

CITY OF TWO RIVERS
NOTICE OF PUBLIC HEARING

Re: Request for Conditional Use Permit

PLEASE TAKE NOTICE that the City Council of the City of Two Rivers will hold a public hearing at 6:00 PM, Monday, June 17, 2024, in the Council Chambers, City Hall, to hear all interested parties regarding a request for a Conditional Use Permit for the operation of a drive through window at 3337 Mishicot Road, for food service, submitted Armando Cruz (applicant) and GSD PETROLEUM LLC (owner).

The subject property is described as NE-NE & SE-NE S35 T20N R24E TRACT 2 OF CSM V 15 P. Additional information is available from the Inspections Department, City Hall.

Dated May 28, 2024

(signed) Amanda Baryenbruch, City Clerk
(signed) Adam Taylor, Zoning Administrator

Published on the following dates:
June 3 and 10th, 2024

PUBLISHED BY AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF TWO RIVERS, WISCONSIN

Manitowoc County Parcel Viewer



CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 6-1-2024

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 3337 Mishicot Street Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

NE-NE & SE-NE S35 T20N R24E TRACT 2 OF CSM V 15 P

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

Parcel ID Number: 053-235-101-091.03

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for operation of a drive-thru service window.
Mailing Address of the Premises Operator: 3337 Mishicot Street, Two Rivers WI 54241.

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 drive-thru facility.

Permitted by action of the City Council of the City of Two Rivers on June 17, 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 owner GSD PETROLEUM LLC and shall lapse upon a change in ownership or tenancy of the subject premises.

Conditions/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 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:
Elizabeth Runge, Community Development Director