

City of Two Rivers, WI  
Tuesday, January 4, 2022

## Chapter 10-1. Zoning Code

### Article D. Planned Unit Developments

#### § 10-1-38. PUD development controls.

##### A. Yards.

- (1) A landscaped yard shall be provided and maintained along all streets and traveled rights-of-way. The yard shall be at least 25 feet in depth along all streets as measured from the street right-of-way. The yard shall extend along the entire frontage(s) of the lot except for driveways and shall be kept clear of all storage, structures and off-street parking.
- (2) Exceptions. Any landowner intending to propose a yard of less than the required twenty-five-foot depth must first apply for and receive a variance to that requirement. The Plan Commission may approve the variance if, in its judgment, the alternative plan is in conformity with the intent and purpose of this section and reasonably related to the established pattern of the neighborhood. Before any such alternative plan shall be approved it shall contain as a minimum a buffer area on both sides of driveways and curb cuts a minimum of 25 feet in depth as measured from street right-of-way and not less than eight feet in width as measured parallel to the driveway.

##### B. Interior side yard. An interior side yard shall be provided for those parcels in a Planned Unit Development District which border upon other districts; such side yard shall abut the adjacent district and shall be not less than eight feet in width except that, for accessory buildings not exceeding 500 square feet in area, the minimum width of such interior side yard shall be three feet.

##### C. Exterior storage.

- (1) All materials, machinery and equipment shall be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands, except for the following: laundry drying lines and recreational equipment; construction materials, machinery and equipment currently being used on the premises during the course of construction; landscaping equipment and machinery currently being used or intended for use on the premises.
- (2) Major recreational equipment, defined for the purposes of this section as travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, less than eight feet in height above the ground, may be stored in any rear yard except when such yard is adjacent to a street. In addition to the general eight-foot height permitted, minor portions of such equipment not exceeding four square feet in vertical cross-section as viewed from the adjacent lot line is permitted. No such equipment shall be stored out of doors unless it is in condition for safe and effective performance of the function for which it is intended or can be made so at a cost not exceeding the value of the equipment in its existing state; in no event shall any such equipment be so stored for a period of more than 60 days if not in condition for safe and efficient performance of its intended function.

##### D. Refuse. In all areas all waste material, debris, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. Trash and

garbage receptacles must be screened from view from off the site and are prohibited in front yards and in the setback area of rear and side yards.

- E. Landscaping. Landscaping shall be provided and maintained for all yard areas except those utilized for driveways and off-street parking and shall consist of grass, shrubs and trees suitable for the climatic and soil conditions of the site area.
- F. Off-street parking. Off-street parking and loading facilities shall be provided with a site plan recommended by the Plan Commission and approved by the City Council. Such facilities may vary from the requirements in § 10-1-13.
- G. Screening. Screening shall be required where any off-street parking area contains more than four parking spaces. Such screening shall conform to the spirit of § 10-1-13.
- H. Traffic control. The traffic generated by any use shall be channeled and controlled in a manner that will avoid congestion on the public streets, traffic hazards, and excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be so regulated as to ensure a safe and orderly flow.
- I. Screening of roof-mounted equipment.
  - (1) Roof-mounted mechanical equipment installed on buildings constructed within the Planned Unit Development District shall be screened from view. This requirement shall be deemed satisfied when all parts of the roof-mounted equipment are not visible from ground-level observation or at any point on the property, adjacent property, or from adjacent streets.
  - (2) Screening required by this section shall comply with the following:
    - (a) The screening shall be permanently attached to the building and shall be capable of withstanding all load requirements as outlined in applicable codes.
    - (b) The screening shall be constructed with materials that are architecturally compatible with the building. The use of wood, in whole or in part, as a screening material shall not be considered as being architecturally compatible unless the building is constructed with a wood exterior.
    - (c) A parapet wall of sufficient height and as an integral part of the building shall be considered as approved screening.
    - (d) All rooftop screening shall be kept in repair or in a proper state of preservation.
    - (e) Existing screening which requires major alteration or replacement shall meet the requirements of this section.

## § 10-1-39. PUD application review.

- A. Review scope. An application to construct a planned unit development must be reviewed in a manner which is consistent with the procedures set forth in this section and those procedures required by state statute.
- B. Constitution of review authority. Planned unit development applications shall be subject to review by the City Council based on Plan Commission recommendations and a public hearing.
- C. Preapplication conference.
  - (1) A developer desiring to construct a planned unit development may request a preapplication conference with the Plan Commission prior to submitting an application.  
[Amended at time of adoption of Code (see Title 1, General Provisions, Ch. 1-1, Art. III)]
  - (2) The purpose of this preapplication conference shall be to familiarize both the developer and the Plan Commission with each other's intentions with respect to the planned unit

development. Although a preapplication conference shall not be required, this preliminary meeting between the Plan Commission and the developer is desirable since it should help clarify many procedural and policy issues.

- (3) The developer shall not be required to present any written or graphic materials at the preapplication conference. The Plan Commission cannot approve a PUD at the preapplication conference.

[Amended at time of adoption of Code (see Title 1, General Provisions, Ch. 1-1, Art. III)]

D. Development proposal.

- (1) The written and graphic information specified in this section must be submitted for the entire proposed project. A copy of the development proposal shall remain open to the public during the application process and shall be located in the Zoning Administrator's office.
- (2) The purpose of the development proposal shall be to provide the Plan Commission with an opportunity for in-depth substantive review of the planned unit development before final designs are developed.
- (3) The development proposal shall include written and graphic materials.

(a) Written materials shall include, but not be limited to, the following:

- [1] Legal description of the total development parcel proposed for development including exact location and a statement of present and proposed ownership.
- [2] Statement of development concept, including the planning objectives and the character of the development to be achieved through the planned unit development.
- [3] Development schedule indicating the appropriate date when construction of the planned unit development can be expected to begin and to be completed, including initiation and completion dates of separate stages of a phased development.
- [4] Statement of intentions regarding the future selling or leasing of all or portions of the planned unit development, such as land area, dwelling units, and public facilities.
- [5] The impact of the development on existing City services outside the development.

(b) Quantitative data, including:

- [1] Parcel size.
- [2] Proposed lot coverage of structures.
- [3] Total amount of usable open space, both private and public.
- [4] Total number and type of dwelling units by number of bedrooms.
- [5] Approximate gross residential densities.
- [6] Number of parking spaces to be provided.
- [7] Total length of streets to be conveyed to the City government.
- [8] Total length of streets to be held as private ways within the development.
- [9] Description of type of other public works to be conveyed to the City government.
- [10] Number and types of public facilities.

(c) Graphic materials shall include, but not be limited to, the following:

- [1] Map of existing site conditions, including contours, watercourses, floodplains, unique natural features, existing vegetation, existing buildings.

- [2] Existing and proposed lot lines.
  - [3] Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights and types of dwelling units.
  - [4] Location and size in square feet of all usable open space and areas to be conveyed, dedicated or reserved as common open spaces and recreation areas.
  - [5] The existing and proposed circulation, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights-of-way.
  - [6] Proposed pedestrian circulation system.
  - [7] Existing and proposed utility systems, including sanitary sewers, storm sewers, water and gas lines, and utility easements.
  - [8] Landscape plan indicating the treatment of materials used for private and common open spaces.
  - [9] Location of trash and garbage receptacles and type of screening.
  - [10] Proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls.
- (d) Approval of the development proposal shall be granted by the City Council upon the recommendation of the Plan Commission and following a public hearing where the development proposal:
- [1] Conforms with the general development controls set forth in this section.
  - [2] Conforms with adopted policy plans or development guidelines for the portion of the City in which the Planned Unit Development District is located.
  - [3] Provides benefits to the City which outweigh its adverse effects; in making this determination, the Plan Commission shall consider the following:
    - [a] Quality of site design, including integration of a variety of land uses; building types, and densities; preservation of natural features, compatibility with adjacent land uses, provision and type of open space, provision of other amenities designed to benefit the general public.
    - [b] Traffic flow and safety.
    - [c] Adequacy of utilities and other public works facilities.

Select Language ▼

# 3000 FOREST AVE LLC

N2282 Northmont Drive, Greenville, WI

Timothy A. Schuelke – Owner

March 31, 2021

RECEIVED  
DEC 28 2021

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## Development Proposal

In an effort to answer questions about our proposed development, we are pleased to introduce our new Multi-Family Development in Two Rivers, Wisconsin.

### Project Description

The project consists of (3) Apartment buildings with (15) Apartment Units, (45) units total with (45) single stall garages, constructed on a 4.43 acre, (192,933 square foot) site on the former Hansen the Florist property. The buildings and pavement occupy approximately 34% of the parcel, with the remaining property adjacent to the wetlands and the remaining 30-acre wetland to remain in its current condition.

Each building will have (4) one-bedroom units, and (11) two-bedroom units, with a total of (12) one-bedrooms and (33) two-bedroom units once all (3) buildings are complete.

The development will have a private drive, approximately 300 feet long, with (2) access points to Forest Avenue. The drive and all services to the Apartment Buildings will be maintained by the Development Owner.

Each unit will have (2) parking spaces, (1) in the designated garage, and (1) space on the driveway in front of the designated garage stall. There are (5) additional on-site parking spaces, making a total of (95) spaces. Additional parking is allowed on Forest Avenue.

### Project Schedule

Building #1 adjacent to Forest Avenue is expected to begin approximately April 15, 2022. The entire site will be stripped of topsoil and re-graded for all (3) buildings. All utilities will be installed for connections to future buildings.

Building #2 is expected to start April 2023, and building #3, expected to start April 2024.

### Community Involvement

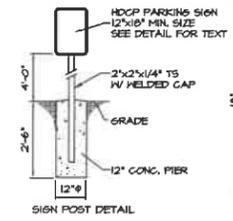
As we progress toward finalizing the plans for review by the Plan Commission, and final approval by the City Council, we welcome input from community, and City officials to help us make this project a successful addition to the City of Two Rivers.

# PROPOSED PLANNED UNIT DEVELOPMENT FOR: 3,000 FOREST AVE LLC 3,000 FOREST AVENUE TWO RIVERS, WISCONSIN

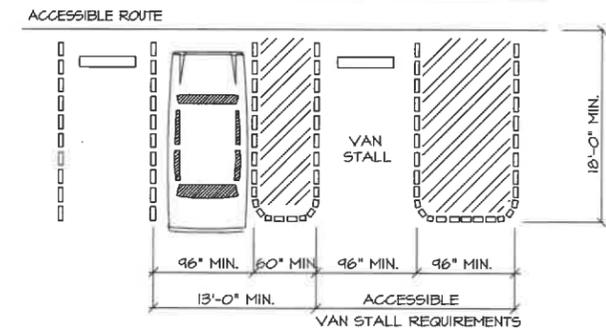
RECEIVED  
JAN 04 2022



VICINITY MAP  
NOT TO SCALE



IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE - TRANS #200.01



PARKING SPACE DIMENSIONS  
N.T.S.

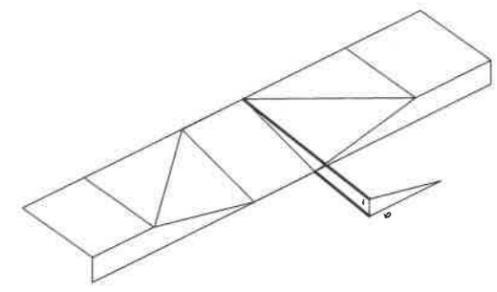
NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

4.1.1 ISLANDS. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4'0" LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.2 RAMPS

4.2.1 GENERAL. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.2.

4.2.2 SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30". CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN 4.2.2(2)(a) IF SPACE LIMITATIONS PREVENT THE USE OF A 1:12 SLOPE OR LESS.



SIDEWALK RAMP  
N.T.S.

## CODE ANALYSIS

**USE AND OCCUPANCY**  
R-2 APARTMENTS  
FULLY SPRINKLERED

**TYPE OF CONSTRUCTION:**  
TYPE VB - WOOD FRAME UN-PROTECTED

**ALLOWABLE AREA PER FLOOR**  
12,000 S.F. PER TABLE 506.2

BUILDING AREA (PER BUILDING)	
FIRST FLOOR AREA	10,201 S.F.
SECOND FLOOR AREA	10,201 S.F.
TOTAL FLOOR AREA	20,402 S.F.

**FIRE PROTECTION SYSTEM:**  
R-2 APARTMENTS TO BE FULLY SPRINKLERED PER NFPA-13R

**SANITARY FIXTURE REQUIREMENTS:**  
MIN. (1) PRIVATE REST ROOM REQUIRED PER APARTMENT  
(1) SERVICE SINK PROVIDED IN EQUIPMENT ROOM

**FIRE FIGHTING APPARATUS**  
THE BUILDING IS LIMITED IN AREA  
THE FIRE LANE IS UNOBSTRUCTED  
THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL  
WITH A MIN. UNOBSTRUCTED HEIGHT OF 11'-0"  
THE BUILDING IS 26'-0" TALL

**CONTROL AREAS**  
NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING  
PER TABLES 307.1(1) AND 307.1 (2)

## PROJECT INFORMATION

<b>PROJECT:</b>	MULTI-FAMILY RESIDENTIAL DEVELOPMENT	<b>DESIGNER OF RECORD:</b>	
<b>ADDRESS:</b>	3000 FOREST AVENUE TWO RIVERS, WI 54204	<b>ARCHITECT:</b>	DANIEL J. MEISSNER AIA, LLC 1250 E. CALUMET STREET APPLETON, WI 54911 P.(920) 428-0482
<b>USE:</b>	R-2 RESIDENTIAL	<b>CONTACT:</b>	EDWARD FISHER (CONSULTANT) P.(920) 480-4080
<b>OWNER:</b>	3000 FOREST AVE LLC 122802 NORTHPOINT DRIVE GREENVILLE, WI 54602	<b>CONTACT:</b>	EDWARD FISHER (CONSULTANT) P.(920) 480-4080
<b>CONTACT:</b>	TM SCHELKE PHONE: 920-471-3542		

DRAWING INDEX	
CS	COVER SHEET & PROJECT INFO
C10	OVERALL EXISTING SITE PLAN
C101	OVERALL PROPOSED SITE PLAN
C11	PROPOSED SITE PLAN
C12	UTILITIES & GRADING PLAN
L11	LANDSCAPE & LIGHTING PLAN
A11	FIRST FLOOR PLAN
A12	SECOND FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.1C	COLORLED BUILDING ELEVATIONS

RE-SUBMITTED FOR P.U.D. APPROVAL	1/03/22
SUBMITTED FOR P.U.D. APPROVAL	12/21/21
SUBMITTED TO PLAN COMMISSION	7/12/21

REV. NO.	DATE	DESCRIPTION

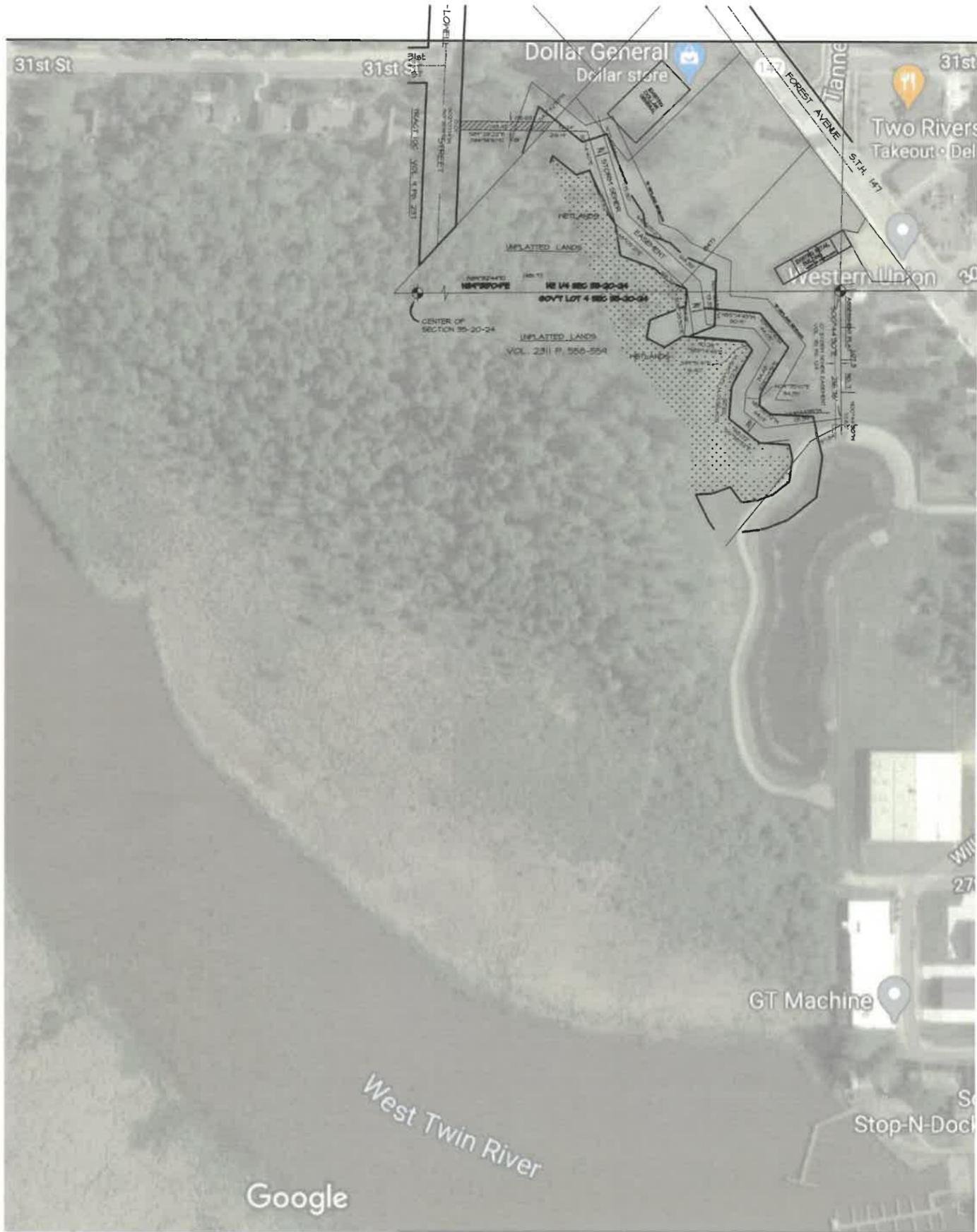
Design Associate:  
325 E. WALB AVE.  
OSHTOSH, WI 53071  
www.conceptone.com  
wh@conceptone@gmail.com

Architect:  
**Daniel J. Meissner**  
AIA, LLC  
1230 E. Calumet Street  
Appleton, WI  
920.428.0982

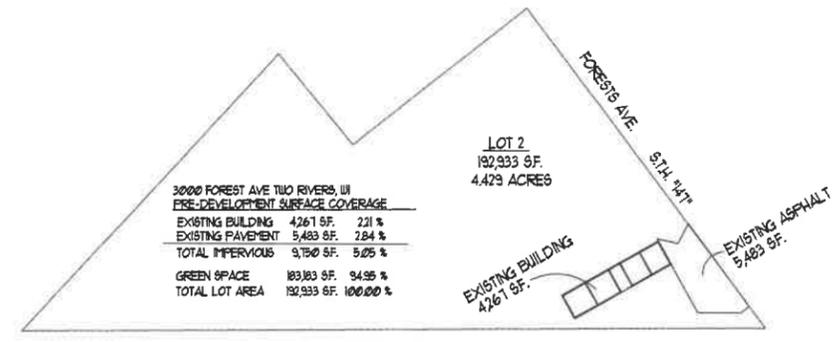
PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.):  
MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
3000 FOREST AVENUE  
TWO RIVERS, WISCONSIN

DATE  
12/21/21  
SHEET  
CS  
PROJECT NUMBER  
21219

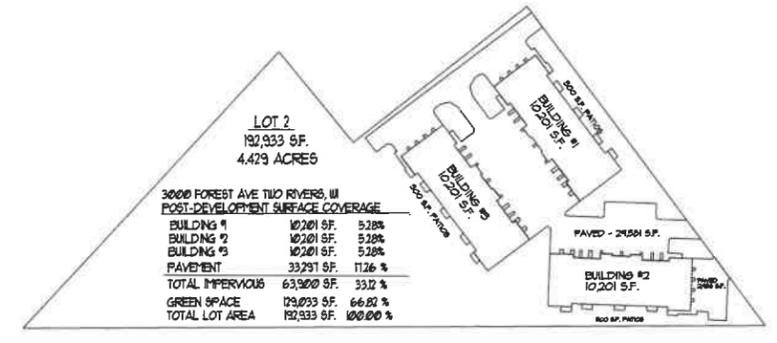
PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL  
EXISTING SITE PLAN  
SCALE: 1" = 100'-0"



PRE-DEVELOPMENT PLAN   
NOT TO SCALE



POST-DEVELOPMENT PLAN   
NOT TO SCALE

REV. NO.	DATE	DESCRIPTION

Design Associate:  
  
 326 E. WALB AVE.  
 GREEN BAY, WISCONSIN  
 elhira.conceptone@gmail.com

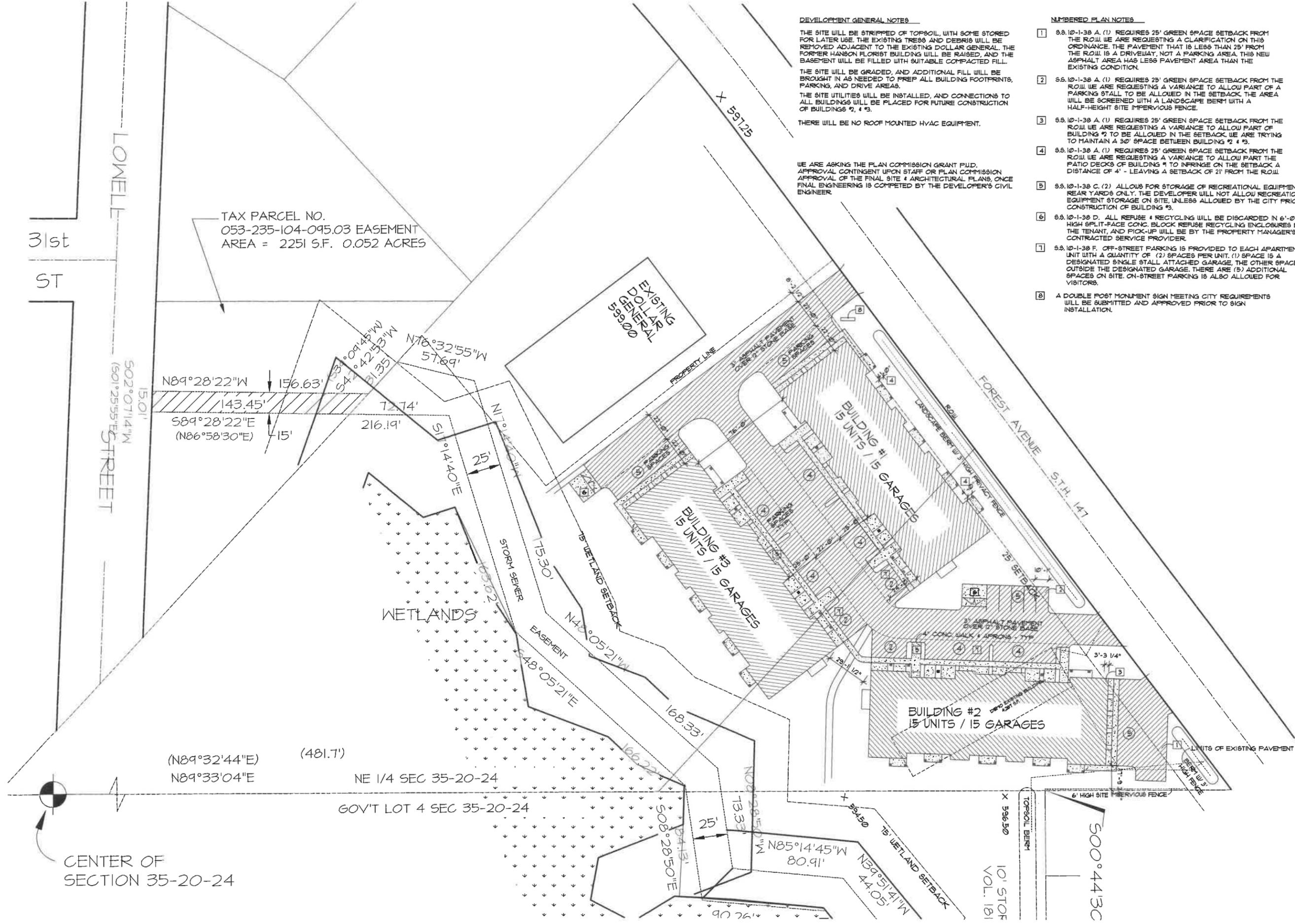
Architect:  
**Daniel J. Meissner**  
**AIA, LLC**  
 1230 E. Calumet Street Appleton, WI  
 920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):  
 MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT  
 3000 FOREST AVENUE  
 TWO RIVERS, WISCONSIN

DATE  
12/21/21  
SHEET  
**C1.0**  
PROJECT NUMBER  
21219

PRELIMINARY - NOT FOR CONSTRUCTION





TAX PARCEL NO.  
053-235-104-095.03 EASEMENT  
AREA = 2251 S.F. 0.052 ACRES

**DEVELOPMENT GENERAL NOTES**

THE SITE WILL BE STRIPPED OF TOPSOIL, WITH SOME STORED FOR LATER USE. THE EXISTING TREES AND DEBRIS WILL BE REMOVED ADJACENT TO THE EXISTING DOLLAR GENERAL. THE FORMER HANSON FLOREST BUILDING WILL BE RAISED, AND THE BASEMENT WILL BE FILLED WITH SUITABLE COMPACTED FILL. THE SITE WILL BE GRADED, AND ADDITIONAL FILL WILL BE BROUGHT IN AS NEEDED TO PREP ALL BUILDING FOOTPRINTS, PARKING, AND DRIVE AREAS.

THE SITE UTILITIES WILL BE INSTALLED, AND CONNECTIONS TO ALL BUILDINGS WILL BE PLACED FOR FUTURE CONSTRUCTION OF BUILDINGS #2, #3.

THERE WILL BE NO ROOF MOUNTED HVAC EQUIPMENT.

WE ARE ASKING THE PLAN COMMISSION GRANT P.U.D. APPROVAL CONTINGENT UPON STAFF OR PLAN COMMISSION APPROVAL OF THE FINAL SITE & ARCHITECTURAL PLANS, ONCE FINAL ENGINEERING IS COMPLETED BY THE DEVELOPER'S CIVIL ENGINEER.

- NUMBERED PLAN NOTES**
- 1 8.8.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A CLARIFICATION ON THIS ORDINANCE. THE PAVEMENT THAT IS LESS THAN 25' FROM THE ROW IS A DRIVEWAY, NOT A PARKING AREA. THIS NEW ASPHALT AREA HAS LESS PAVEMENT AREA THAN THE EXISTING CONDITION.
  - 2 8.8.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF A PARKING STALL TO BE ALLOWED IN THE SETBACK. THE AREA WILL BE SCREENED WITH A LANDSCAPE BERM WITH A HALF-HEIGHT SITE IMPERVIOUS FENCE.
  - 3 8.8.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF BUILDING #2 TO BE ALLOWED IN THE SETBACK. WE ARE TRYING TO MAINTAIN A 30' SPACE BETWEEN BUILDING #2 & #3.
  - 4 8.8.10-1-38 A. (1) REQUIRES 25' GREEN SPACE SETBACK FROM THE ROW. WE ARE REQUESTING A VARIANCE TO ALLOW PART OF THE PATIO DECKS OF BUILDING #1 TO INFRINGE ON THE SETBACK A DISTANCE OF 4' - LEAVING A SETBACK OF 21' FROM THE ROW.
  - 5 8.8.10-1-38 C. (2) ALLOWS FOR STORAGE OF RECREATIONAL EQUIPMENT IN REAR YARDS ONLY. THE DEVELOPER WILL NOT ALLOW RECREATIONAL EQUIPMENT STORAGE ON SITE, UNLESS ALLOWED BY THE CITY PRIOR TO CONSTRUCTION OF BUILDING #3.
  - 6 8.8.10-1-38 D. ALL REFUSE & RECYCLING WILL BE DISCARDED IN 6'-0" HIGH SPLIT-FACE CONC. BLOCK REFUSE RECYCLING ENCLOSURES BY THE TENANT, AND PICK-UP WILL BE BY THE PROPERTY MANAGER'S CONTRACTED SERVICE PROVIDER.
  - 7 8.8.10-1-38 F. OFF-STREET PARKING IS PROVIDED TO EACH APARTMENT UNIT WITH A QUANTITY OF (2) SPACES PER UNIT. (1) SPACE IS A DESIGNATED SINGLE STALL ATTACHED GARAGE, THE OTHER SPACE IS OUTSIDE THE DESIGNATED GARAGE. THERE ARE (8) ADDITIONAL SPACES ON SITE. ON-STREET PARKING IS ALSO ALLOWED FOR VISITORS.
  - 8 A DOUBLE POST MONUMENT SIGN MEETING CITY REQUIREMENTS WILL BE SUBMITTED AND APPROVED PRIOR TO SIGN INSTALLATION.

REV. NO.	DATE	DESCRIPTION

Design Associate:

**One Concept**

325 E. KALB AVE.  
MILWAUKEE, WISCONSIN  
4300 880-1400  
one.conceptone@gmail.com

Architect:

**Daniel J. Meissner**  
AIA, LLC

1230 E. Calumet Street  
Appleton, WI  
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.):  
MUL TI-FAMILY  
RESIDENTIAL DEVELOPMENT  
3000 FOREST AVENUE  
TWO RIVERS, WISCONSIN

DATE  
12/21/21

SHEET  
C.1

PROJECT NUMBER  
21219

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"



31st  
ST

LOMELL  
STREET

FOREST AVENUE  
S.T.H. 147

(N89°32'44"E)  
N89°33'04"E

NE 1/4 SEC 35-20-24  
GOV'T LOT 4 SEC 35-20-24

CENTER OF  
SECTION 35-20-24

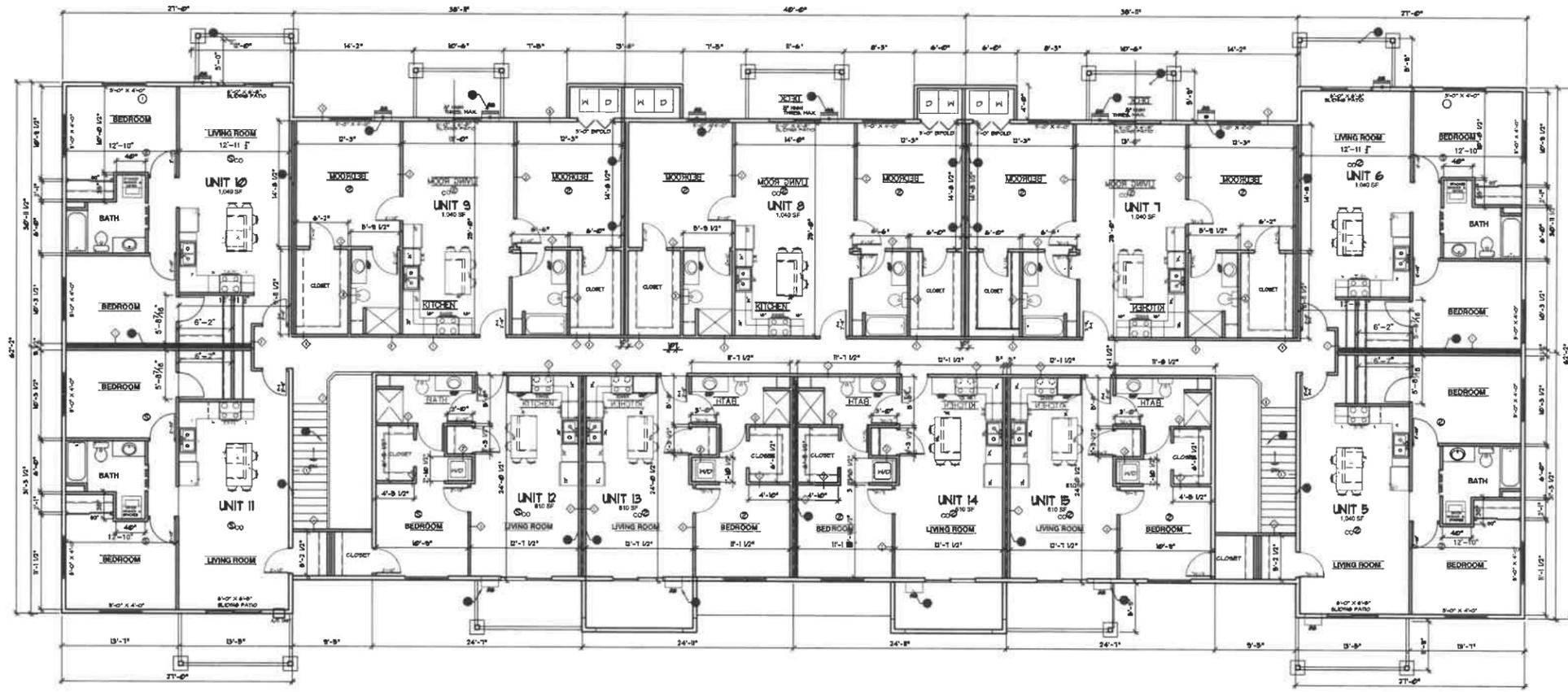
500°44'30"

10' STOR  
VOL. 181









15 UNIT APARTMENT

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):  
MUL TI-FAMILY  
RESIDENTIAL DEVELOPMENT  
3000 FOREST AVENUE  
TWO RIVERS, WISCONSIN

DATE  
1/03/22  
SHEET  
A1.2  
PROJECT NUMBER  
21219

Architect:  
**Daniel J. Meissner**  
AIA, LLC  
1230 E. Calumet Street Appleton, WI  
920.428.0982

Design Associate:  
325 E. WALB AVE.  
GREEN BAY, WISCONSIN  
920.428.0982  
wflair.com@planning@gmail.com  
**Concept One** Design & Development

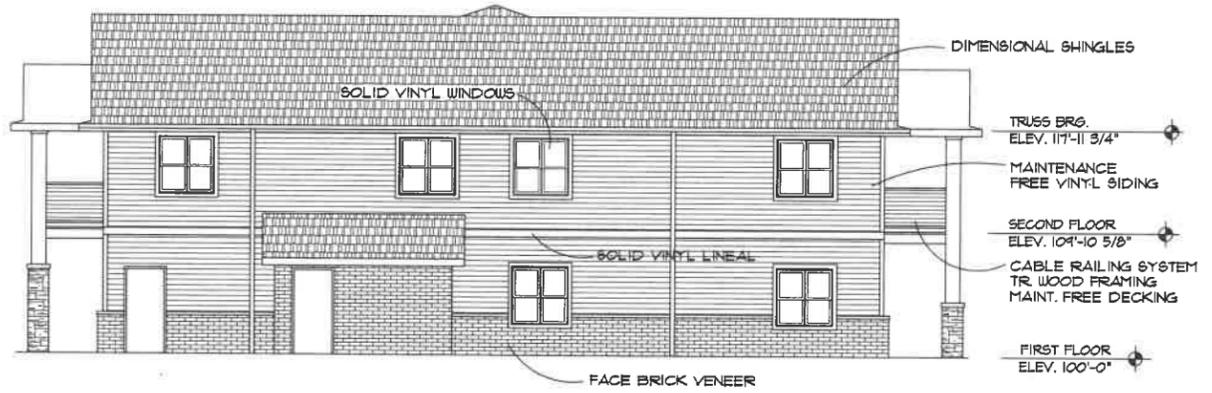
REV. NO.	DATE	DESCRIPTION



**BACK ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**15 UNIT APARTMENT W/ 15 GARAGES**

**PRELIMINARY - NOT FOR CONSTRUCTION**

REV. NO.	DATE	DESCRIPTION

Design Associate:  
**Concept One** Design & Development  
 325 E. KALE AVE.  
 GREEN BAY, WISCONSIN  
 info@conceptone.com

Architect:  
**Daniel J. Meissner**  
**AIA, LLC**  
 1230 E. Calumet Street Appleton, WI  
 920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.):  
**MULTI-FAMILY**  
**RESIDENTIAL DEVELOPMENT**  
 3000 FOREST AVENUE  
 TWO RIVERS, WISCONSIN

DATE  
1/03/22  
 SHEET  
**A2.1**  
 PROJECT NUMBER  
 21219



**PROPOSED BUILDING #1  
SOUTH ELEVATION  
NOT TO SCALE**



**PROPOSED BUILDING #1  
EAST ELEVATION  
NOT TO SCALE**



**PROPOSED BUILDING #1  
NORTH ELEVATION (STREET)  
NOT TO SCALE**



**PROPOSED BUILDING #1  
WEST ELEVATION  
NOT TO SCALE**

NO.	DATE	DESCRIPTION

Design Associate:  
**Concept One** Design & Development  
 325 E. KALB AVE.  
 WEST BAY WISCONSIN  
 (920) 884-0000  
 whitner.conceptone@gmail.com

Architect:  
**Daniel J. Meissner**  
 AIA, LLC  
 1230 E. Calumet Street Appleton, WI  
 53012-0992

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):  
 MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT  
 3000 FOREST AVENUE  
 TWO RIVERS, WISCONSIN

DATE  
 08/28/23  
**A2.I.C**  
 PROJECT NUMBER  
 21219

**PRELIMINARY - NOT FOR CONSTRUCTION**  
 Issued for Plan Commission 1/23/22