



## LAND DEVELOPMENT APPLICATION

APPLICANT Elite Builds, Inc. TELEPHONE 920-457-0923

MAILING ADDRESS 3502 Behrens Parkway Sheboygan WI 530810  
(Street) (City) (State) (Zip)

PROPERTY OWNER 2 Rivers Real Estate Development LLC TELEPHONE 920-377-1796

MAILING ADDRESS 916 Mulberry Lane Kohler WI 53044  
(Street) (City) (State) (Zip)

REQUEST FOR:

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment                | <input type="checkbox"/> Conditional Use           |
| <input checked="" type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request        |
| <input type="checkbox"/> Subdivision Plat or CSM Review              | <input type="checkbox"/> Variance/Board of Appeals |
| <input type="checkbox"/> Zoning District Change                      | <input type="checkbox"/> Other                     |

STATUS OF APPLICANT:  Owner  Agent  Buyer  Other

PROJECT LOCATION 3000 Forest Ave TYPE OF STRUCTURE Multifamily

PRESENT ZONING PUD REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.429

LEGAL DESCRIPTION LOT 2 CSM V34 P29

**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 Pete Schmoll Date 4-3-26  
(Property Owner) Elite Builds, Owners agent

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 \_\_\_\_\_



## ELEVATING EXPECTATIONS

### 3000 Forest Ave. Site Development Proposal

#### EXISTING SITE CONDITIONS/LAND USE:

The site is currently vacant land. The existing building from the previous business will be demolished.

#### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (reference plans included with submittal)
- New Buildings to be (2) 3-story, 26-unit multifamily buildings

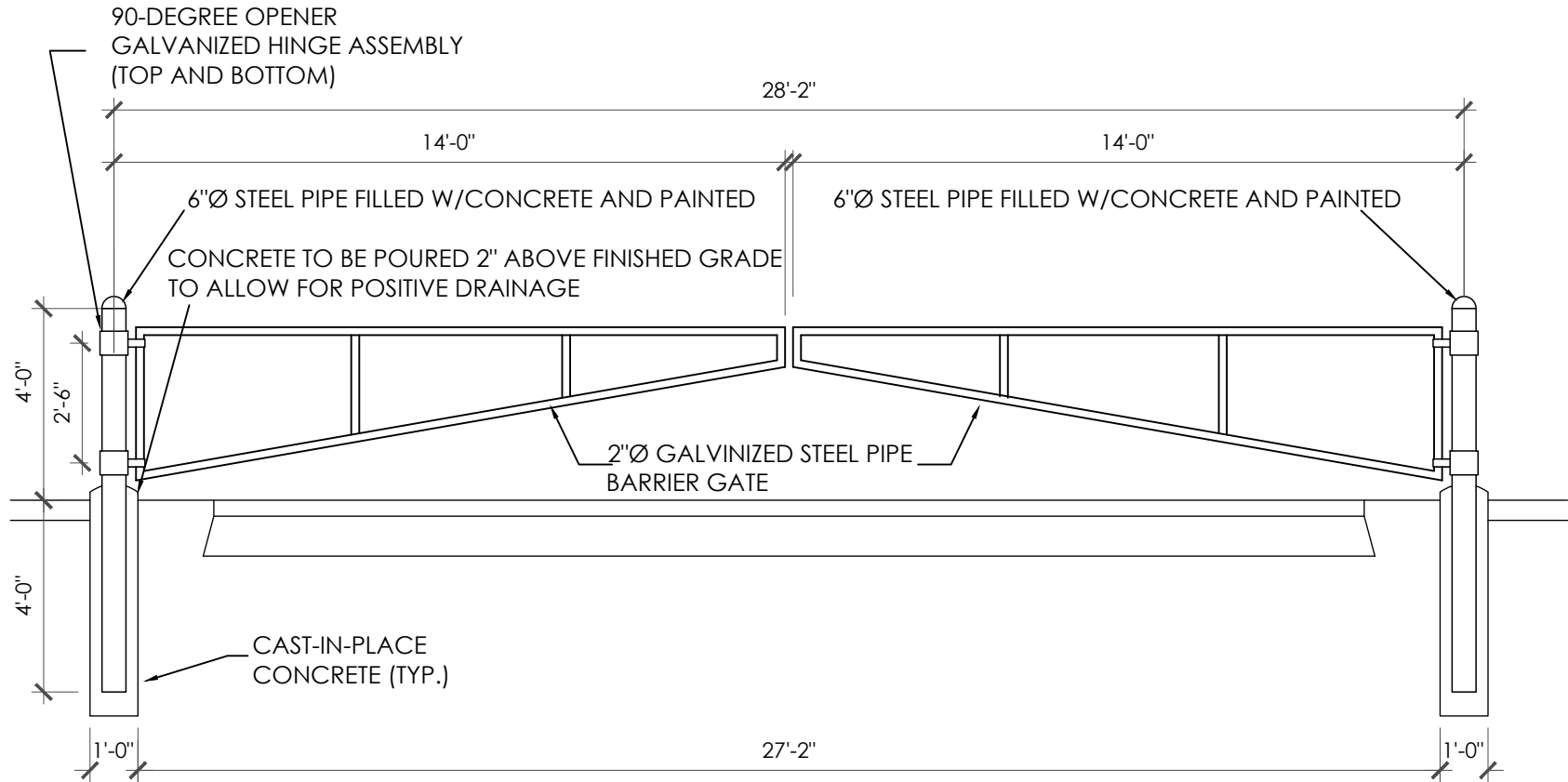
#### SITE USE AND LAYOUT

- Reference site plans included with submittal
- Off Street parking including grade level garage parking
- Comply with neighboring property sight line restricted site use
- Coordination with city landscape requirements while maintaining site use restrictions
- All other site development components including storm water management, site lighting, paving, landscaping, signage etc. to comply with city requirements

#### BUILDING DISCRIPTION AND ARCHITECTURE

- (2) 3-story, 26-unit multifamily buildings
- Exterior finishes consisting of the following
  - Brick or other masonry wainscoting
  - Various vinyl siding styles, trims and colors to achieve architectural appeal
  - Dimensional architectural shingles on main roof
  - Architectural standing seam metal roofing on decorative garage roofs
  - Aluminum soffit and fascia
  - Vinyl windows

We believe this proposed development will align with the city's vision for this location as well as need for additional housing units. It will also strengthen existing economic development and encourage additional economic development in this area

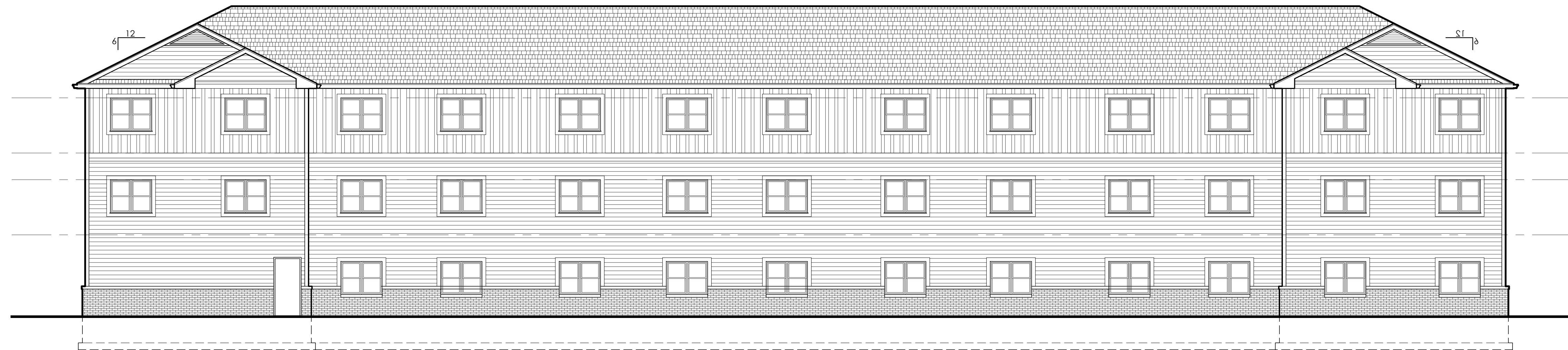


# BARRIER SWING GATE ELEVATION





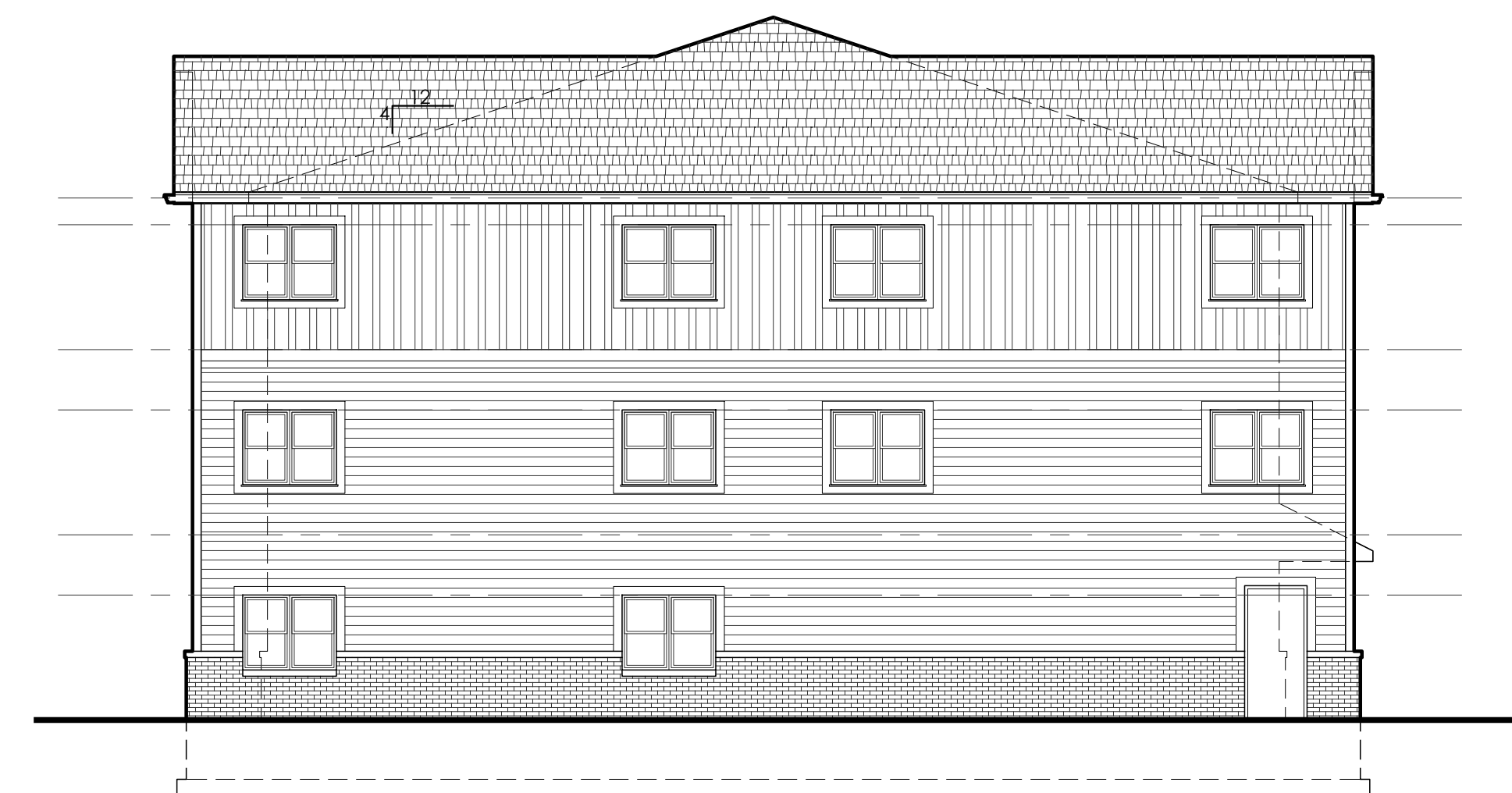
1  
A-201 EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



2  
A-201 EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



4  
A-201 EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



3  
A-201 EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



**haag müller, inc.**  
Architecture • Engineering • Interiors  
101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com  
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**ELEVATIONS**  
NEW MULTI-TENANT APARTMENT BUILDING  
**FOREST RIVER APARTMENTS**  
3000 FOREST AVENUE  
TWO RIVERS, WISCONSIN

REVISIONS TO DRAWING SET	DESCRIPTION
NO.	DATE

DATE: 02-28-2025  
PROJ. NO: 2412130  
DRAWN BY: TDL

SHEET  
**A-201**

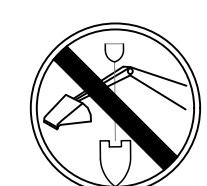
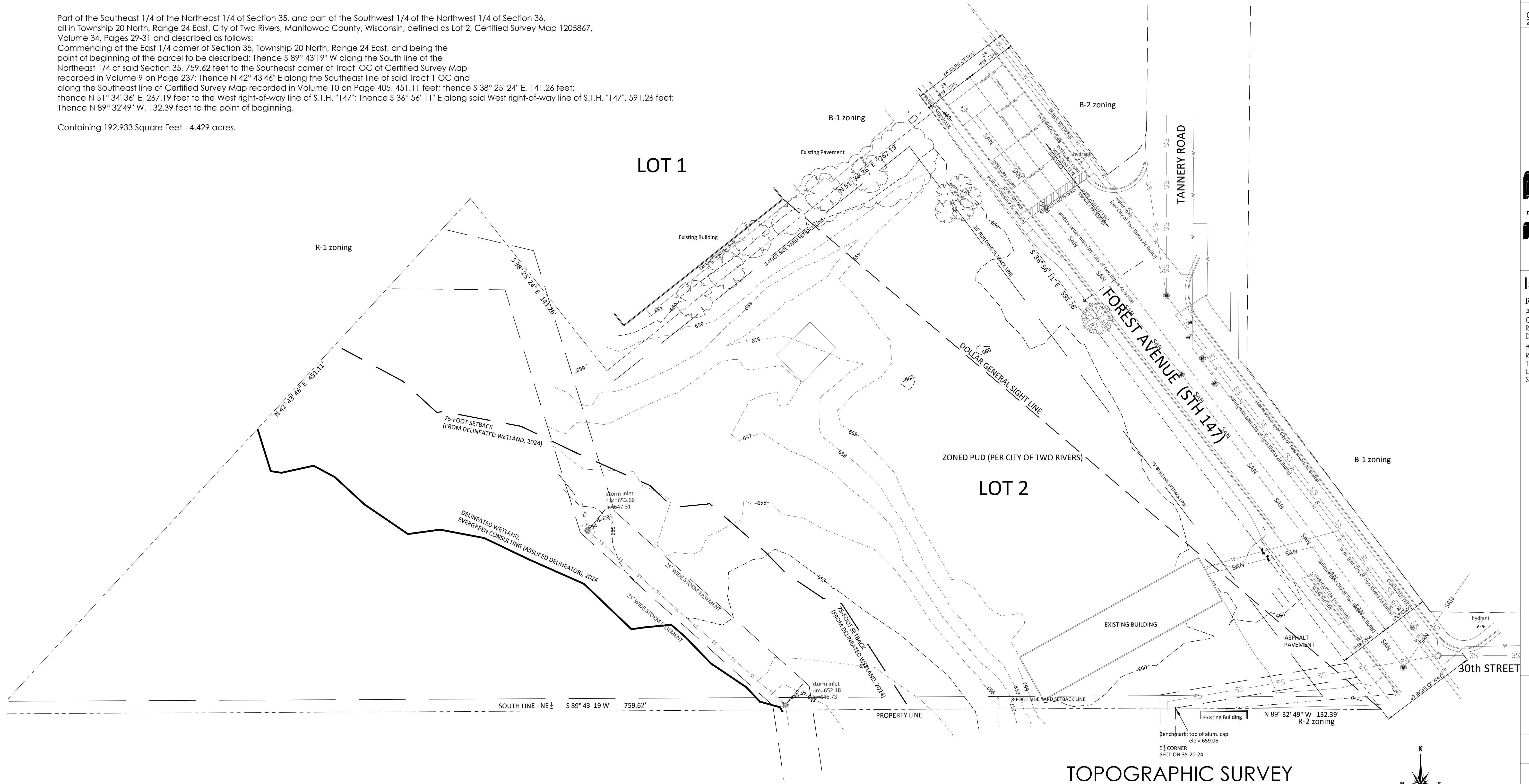




# LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Northeast 1/4 of Section 35, and part of the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 20 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, defined as Lot 2, Certified Survey Map 1205867, Volume 34, Pages 29-31 and described as follows:  
 Commencing at the East 1/4 corner of Section 35, Township 20 North, Range 24 East, and being the point of beginning of the parcel to be described; Thence S 89° 43' 19" W along the South line of the Northeast 1/4 of said Section 35, 759.62 feet to the Southeast corner of Tract IOC of Certified Survey Map recorded in Volume 9 on Page 237; Thence N 42° 43' 46" E along the Southeast line of said Tract 1 OC and along the Southeast line of Certified Survey Map recorded in Volume 10 on Page 405, 451.11 feet; thence S 38° 25' 24" E, 141.26 feet; thence N 51° 34' 36" E, 267.19 feet to the West right-of-way line of S.T.H. "147"; Thence S 36° 56' 11" E along said West right-of-way line of S.T.H. "147", 591.26 feet; Thence N 89° 32' 49" W, 132.39 feet to the point of beginning.

Containing 192,933 Square Feet - 4.429 acres.

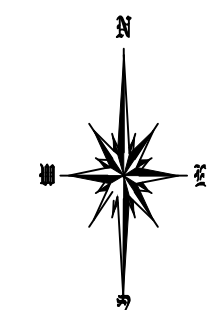


CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

## TOPOGRAPHIC SURVEY

1"=30'



HOMELAND SURVEYING, LLC  
2079 COLD SPRINGS ROAD  
SAUKVILLE, WI 53080  
(262) 689-6885  
homeland@2079@gmail.com

NO.	REVISIONS	DATE

**J&B**  
SITE DESIGN AND ENGINEERING, LLC  
P.O. BOX 1627  
WISCONSIN 54668  
(920) 207-8977  
jbsitedesign@gmail.com

### Issue Dates

Revision	Date
#1	11-22-24
CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24	
#3	03-26-26
REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE	

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
3000 FOREST AVENUE  
CITY OF TWO RIVERS, WISCONSIN**

### SHEET TITLE

DRAWN BY

CHECKED BY

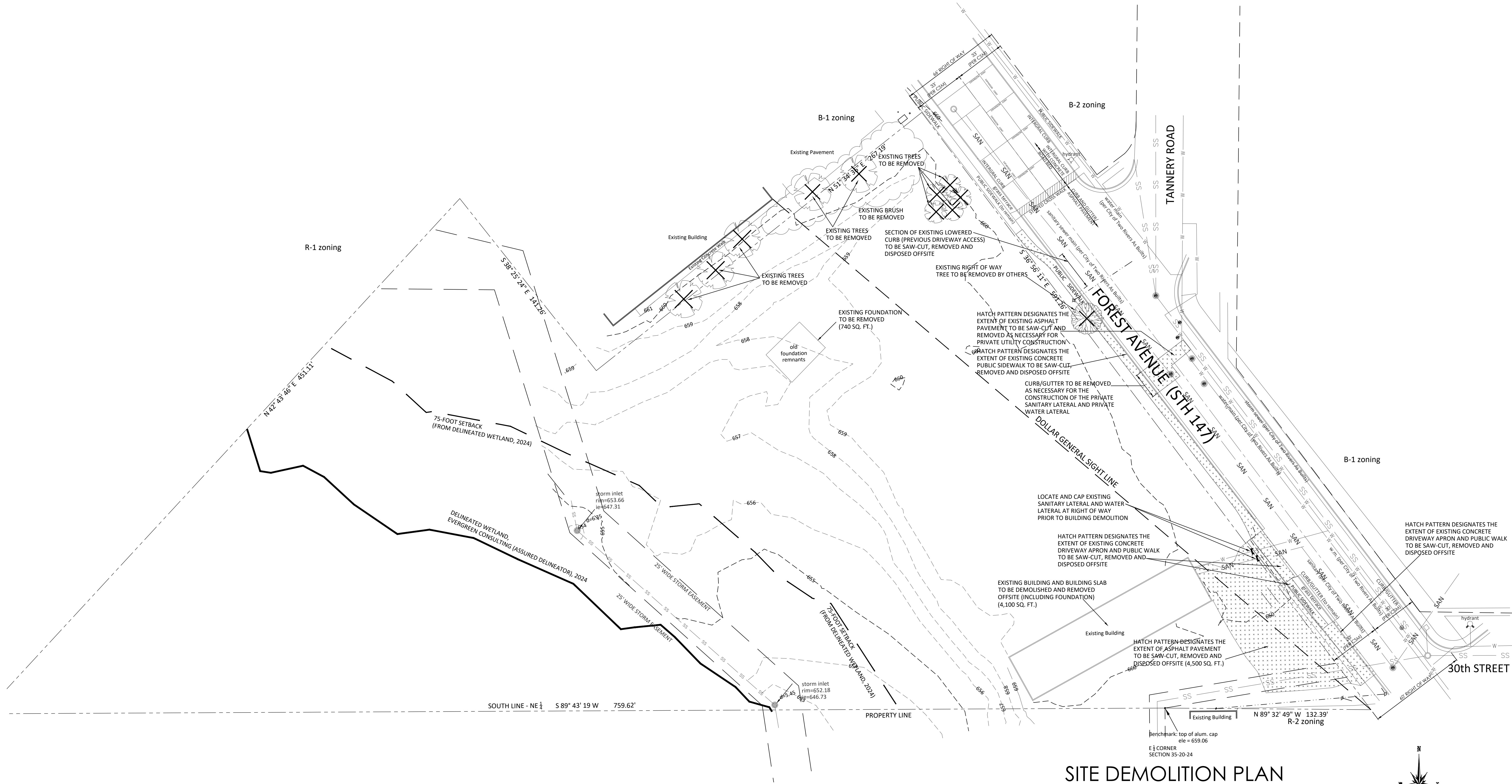
DATE  
10/22/2024

PROJECT NO.  
2023-15

SHEET NO.  
**C 1**

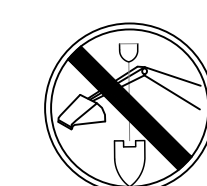
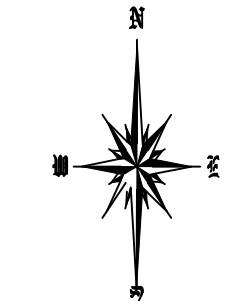
# SITE DATA

LOT 2 - 192,933 SQUARE FEET (4.429 AC.)	
EXISTING PAVED PARKING LOT (TO BE REMOVED)	= 4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	= 4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	= 740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	= 9,340 SQUARE FEET



## SITE DEMOLITION PLAN

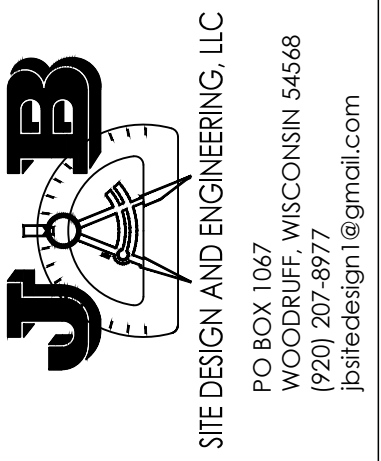
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SIGHT LINE	

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**CITY OF TWO RIVERS, WISCONSIN**

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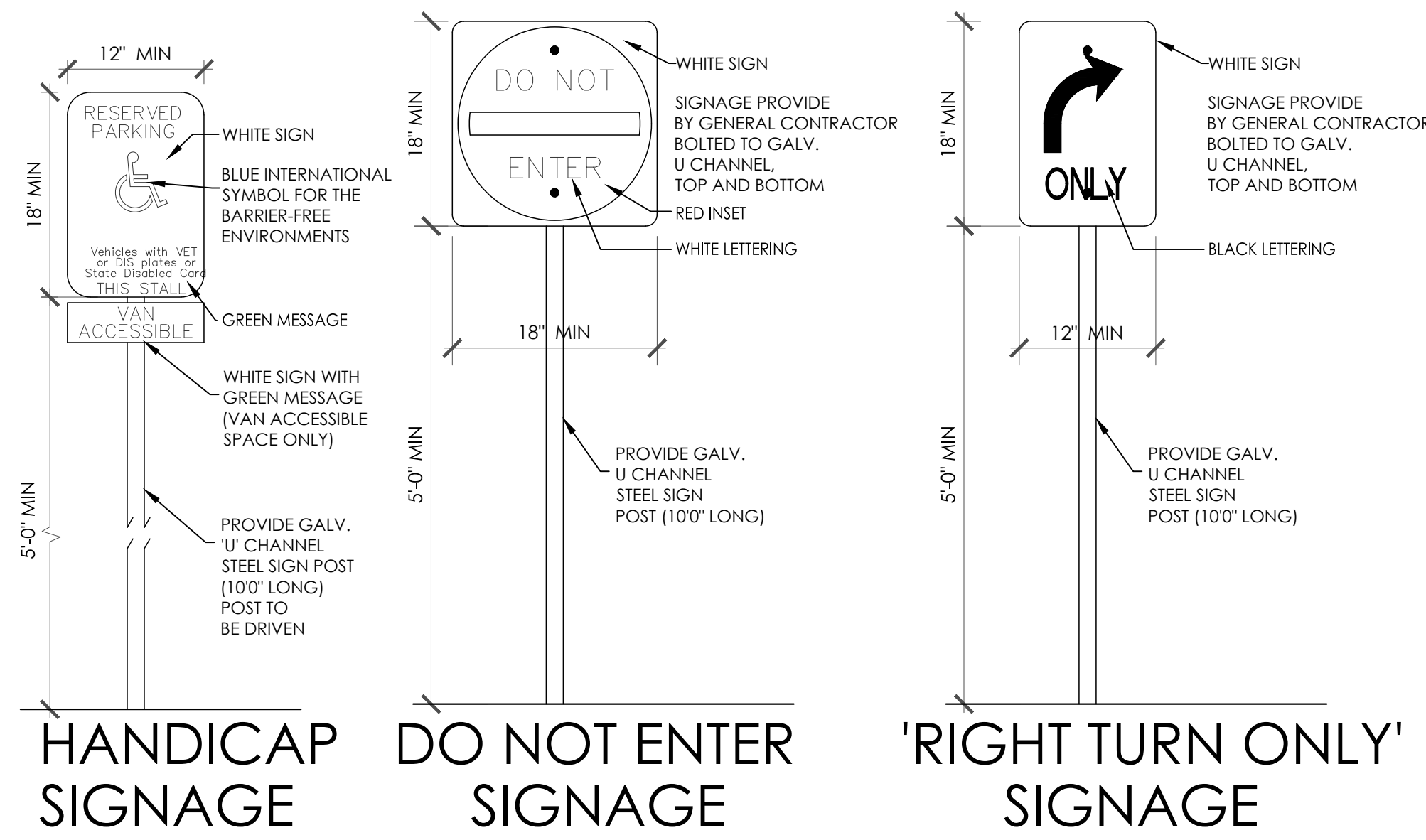
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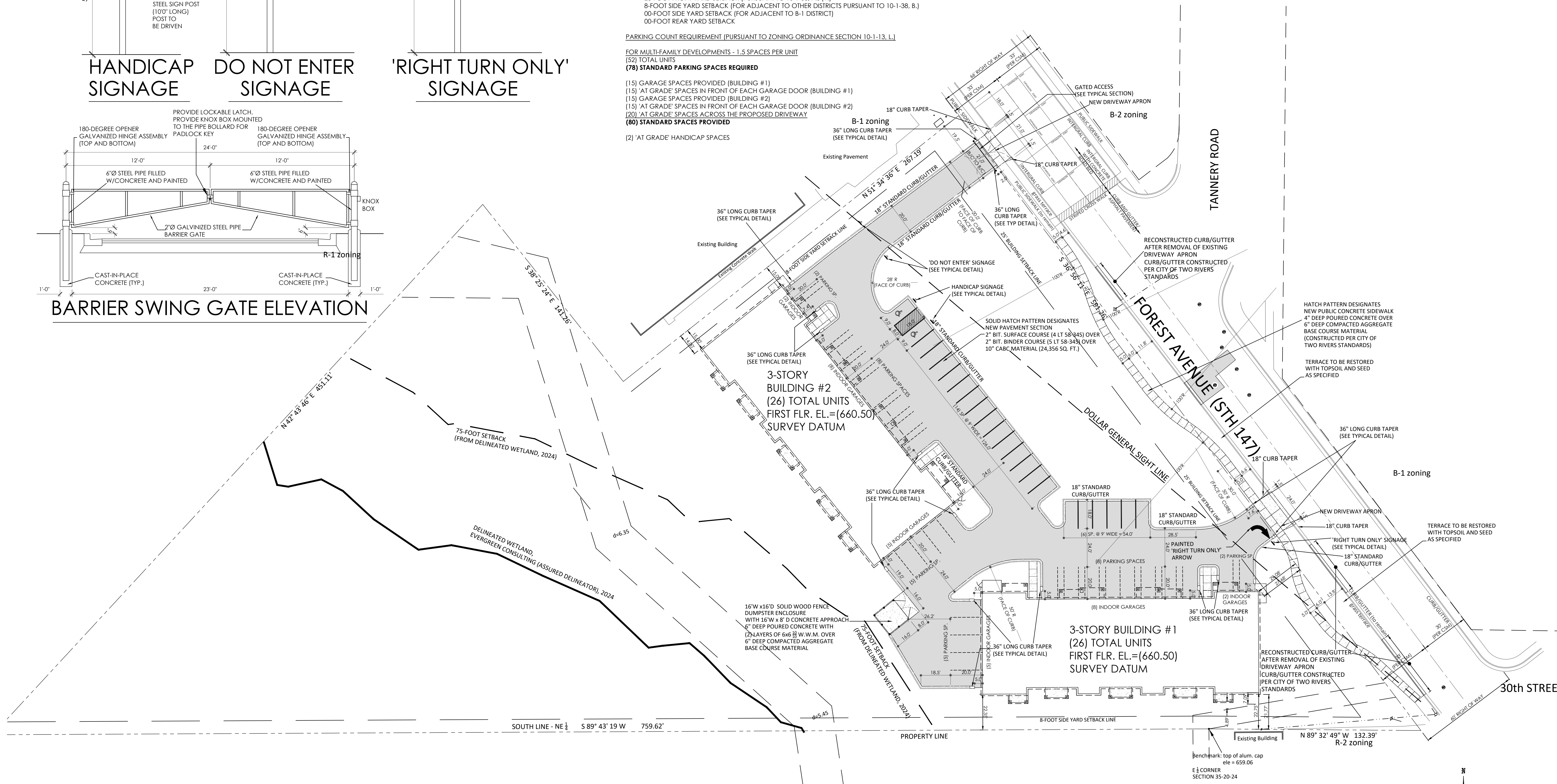
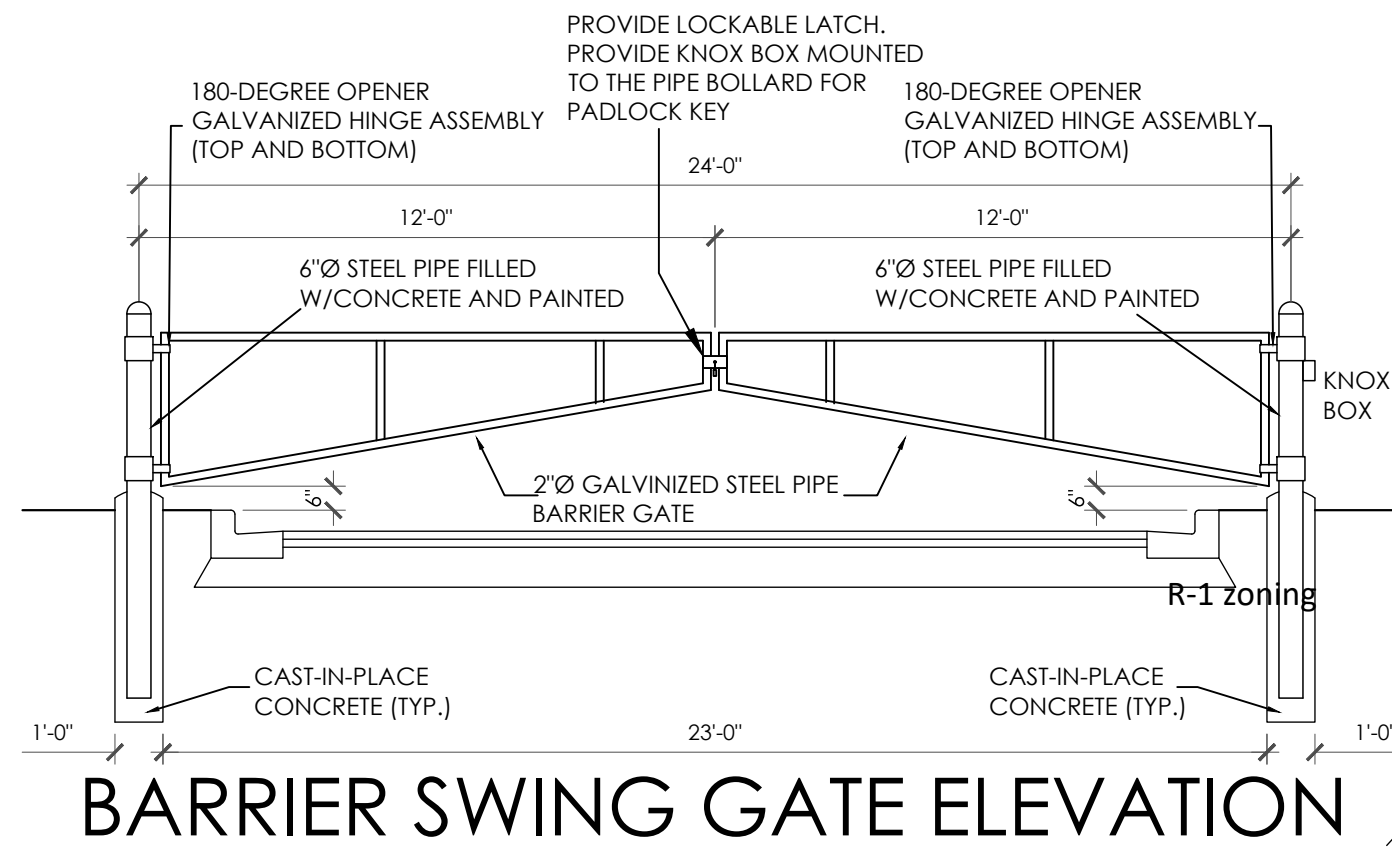
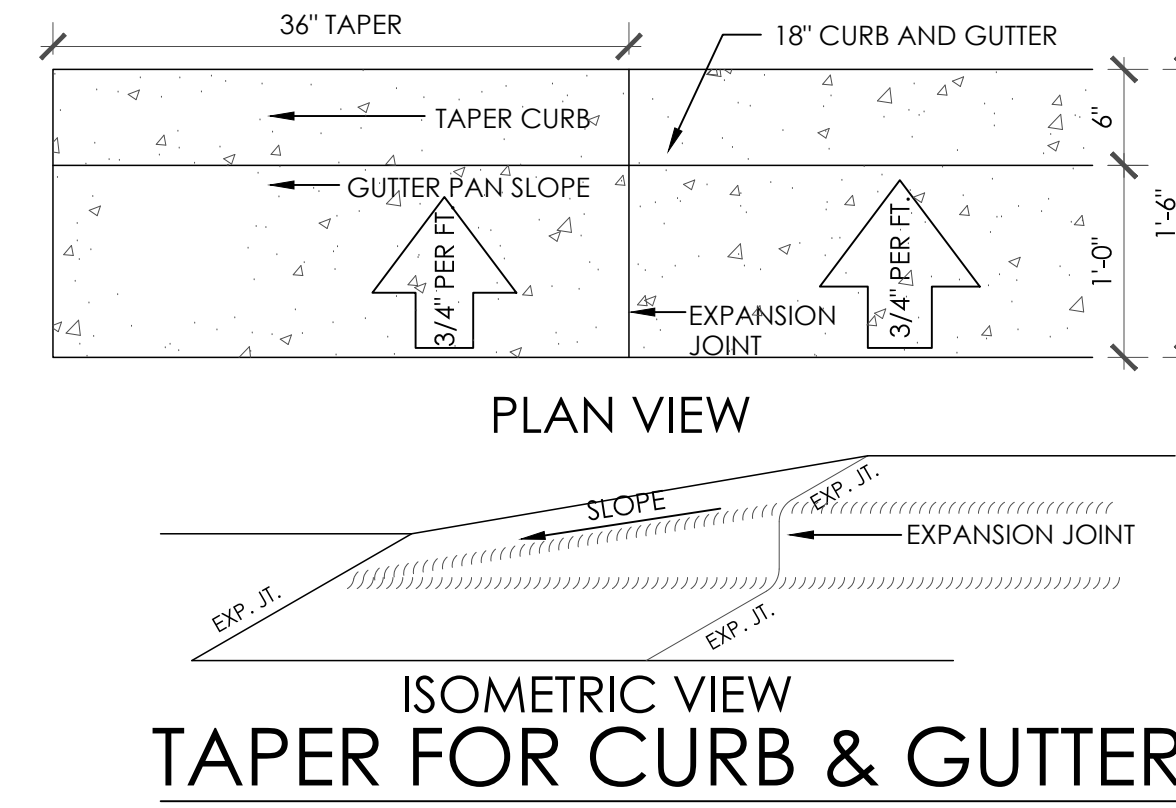
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**C 2**



### SITE DATA

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  - EXISTING BUILDING FOOTPRINT (TO BE REMOVED) = 4,100 SQUARE FEET
  - EXISTING CONCRETE SLAB (TO BE REMOVED) = 740 SQUARE FEET
  - PRE DEVELOPED IMPERVIOUS AREA = 9,340 SQUARE FEET
  - PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
  - PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
  - PROPOSED PAVEMENT AREA = 24,356 SQUARE FEET
  - POST DEVELOPED IMPERVIOUS AREA = 46,156 SQUARE FEET (36,816 SQ. FT. ADDITION)
  - TOTAL LAND DISTURBANCE = 97,000 SQUARE FEET (+/-) (2.23 AC.)
  - 23.9% PROPOSED LOT COVERAGE
- PARCEL CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
- SETBACK REQUIREMENTS:
- 25-FOOT FRONT YARD SETBACK (PURSUANT TO 10-1-38, A., (1.)
  - 8-FOOT SIDE YARD SETBACK (FOR ADJACENT TO OTHER DISTRICTS PURSUANT TO 10-1-38, B.)
  - 00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
  - 00-FOOT REAR YARD SETBACK
- PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L.)
- FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
- (52) TOTAL UNITS
- (78) STANDARD PARKING SPACES REQUIRED
- (15) GARAGE SPACES PROVIDED (BUILDING #1)
- (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
- (15) GARAGE SPACES PROVIDED (BUILDING #2)
- (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
- (20) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
- (80) STANDARD SPACES PROVIDED
- (2) 'AT GRADE' HANDICAP SPACES



NO.	REVISIONS	DATE

**J&B**  
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 P.O. BOX 1064 WISCONSIN 54668  
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 jobsdesign@gmail.com

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<b>CHECKED BY</b>
<b>DATE</b> 10/22/2024
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<b>SHEET NO.</b> <b>C 3</b>

**CALL DIGGERS' HOTLINE**  
 1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
 WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

**SITE DEVELOPMENT AND EROSION CONTROL NOTES:**

POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

THE OWNER'S REPRESENTATIVE, IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE, PRESERVE EXISTING VEGETATION.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. PERIMETER SILT FENCING WILL BE INSTALLED UPON ISSUANCE OF THE NOTICE OF INTENT.

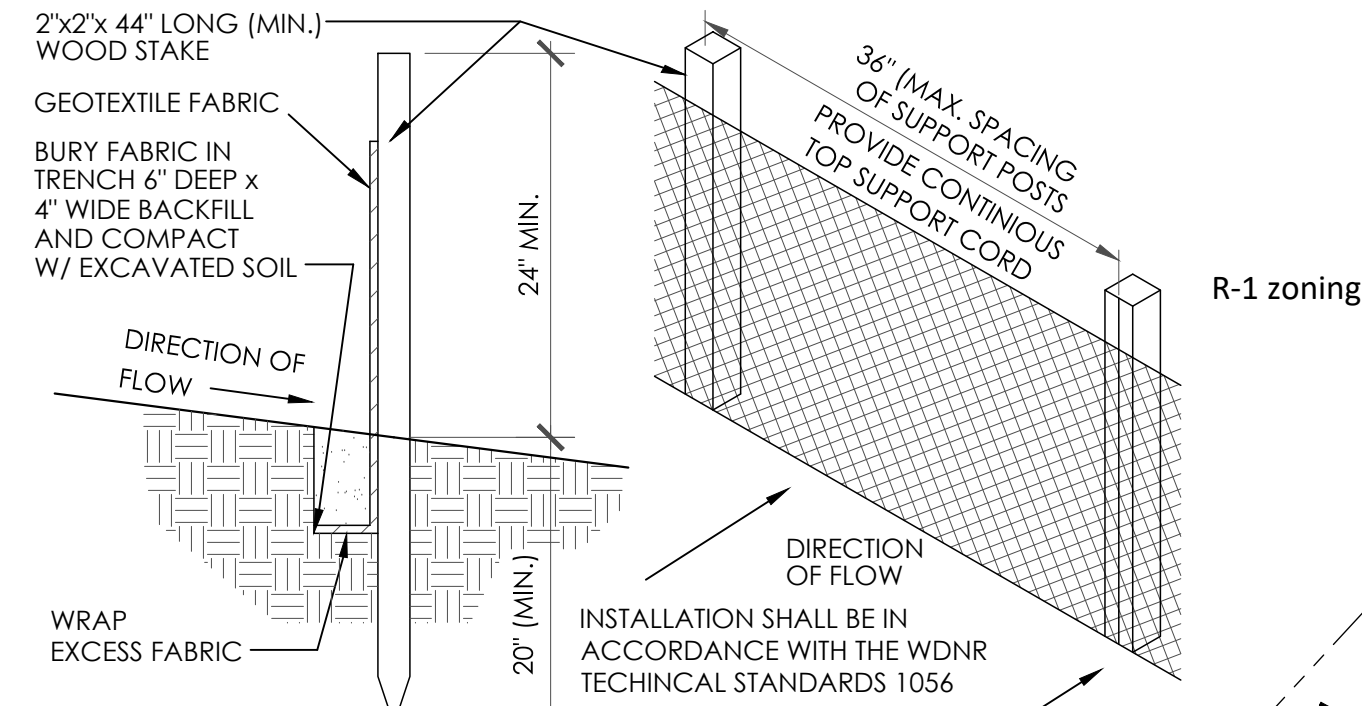
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

UPON COMPLETION OF TOPSOIL STRIPPING AND STABILIZATION, IT IS THE CONTRACTOR'S ANTICIPATION TO EXCAVATE AND CONSTRUCT FOR FOOTING AND FOUNDATION AS WELL AS COMPACT THE EXISTING SUB GRADE MATERIAL WITHIN THE PROPOSED GRAVEL MANUEVERING AREA/PARKING LOT AREA. ONCE THE BUILDING PADS CONSTRUCTION IS COMPLETE AND THE COMPACTED STONE MANUEVERING AREAS HAVE BEEN ESTABLISHED AND HAS BEEN APPROVED TOPSOIL WILL BE REPLACED WITHIN AREAS OF BARE GROUND AND STABILIZE WITH EROSION MATTING (AS DEFINED) AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

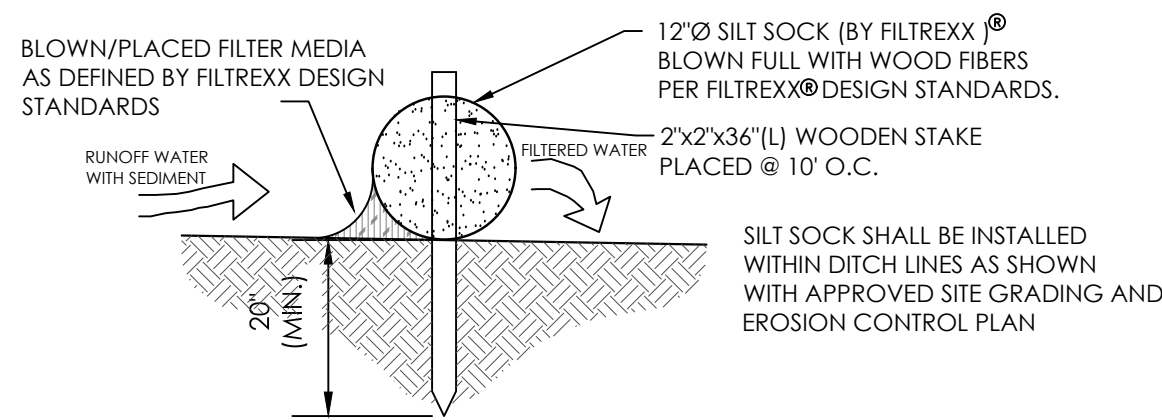
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

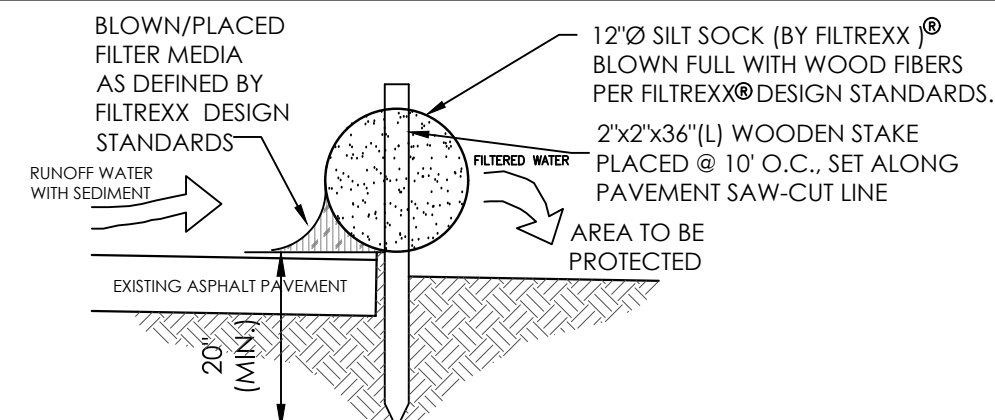
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF TWO RIVERS AND/OR THE OWNER'S REPRESENTATIVE.



**SILT FENCE SECTION & DETAIL**

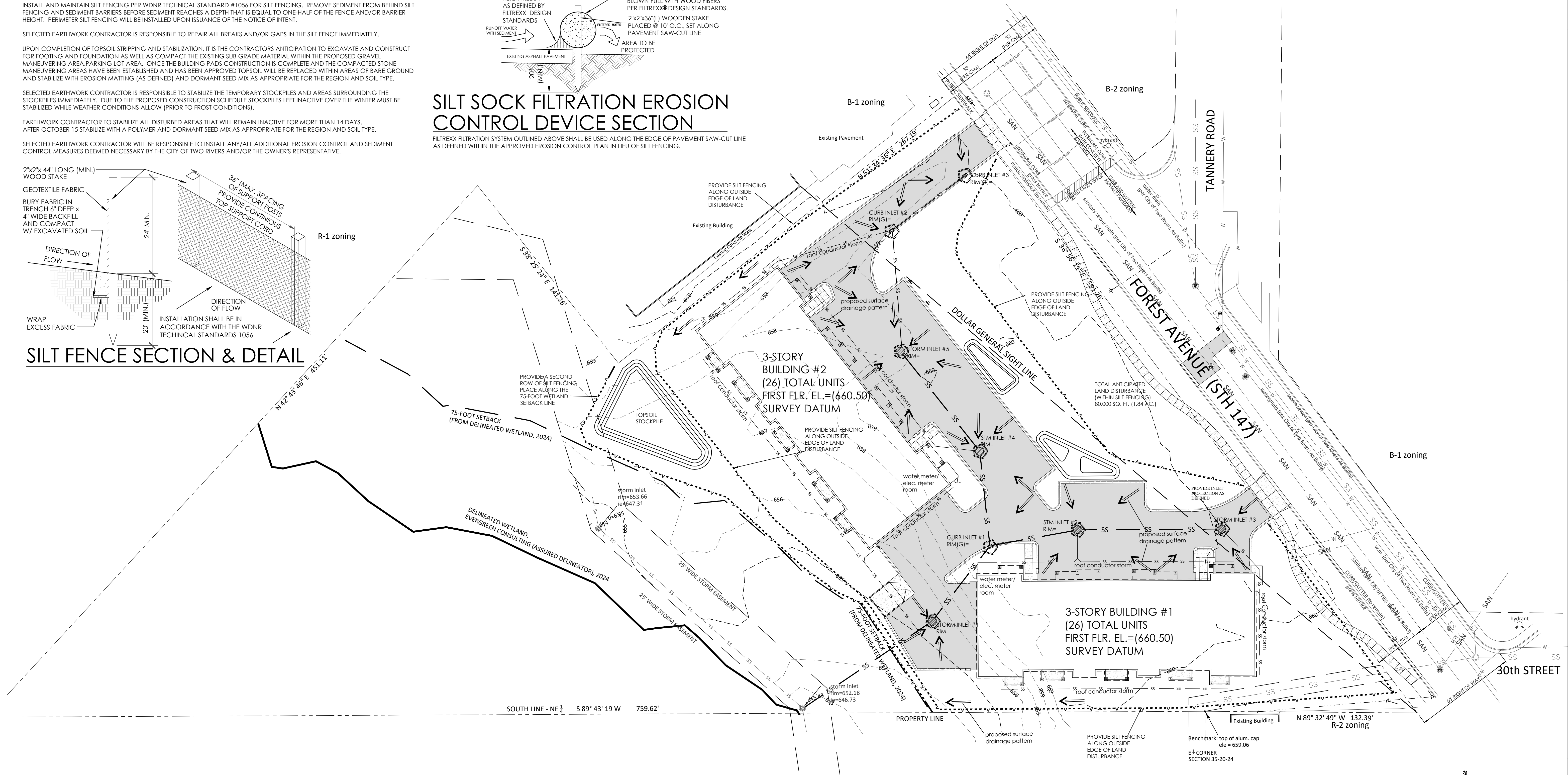


**SILT SOCK EROSION CONTROL DEVICE SECTION**



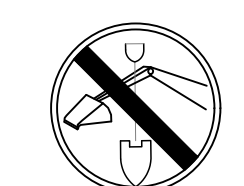
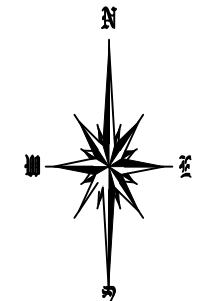
**SILT SOCK FILTRATION EROSION CONTROL DEVICE SECTION**

FILTREXX FILTRATION SYSTEM OUTLINED ABOVE SHALL BE USED ALONG THE EDGE OF PAVEMENT SAW-CUT LINE AS DEFINED WITHIN THE APPROVED EROSION CONTROL PLAN IN LIEU OF SILT FENCING.



**SITE GRADING AND EROSION CONTROL PLAN**

1"=30'

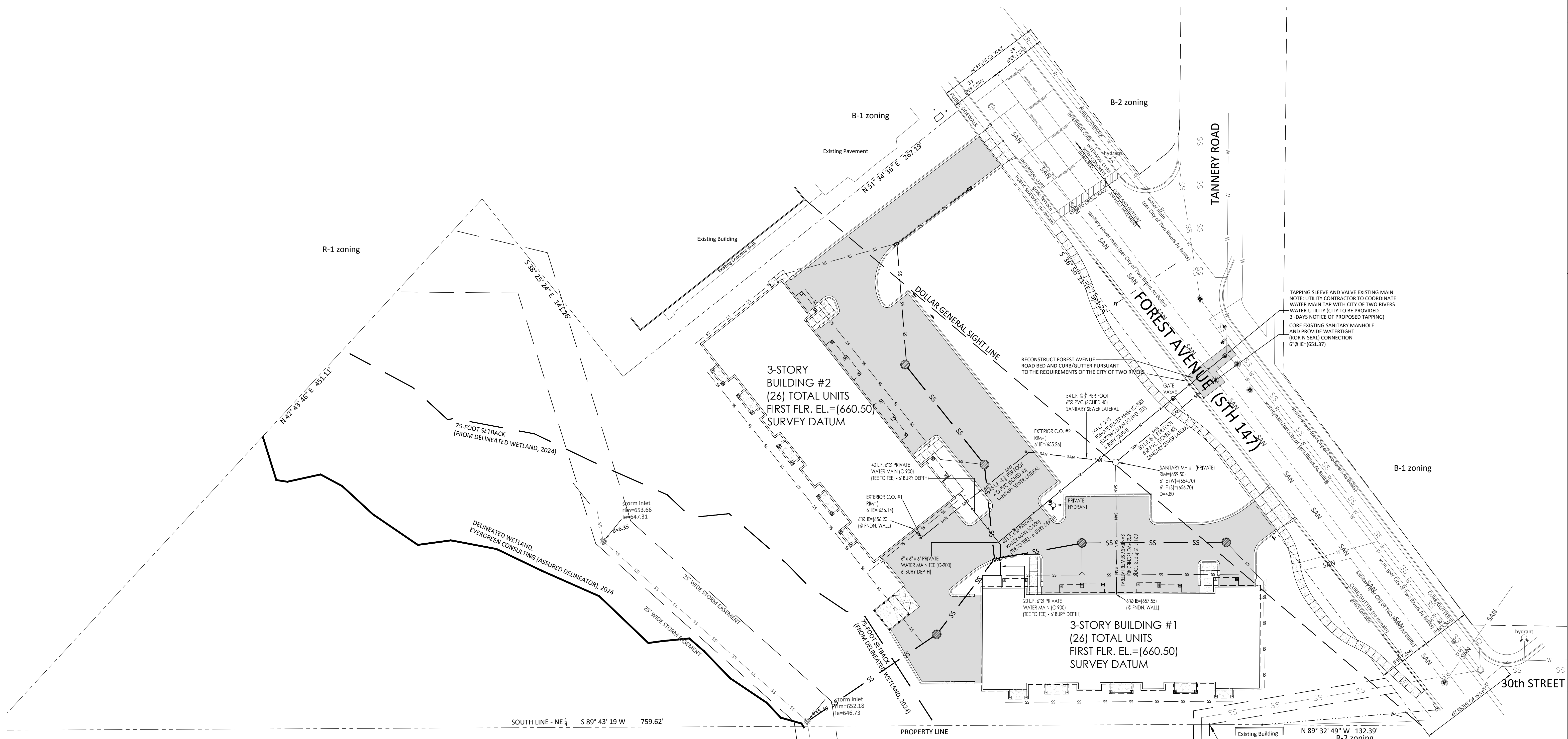


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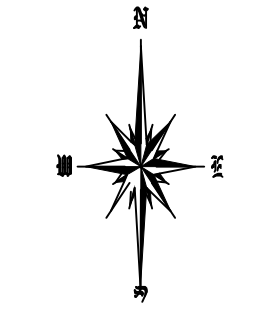
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 J&B SITE DESIGN AND ENGINEERING, LLC P.O. BOX 1057 WOODRUFF, WISCONSIN 54688 (920) 207-8977 jbsdesign@gmail.com												
<p><b>Issue Dates</b></p> <table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>#1</td> <td>11-22-24</td> </tr> <tr> <td>CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24</td> <td></td> </tr> <tr> <td>#3</td> <td>03-26-26</td> </tr> <tr> <td>REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE</td> <td></td> </tr> </tbody> </table>			Revision	Date	#1	11-22-24	CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24		#3	03-26-26	REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE	
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**SITE UTILITY PLAN**

1"=30'



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