

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 2022-05

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1520 - 17th Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Original Plat, Lots 4 through 10, Block 57 in the City of Maps 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: 053-000-057-040.02

Zoning Classification of the Premises is: B-1 Business District/Conditional Use for a Drive-Thru Facility.  
Mailing Address of the Premises is: PO Box 87, Two Rivers, WI 54241-0087

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 a drive-thru facility.

Permitted by action of the City Council of the City of Two Rivers on March 7, 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 Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity with the approved Site and Architectural Plans and such plans are 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 the City of Two Rivers Senior Center and shall lapse upon a change in ownership or tenancy of the subject premises.
7. Conditions of Operations:
  - a. Hours of operation: Drive-thru window service during regular business hours.
  - b. Signage in accord with the City's Sign Code.

**SIGNATURES OF PROPERTY OWNERS AND PERMITEES:**

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

\_\_\_\_\_  
Gregory E. Buckley, City Manager

\_\_\_\_\_  
Jamie Jackson, City Clerk

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally, came before me this 7th day of March, 2022, the above named Gregory E. Buckley and Jamie Jackson and to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/25

**SIGNATURES - CITY OF TWO RIVERS**

\_\_\_\_\_  
Jamie Jackson, City Clerk

\_\_\_\_\_  
Adam Wachowski, City Council President

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally, came before me this 7th day of March, 2022, the above named Jamie Jackson and Adam Wachowski known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Vicky L. Berg  
Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/25

THIS INSTRUMENT WAS DRAFTED BY:  
Vicky L. Berg, Zoning Administrator