



From: Elizabeth Runge, Community Development Director/Planner

Agenda Item: Site and Architectural Review of 2023 Washington Street

Consultant: Vision Architects

Subject Property: 2023 Washington Street

Current Zoning: (B1) Business District

Size of Parcel: 0.21 acres

Adjacent Land Use	Zoning Matrix
North Commercial	(B-1) Business
South Residential / Commercial	(B-1) Business
East Residential	(B-1) Business
West Commercial	(B-1) Business

1. Background

The proposed redevelopment project is of a former gas station located at the corner of Washington and 21st Street. The current owners purchased the property from the City through a Request for Proposal (RFP) process in 2021. The design, use and investment level (\$100,000) that was presented in the RFP process was approved by the City Council as this building has been vacant and a blighting element in the downtown.

2. Building Design

The existing 2,164 square foot building will be renovated to house a gift shop and gelato shop. The overall site is a small 0.21 acres and the existing building situated on the site is very close to the building to the east.

3. Access

There currently are two access points on Washington Street and one access on 21st Street. The southerly access on Washington Street will remain.

The access on 21st Street is shown to remain. However, the width is shown to be 60 feet wide. Staff review is recommending access size be reduced to 35 feet.





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4. Parking

There are nine parking stalls included in the design. There is an accessible stall, and eight additional stalls meeting the requirement under Section 10-1-14 for the square footage and use of the building.

5. Drainage/Stormwater Management

Staff has requested that elevations at the site be added to the site plan final submittal documents.

6. Utilities

Staff has requested that water, sanitary, and storm water services to the site be added to the site plan final submittal documents.

7. Trash Collection

There will not be a dumpster, but trash/recycling storage will be inside the building and rolled out on collection days.

8. Fencing.

Verification of the type of fence (materials) is needed. Along the rear yard, the fence height is allowable up to 6 feet. The adjacent property, 2012 Washington Street has a driveway and the fence height is required to taper to two feet in height for vision clearance (Section 10-1-15 I. 3 (b))

9. Features Amenities

- Renovation and re-use of the fuel canopy to hold swings and to serve as a patio area for customers having gelato.
- Extensive landscaping to screen from the Washington Street viewpoint and provide a significant upgrade in the appearance of the site.



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Recommended Action:

This proposed development supports the Comprehensive Plan goals to redevelopment blighted properties and support of economic development investment in downtown. Staff recommends the approval of this proposal with the considerations below.

If the Plan Commission is in support of the 2023 Washington Street Site Plan, a recommended motion is to approve the plans, with the following conditions to consider:

1. Any additional requirements identified by city engineering, utility, and/or water department director(s).
2. A sign permit (separate permit), and approval, in accord with the city's sign code.
3. Modification to the driveway access size on 21st Street to 35 feet in accord with the curb cut and driveway approaches conditions and sizes in Public Work Section 4-1-11 B. (2) .
4. Elevations to be added to the site plan final submittal.
5. Water, sanitary, and storm water services to the site be added to the site plan final submittal documents.
6. Any additional requirements from the state of Wisconsin.
7. All required permits are obtained prior to construction.



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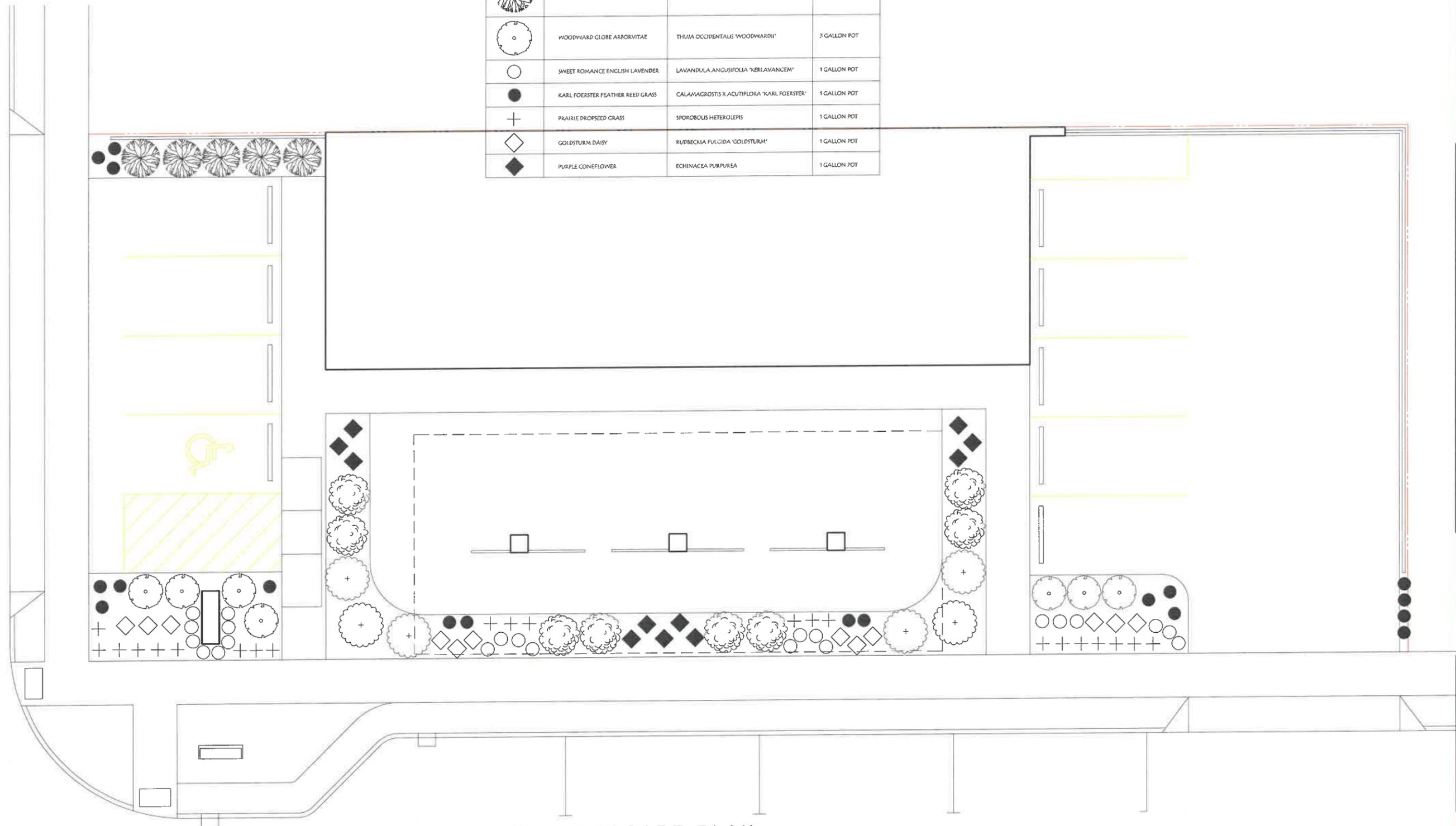
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VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE AT PLANTING
	BLOOMERANG DARK PURPLE LILAC	SYRINGA X 'PENDA'	1 GALLON POT
	MOHAWK VIBURNUM	VIBURNUM X BURKWOODII 'MOHAWK'	1 GALLON POT
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	4'-0" TALL
	WOODWARD GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'WOODWARDII'	3 GALLON POT
	SWEET ROMANCE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'KERLAVANCEM'	1 GALLON POT
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	1 GALLON POT
	PRAIRIE DROPS EED GRASS	SPOROBOLIS HETEROLEPIS	1 GALLON POT
	GOLDSTURM DAISY	RUBECKIA FULGIDA 'GOLDSTURM'	1 GALLON POT
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GALLON POT

NOTES:
1. ALL LANDSCAPE ISLANDS SHALL BE PROVIDED WITH WOVEN WEED BARRIER AND 2" OF LANDSCAPE STONE.
2. AMEND SOIL IN PLANTING BEDS WITH 3" OF ORGANIC COMPOST. MIX INTO TOP 12" OF SOIL. REMOVE ALL GRAVEL AND DEBRIS IN TOP 12" OF BEDS.



LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

Proposed Renovation For:

Wine Not, LLC

Two Rivers, Wisconsin

Issue Date: 10/26/2022

Revisions:

NO.	DATE	DESCRIPTION

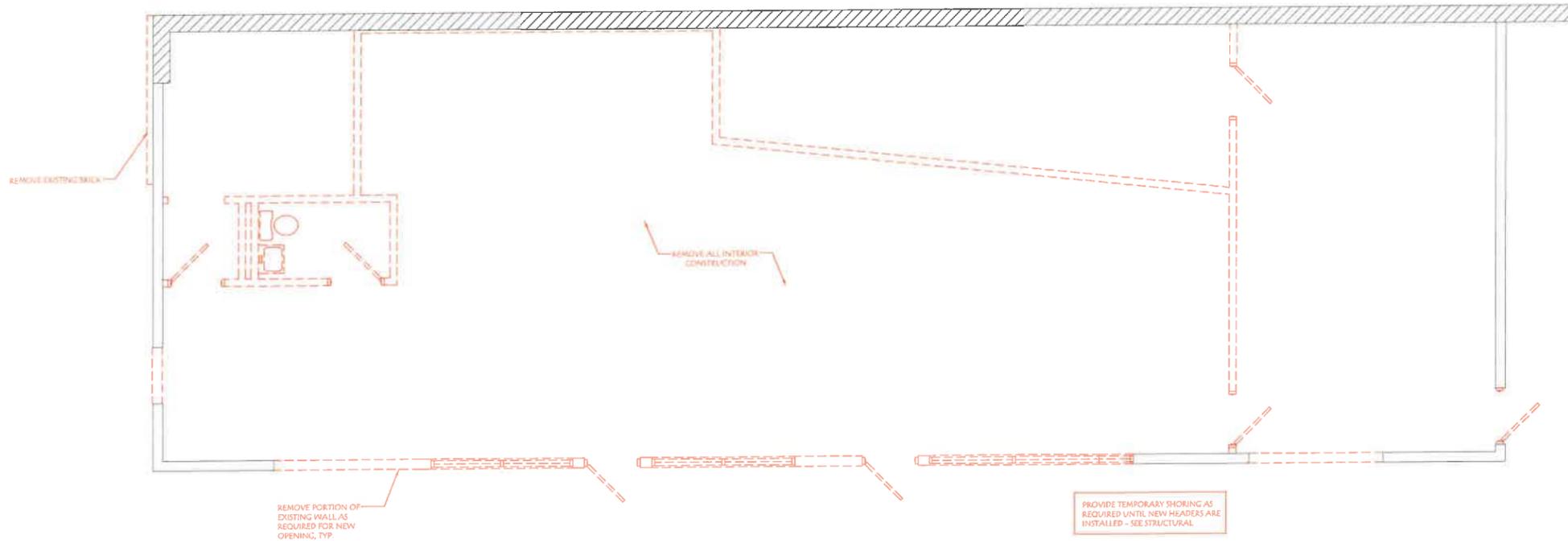
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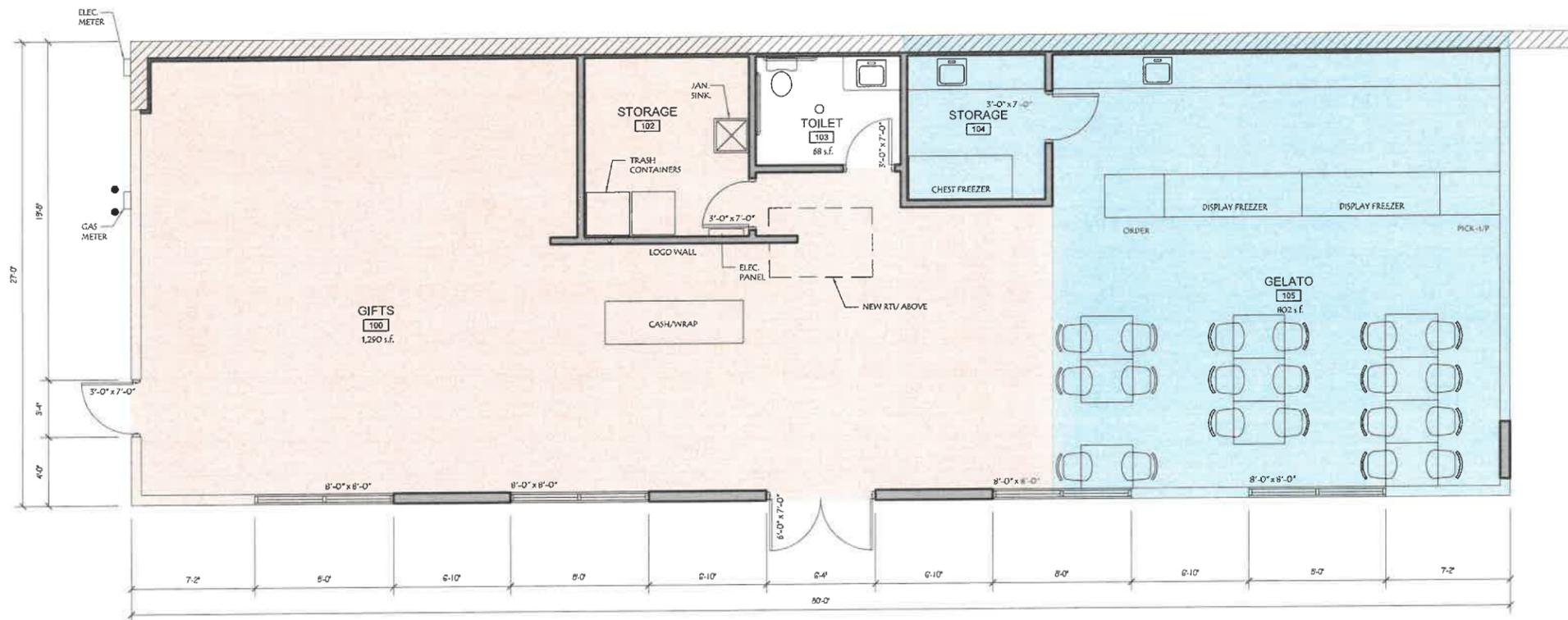
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DEMO PLAN

SCALE: 1/4" = 1'-0"



PROPOSED PLAN

SCALE: 1/4" = 1'-0"

Proposed Renovation For:

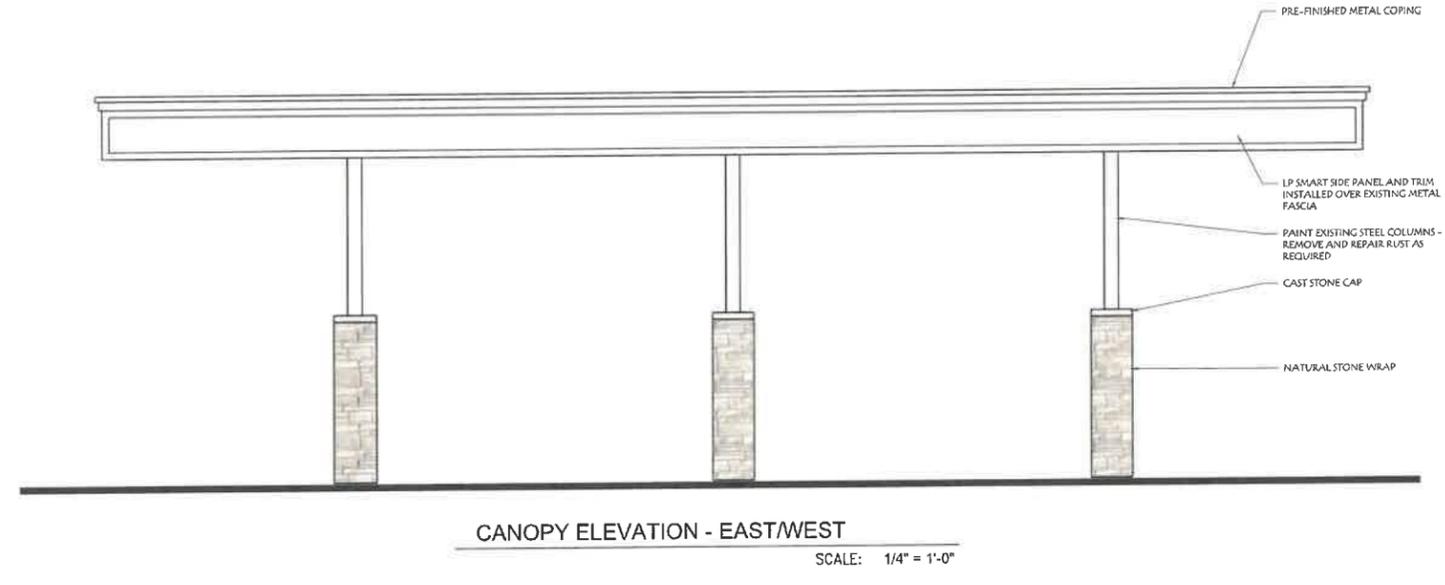
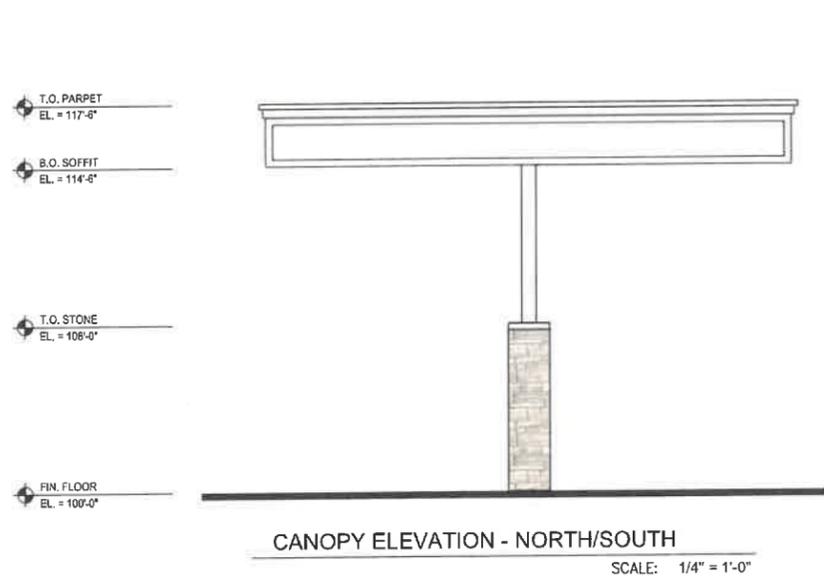
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A1.0



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