



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Curt Gesell TELEPHONE (920)242-0464

MAILING ADDRESS 5834 Cty Rd B Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Curt Gesell TELEPHONE (920)242-0464

MAILING ADDRESS 5834 Cty Rd B Manitowoc WI 54220
(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 type="checkbox"/> Subdivision Plat or CSM Review | <input type="checkbox"/> Variance/Board of Appeals |
| <input type="checkbox"/> Zoning District Change | <input checked="" type="checkbox"/> Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 1110 Victory St & Adjoining Lot TYPE OF STRUCTURE Brick dwelling (previously convent) & empty lot

PRESENT ZONING PUD REQUESTED ZONING PUD

PROPOSED LAND USE Amend existing PUD development plan for 2 parcels identified

PARCEL # 311-003-010-6 & 311-003-021-1 ACREAGE 0.138 & 0.492

LEGAL DESCRIPTION VICTORY ADD S 25' OF LOTS 1 & 2 & N 45' OF LOTS 11 & 12 BLK 3 / TRACT 11 OF CSM V24 P29 BEING A REDIVISION OF TRACT 1 OF CSM V23 P63

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 *Curt Gesell* Date 7/7/2025
(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

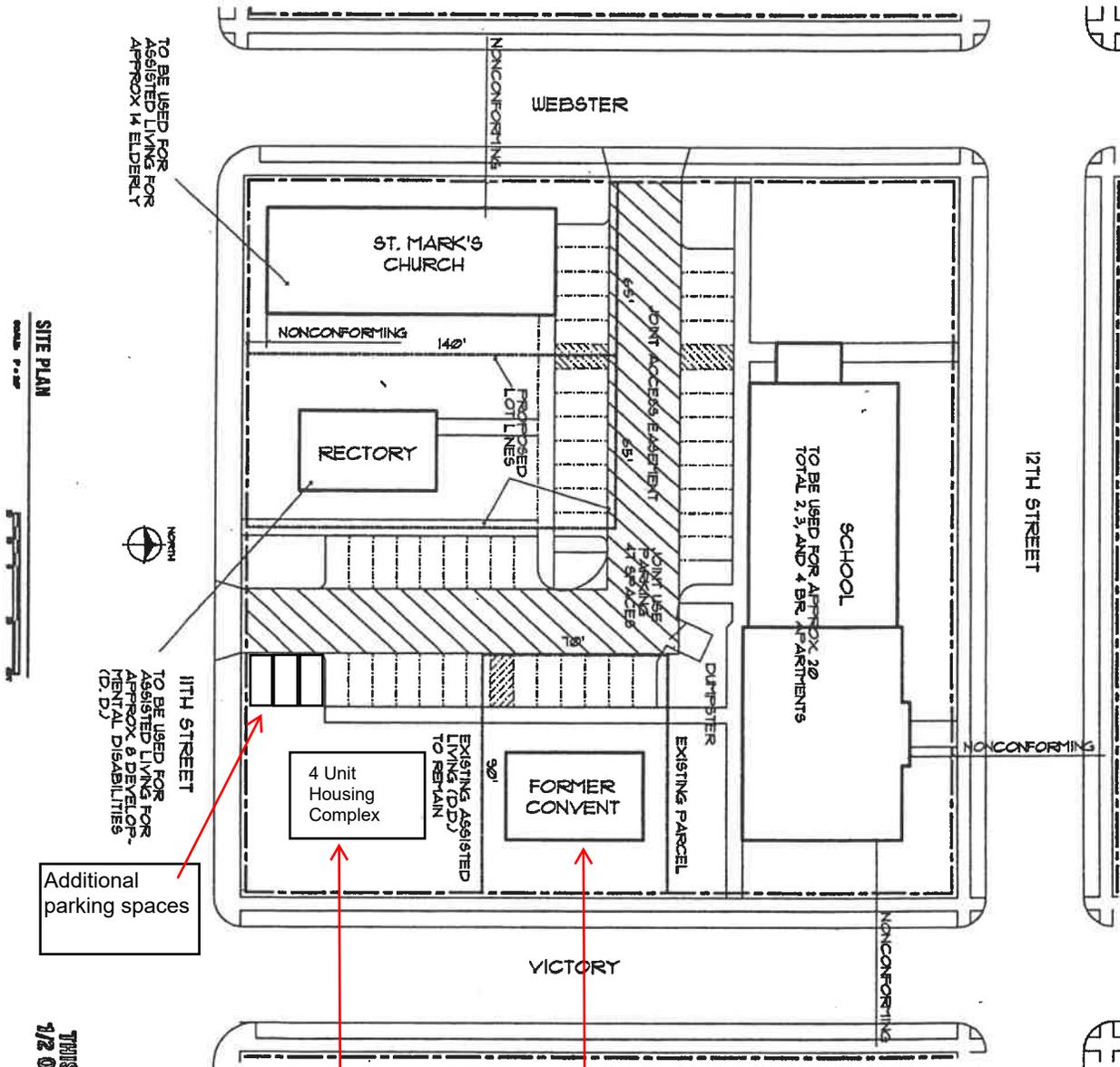
Schedule

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

1110 Victory St was previously the convent for St. Marks Church. I would like to amend the existing PUD development plan for it and the empty lot next to it in order to change the interior layout to a 4 Unit Housing Complex while preserving the existing historical exterior. I have a future plan to also build an additional 4 Unit Housing Complex on the empty lot next to the convent.

The proposed buildings are 3,823 square feet, per the owner.
-A.T.



SITE PLAN
SCALE: 1/8" = 1'-0"



TO BE USED FOR ASSISTED LIVING FOR APPROX 14 ELDERLY

TO BE USED FOR ASSISTED LIVING FOR APPROX 8 DEVELOP-MENTAL DISABILITIES (D.D.)

Additional parking spaces

New 4 Unit Housing Complex

Change to 4 Unit Housing Complex

THIS PRINT IS APPROX 1/2 OF INDICATED SCALE

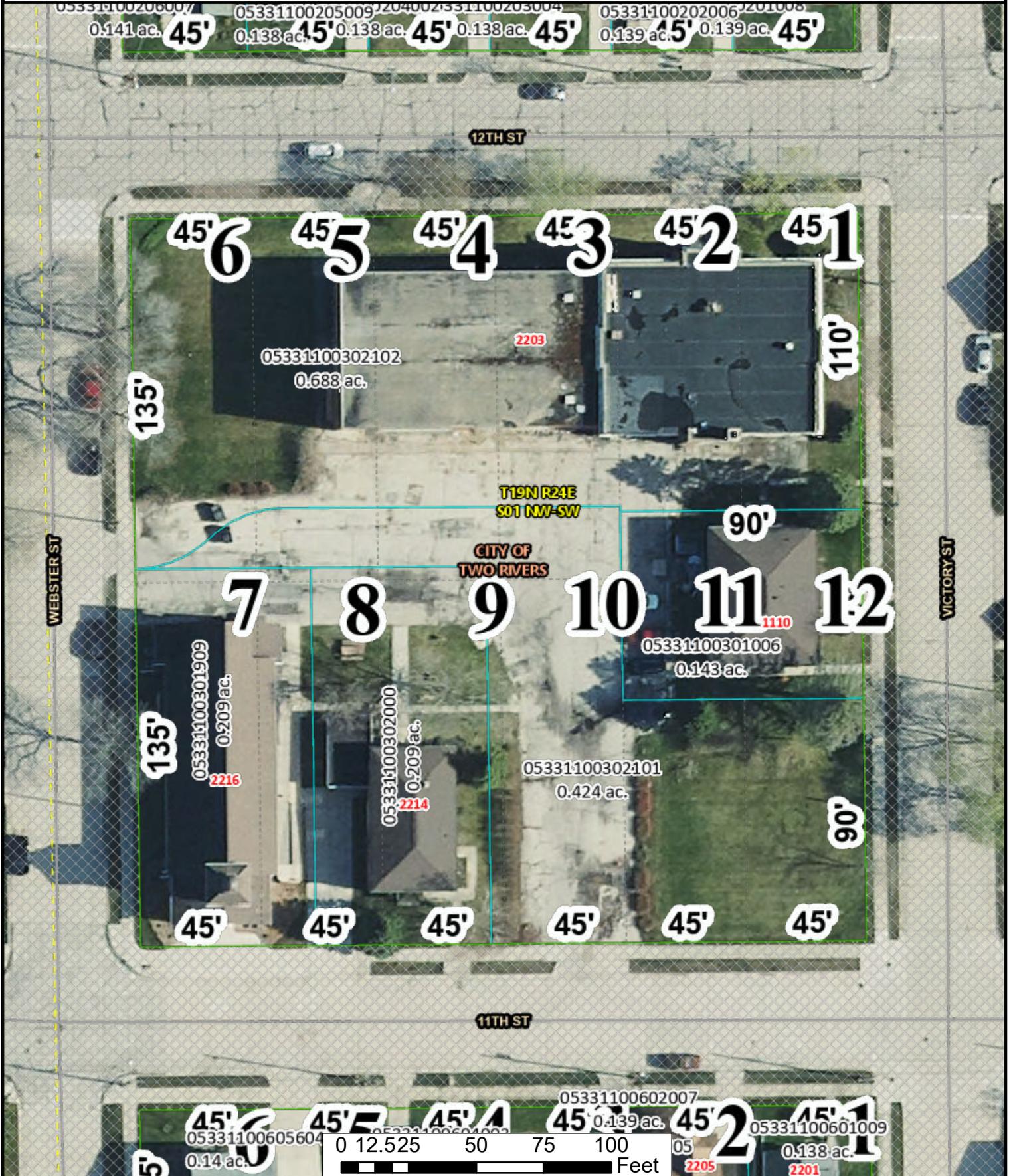
<p>C-1</p> <p>DRAWING NUMBER</p>	<p>APARTMENT BUILDING FOR LAKESHORE CAP INC. FORMER ST. MARK'S CHURCH TWO RIVERS, WISCONSIN</p>	<p>PROJECT # 02213</p> <p>CAD FILE:</p> <p>DATE: JULY 19, 2005</p> <p>DRAWN BY:</p>	<p>MILLENNIUM ARCHITECTS-DESIGNERS 5727 SOUTH BUCK ROAD TELPHONIC COLLEGE BLVD GREEN BAY, WI 53031 TEL: 920-462-3000</p>

Sec. 10-1-41. Subsequent change or addition to approved PUD plan.

Any subsequent change or addition to an approved plan shall first be submitted for recommendation to the plan commission. The plan commission shall make its recommendation to the city council. If in the city council's opinion the change or addition is substantial, keeping in mind how substantial is defined below, the city council shall call for a public hearing on such proposed change or addition. Without limitation to the city council's right to determine any other substantial change, a change may be construed to be "substantial" if it results in any of the following:

- A. An increase in density.
- B. An increase in traffic congestion.
- C. Creation of service problems.
- D. Change in project design, architecture, or aesthetics.

Manitowoc County Parcel Viewer



Author:
Date Printed: 8/7/2025



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