



**TWO  
RIVERS**  
WISCONSIN

# PLAN COMMISSION AND CITY COUNCIL JOINT MEETING

December 9, 2024 at 5:30 PM

Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

---

## AGENDA

### 1. CALL TO ORDER

- A. Plan Commission
- B. City Council

### 2. ROLL CALL

- A. Plan Commission: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski
- B. City Council: Mark Bittner, Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

### 3. FORMAL ITEMS

- A. Request for a Conditional Use Permit for assisted living, congregate housing, and a residential care facility for the elderly located at 2500 Garfield Street, in the IPF Institutional/Public Facilities District, submitted by NHS 1 Hamilton Drive LLC (applicant and owner)

--Plan Commission recommendation to City Council regarding the requested Conditional Use Permit

--No City Council action required

- B. Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Quasius Construction, Inc.

--Plan Commission recommendation to City Council regarding the Site and Architectural Plans for this Planned Unit Development

--City Council discussion of the Site and Architectural Plans as it relates to a proposed TID 15 Development Agreement

### 4. ADJOURNMENT

- A. Plan Commission
- B. City Council (Note: City Council has a separate, 6:15 PM Special Meeting on this date)

*Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.*

*It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.*