



**TWO
RIVERS**
WISCONSIN

CITY COUNCIL MEETING

Monday, February 02, 2026 at 6:00 PM

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

AGENDA

NOTICE: Arrangements for Addressing the City Council by Telephone, During Public Hearings or Input from the Public can be made by Contacting the City Manager's Office at 920-793-5532 or City Clerk's Office at 920-793-5526 by 4:00 p.m. on the day of the meeting

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL BY CITY CLERK

Councilmembers: Mark Bittner, Doug Brandt, Shannon Derby, Bill LeClair, Darla LeClair, Tim Petri, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

5. INTRODUCTION OF INVITED GUESTS

6. PUBLIC HEARING

- A. 26-016 Public Hearing for a Request to Rezone, from IPF to R-3, Located at 3204 Lincoln Ave, and Parcel No. 053-162-301075.00 (newly created Lots 2 & 3), Submitted by Applicant and Owner Renew Church Inc.**

Summary: Renew Church currently owns three separate parcels on the block between Lincoln Avenue, Jackson Street and 33rd Street. These lots include 1029 33rd Street, 3204 Lincoln Avenue, and a vacant parcel. These lots were recently separated by a land division certified survey, as they were previously one big lot zoned IPF (Institutional/Public Facilities). This resulted in a zoning non-conformity, since a housing dwelling and an institutional building were operating on the same lot. Therefore, the property owner sectioned off the parcels on the east side of the block and requests to rezone these two properties to a Residential R-3 designation, while keeping the larger lot zoned as IPF designation. This was reviewed by the Plan Commission and recommended for approval on January 12, 2026.

Recommended Action:

Motion to approve request per recommendation of the Plan Commission

- B. 26-017 Public Hearing for an Ordinance to Amend Section 10-1-15 I (3)(c) of the Municipal Code to Regulate the Height of Fences**

Summary: This proposed amendment to the ordinance for the height of fences is intended to alleviate confusion with existing City requirements. The intent of the City is to allow for fences in the rear and side yard to not exceed six feet in height. Currently the City Code states that fences within four feet of a lot line shall not exceed six feet in height. The proposed Ordinance deletes the "within four feet of the lot line" language so that the code requirement encompasses the

entire yard. This was reviewed by the Plan Commission and recommended for approval on January 12, 2026.

Recommended Action:

Motion to waive reading and adopt the ordinance as recommended by the Plan Commission

7. INPUT FROM THE PUBLIC

Limited to 3 minutes per person - Resident addresses are requested but are not required to be given

8. COUNCIL COMMUNICATIONS

Letters and other communications from residents

9. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

10. CONSENT AGENDA

These titles will be read by the Council President and approved by a single Voice Vote. Any item may be pulled from the Consent Agenda for discussion and separate vote by any City Council member.

A. 26-018 Presentation of Minutes

1. City Council Regular Meeting, January 19, 2026
2. City Council Work Session, January 26, 2026

B. 26-019 Applications and Petitions

1. Temporary Class "B" Beer license for Manitowoc County Mariners Football LLC, Pro Wrestling Classic III, Saturday, February 14, 2026 at 1520 17th Street

RECOMMENDED ACTION FOR CONSENT AGENDA

Motion to approve the Consent Agenda as presented

11. CITY COUNCIL - DISCUSSION ITEMS

A. Property Assessment Overview

Summary: An overview of Wisconsin's property assessment system, including assessment classifications, valuation standards, and the legal framework guiding how property values are determined. We will review how assessments change over time, the roles of local assessors and the Department of Revenue, and when revaluation or reassessment is required to maintain equity and compliance.

Recommended Action: No action requested; this is for informational purposes only.

12. CITY COUNCIL - FORMAL ITEMS

A. 26-014 Ordinance Adopting a Property Assessment Policy for the City of Two Rivers and Adding Chapter 2-7-16 to the City Code

Summary: This ordinance establishes a formal property assessment policy for the City, adding a new section to the Code that emphasizes regular, fair, and transparent property value assessments consistent with State law and best practices. The policy outlines assessment frequency, assessor selection standards, performance monitoring, and appeal protections to improve accuracy, equity, and public confidence in the property assessment process.

Recommended Action:

Motion to waive reading and approve the Ordinance Adopting a Property Assessment Policy for the City of Two Rivers and Adding Chapter 2-7-16 to the City Code

B. 26-020 Resolution Authorizing the Issuance and Sale of Up To \$1,835,579 Sewerage System Revenue Bonds, Series 2026, and Providing for Other Details and Covenants with Respect Thereto, and Approval of Related Financial Assistance Agreement

Summary: This resolution authorizes the sale of Revenue Bonds through the Wisconsin Clean Water Fund to finance approved sewer utility improvements. The bonds will be payable solely from sewer system revenues, issued on a parity basis with existing sewer revenue bonds, and will not constitute general obligation debt of the City. In this case, the interest rate is 2.475%, which is significantly lower than what the City would see with open-market revenue bonds.

The borrowed funding will be used for funding sanitary sewer replacements at Harbor Street, 16th Street, and Emmet Street, lead service sanitary laterals, and cured-in-place piping in various locations around Two Rivers. Council action on this item also approves the related Financial Assistance Agreement and authorizes the City Manager to execute all necessary documents to complete the financing.

Recommended Action:

Motion to waive reading and adopt the resolution authorizing the Issuance and Sale of Up To \$1,835,579 Sewerage System Revenue Bonds, Series 2026, and Providing for Other Details and Covenants with Respect Thereto, and Approval of Related Financial Assistance Agreement

13. CITY MANAGER'S REPORT

14. FOR INFORMATION ONLY

- City Council Regular Meeting, Monday, February 16, 6:00 PM
- City Council Work Session, Monday, February 23, 6:00 PM
- City Council Listening Session, Thursday, February 26, 6:00 PM

15. ADJOURNMENT

Motion to dispense with the reading of the minutes of this meeting and adjourn

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

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.