



**TWO RIVERS**  
WISCONSIN

**LAND DEVELOPMENT APPLICATION**

APPLICANT Quasius Construction TELEPHONE 9206278056

MAILING ADDRESS 1202A North 8th Street Sheboygan Wisconsin 53082  
(Street) (City) (State) (Zip)

PROPERTY OWNER De Pere Petroleum LLC TELEPHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane Kohler Wisconsin 53044  
(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

PROJECT LOCATION 2205 Forest Ave, Two Rivers, WI 54241 TYPE OF STRUCTURE Commercial Store

PRESENT ZONING B2-Business District REQUESTED ZONING B2-Business District

PROPOSED LAND USE Gas Station

PARCEL # 05310600109101 ACREAGE 0.57

LEGAL DESCRIPTION FERD BOHTE'S ADD ALL EXC N 35' OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1

**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] OWNER AGENT Date 8/5/2024  
(Property Owner)

**Fee Required**

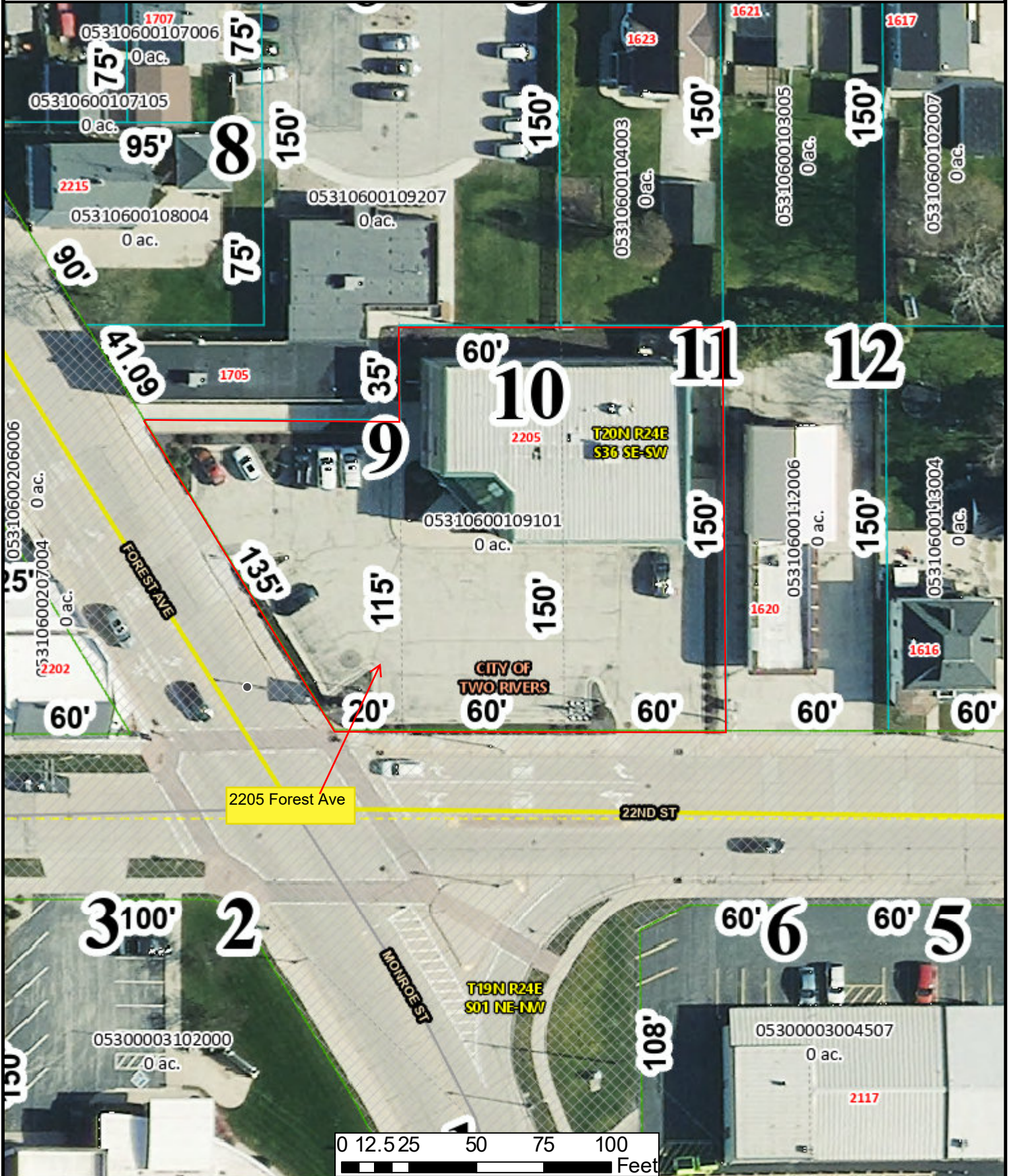
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 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 \_\_\_\_\_

# Manitowoc County Parcel Viewer



2209

147

the Quilt Shop  
of Two Rivers  
Quilt shop

Nsight Telservices

Forest Ave

2202

Google

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 7-2-2024

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2205 Forest Ave in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

FERD BOHTE'S ADD ALL EXC N 35` OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1

Inspections Department  
City of Two Rivers  
PO Box 87  
Two Rivers, WI 54241-0087

Parcel ID Number: 053-106-001-091.01

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Gas Station including a Convenience Store.  
Mailing Address of the Premises Operator: 450 Security Boulevard, Green Bay WI 54313

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 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 a gas station including a convenience store.

Permitted by action of the City Council of the City of Two Rivers on September 2, 2024.  
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 is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
5. This Permit is specifically issued to Lakefield Telephone CO 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 a proper application is made to the City as if this permit were being newly issued.
6. Conditions of Operations:
  - a. Hours of operation: 24 hours per day, seven days per week.
  - b. Any outdoor display of merchandise shall be limited to on the fuel islands beneath the canopy not exceeding three feet in height; and, immediately adjacent to the front wall of the building not exceeding the height of the window base.
  - c. A separate Conditional Use Permit shall be required for any land use which would include a drive-thru component.
  - d. Light fixtures under the canopy shall not glare into public streets and shall not glare into adjacent properties. Diffusers shall be installed as necessary to minimize glare of canopy lights.
  - e. Signage in accord with the City's Sign Code.
  - f. 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(S) AND PERMITEE(S):**

**As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named \_\_\_\_\_ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Amanda Baryenbruch  
Notary Public, Manitowoc County, Wisconsin  
My commission expires: \_\_\_\_\_

**SIGNATURES - CITY OF TWO RIVERS**

\_\_\_\_\_  
Greg Buckley, City Manager

\_\_\_\_\_  
Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_2024, the above-named Greg Buckley and Amanda Baryenbruch known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, Manitowoc County, Wisconsin  
My commission expires: \_\_\_\_\_

THIS INSTRUMENT WAS DRAFTED BY:  
Adam Taylor, Zoning Administrator

SITE NARRATIVE – Architectural Review Application

June 24<sup>th</sup>, 2024

PROJECT NAME AND ADDRESS:

Cellcom Gas Station Addition/Remodel, 2205 Forest Ave, Two Rivers, WI 54241

ESTIMATED PROJECT COST: \$1,500,000 (Total Project)

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05310600109101
- It is defined as FERD BOHTE`S ADD ALL EXC N 35` OF LOT 9 & ALL OF LOTS 10 & 11 BLK 1
- The entire lot area 0.57 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

B2-Business District

EXISTING SITE CONDITIONS/LAND USE:

The site was formerly a two-story retail building with small shops located in the building. The shops are currently vacant, but the Cellcom tenant remains active in the building. The proposed site plan parking lot layout shows 18 new spots. There will be a widened 35' entrance/exit apron on 22<sup>nd</sup> Street and a 26' entrance/exit apron on Forest Ave.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .57 Acres
- Existing Building Footprint: 5314 sq. ft
- Proposed Restaurant Seating Area:377 sq ft
- Proposed C-Store area:1839 sq ft
- It is proposed to remodel the first story to turn into a C-Store, Restaurant and Petroleum fueling station.

SITE SELECTION

- This property was selected for the development of this gas station/convenience store/restaurant location due to its appealing location along 22<sup>nd</sup> Street corridor.
- This location aligns well with the City of Two Rivers Comprehensive plan for development.
- Constructing a Gas Station & Convenience Store/Small Restaurant in this area would be addressing a need for the residents of the 22<sup>nd</sup> Street Corridor.
- This new development would serve as a quick, easily accessible location for residents of the nearby residential communities to stop and grab food, drinks, and other convenience items while fueling their vehicles.

OFFICE: 920-457-5585

[quasius.com](http://quasius.com)

### LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements.

### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Two Rivers Ordinances
- Noise and odors because of the filling stations will be minimal and should not be considered a nuisance concern for the neighborhood

### OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- Firewood display: A small firewood rack will be displayed on the exterior of the building. Customers are to purchase firewood at the register and pick it up outside.
- LP & Ice Storage: A locked LP Storage cage & Ice box will be located outside of the building. Customers are to purchase LP & Ice products inside the convenience store and are to be assisted by a store employee to get access to the products.
- Air/Vacuum equipment will not be present on this site

### SITE LIGHTING:

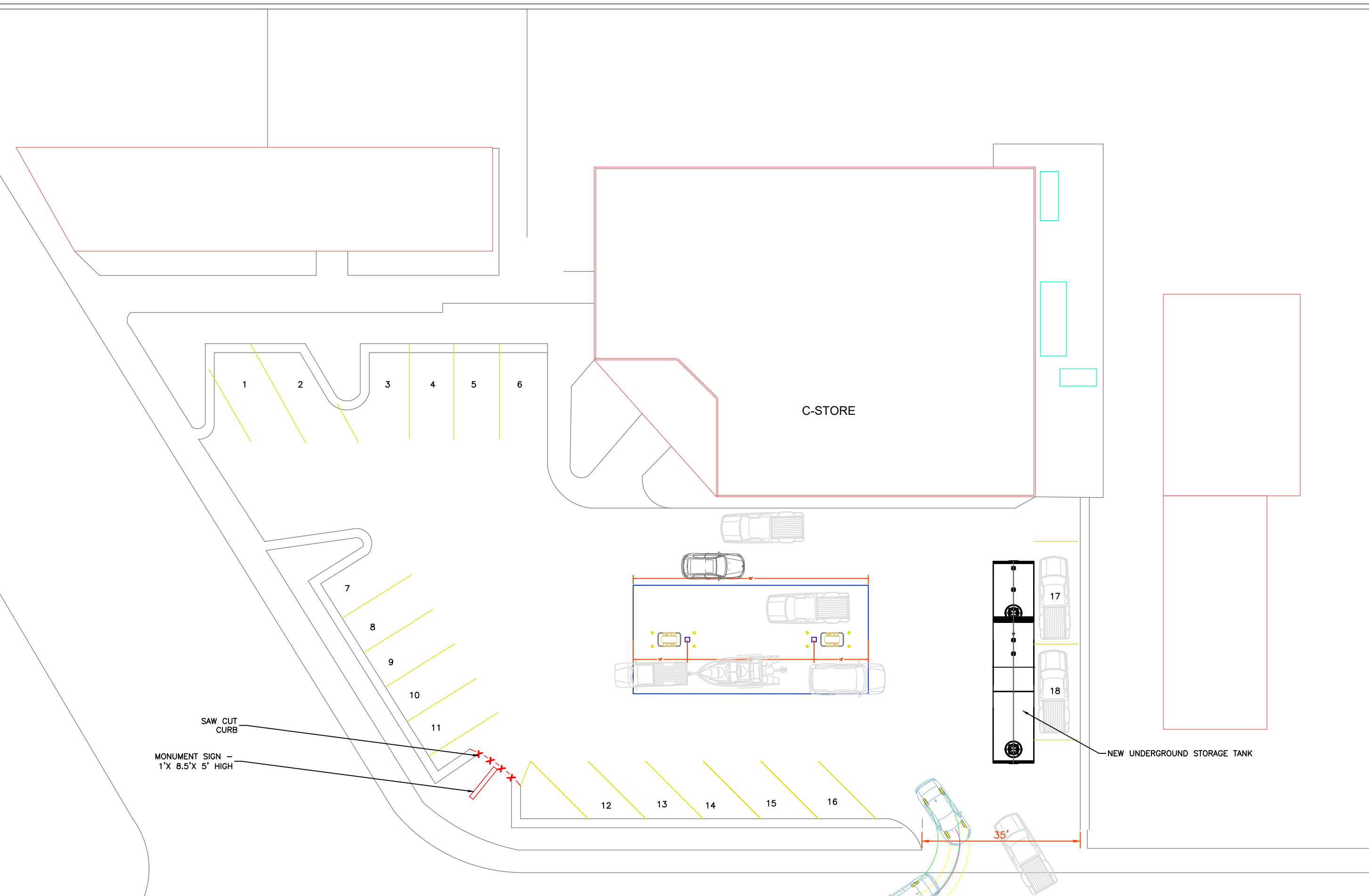
- Only additional light to be on the canopy over the fuel stations

### ARCHITECTURE:

- The exterior of the building will not change besides future signage that will be coordinated by the owner
- The fuel stations will be placed per the plans
- The canopy to be placed per the plans
- Curbs to be cut to widen the entry and exits of lot
- Parking stalls to be reorganized but will still maintain 18 spots in the lot (Not including the 4 spots at the fuel island)

Number of Customers Expected	500 customers a day
Number of Employees	10 to 15
Building Size	5314 sqft
Hours of Operation	5AM to 12PM
Air Emissions/Odors	Restaurant will have exhaust but nothing foul smelling
Light Emissions	See Attached Documents
Noise/Vibration	No change from current conditions
Fire/EMS/Police	Should be readily and easily accessible to any emergency services.
Parking	18 parking spots with 4 customer parking stalls at fuel canopy
Pedestrian Safety	No change to pedestrian traffic routes
Traffic Impacts	35' apron on Southeast side of lot to maintain traffic flow when fuel trucks are site filling tanks. Shown on prints
Electric/Gas	Existing Service
Sanitary Sewer	Existing Service
Stormwater	No change to stormwater systems
Water Service	Existing Service
Job Creation	10 to 15 jobs
Property Values	An additional 1.5 million will be invested in that location
School Capacity	N/A
Tax Base Growth	will grow with the additional investment
Blight Elimination	All space to be used appropriately
Indoor/Outdoor Use	Indoor Restaurant proposed
View Obstruction	See Attached Plans





SAW CUT CURB  
 MONUMENT SIGN –  
 1'X 8.5'X 5' HIGH

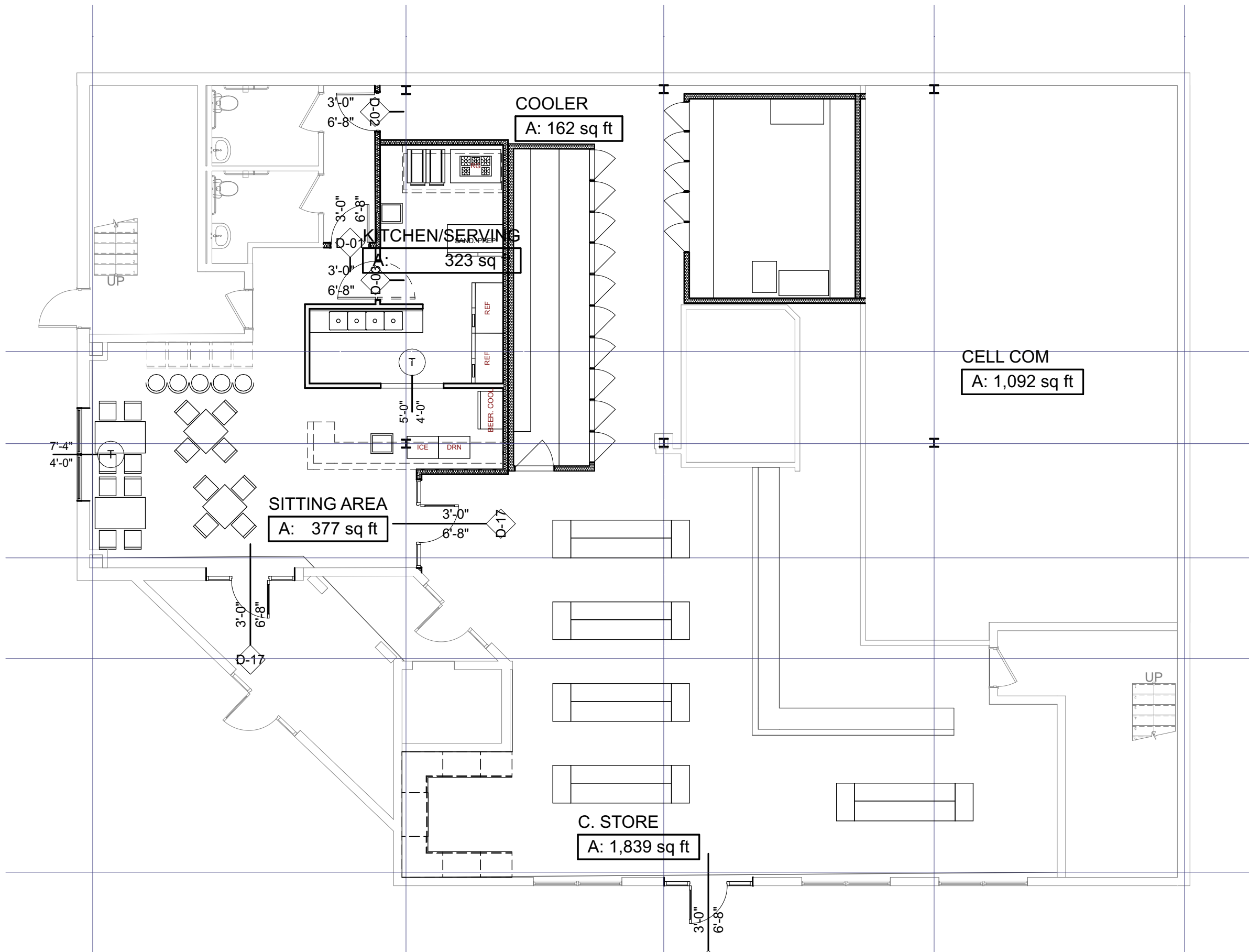
C-STORE

NEW UNDERGROUND STORAGE TANK

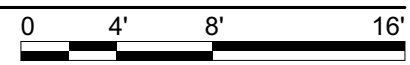
35'

2205 Forest Ave, Two Rivers

Drawn By :  
 Project number :  
 Date: 06/06/2024  
 Revisions :



1 First Floor Plan  
 Scale: 1/8" = 1'-0"



OPTION # 1

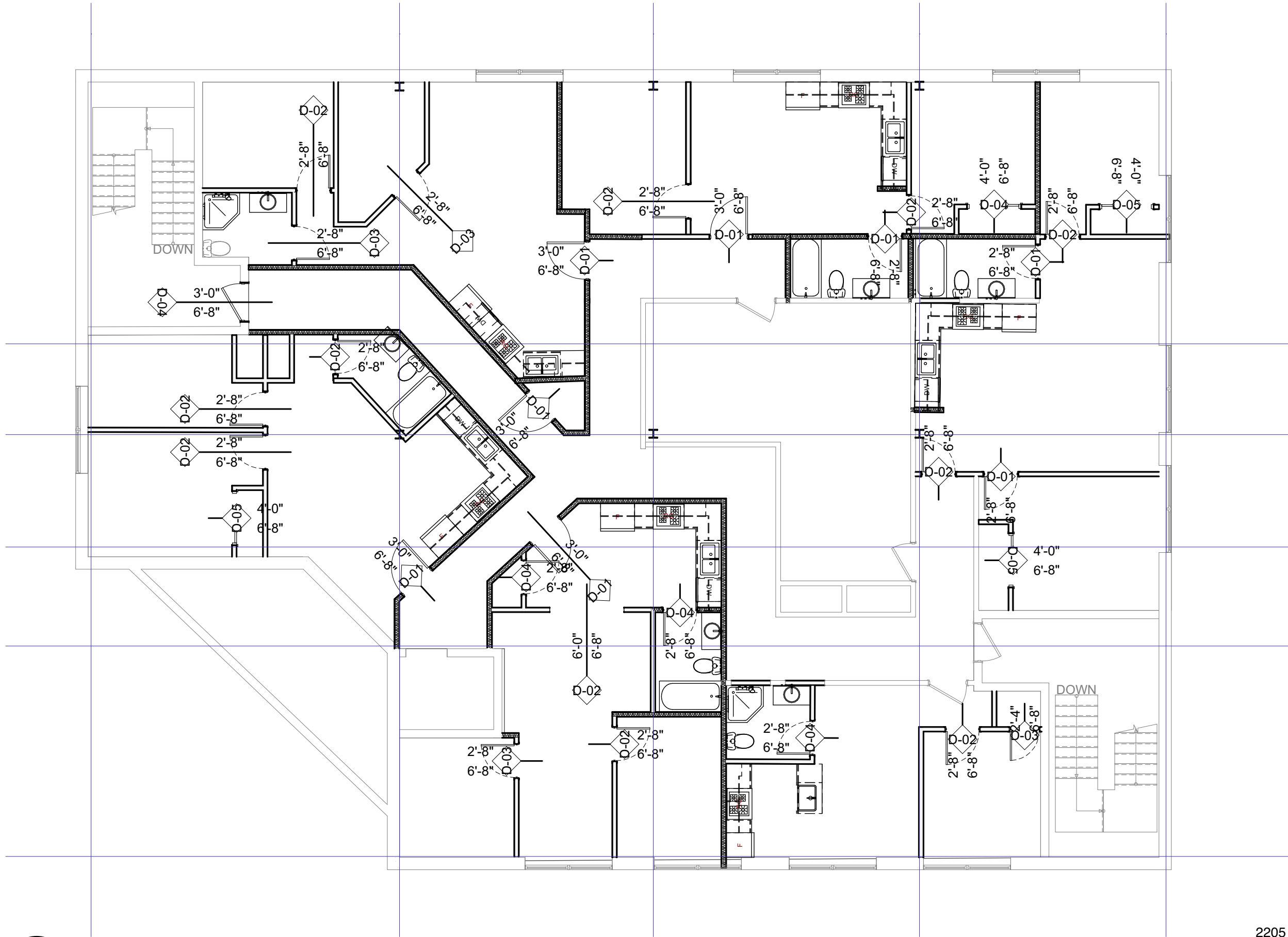


ALTERATIONS TO: for:  
 JMART TWO RIVERS

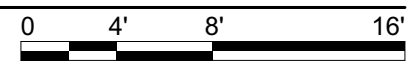
2205 Forest Ave Two Rivers WI 54241

ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI. 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

issue 7.30.24  
 rev. #Date of  
 Revision  
 16-004  
 A 2



1 Second Floor Plan  
 Scale: 1/8" = 1'-0"



OPTION # 1

**ASPIRE**  
 ARCHITECTURE  
 & DESIGN

ALTERATIONS TO: for:  
**JMART TWO RIVERS**

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