

ARTICLE D. PLANNED UNIT DEVELOPMENTS

Sec. 10-1-36. PUD purpose.

This article of the zoning ordinance of the City of Two Rivers is hereby adopted to facilitate the construction of planned unit developments. The planned unit development district and uses created herein are intended to provide opportunity for the construction of quality developments by providing flexible guidelines where strict adherence to zoning codes preclude the use of innovative but sound development principles.

Sec. 10-1-37. PUD area of applicability.

A planned unit development shall be a separate residential district that is identifiable as a distinct neighborhood and may contain one-, two- or multi-family dwellings. A day-care facility may be a conditional use in accordance with section 10-1-12 of this chapter.

Sec. 10-1-38. PUD development controls.

A. *Yards.*

- (1) A landscaped yard shall be provided and maintained along all streets and traveled rights-of-way. The yard shall be at least 25 feet in depth along all streets as measured from the street right-of-way. The yard shall extend along the entire frontage(s) of the lot except for driveways and shall be kept clear of all storage, structures and off-street parking.
- (2) *Exceptions.* Any landowner intending to propose a yard of less than the required 25-foot depth must first apply for and receive a variance to that requirement. The plan commission may approve the variance if, in its judgment, the alternative plan is in conformity with the intent and purpose of this section and reasonably related to the established pattern of the neighborhood. Before any such alternative plan shall be approved it shall contain as a minimum a buffer area on both sides of driveways and curb cuts a minimum of 25 feet in depth as measured from street right-of-way and not less than eight feet in width as measured parallel to the driveway.

B. *Interior side yard.* An interior side yard shall be provided for those parcels in a planned unit development district which border upon other districts; such side yard shall abut the adjacent district and shall be not less than eight feet in width except that, for accessory buildings not exceeding 500 square feet in area, the minimum width of such interior side yard shall be three feet.

C. *Exterior storage.*

- (1) All materials, machinery and equipment shall be stored within a building or fully screened so as not to be visible from adjoining or adjacent lands, except for the following: laundry drying lines and recreational equipment; construction materials, machinery and equipment currently being used on the premises during the course of construction; landscaping equipment and machinery currently being used or intended for use on the premises.
- (2) Major recreational equipment, defined for the purposes of this section as travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, less than eight feet in height above the ground, may be stored in any rear yard except when such yard is adjacent to a street. In addition to the general eight-foot height permitted, minor portions of such equipment not exceeding four square feet in vertical cross-section as viewed from the adjacent lot line is permitted. No such equipment shall be stored out of doors unless it is in condition for safe and effective

performance of the function for which it is intended or can be made so at a cost not exceeding the value of the equipment in its existing state; in no event shall any such equipment be so stored for a period of more than 60 days if not in condition for safe and efficient performance of its intended function.

- D. *Refuse.* In all areas all waste material, debris, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. Trash and garbage receptacles must be screened from view from off the site and are prohibited in front yards and in the setback area of rear and side yards.
- E. *Landscaping.* Landscaping shall be provided and maintained for all yard areas except those utilized for driveways and off-street parking and shall consist of grass, shrubs and trees suitable for the climatic and soil conditions of the site area.
- F. *Off-street parking.* Off-street parking and loading facilities shall be provided with a site plan recommended by the plan commission and approved by the city council. Such facilities may vary from the requirements in Sec. 10-1-13.
- G. *Screening.* Screening shall be required where any off-street parking area contains more than four parking spaces. Such screening shall conform to the spirit of Sec. 10-1-13.
- H. *Traffic control.* The traffic generated by any use shall be channeled and controlled in a manner that will avoid congestion on the public streets, traffic hazards, and excessive traffic through residential areas, particularly truck traffic. Internal traffic shall be so regulated as to ensure a safe and orderly flow.
- I. *Screening of roof-mounted equipment.*
 - (1) Roof-mounted mechanical equipment installed on buildings constructed within the planned unit development district shall be screened from view. This requirement shall be deemed satisfied when all parts of the roof-mounted equipment are not visible from ground-level observation or at any point on the property, adjacent property, or from adjacent streets.
 - (2) *Screening required by this section shall comply with the following:*
 - (a) The screening shall be permanently attached to the building and shall be capable of withstanding all load requirements as outlined in applicable codes.
 - (b) The screening shall be constructed with materials that are architecturally compatible with the building. The use of wood, in whole or in part, as a screening material shall not be considered as being architecturally compatible unless the building is constructed with a wood exterior.
 - (c) A parapet wall of sufficient height and as an integral part of the building shall be considered as approved screening.
 - (d) All rooftop screening shall be kept in repair or in a proper state of preservation.
 - (e) Existing screening which requires major alteration or replacement shall meet the requirements of this section.

Sec. 10-1-39. PUD application review.

- A. *Review scope.* An application to construct a planned unit development must be reviewed in a manner which is consistent with the procedures set forth in this section and those procedures required by state statute.
- B. *Constitution of review authority.* Planned unit development applications shall be subject to review by the city council based on plan commission recommendations and a public hearing.
- C. *Preapplication conference.*

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- (1) A developer desiring to construct a planned unit development may request a preapplication conference with the plan commission prior to submitting an application.
 - (2) The purpose of this preapplication conference shall be to familiarize both the developer and the plan commission with each other's intentions with respect to the planned unit development. Although a preapplication conference shall not be required, this preliminary meeting between the plan commission and the developer is desirable since it should help clarify many procedural and policy issues.
 - (3) The developer shall not be required to present any written or graphic materials at the preapplication conference. The plan commission cannot approve a PUD at the preapplication conference.

D. *Development proposal.*

- (1) The written and graphic information specified in this section must be submitted for the entire proposed project. A copy of the development proposal shall remain open to the public during the application process and shall be located in the zoning administrator's office.
- (2) The purpose of the development proposal shall be to provide the plan commission with an opportunity for in-depth substantive review of the planned unit development before final designs are developed.
- (3) The development proposal shall include written and graphic materials.
 - (a) Written materials shall include, but not be limited to, the following:
 - [1] Legal description of the total development parcel proposed for development including exact location and a statement of present and proposed ownership.
 - [2] Statement of development concept, including the planning objectives and the character of the development to be achieved through the planned unit development.
 - [3] Development schedule indicating the appropriate date when construction of the planned unit development can be expected to begin and to be completed, including initiation and completion dates of separate stages of a phased development.
 - [4] Statement of intentions regarding the future selling or leasing of all or portions of the planned unit development, such as land area, dwelling units, and public facilities.
 - [5] The impact of the development on existing city services outside the development.
 - (b) Quantitative data, including:
 - [1] Parcel size.
 - [2] Proposed lot coverage of structures.
 - [3] Total amount of usable open space, both private and public.
 - [4] Total number and type of dwelling units by number of bedrooms.
 - [5] Approximate gross residential densities.
 - [6] Number of parking spaces to be provided.
 - [7] Total length of streets to be conveyed to the city government.
 - [8] Total length of streets to be held as private ways within the development.
 - [9] Description of type of other public works to be conveyed to the city government.
 - [10] Number and types of public facilities.
 - (c) Graphic materials shall include, but not be limited to, the following:

-
- [1] Map of existing site conditions, including contours, watercourses, floodplains, unique natural features, existing vegetation, existing buildings.
 - [2] Existing and proposed lot lines.
 - [3] Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights and types of dwelling units.
 - [4] Location and size in square feet of all usable open space and areas to be conveyed, dedicated or reserved as common open spaces and recreation areas.
 - [5] The existing and proposed circulation, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights-of-way.
 - [6] Proposed pedestrian circulation system.
 - [7] Existing and proposed utility systems, including sanitary sewers, storm sewers, water and gas lines, and utility easements.
 - [8] Landscape plan indicating the treatment of materials used for private and common open spaces.
 - [9] Location of trash and garbage receptacles and type of screening.
 - [10] Proposed treatment of the perimeter of the development, including materials and techniques used, such as screens, fences, and walls.
- (d) Approval of the development proposal shall be granted by the city council upon the recommendation of the plan commission and following a public hearing where the development proposal:
- [1] Conforms with the general development controls set forth in this section.
 - [2] Conforms with adopted policy plans or development guidelines for the portion of the city in which the planned unit development district is located.
 - [3] Provides benefits to the city which outweigh its adverse effects; in making this determination, the plan commission shall consider the following:
 - [a] Quality of site design, including integration of a variety of land uses; building types, and densities; preservation of natural features, compatibility with adjacent land uses, provision and type of open space, provision of other amenities designed to benefit the general public.
 - [b] Traffic flow and safety.
 - [c] Adequacy of utilities and other public works facilities.

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.

Sec. 10-1-40. PUD final development plan.

- A. The final development plan shall be submitted to the zoning administrator. It shall include all of the previously specified data and, in addition, any changes approved by the city council.
- B. In lieu of completing all of the elements in the development proposal, the city manager may accept a bond in an amount equal to the estimated costs for completing the project.

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.



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Quasius Construction, Inc. TELEPHONE (920) 457-5585

MAILING ADDRESS 1202A North 8th Street Sheboygan WI 53081
(Street) (City) (State) (Zip)

PROPERTY OWNER 2 RIVERS REAL ESTATE DEVELOPMENT LLC TELEPHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane Kohler WI 53044
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | | | |
|-------------------------------------|----------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Comprehensive Plan Amendment | <input checked="" type="checkbox"/> | Conditional Use |
| <input checked="" 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 type="checkbox"/> | Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 3000 Forest Ave. TYPE OF STRUCTURE Multifamily

PRESENT ZONING B-1 REQUESTED ZONING _____

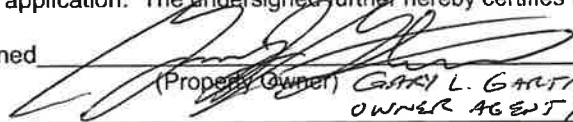
PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.429

LEGAL DESCRIPTION LOT 2 CSM V34 P29

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  Date 11/1/24
(Property Owner) GARY L. GALTMAN
OWNER AGENT / QUASIUS CONST.

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 _____



SITE NARRATIVE – Architectural Review and Conditional Use Application
November 1, 2024

PROJECT NAME AND ADDRESS:

Kasturi Apartments, 3000 Forest Ave., Two Rivers, WI 54241

ESTIMATED PROJECT COST:

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 05323510406106
- It is defined as: LOT 2 CSM V34 P29
- The entire lot area 4.429 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

Business District B-1 **Actually Zoned Planned Unit Development (PUD)**

EXISTING SITE CONDITIONS/LAND USE:

The site is currently vacant land. Existing building from previous business will be demolished.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (2) Buildings at 10,900 sq. ft. each
- New Buildings to be (2) 3-story, 26 unit multifamily buildings

SITE SELECTION

- This location and project aligns well with the City of Two Rivers need for housing development.

LANDSCAPE REQUIREMENTS

- Landscaping plan will meet the City's Landscaping requirements. **10-1-38 E. Landscaping**

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards will comply with the City of Two Rivers Ordinances.

OUTDOOR STORAGE:

- No outside storage will be allowed.

**PUD allows for some
Refuse / Recycling not identified**

Type text here
Type text here

OFFICE: 920-457-5585

quasius.com





QUASIUS

CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

1202A NORTH 8TH STREET
P.O. BOX 727
SHEBOYGAN, WI 53082

SITE LIGHTING:

- All exterior lighting will be new wall packs on the exterior walls of the apartments to illuminate the garage/entry areas for safety and security.
- No lighting will leave the property./

Provide type of lighs along with photometrics

ARCHITECTURE:

- Apartment Buildings are proposed to have multi-color vinyl horizontal siding. White vinyl windows and trim. White aluminum eaves and soffits. White overhead and entry doors. See architectural elevations and renderings for details. Roofing will be Asphalt shingles.
- Any mechanical equipment will be ground set on back side of the building.

OFFICE: 920-457-5585
quasius.com



Number of Customers Expected

Number of Employees

Building Size (2) 26 Unit Apartment Buildings-See attached plans.

Hours of Operation Normal for residential apartments

Air Emissions/Odors

Light Emissions No light pollution Type text here

Noise/Vibration None

Fire/EMS/Police Site designed for accessible for emergency services per City stall input

Parking **????** (30) garage parking spaces & (51) at grade spaces meeting 1.5 spaces per unit requirement 10-1-13 L. Multi-family 1.5 spaces per unit = 78 spaces

Pedestrian Safety No change to pedestrian traffic routes DPW will be requesting sidewalk along Forest Avenue be pushed back away from paved roadway (ped safety & snow storage)

Traffic Impacts Addressed with the new proposed main entry driveway to the N per our City staff meeting, and signage allowing right turn only when exiting the S driveway.

Electric/Gas New Service

Sanitary Sewer New Service

Stormwater New stormwater basin to storm sewer inlet Not Required per previous land-owner agreement.

Water Service New Service

Job Creation Provides a place to lives as new people are hired throughout the City

Property Values Significant increase to property value. Over \$8M

School Capacity No issue

Tax Base Growth This project will have a significant impact on increased tax base for the City of Two Rivers

Blight Elimination Eliminates a vacant lot on a major City street with new apartments

Indoor/Outdoor Use Residential Apartments

View Obstruction No obstructions. See Attached Plans

NO.	REVISIONS	DATE



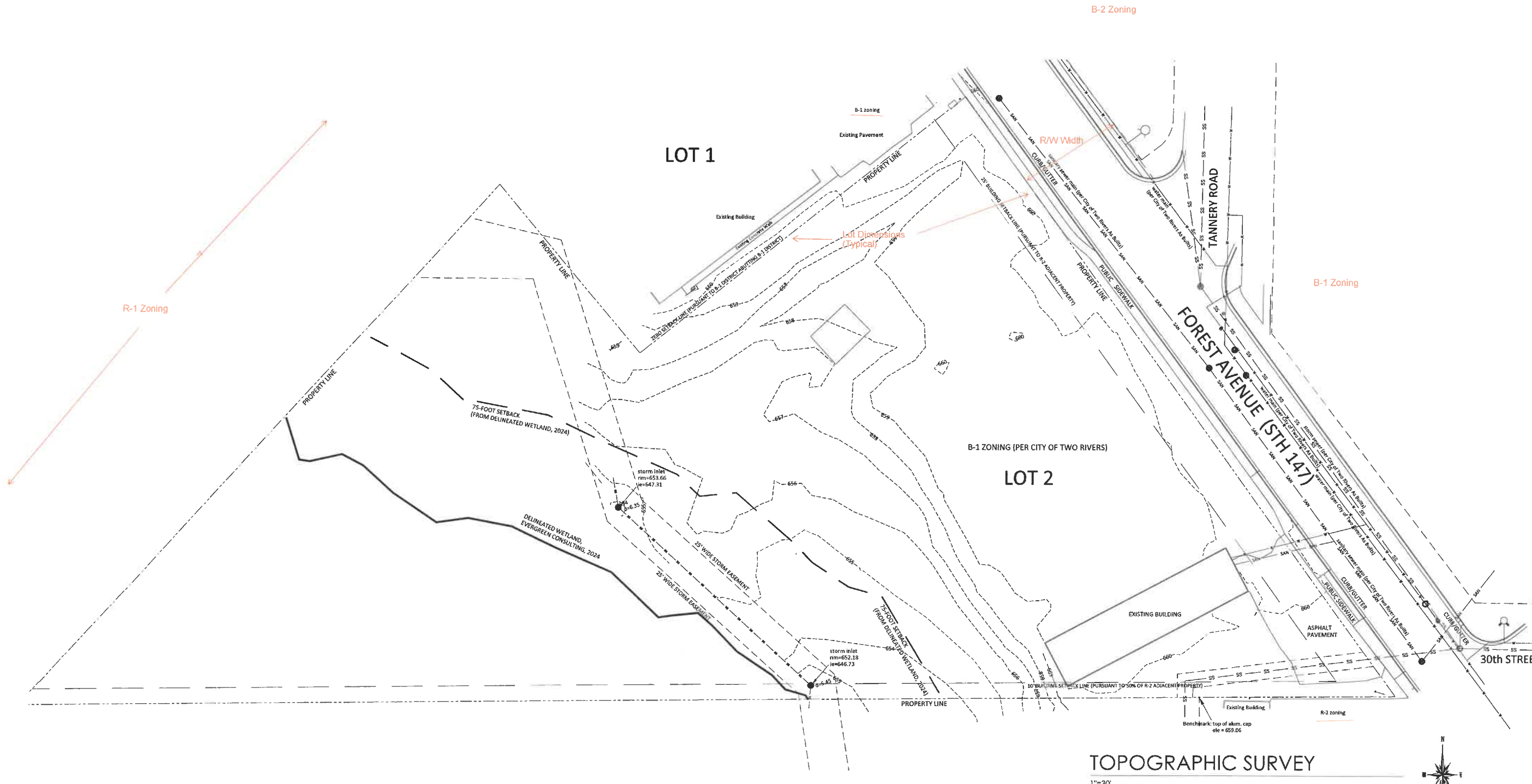
Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY
CHECKED BY
DATE 10/22/2024
PROJECT NO. 2023-15
SHEET NO. C 1



TOPOGRAPHIC SURVEY

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

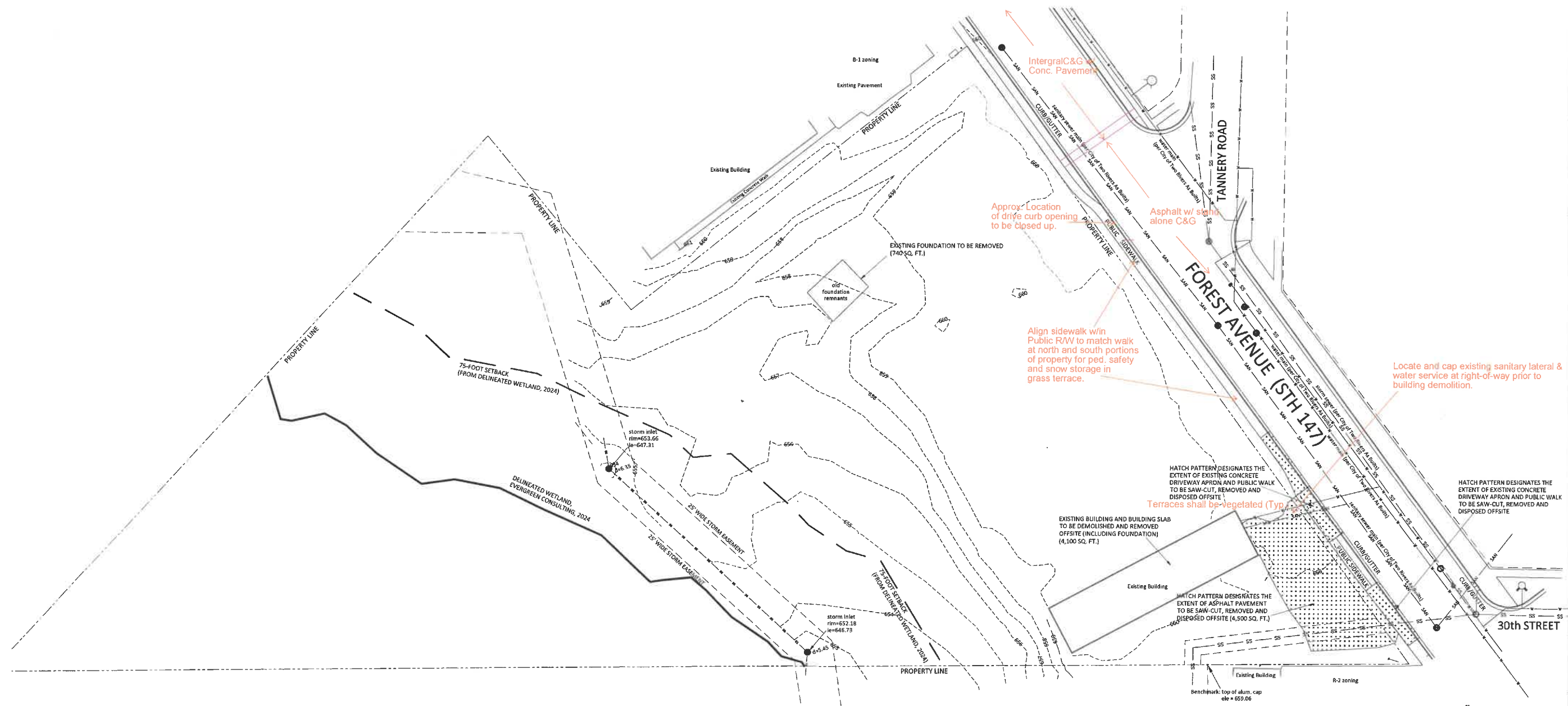
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

HOMELAND SURVEYING, LLC
2079 COLD SPRINGS ROAD
SAUKVILLE, WI 53080
(262) 689-6885
homeland@2079@gmail.com

SITE DATA

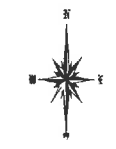
LOT 2 - 192,933 SQUARE FEET (4.429 AC.)

EXISTING PAVED PARKING LOT (TO BE REMOVED)	=	4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	=	4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	=	740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	=	9,340 SQUARE FEET



SITE DEMOLITION PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO.	REVISIONS

Quasius
SITE DESIGN AND ENGINEERING, LLC
PO BOX 1847
WOODRUFF, WISCONSIN 54568
(720) 207-8977
billiedesign@gmail.com

Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C 2

SITE DATA

LOT 2 - 192,933 SQUARE FEET (4.429 AC.)	
EXISTING PAVED PARKING LOT (TO BE REMOVED)	= 4,500 SQUARE FEET
EXISTING BUILDING FOOTPRINT (TO BE REMOVED)	= 4,100 SQUARE FEET
EXISTING CONCRETE SLAB (TO BE REMOVED)	= 740 SQUARE FEET
PRE DEVELOPED IMPERVIOUS AREA	= 9,340 SQUARE FEET
PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG)	= 10,900 SQUARE FEET
PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG)	= 10,900 SQUARE FEET
PROPOSED PAVEMENT AREA	= 28,522 SQUARE FEET
POST DEVELOPED IMPERVIOUS AREA	= 50,322 SQUARE FEET (40,982 SQ. FT. ADDITION)
TOTAL LAND DISTURBANCE	= 97,000 SQUARE FEET (+/-) (2.23 AC.)
50.3% PROPOSED LOT COVERAGE	

Zoned P.U.D. (August 2022)

PARCEL CURRENTLY ZONED B-1 BUSINESS DISTRICT PURSUANT TO CITY OF TWO RIVERS ZONING ORDINANCE

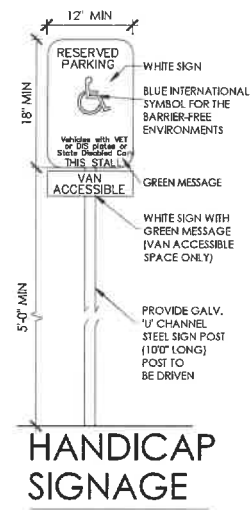
SETBACK REQUIREMENTS:
 25-FOOT FRONT YARD SETBACK 10-1-38 A (1) - 25 Feet
 10-FOOT SIDE YARD SETBACK (FOR ADJACENT RESIDENTIAL DISTRICT) 10-1-38 B - 8-Foot which boards upon other Districts
 00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
 00-FOOT REAR YARD SETBACK

PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L)

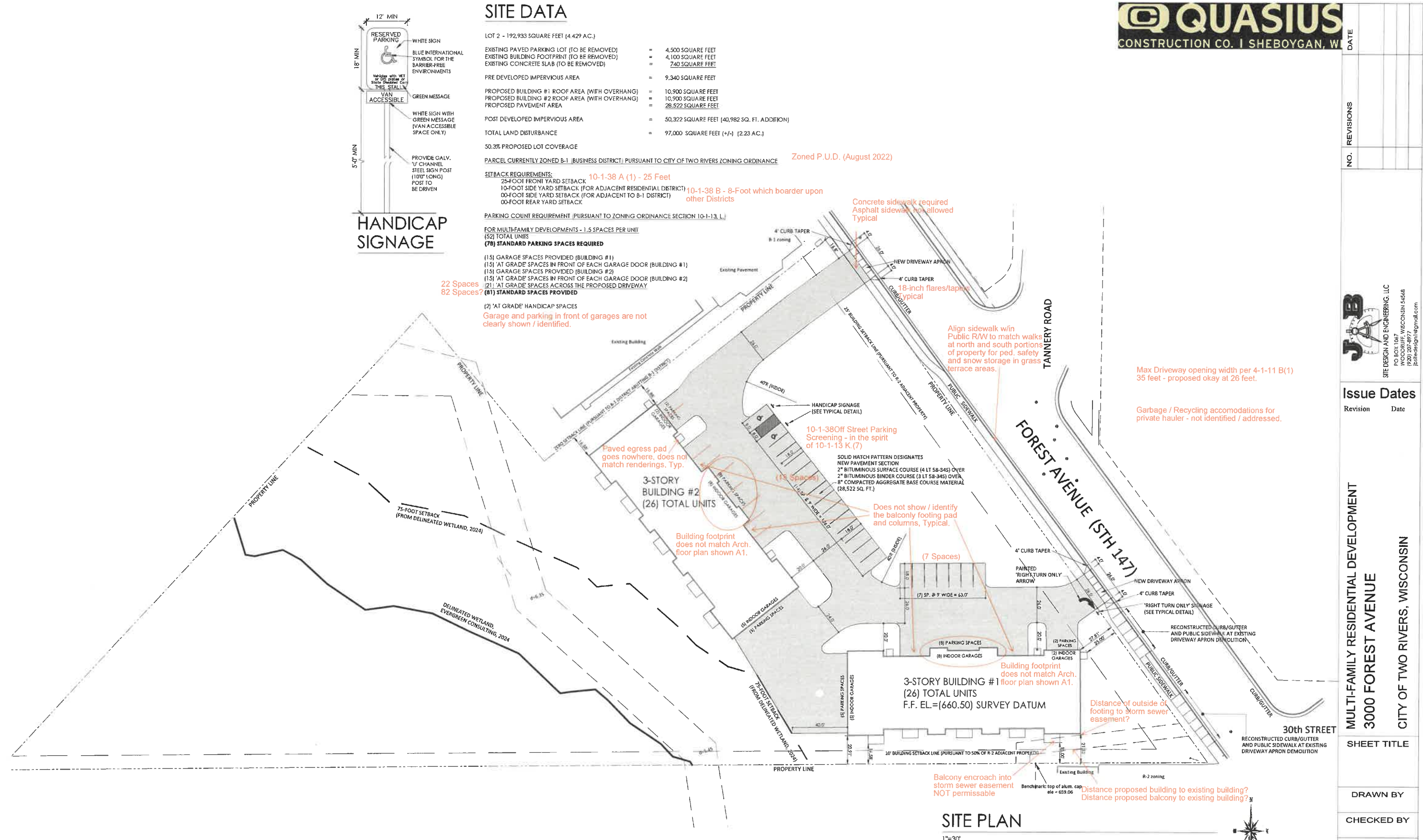
FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
 (52) TOTAL UNITS
(78) STANDARD PARKING SPACES REQUIRED

- (15) GARAGE SPACES PROVIDED (BUILDING #1)
- (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
- (15) GARAGE SPACES PROVIDED (BUILDING #2)
- (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
- (21) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
- (81) STANDARD SPACES PROVIDED**

(2) 'AT GRADE' HANDICAP SPACES
 Garage and parking in front of garages are not clearly shown / identified.



HANDICAP SIGNAGE



SITE PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO.	REVISIONS	DATE

<p>J&B SITE DESIGN AND ENGINEERING, LLC PO BOX 1827 WOODRUFF, WISCONSIN 54588 (920) 207-8977 jbidesign1@gmail.com</p>		Issue Dates		
		Revision	Date	
<p>MULTI-FAMILY RESIDENTIAL DEVELOPMENT 3000 FOREST AVENUE CITY OF TWO RIVERS, WISCONSIN</p>				SHEET TITLE
				DRAWN BY
				CHECKED BY
				DATE
10/22/2024				
PROJECT NO. 2023-15				
SHEET NO. C3				

Issue Dates

Revision Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

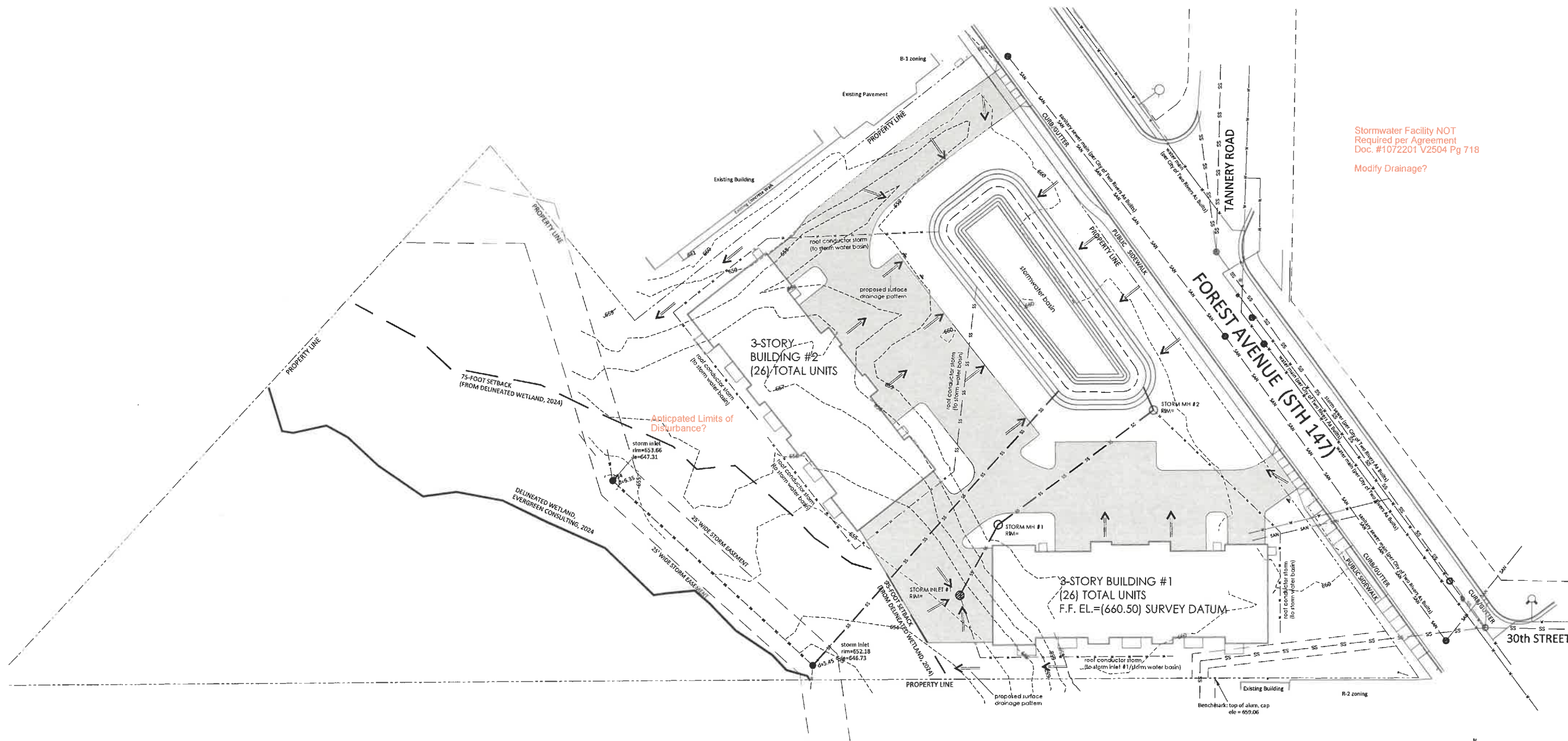
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DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C 4



Stormwater Facility NOT
Required per Agreement
Doc. #1072201 V2504 Pg 718

Modify Drainage?

Anticipated Limits of
Disturbance?

SITE GRADING AND EROSION CONTROL PLAN

1"=30'

NO EROSION CONTROL PRACTICES IDENTIFIED
OR SHOWN



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

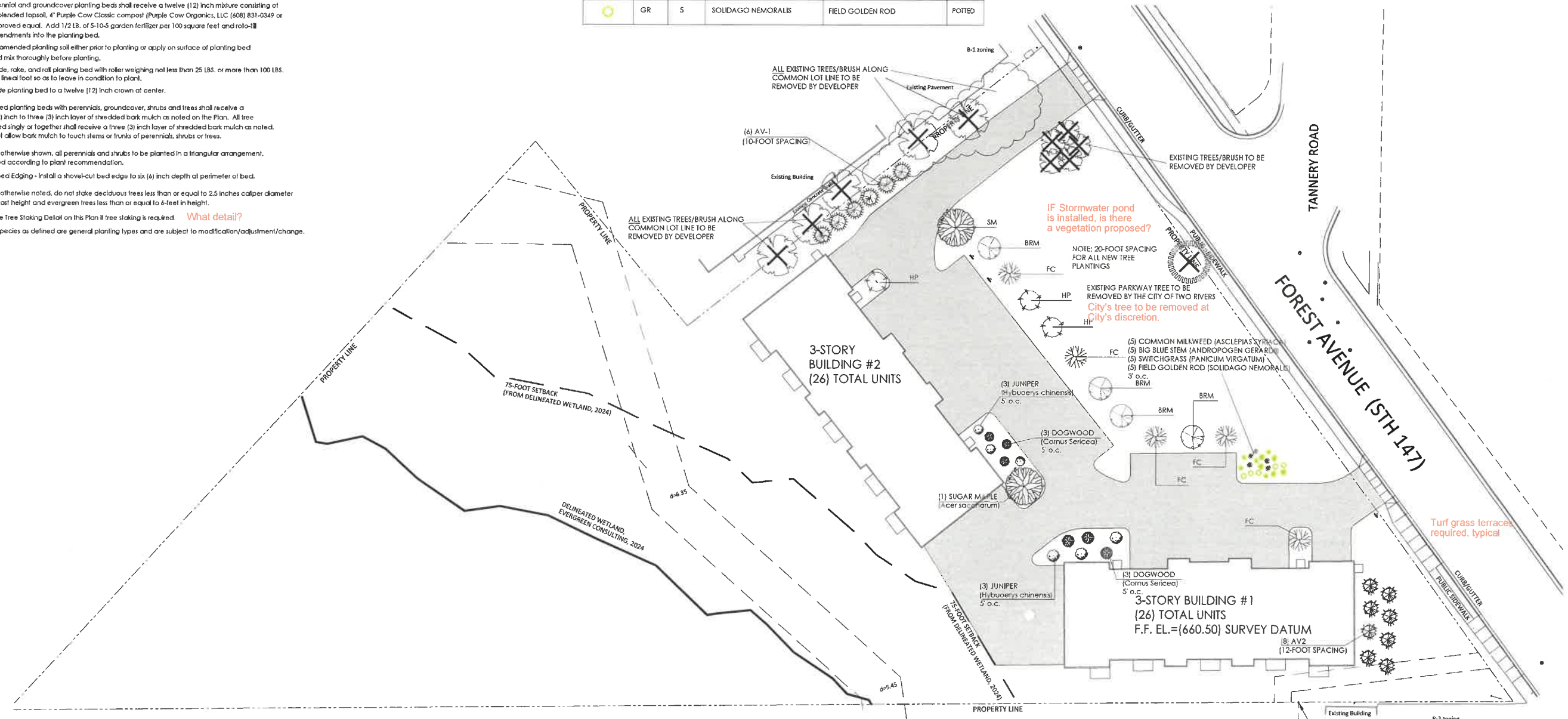
LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
- The Contractor shall verify location of all underground utilities and additional information prior to commencing construction. Verify all existing site and grading conditions prior to construction.
- Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
- All work shall be in conformance with all applicable local codes and ordinances.
- All areas disturbed by grading or site construction shall be fine graded, planted or seeded. **Seeded with what?** See notes for specified seed mixes and installation procedures.
- Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
- All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet. **Turf areas not identified**
- Soil preparation for perennial or groundcover planting beds shall be as follows:
 - Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 lb. of 5-10-5 garden fertilizer per 100 square feet and rototill amendments into the planting bed.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All tree planted singly or together shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
- Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
- Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
- Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
- See the Tree Staking Detail on this Plan if tree staking is required. **What detail?**
- Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:
SEEDING TURF FOR LAWN AREAS:
 Sow at 5 lbs. / 1,000 sq. ft.
 "Supreme Lawn Seed Mix"
 Available from Reinders, Inc. (800) 785-3301, or approved equal
 To be installed and maintained per supplier's specifications.
 17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
 17% SR 2100 Kentucky Bluegrass 25% Game! Creeping Red Fescue
 15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AV-1	6	PICEA GLAUCA	WHITE SPRUCE	2" DIA.
	AV-2	8	THUJA PLICATA	GREEN GIANT ARBORVITAE	2" DIA.
	BRM	4	ACER X FREEMANIL	AUTUMN BLAZE RED MAPLE	2" DIA.
	FC	5	MALUS HYBRID 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRABTREE	2" DIA.
	HP	3	POPULUS X CANADENSIS	HYBRID POPLAR	2" DIA.
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12"-15"
	RD	6	CORNUS SERICEA	ARTIC FIRE DOGWOOD	30"-36"
	CM	5	ASCLEPIAS SYRIACA	COMMON MILKWEED	POTTED
	BBS	5	ANDROPOGON GERARDII	BIG BLUE STEM	POTTED
	SW	5	PANICUM VIRGATUM	SWITCHGRASS	POTTED
	GR	5	SOLIDAGO NEMORALIS	FIELD GOLDEN ROD	POTTED



SITE LANDSCAPE PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

Why is there a 2nd landscaping plan after Sheet C7?



NO.	REVISIONS	DATE

Issue Dates
Revision Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

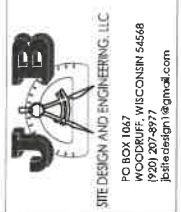
PROJECT NO.
2023-15

SHEET NO.
C 5



J&B
 SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1047
 WOODRUFF, WISCONSIN 54588
 (920) 207-4977
 jandbdesign1@gmail.com

NO.	REVISIONS	DATE



Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

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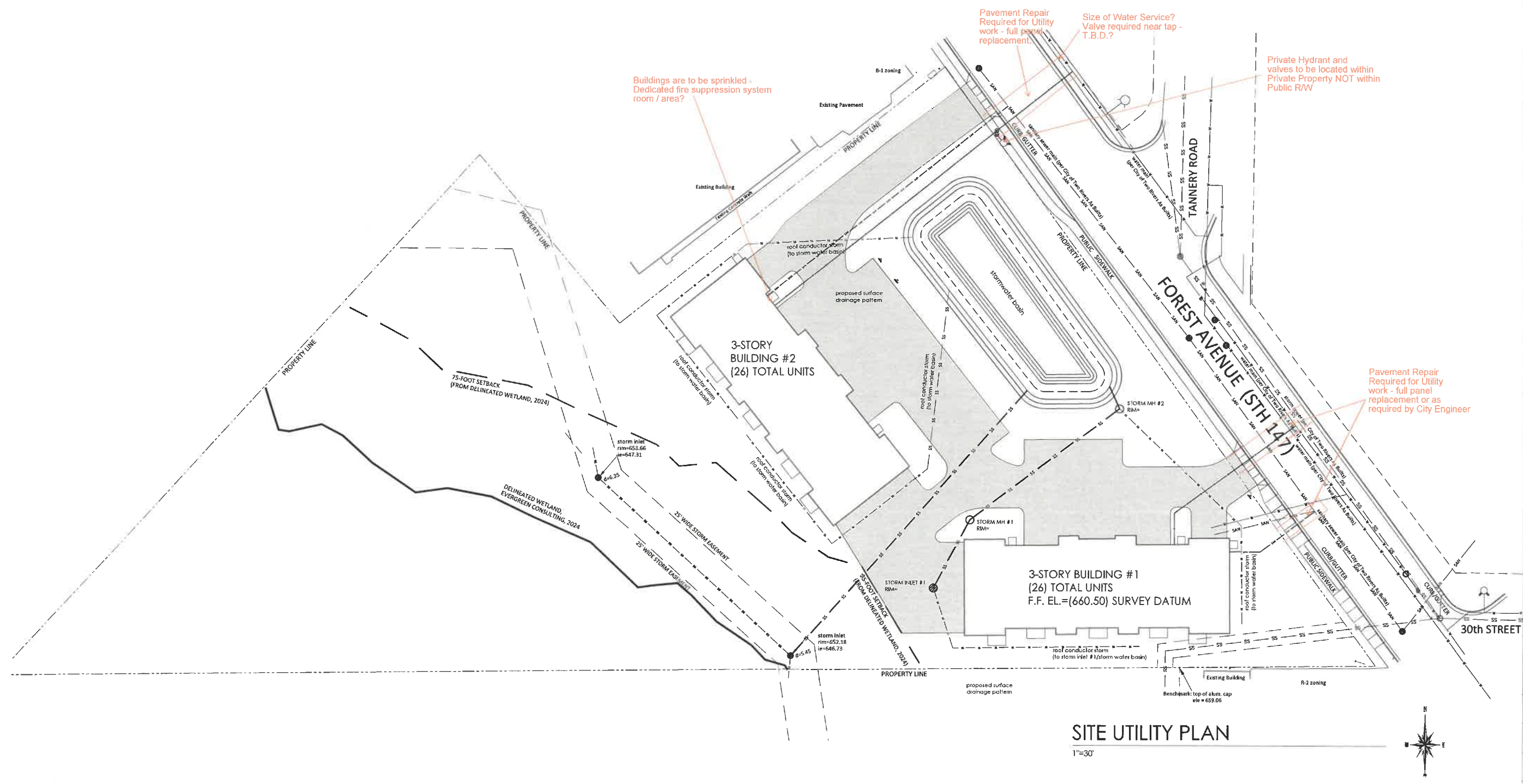
CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C 6



 **CALL DIGGERS' HOTLINE**
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TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

NO.	REVISIONS	DATE



Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

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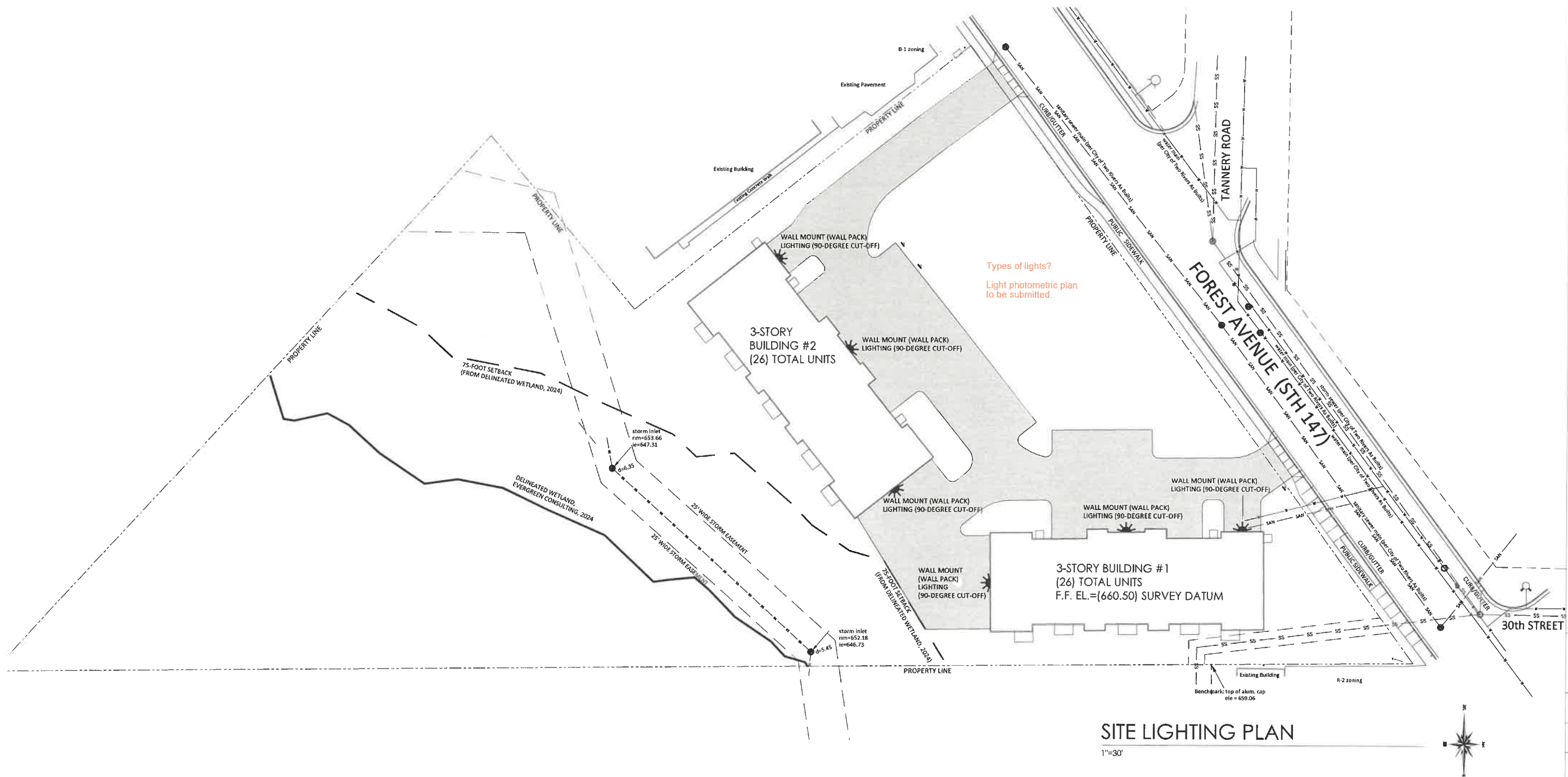
CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.

C7



SITE LIGHTING PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

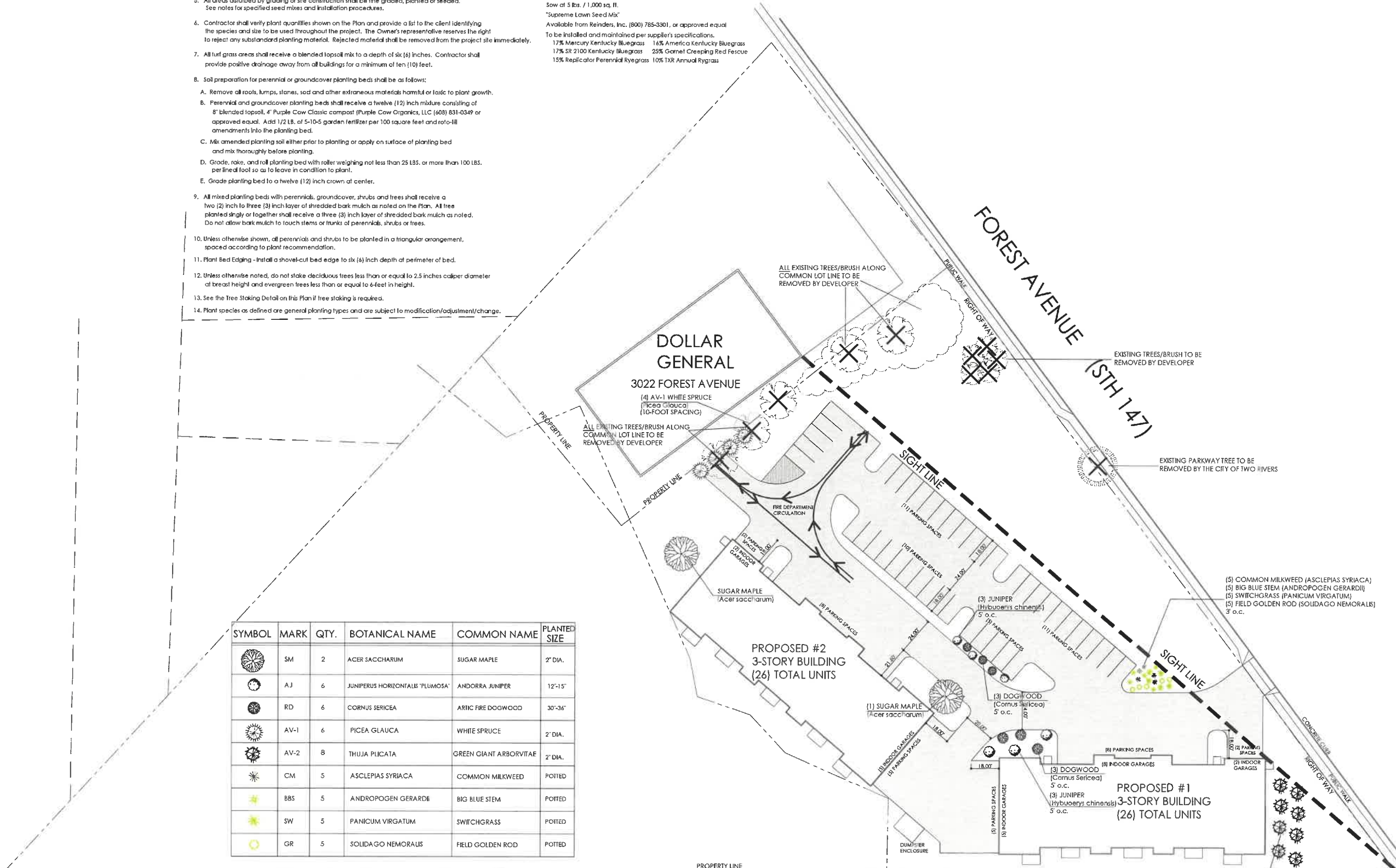
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

LANDSCAPE NOTES

LANDSCAPE INSTALLATION:

- All written dimensions supersede scaled dimensions.
 - The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
 - Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
 - All work shall be in conformance with all applicable local codes and ordinances.
 - All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
 - Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
 - All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
- B. Soil preparation for perennial or groundcover planting beds shall be as follows:**
- Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
 - Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and rot-o-fill amendments into the planting bed.
 - Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
 - Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lined foot so as to leave in condition to plant.
 - Grade planting bed to a twelve (12) inch crown at center.
- All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All trees planted singly or together shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
 - Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
 - Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
 - Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 4-feet in height.
 - See the Tree Staking Detail on this Plan if tree staking is required.
 - Plant species as defined are general planting types and are subject to modification/adjustment/change.

SEED MIXES:
SEEDED TURF FOR LAWN AREAS:
 Sow at 5 lbs. / 1,000 sq. ft.
 Supreme Lawn Seed Mix
 Available from Reinders, Inc. (800) 785-3301, or approved equal
 To be installed and maintained per supplier's specifications.
 17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
 17% SR 2100 Kentucky Bluegrass 25% Gornel Creeping Red Fescue
 15% Replicator Perennial Ryegrass 10% TXR Annual Ryegrass



SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	SM	2	ACER SACCHARUM	SUGAR MAPLE	2" DIA.
	AJ	6	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	12'-15'
	RD	6	CORNUS SERICEA	ARIC FIRE DOGWOOD	30'-36'
	AV-1	6	PICEA GLAUCA	WHITE SPRUCE	2" DIA.
	AV-2	8	THUJA PLICATA	GREEN GIANT ARBORVITAE	2" DIA.
	CM	5	ASCLEPIAS SYRIACA	COMMON MILKWEED	POTTED
	BBS	5	ANDROPOGEN GERARDII	BIG BLUE STEM	POTTED
	SW	5	PANICUM VIRGATUM	SWITCHGRASS	POTTED
	GR	5	SOLIDAGO NEMORALIS	FIELD GOLDEN ROD	POTTED



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 WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
 BEFORE YOU EXCAVATE

SITE PLAN/SITE LANDSCAPE PLAN
 1"=30'

What is the purpose of this landscaping plan?



DATE	
REVISIONS	
NO.	

Quasius
 LANDSCAPE ARCHITECTURE

J&B
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 PO BOX 1087
 WOODRUFF, WISCONSIN 54588
 (781) 207-8977
 info@quasius.com

Issue Dates

Revision	Date

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 3000 FOREST AVENUE
 CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

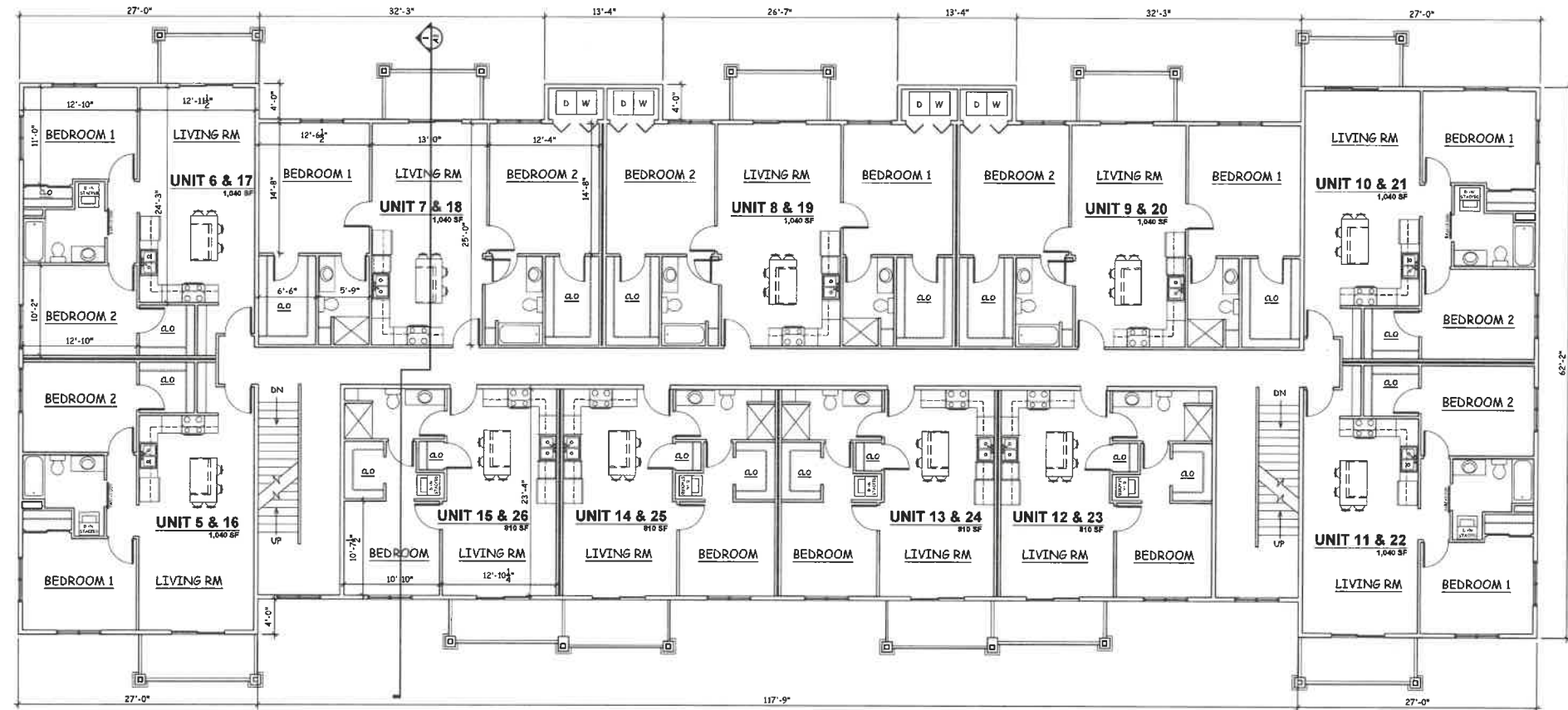
DRAWN BY

CHECKED BY

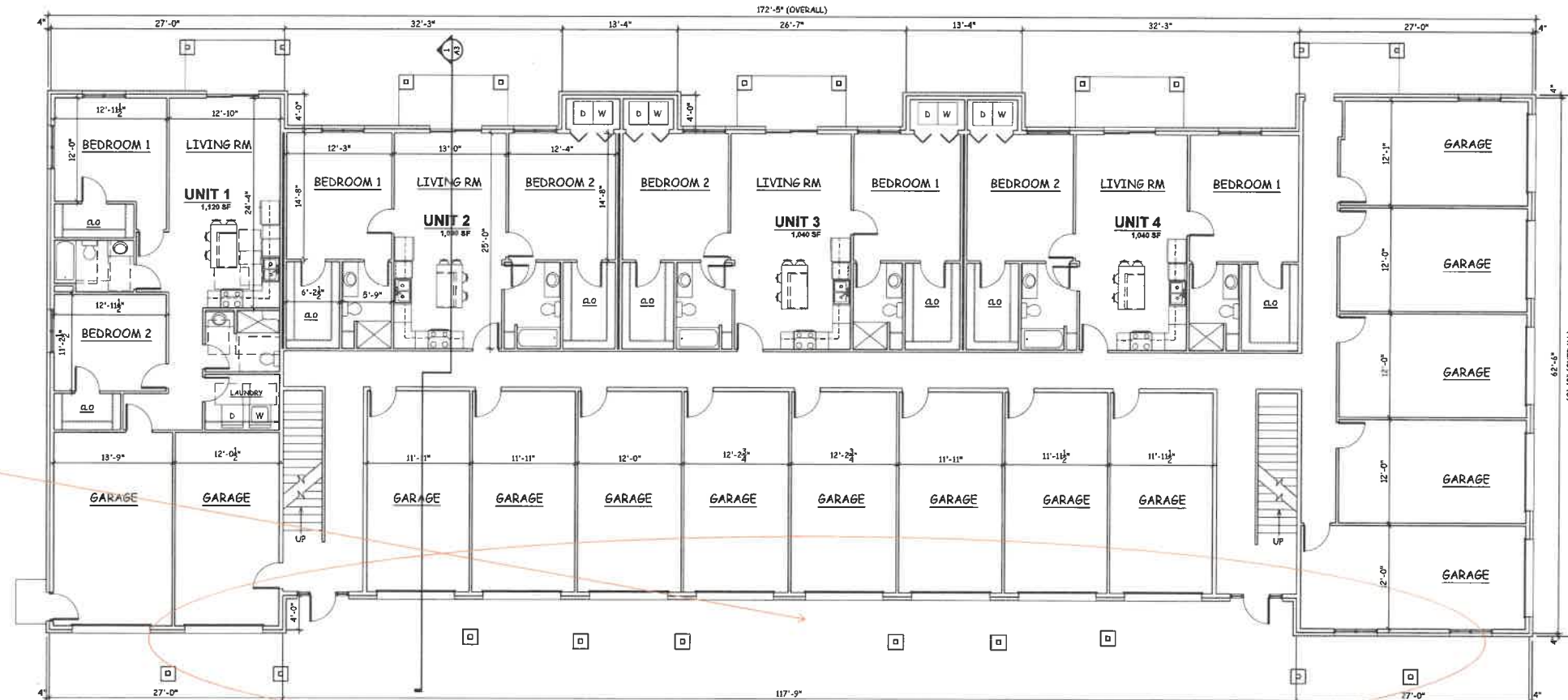
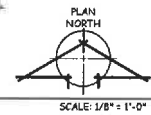
DATE
 03/06/2024

PROJECT NO.
 2023-15

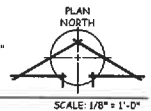
SHEET NO.



SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN



Does not appear to match the front building footprints shown on Sheets C3-C7.
Does not represent the bumpouts where the text "(8) Indoor Garages" is written.

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT PLANS
Project number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AWM
Checked by: CG

A1



BACK ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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



FRONT ELEVATION

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

Notes & Revisions

Client Name

TWO RIVERS APARTMENTS

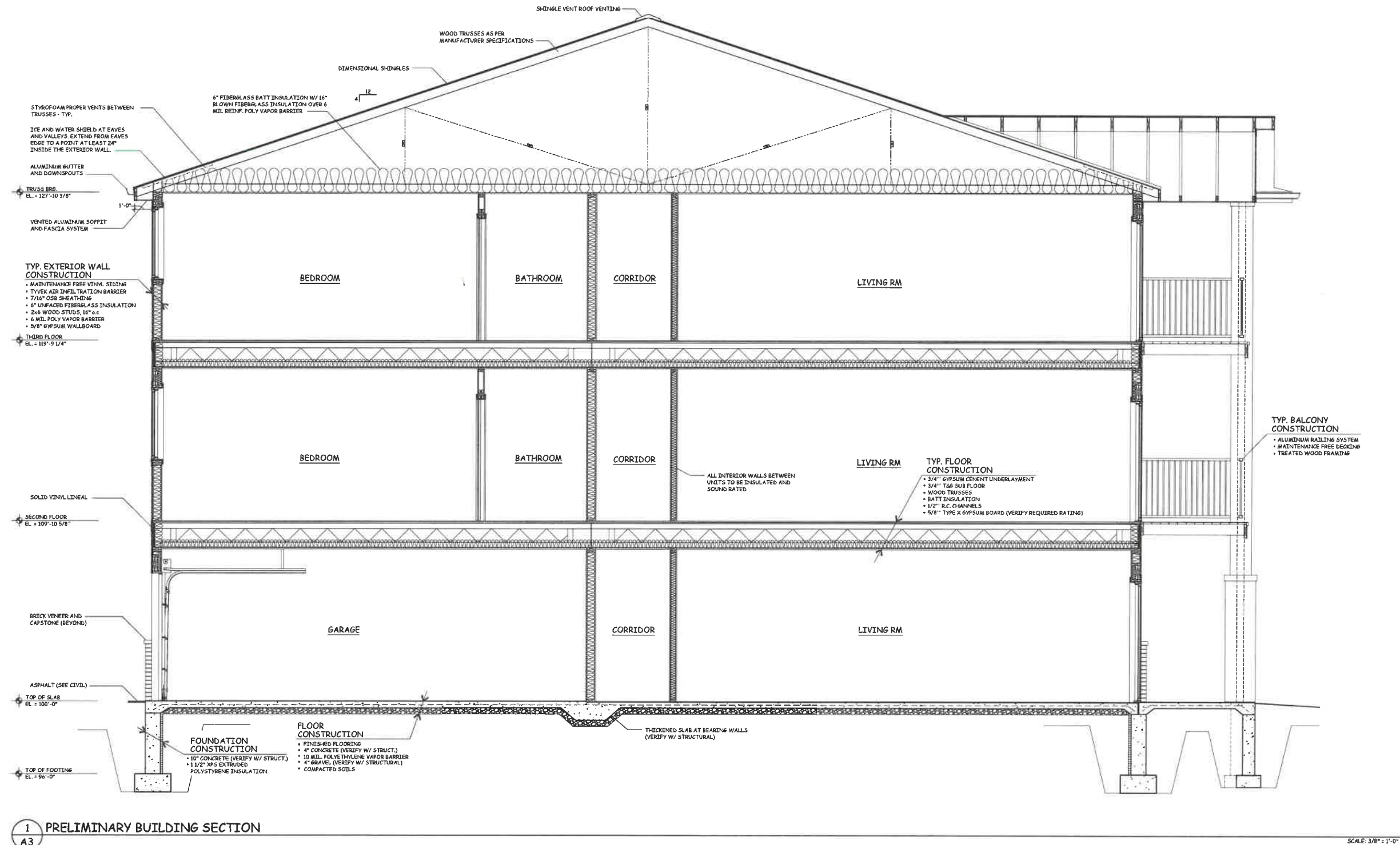
CONCEPT ELEVATIONS

Project number 2024-XX
Date 27 AUGUST, 2024
Drawn by ANM
Checked by GG

A2

27 AUGUST, 2024

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



1 PRELIMINARY BUILDING SECTION
A3

SCALE: 3/8" = 1'-0"

Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT ELEVATIONS
Project number: 2024-XX
Date: 27 AUGUST, 2024
Drawn by: AMM
Checked by: GG

A3

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

CONCEPT RENDERS
 Project number 2024-XX
 Date 21 AUGUST, 2024
 Drawn by AWM
 Checked by CG

A4

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"



Notes & Revisions

Client Name
TWO RIVERS APARTMENTS

**CONCEPT
RENDERINGS**
Project number 2024-XX
Date 27 AUGUST, 2024
Drawn by AWM
Checked by CG

A5

"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"