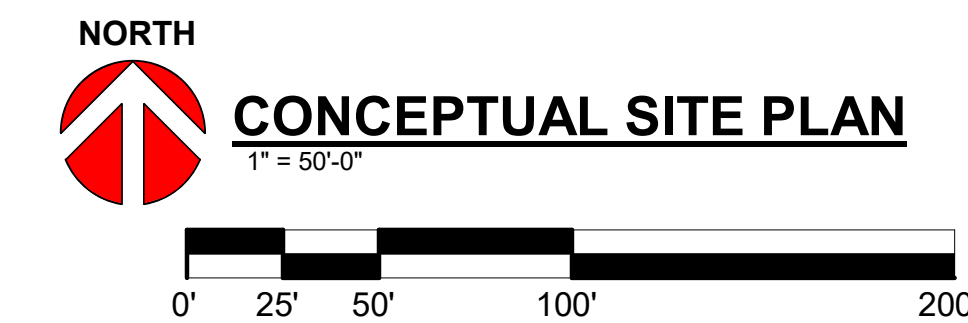
FLOOR AREAS	PROPOSED
SECOND FLOOR	----- S.F.
FIRST FLOOR	6,000 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.
BASEMENT	----- S.F.
BUILDING AREA SUB-TOTALS	6,000 S.F.
MEZZANINES	158 S.F.
FIRE AREA TOTALS	6,158 S.F.

BUILDING CODE ANALYSIS

- APPLICABLE CODES**
 2021 International Building Code (w/ WI Amendments)
 2021 IECC
 2021 IEBC (Level # Alteration)
- OCCUPANCY**
 S1, F1
 Accessory Use
 Incidental Use
- HEIGHT & AREA**
 Building Height: --" Maximum Allowed: --"
 Number of Stories: -- Maximum Allowed: --
 Total Building Area: -- S.F. Maximum Allowed: -- S.F.
 Total Fire Area: -- S.F. Maximum Allowed: -- S.F.
 Mixed/Separated Occupancies
 Unlimited Area Building YES/NO
- CONSTRUCTION TYPE**
 Construction Classification IIB
 Fire Separation Distance 10'-0"
- FIRE PROTECTION SYSTEMS**
 Assumed Sprinkler Type FUTURE NFPA 13
 Fire Alarm System NO
- MEANS OF EGRESS**
 Occupant Load --
 Panic Hardware NO
- STRUCTURAL DESIGN**
 Risk Category II
- Design Loads**
 Roof Live Load 20 psf
 Walk-on IMP Ceiling Live Load -- psf
 Steel Framing
 Collateral Load 5 psf
 Wood Truss
 Top Chord Dead Load -- psf
 Bottom Chord Load -- psf
 Mezzanine/Second Floor/Basement
 Live Load -- psf
 Point Load (Partition) -- psf
 Snow Load Criteria
 Ground Snow Load (Pg) 35 psf
 Exposure Factor (Ce) 1.0
 Thermal Factor (Ct) 1.0
 Wind Loads
 Wind Load 105 MPH
 Surface Roughness B
 Exposure Category B
 Earthquake Load Criteria
 Soil Site Class D
 Ss --
 S1 --
- PLUMBING SYSTEMS**
 Mens WC Required #
 Womens WC Required #
 Drinking Fountain Required #
 Other Source YES/NO
 Ambulatory Stall Required YES/NO
- MECHANICAL SYSTEMS**
 NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
 NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

- SITE CONTENT**
 Building Size -- S.F. -- %
 Hard Surface -- S.F. -- %
 Green Space -- S.F. -- %
 Parcel Size (Approx.) -- S.F. -- Acres
 Parking Provided -- Stalls
 Area of Disturbance -- S.F.
- ZONING**
 Property Zoning --
 Setbacks FY -- SY -- RY --
 Hard Surface Setback --
 Coverage Limit -- %
 Greenspace Requirement -- %
 Parking Required -- Stalls
 Refuse Enclosure YES/NO
 RTU SCREENING YES/NO



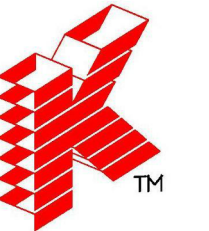
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE, AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

RENEE'S POPCORN

TWO RIVERS,

WISCONSIN



Keller
 PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-2795 /
 1-800-236-2534
 FAX (920) 766-5004

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 W204 N11509
 Coldendale Rd
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

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PROPOSED FOR:
RENEE'S POPCORN
 18TH STREET
 TWO RIVERS,
 WISCONSIN 54241

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REVISIONS

NO.	DATE	BY
1	03.25.2026	ACM
2	03.31.2026	ACM
3	04.06.2026	ACM
4		
5		
6		

PROJECT MANAGER:
 D. SCHWALBE

DESIGNER:
 S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
 ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
 P26062

CONTRACT NO:

DATE:
 03.12.2026

SHEET:
C1.0

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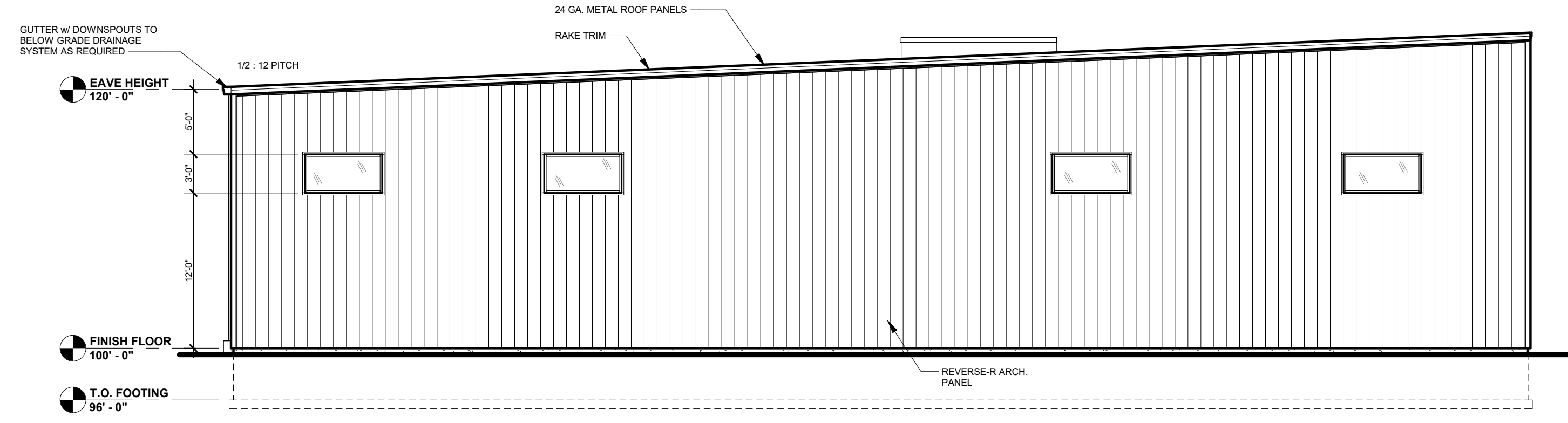
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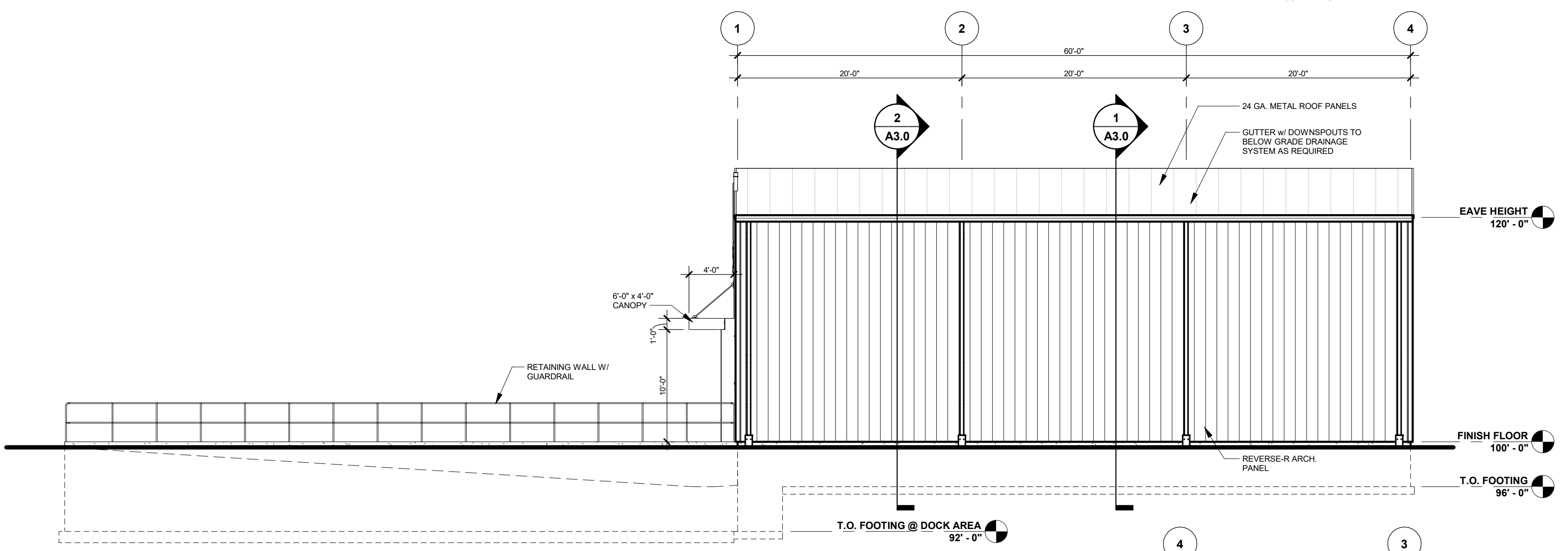
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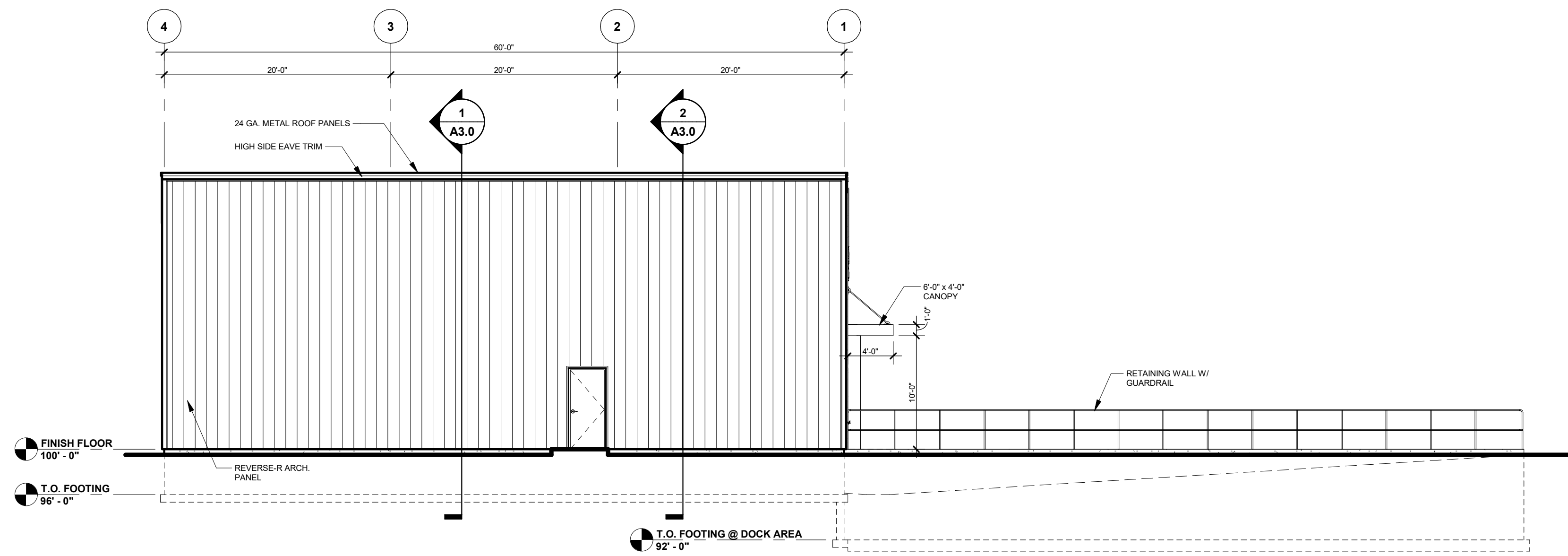
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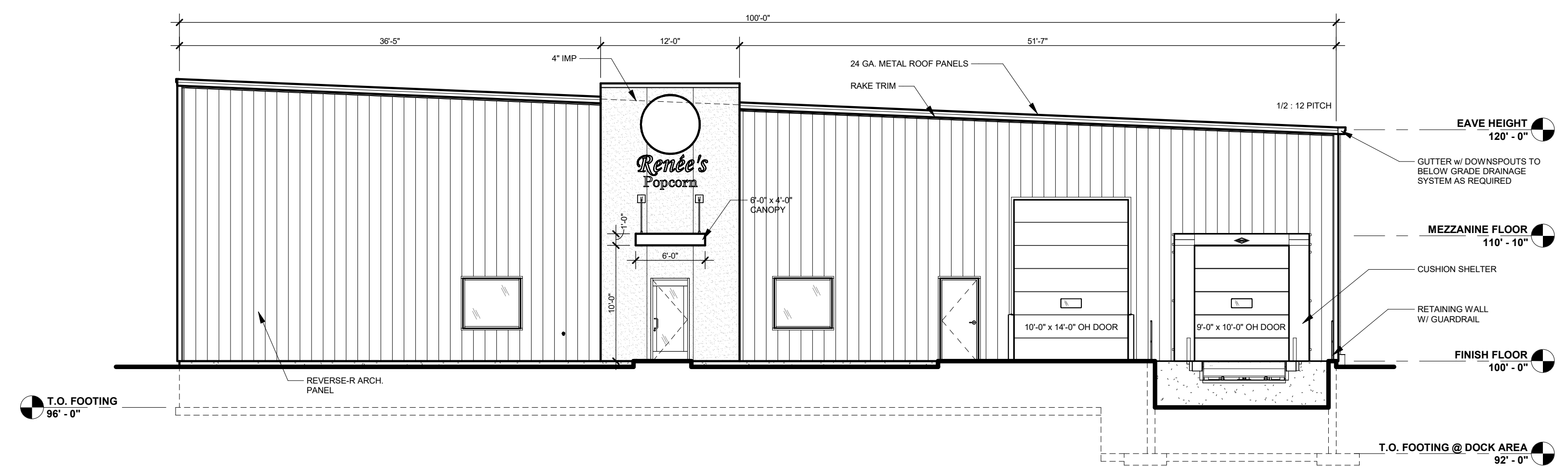
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
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SHEET:
A2.0

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.4
	SHGC	0.327
	VT	0.6
DOORS:	U VALUE	0.38
(SWINGING)		
O.H. DOORS:	U VALUE	0.11
(NON-SWINGING)		
DOORS:	U VALUE	0.701
(50% GLAZING)	SHGC	0.238
	VT	0.39

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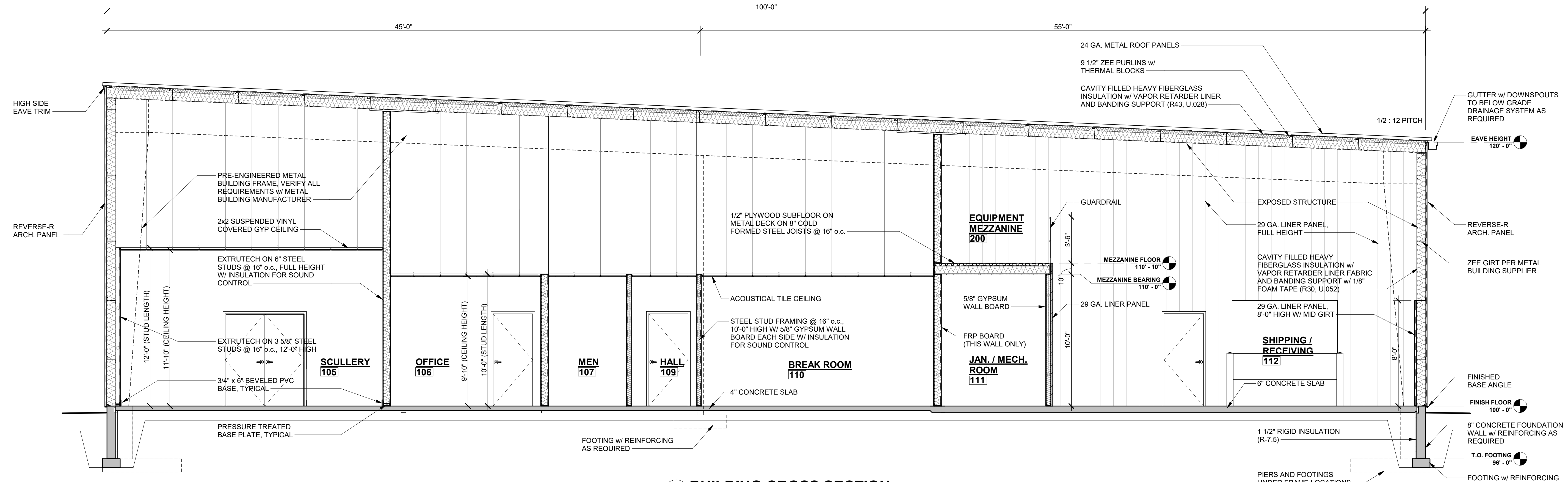
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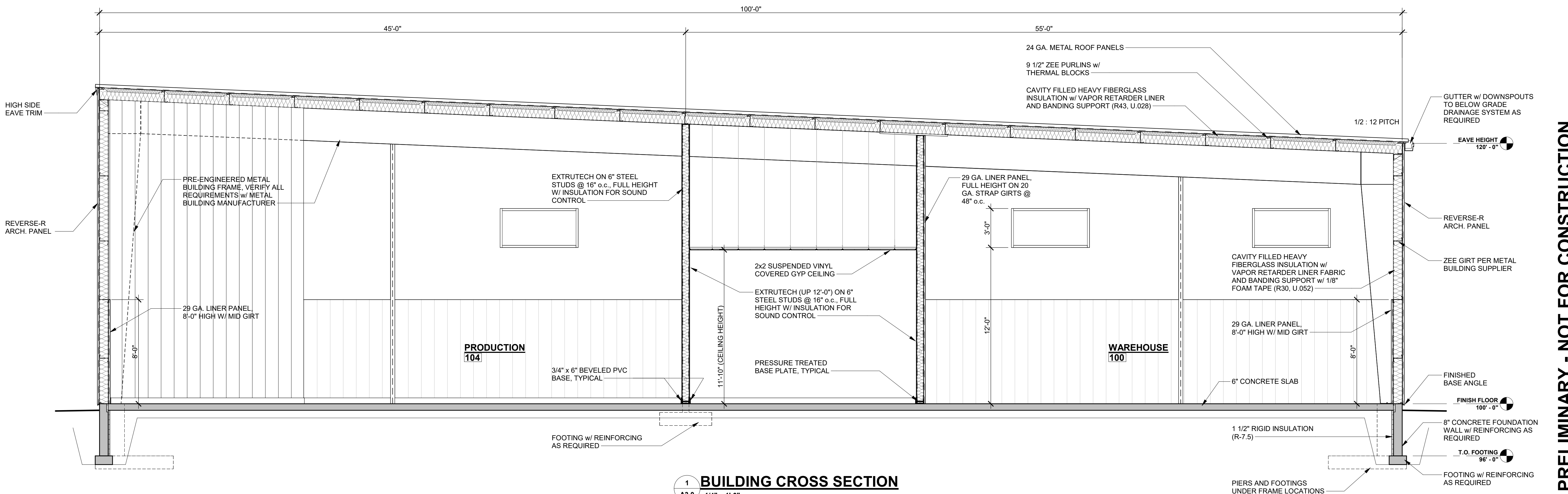
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2 BUILDING CROSS SECTION
A3.0 1/4" = 1'-0"



1 BUILDING CROSS SECTION
A3.0 1/4" = 1'-0"

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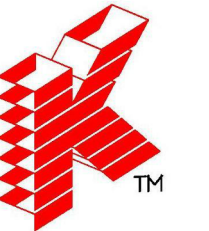
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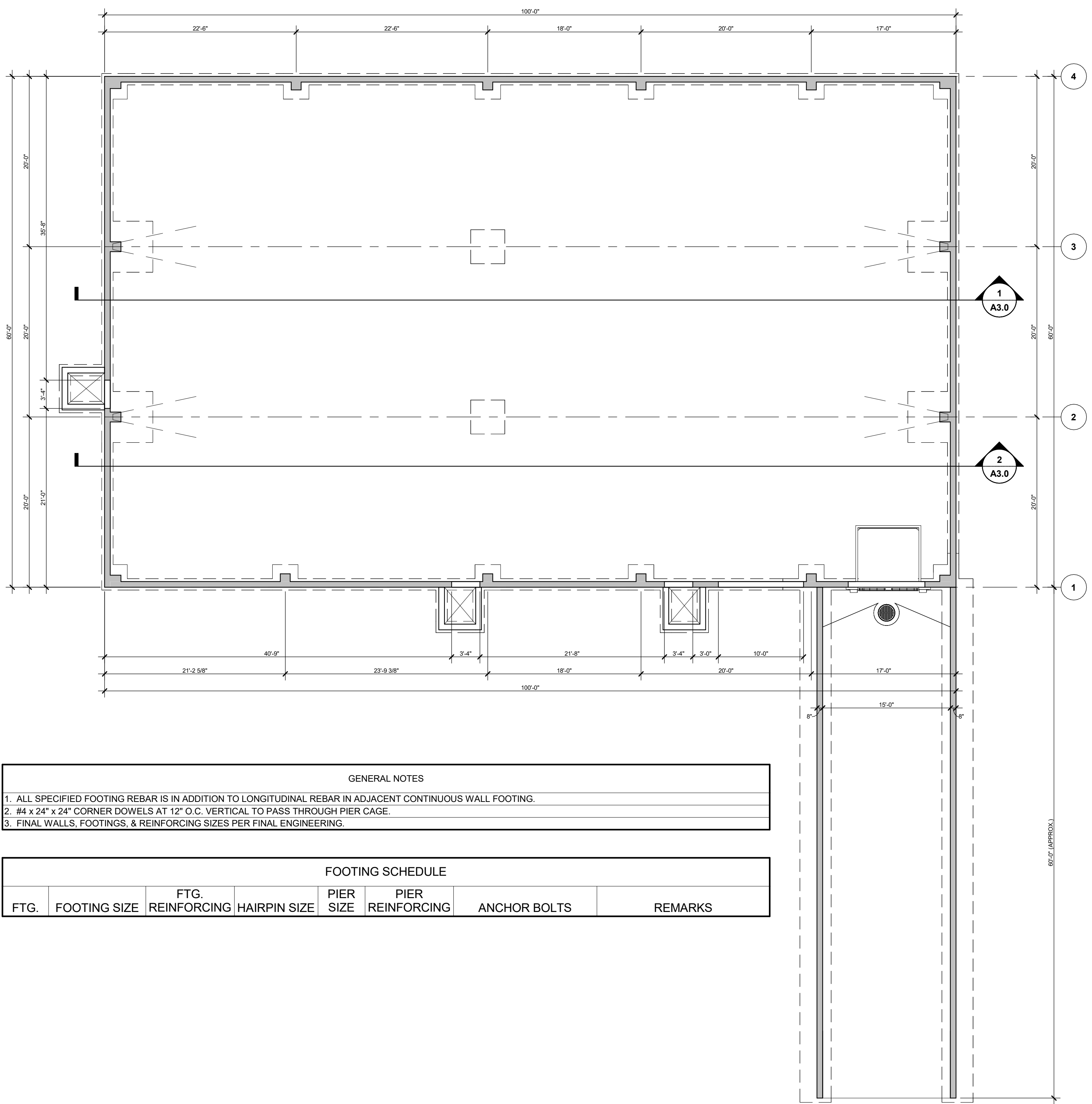
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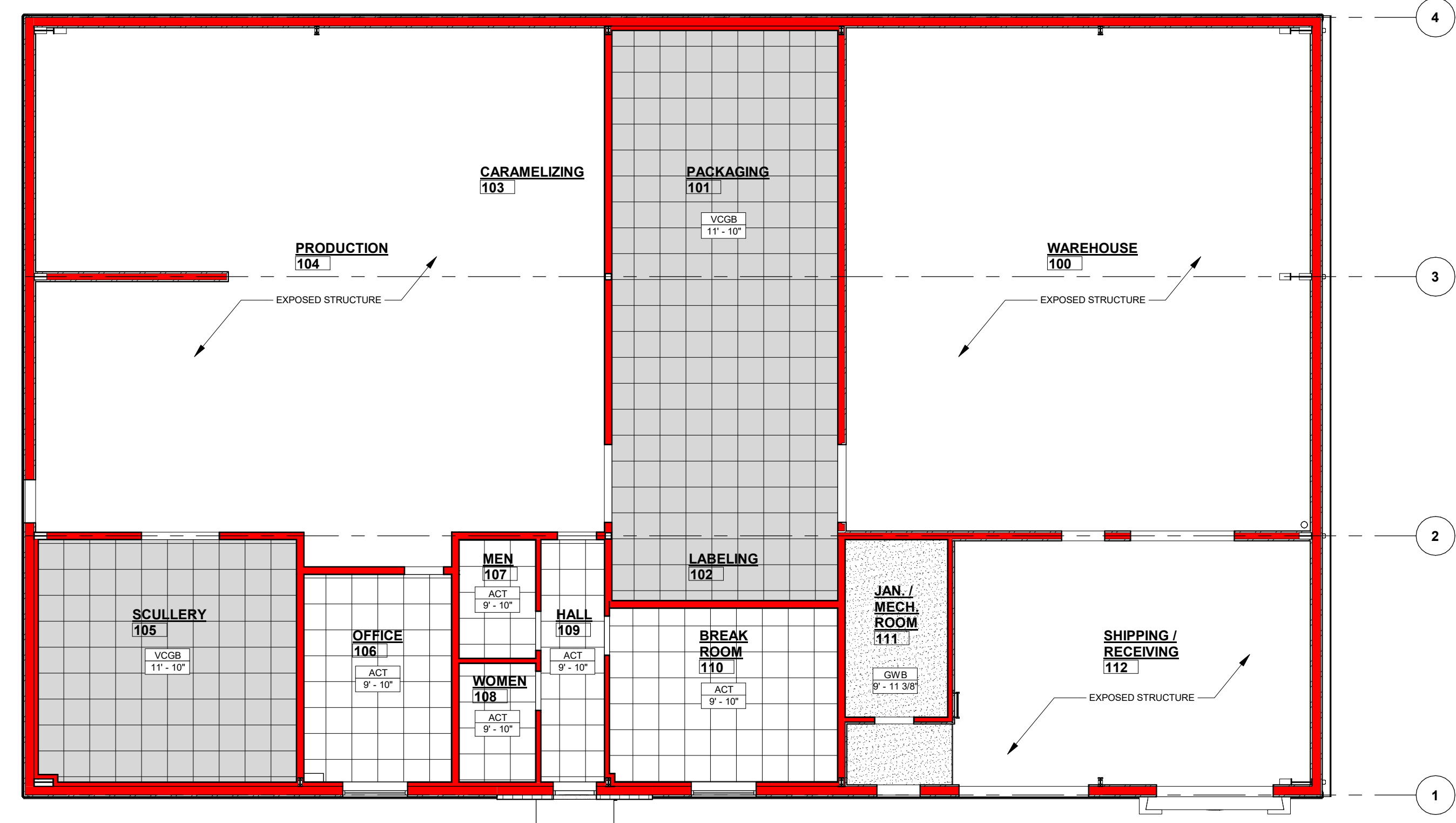
GENERAL NOTES

1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.

FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

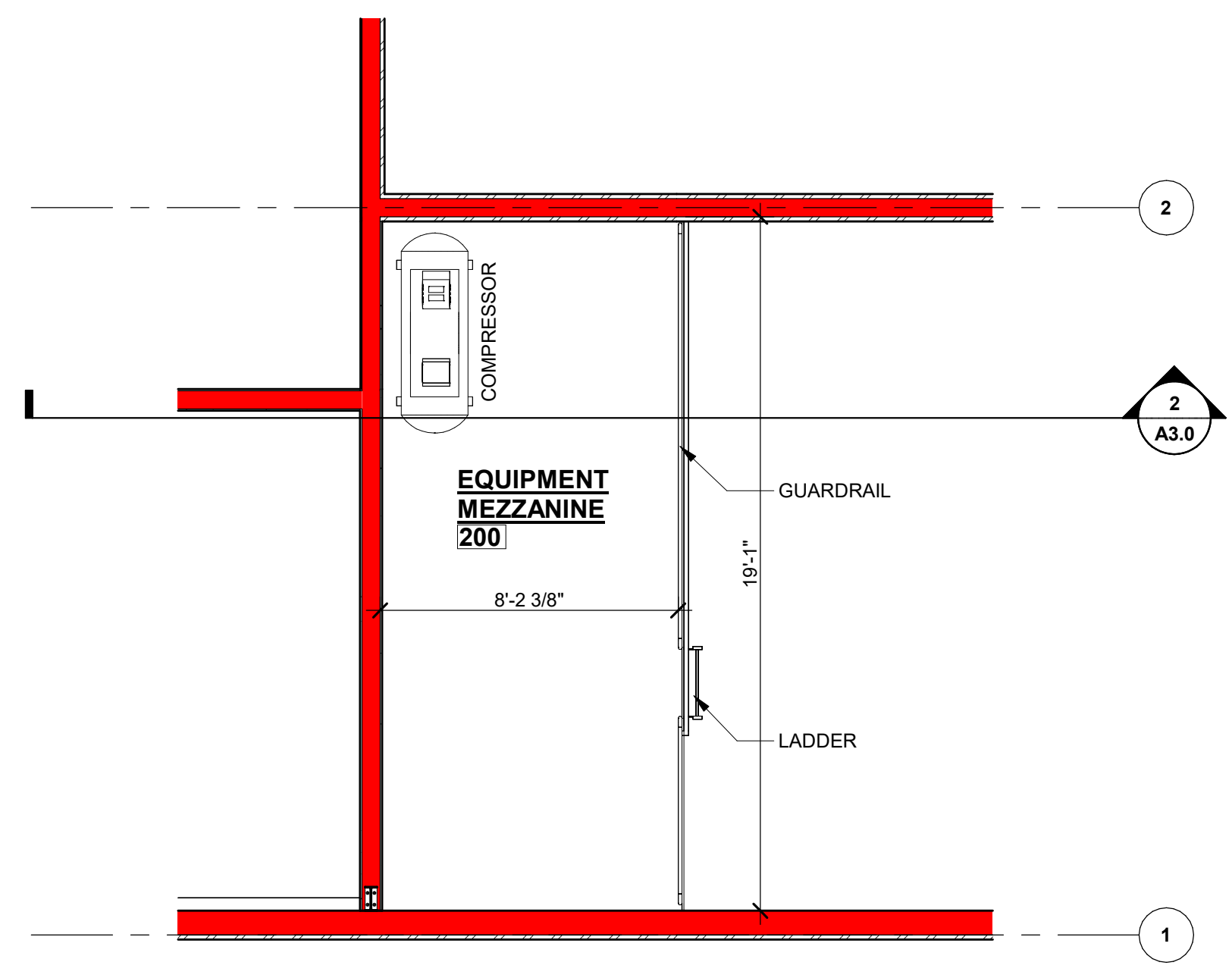
NORTH

FOUNDATION PLAN
1/8" = 1'-0"



NORTH

REFLECTED CEILING PLAN
1/8" = 1'-0"



NORTH

MEZZANINE FLOOR PLAN
1/4" = 1'-0"

GRID LAYOUT FOR ESTIMATE ONLY.
ATTIC COMPARTMENTALIZATION
REQUIRED FOR NO GREATER THAN 3,000 S.F.

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/VENEER WALL
- NEW COOLER/FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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