

**CONDITIONAL USE
PERMIT
City of Two Rivers**

Document Number

Permit No. 2023-01

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:

TRACT 3 OF CSM V6 P253 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: 053-162-401-200.02

Zoning Classification of the Premises is: B-2 Business District
Mailing Address of the Premises is: 1010 34th 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 for the purpose of the operation of mini storage units and a business incubator service called the Growth Garage.

Permitted by action of the City Council of the City of Two Rivers on February 6, 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 City's Zoning Code.
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 Grow Garage LLC 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 of Growth Garage: 7AM - 10PM seven days a week.
 - b. Access to storage units: 5AM - 10PM seven days a week.
 - c. Self-storage units may be rented or leased for the storage of personal goods, vehicles, recreational vehicles, boats, business supplies, and contractor supplies.
 - d. No sales, service, or contractor repair activities are permitted in the storage units, excepting the Growth Garage

Units in Buildings 1, and 3 as shown on the site plan. The Growth Garage is intended for contractor business operations, but other businesses permitted within the B-2 zoning district are candidates to use the Growth Garage buildings.

- e. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any storage unit.
- f. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted on in any unit, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or public nuisance.
- g. There shall be no outdoor operations or outdoor storage.
- h. No hazardous substances or materials as defined by federal, state or local law shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessities necessary for motor vehicles.
- i. Buildings shall comply with applicable building and fire codes and building safety requirements.
- j. All trash and recyclable materials, dumpster(s) stored outside shall be within an enclosure screened from view.
- k. Signage in accord with the City's Sign Code.
- l. 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 OWNER AND PERMITEE:

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

Dave Kalista

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Dave Kalista to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Manitowoc County, Wisconsin
My commission expires:

SIGNATURES - CITY OF TWO RIVERS

Jamie Jackson, City Clerk

Adam Wachowski, Council President

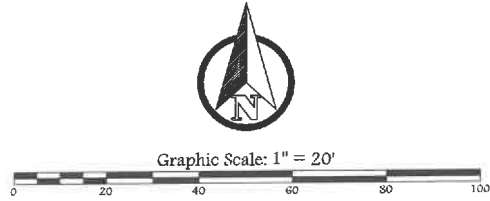
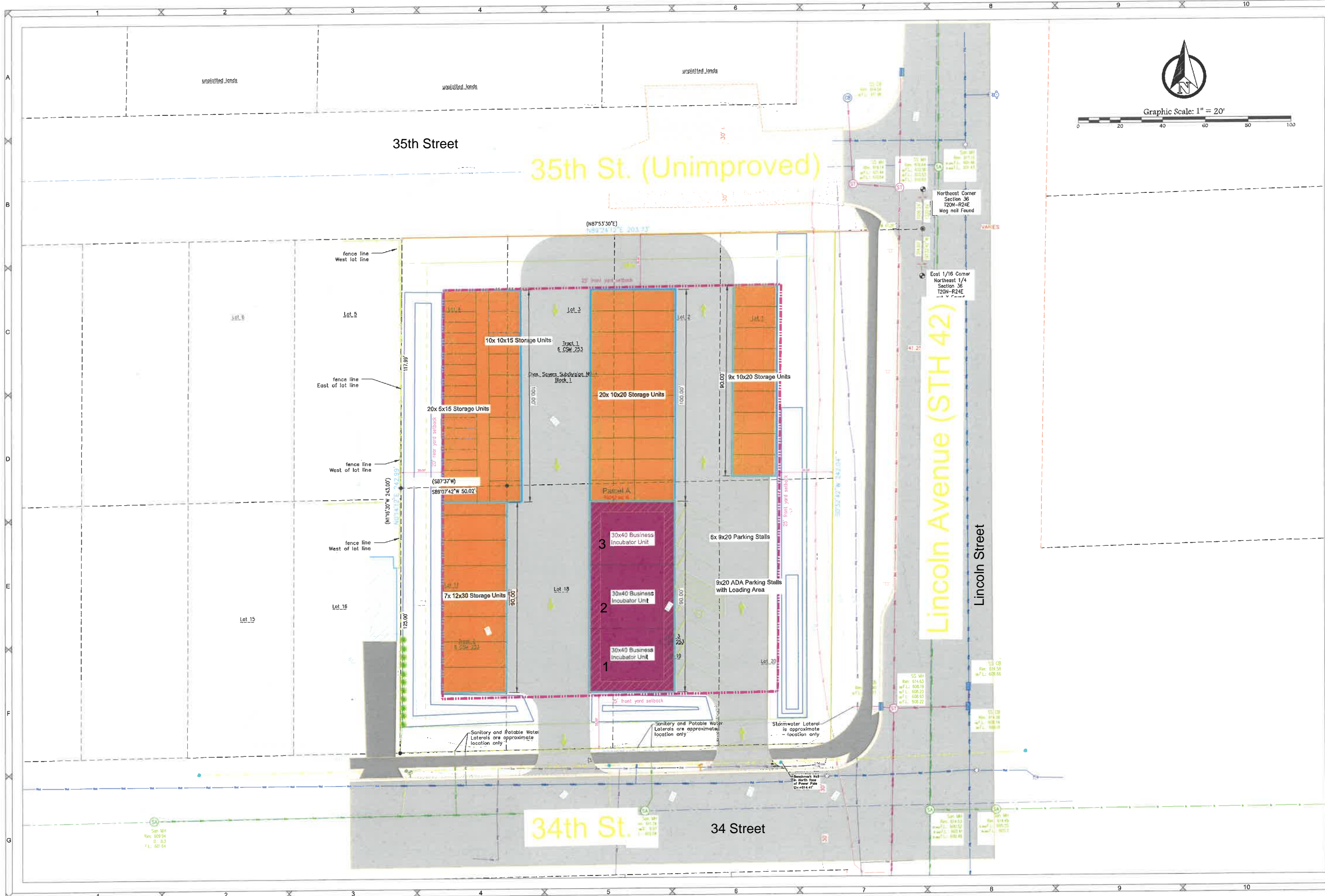
STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2023, the above named Matthew Diedrich known to be the person who executed the foregoing instrument and acknowledge the same.

Adam Taylor

Notary Public, Manitowoc County, Wisconsin
My commission expires:

THIS INSTRUMENT WAS DRAFTED BY:
Elizabeth Runge, Community Development Director



DESIGNED BY
JCL

DATA FILE
K-3022.brt

DATE
12-19-22

Number	Date	Comments

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

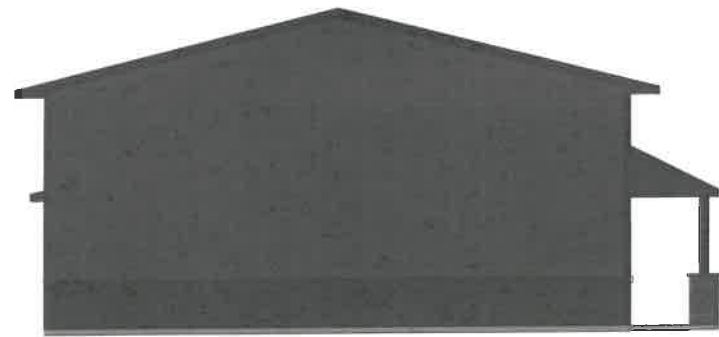
Preliminary Site Plan
 David Kalista

PROJECT NO.
K-3022

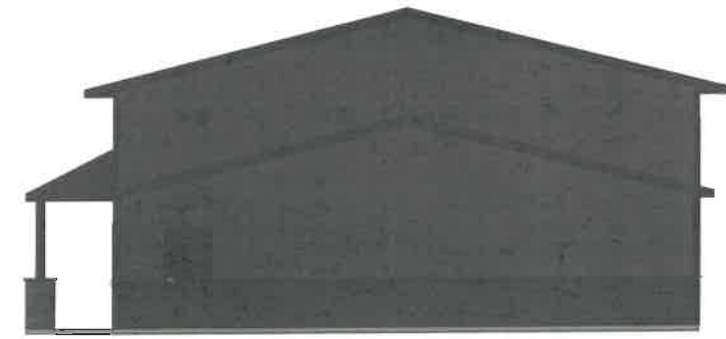
SHEET NO.
C3.0

DRAWING NO.
S-

File: K-3022Eing_072022.dwg



④ SOUTH
1:72

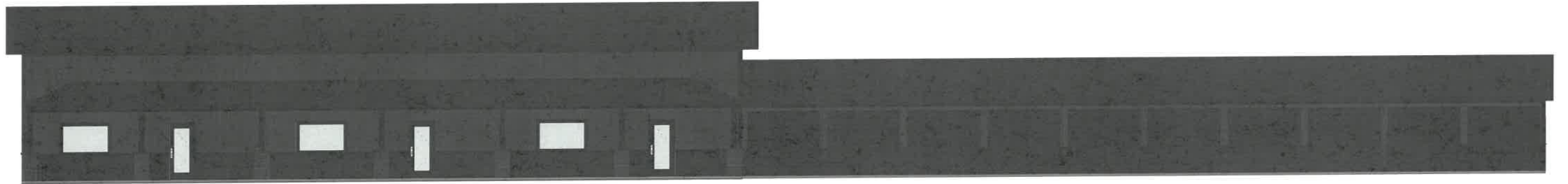


③ NORTH
1:72

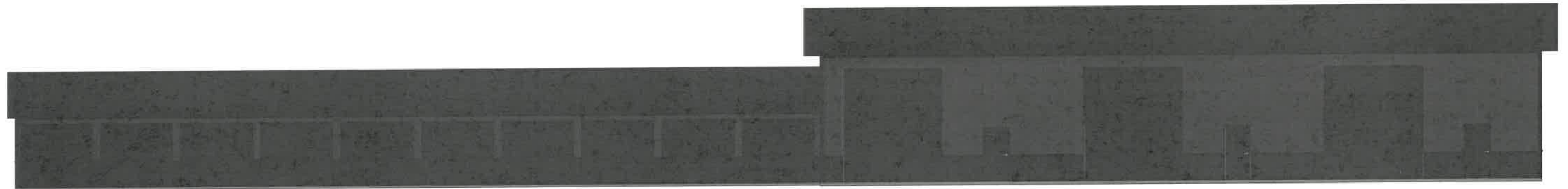
CLEARANCE
16' - 0"

EAVE
9' - 6"

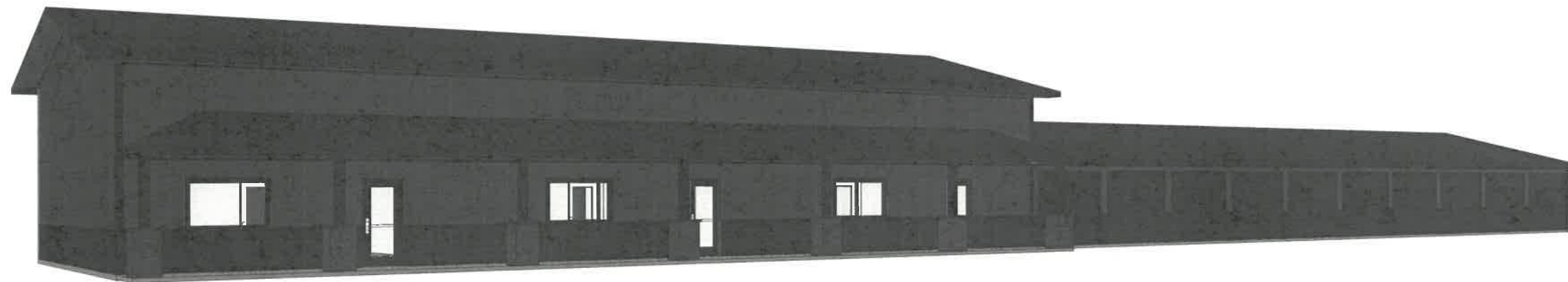
T.O. FLOOR
0"



① EAST
1:72



② WEST
1:72



⑤ SOUTHEAST CAMERA

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DRAWN BY: ARN	CLIENT NAME: DAVE KALISTA (GROWTH GARAGE)
SCALE: 1 : 72	PROJECT NAME: 40' X 90' X 16' BUSINESS CONDO & 40' X 100' 4" MINI
ISSUE DATE: 10/19/22	PROJECT LOCATION: TWO RIVERS, WI

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SHEET NUMBER:

A7

LATEST REVISION: