



**TWO  
RIVERS**  
WISCONSIN

**LAND DEVELOPMENT APPLICATION**

APPLICANT TR Storage LLC TELEPHONE 920 755 2565

MAILING ADDRESS 247 Baker Ln Mishicot Wz 54228  
(Street) (City) (State) (Zip)

PROPERTY OWNER TR Storage LLC TELEPHONE 920 755 2565

MAILING ADDRESS 247 Baker Ln Mishicot Wz 54228  
(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 2005 Hawthorne Ave TYPE OF STRUCTURE \_\_\_\_\_

PRESENT ZONING \_\_\_\_\_ REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE \_\_\_\_\_

PARCEL # \_\_\_\_\_ ACREAGE \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

**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 Ryan Ross Date 5-6-25  
(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 \_\_\_\_\_

# TR Storage L.L.C.

2005 Hawthorne Ave, Two Rivers, WI

7721 Hwy 147, Two Rivers, WI

8834 Hwy 147, Two Rivers, WI 54241

8832 Hwy 147, Two Rivers, WI 54241

**TRSTORAGE.LLC.COM 920-755-2565**

Attn: Adam Taylor, City of Two Rivers

We have hired the DNR for wet land identification and their conclusion was this property is not a wetland and hired an architect for building plans. We are proposing building 2 buildings. 1st building will be identical and parallel to the existing building built 3-4 years ago. It is approx 40 x 181, 36 unit storage building. The 2<sup>nd</sup> building will be on the east side one sided with garage doors facing west, there are currently 2 buildings there that are to be removed by Dave Schmidt Company L.L.C. and disposed of at landfill or cement recycling.

Thank You

TR Storage L.L.C.  
Tara & Ryan Ross



CONDITIONAL USE PERMIT  
City of Two Rivers

DOC# 1244578

Permit No. 2021-07

STATE OF WI - MTWC CO  
KRISTI TUESBURG REG/DEEDS  
RECEIVED FOR RECORD  
11/29/2021 3:01:21 PM

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

See "Exhibit A" Attached

3Chg

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

Parcel ID Numbers: 053-202-101-050.01  
053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Self-Storage Facility.  
Mailing Address of the Premises is: T.R. Storage, LLC, c/o Ryan Ross, 247 Baker Lane, Mishicot, WI 54228

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 establishing a self-storage facility.

Permitted by action of the City Council of the City of Two Rivers on November 1, 2021.  
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 to the approved Site and Architectural Plans filed in connection with the Petition for this Permit 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 granted to Ryan Ross, d/b/a T.R. Storage, LLC and shall not lapse upon a change in ownership. The land use described herein may continue upon a change in ownership provided all operations are continued in strict accordance with this permit.
7. This permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any conditions of this Permit which would normally be the responsibility of the owner or tenant of the premises shall be made part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions of Operations:
  - a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehicles, boats, business supplies or contractor supplies.
  - b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
  - c. No animal, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.
  - d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may or become and annoyance or a public nuisance.
  - e. There shall be no outdoor operations or storage.
  - f. No hazardous substances or materials as defined by federal, state or local laws shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
  - g. The building shall comply with applicable Building and Fire Codes and safety requirements.
  - h. Signage in accord with the City's Sign Code.



**SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):**

As ~~Owner~~ of the Subject Property, I accept and understand the above described conditions.

*Ryan W. Ross*

Printed Name: Ryan W. Ross, member, T.R. Storage, LLC

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this 8th day of November, 2021, the above named Ryan W. Ross known to be the person who executed the foregoing instrument and acknowledge the same.

*Vicky L. Berg*

Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/2025



As ~~Permittee~~ of the Subject Property, I accept and understand the above described conditions:

*Ryan W. Ross*

Printed Name: Ryan W. Ross, member, T.R. Storage, LLC

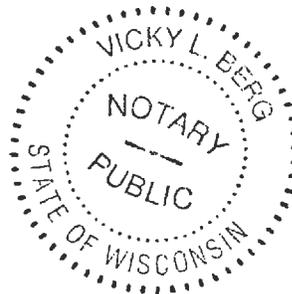
STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this 8th day of November, 2021, the above named Ryan W. Ross known to be the person who executed the foregoing instrument and acknowledge the same.

*Vicky L. Berg*

Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin  
My commission expires: 05/08/2025



**SIGNATURES - CITY OF TWO RIVERS**

*Jamie Jackson*  
Jamie Jackson, City Clerk

*Adam Wachowski*  
Adam Wachowski, Council President

STATE OF WISCONSIN  
MANITOWOC COUNTY

Personally came before me this 1st day of November, 2021, 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*

Printed Name: Vicky L. Berg

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



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



CITY OF TWO RIVERS  
CONDITIONAL USE PERMIT 2021-07

Exhibit A

Parcel 1 (2005 Hawthorne Avenue)

That part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, lying on the Northeasterly side of the so-called Town Line Road (CTH "D"), and contained within the following boundaries:

Commencing at the point of intersection of the center line of said Town Line Road (CTH "D") and the North City limit line of the City of Two Rivers; measure thence North 33° 10' West a distance of 300.1 feet; thence North 40° 18' West a distance of 332.27 feet; the point thus reached is the real starting point. From this real starting point measure North 49° 27' West a distance of 154.6 feet, thence North 58° 53' West a distance of 99.85 feet, thence North 34° 16' East a distance of 948 feet to a point in the North line of said Section 2; thence Easterly along said North line a distance of 493.7 feet to the Northeast corner of said Section 2, a distance of 688 feet; thence South 73° 19' West a distance of 867.2 feet back to the real starting point, excepting therefrom that portion thereof described in that certain Deed recorded in Volume 269 of Deeds on Page 544, Register's of Deed's Office, Manitowoc, Wisconsin

Parcel ID Number: 053-202-101-050.01

-and-

Parcel 2 (vacant lot)

Part of the NE1/4 of the NE1/4 of Section 2, Township 19 North, Range 24 East, as described in Volume 245 of Deeds, Page 336, Manitowoc County, Wisconsin, Records, described as commencing at the intersection of the North City limits of the City of Two Rivers (as it existed in July 1949) and the centerline of Town Line Road (CTH "D"); thence along the centerline of said road North 35° 42' West 280.2 feet; thence continuing along said road centerline North 42° 20' West 335.2 feet; thence continuing along said road centerline North 51° 26' West 154.8 feet; thence continuing along said road centerline North 60° 55' West 99.5 feet; thence North 31° 55' East 30 feet to the point of beginning; thence North 31° 55' East 194.7 feet; thence South 89° West 127 feet; thence South 1° 0' East 150 feet; thence South 60° 55' East 20 feet to the point of beginning

Parcel ID Number: 053-202-101-070.07

Said parcels contains ± 4.427 acres of land.

CONDITIONAL USE  
PERMIT  
City of Two Rivers

Document Number

Permit No. 2025-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

NE 1/4 NE 1/4 S2 T19N R24E PARCEL DESC V 262 P  
517 EXC V 269 P 544

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

Parcel ID Number: 053-202-101-050.01

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for Self-Storage Facilities.

Mailing Address of the Premises Operator: TR Storage LLC, c/o Ryan Ross, 247 Baker Lane, Mishicot, WI, 54228

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 establishing self-storage facilities.

Permitted by action of the City Council of the City of Two Rivers on June 2, 2025. 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 to the approved Site and Architectural Plans filed in connection with the Petition for this Permit 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 granted to Ryan Ross, d/b/a T.R. Storage, LLC and shall not lapse upon a change in ownership. The land use described herein may continue upon a change in ownership provided all operations are continued in strict accordance with this permit.
7. This permit shall lapse should the land use described herein cease for more than twelve (12) months.
8. Any conditions of this Permit which would normally be the responsibility of the owner or tenant of the premises shall be made part of the tenant's lease by the owner, which lease shall contain provisions for posting of the pertinent conditions to notify tenants and employees thereof as may be necessary to carry out the conditions.
9. Conditions of Operations:
  - a. Self-storage units may be rented or leased only for the storage of household or personal goods, vehicles, recreational vehicles, boats, business supplies or contractor supplies.

- b. No sales, service, repair, fabrication or manufacturing activities are permitted in the storage units.
- c. No animal, livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any unit.
- d. No noxious, offensive, boisterous or illegal activity shall be carried on or conducted in any unit, nor shall anything be done therein, either willfully or negligently, which may become an annoyance or a public nuisance.
- e. There shall be no outdoor operations or storage.
- f. No hazardous substances or materials as defined by federal, state or local laws shall be brought upon, kept or used in, on or about a unit, except for small quantities of gasoline or motor oil necessary for motor vehicles.
- g. The building shall comply with applicable Building and Fire Codes and safety requirements.
- h. 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 \_\_\_\_\_, 2025, the above named \_\_\_\_\_ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Printed Name  
 \_\_\_\_\_ 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 \_\_\_\_\_ 2025, 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