



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



PLAN COMMISSION

Action: Review certified survey map for Sauve’s Auto Service
Location: 1421 Washington Street
Current Zoning: Business B-1
Date: August 12, 2024

The owner of this property is requesting a land combination to combine three at Sauve’s Auto Service, owned by Lakeshore Commercial LLC. Sauve’s plans to expand the business onto the adjacent lots. There is an existing dwelling unit located at 1417 – 15th Street, in which they plan to demolish.

The CSM will be creating a lot, with 2 principal structures. Section 10-1-11 allows for one main building per lot, however the plan commission may approve more than one principal building on a lot. Staff recommends approval of the CSM with a contingency that the house be demolished.



www.two-rivers.org

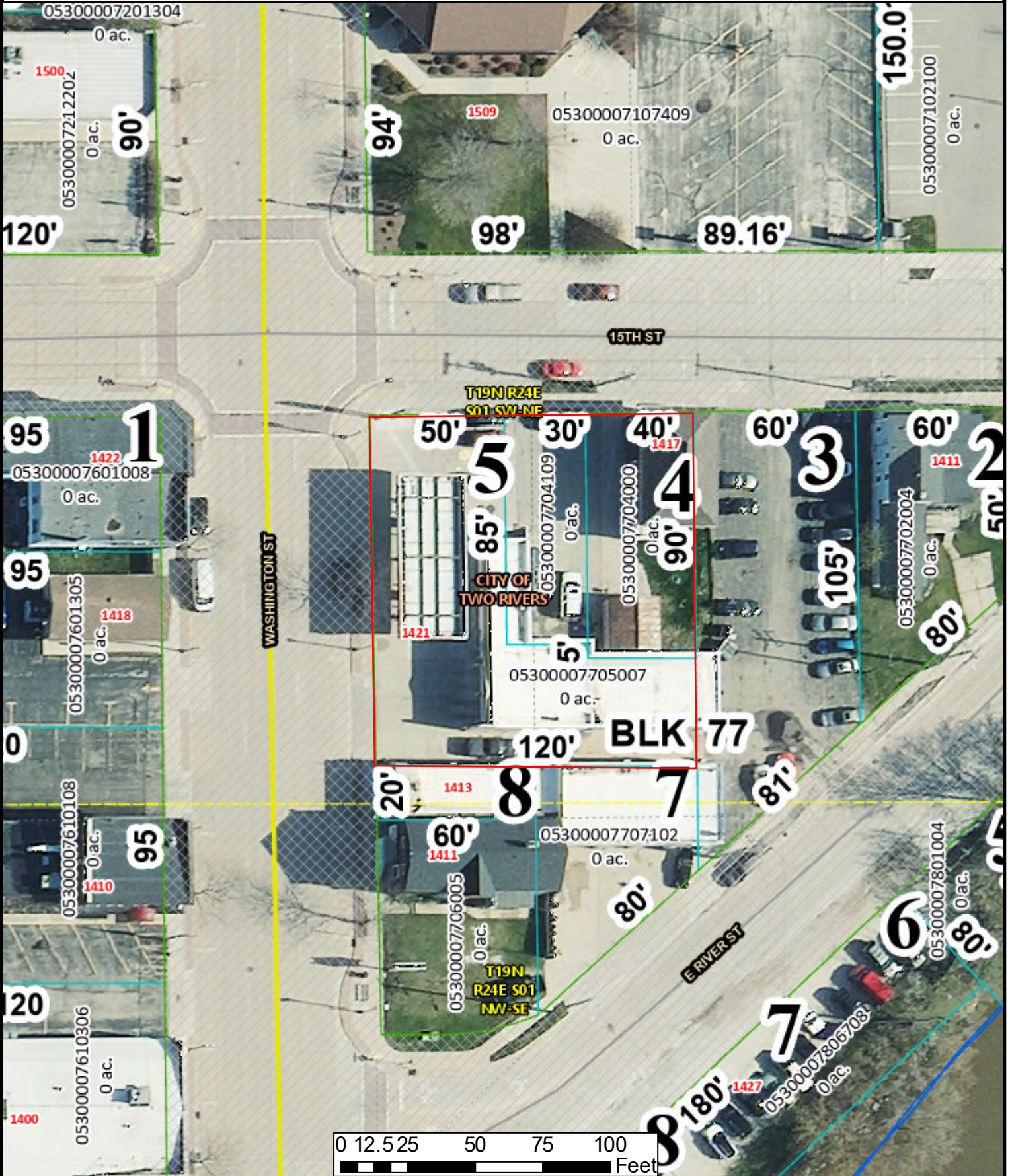


920.793.5564



920.793.5512

Manitowoc County Parcel Viewer





TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT JEFF DEZEEUW TELEPHONE 920-323-5250

MAILING ADDRESS 3510 S. 26th STREET MANITOWOC WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER THOMAS CHRISTENSEN TELEPHONE 920-973-2273

MAILING ADDRESS 1421 WASHINGTON ST TWO RIVERS WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | | | |
|-------------------------------------|----------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Comprehensive Plan Amendment | <input type="checkbox"/> | Conditional Use |
| <input type="checkbox"/> | Site/Architectural Plan Approval | <input type="checkbox"/> | Annexation Request |
| <input checked="" 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 1421 WASHINGTON ST TYPE OF STRUCTURE GAS STATION/AUTO REPAIR SHOP

PRESENT ZONING B-1 REQUESTED ZONING B-1

PROPOSED LAND USE GAS STATION/AUTO REPAIR SHOP

PARCEL # 05300007705007; 05300007704109; 05300007704000 ACREAGE 0.55

LEGAL DESCRIPTION ALL OF LOT 3; LOTS 4 & 5, EXCEPTING THE SOUTH 20 FEET, ALL IN BLOCK 77 OF THE ORIGINAL PLAT, CITY OF TWO RIVERS

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 [Signature]
(Property Owner)

Date 8/8/24

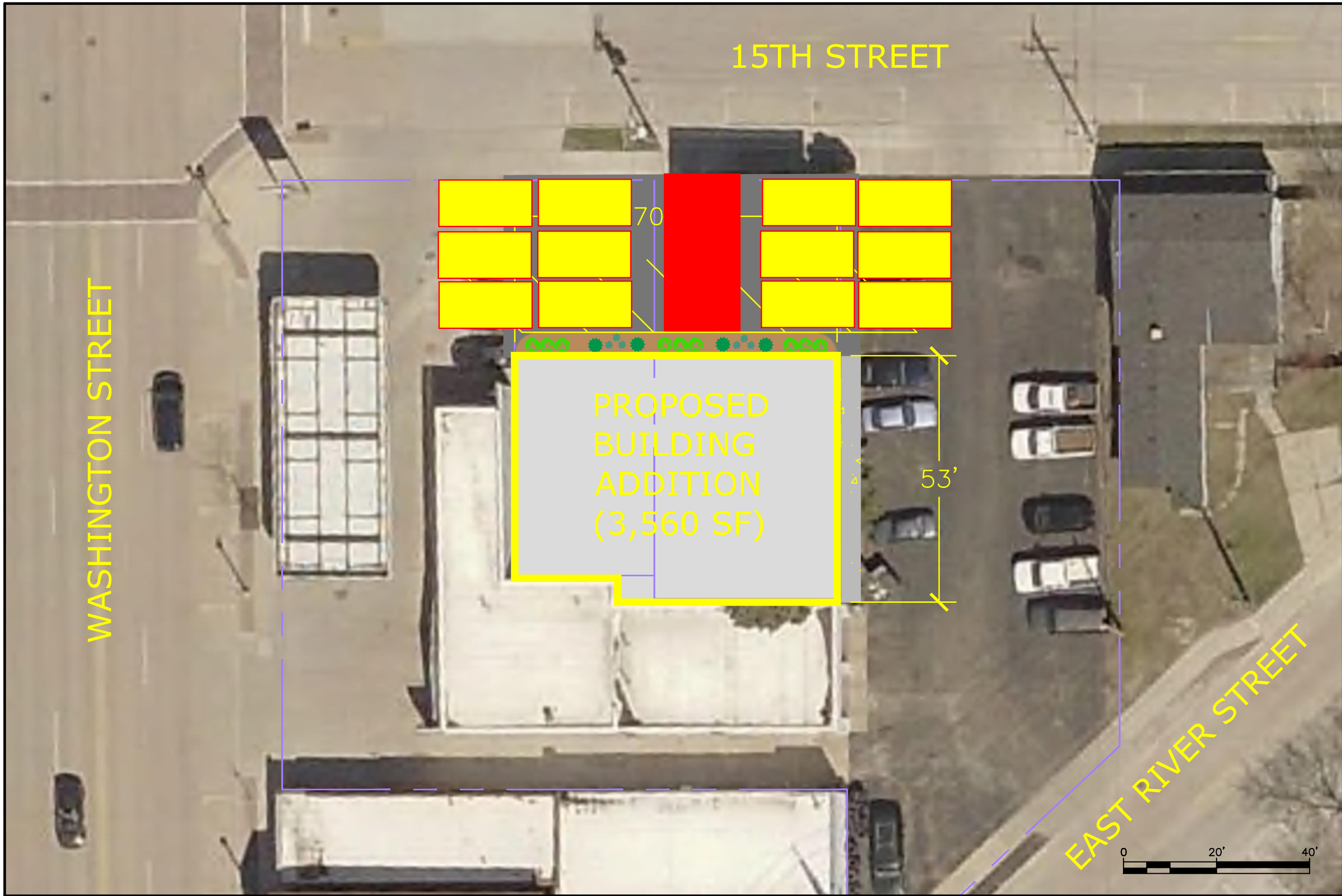
Fee Required

- \$ 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 _____



WASHINGTON STREET

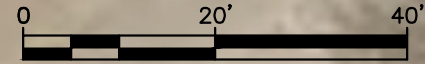
15TH STREET

PROPOSED
BUILDING
ADDITION
(3,560 SF)

70

53'

EAST RIVER STREET



PROJECT INFO: PROPOSED BUILDING ADDITION
SAUVE'S AUTO SERVICE
1421 WASHINGTON STREET
TWO RIVERS, WI 54241

REVISION DESCRIPTION	DATE	REV. BY



OUR REPUTATION IS OUR FOUNDATION

3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

SHEET INFORMATION

A.C.E. JOB NO. 302/23
DATE: 03/21/24
DRAWN BY: SJGJ
SCALE: 1" = 20'

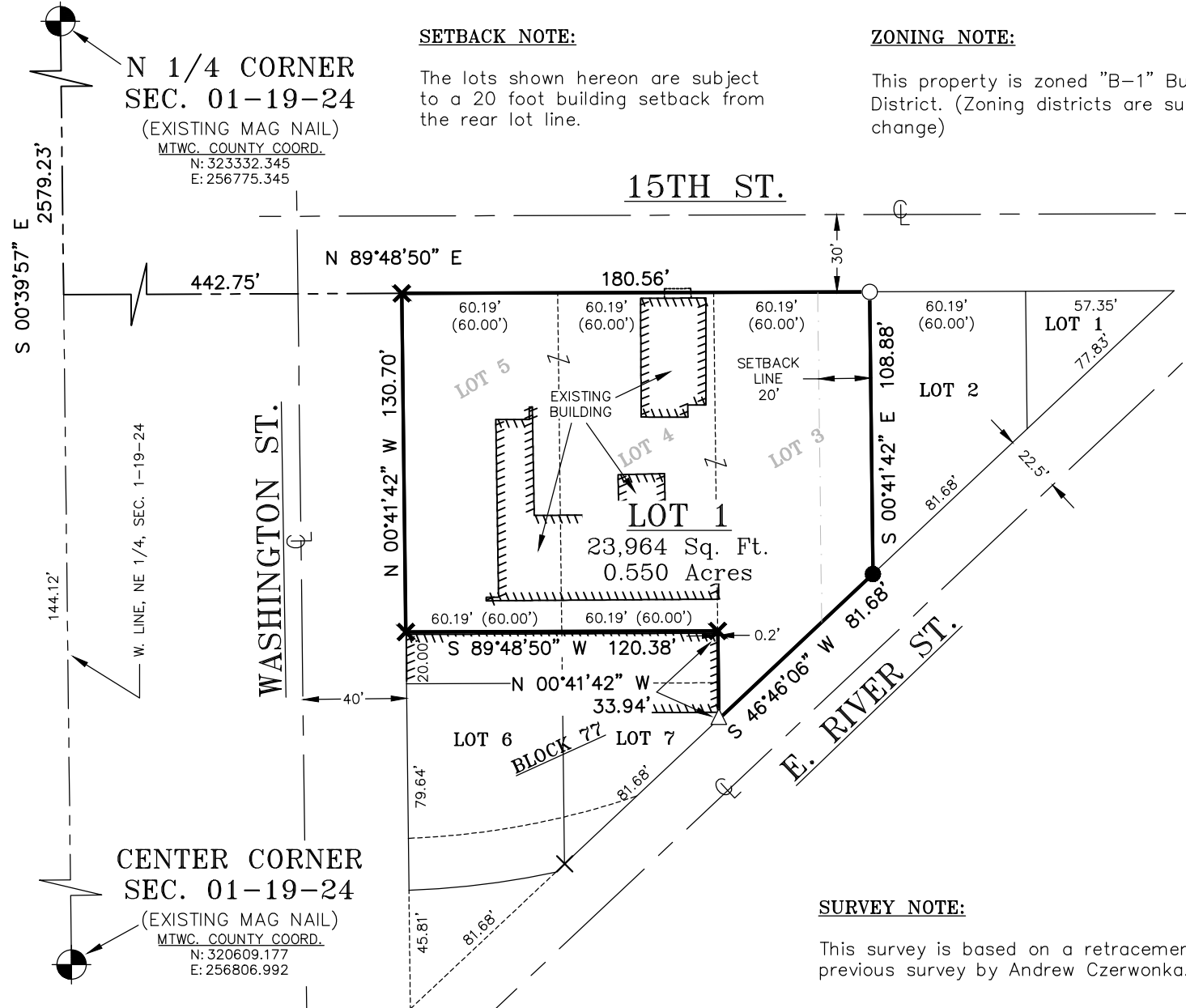
SHEET

FIGURE 1

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

CERTIFIED SURVEY MAP

LOTS 4 AND 5 EXCEPTING THEREFROM THE SOUTH 20 FEET AND ALL OF LOT 3 OF BLOCK 77 OF THE ORIGINAL PLAT, ALL LOCATED IN GOVERNMENT LOT 4, SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



TOTAL AREA:
23,964 SQ. FT.
0.550 ACRES

LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- = EXISTING 1" IRON PIPE
- ✕ = CHISELED "X" SET
- ✕ = EXISTING CHISELED "X"
- (000) = "RECORDED AS" DIMENSIONS

CERTIFIED SURVEY MAP
LOTS 4 AND 5 EXCEPTING THEREFROM THE SOUTH 20 FEET AND ALL OF LOT 3 OF BLOCK 77 OF THE ORIGINAL PLAT, ALL LOCATED IN GOVERNMENT LOT 4, SECTION 1, TOWN 19 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following described parcel:

Lots Four (4) and Five (5) excepting therefrom the south 20 feet and all of Lot Three (3) of Block Seventy-seven (77) of the Original Plat, all located in Government Lot 4 of Section 1, Town 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 1; Thence S 00°39'57"E, 2579.23 feet coincident with the west line of the NE 1/4 of said Section; Thence N 89°48'50" E, 442.75 feet to northwest corner of said Block 77, being the point of beginning; Thence continuing N 89°48'50" E, 180.56 feet coincident with the north line of said Block 77; Thence S 00°41'42" E, 108.88 feet coincident with the east line of said Lot 3; Thence S 46°46'06" W, 81.68 feet coincident with the southerly line of said Block 77; Thence N 00°41'42" W, 33.94 feet coincident with the west line of said Lot 3; Thence S 89°48'50" W, 120.38 feet; Thence N 00°41'42" W, 130.70 feet coincident with the west line of said Block 77 to the point of beginning.

Said parcel contains 23,9645 Square Feet (0.550 Acres) of land.

That I have made such survey, land division and map at the direction of Thomas Christensen.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations.

Dated_____

Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294

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_____

Thomas Christensen

CITY OF TWO RIVERS APPROVAL STAMP

