



# **TWO RIVERS**

WISCONSIN

**PLAN COMMISSION MEETING**  
**Monday January 12, 2026, at 5:30 PM**  
**Council Chambers - City Hall, 3rd Floor 1717 E.**  
**Park Street, Two Rivers, WI 54241**

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## **MINUTES**

### **1. CALL TO ORDER**

Kyle Kordell called the meeting to order at 5:30 PM.

### **2. ROLL CALL**

Present: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Also Present: Louise Euclide, Paige Grall, David Van Ginkel, Jeff Sachse, and Recording Secretary Adam Taylor.

### **3. ACTION ITEMS**

#### **A. Review of Extraterritorial Certified Survey Map completed by Benjamin Reenders, Licensed Surveyor, Parcel 018-125-013-001.00.**

Motion made to approve the Certified Survey Map.

Motion made by Heckenlaible, seconded by Lee.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

#### **B. Review request to rezone, from IPF to R-3, located at 3204 Lincoln Ave, and Parcel No. 053-162-301-075.00 (newly created Lots 2 & 3), submitted by applicant and owner Renew Church Inc.**

This property was recently divided into three separate parcels. The large parcel at 1029 – 33<sup>rd</sup> Street will stay zoned as IPF (Institutional/Public Facilities District). The two newly created lots to the east (lots 2 & 3 on the CSM) contain the existing home at 3204 Lincoln Avenue and vacant Parcel No. 053-162-301-075.00; both of which are proposing to be rezoned to R-3 Residential District. The rezoning is in conformity with the City's Comprehensive Plan, as this area is to be zoned as mixed use. Plan Commission staff questioned the logistics of tax bills for the new lots.

Motion made to recommend approval of the rezoning of Lots 2 & 3 on the CSM (3204 Lincoln Avenue & Parcel No. 053-162-301-075.00) to the City Council.

Motion made by Wachowski, seconded by Klein.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

**C. Ordinance to amend Section 10-1-15 I (3)(c) to regulate the height of fences.**

There has been a bit of confusion regarding the height of fences with the existing ordinance. Staff is recommending that this language be amended to strike out “within four feet of a lot line,” so that all fences in the side and rear yard shall be a maximum of six feet in height. This will make it clearer and align with what was originally intended.

Motion to recommend approval of the ordinance amendment.

Motion made by Kordell, seconded by Klein.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

**4. FOR DISCUSSION**

**A. Discussion of a possible rezoning of the Hamilton Property.**

The Plan Commission discussed the future of the Hamilton Property. The property has been in process of water and soil sampling for many years. Potential development on the site could take place in the near future. The City is interested in rezoning these lots from Industrial District to Business District. Doing this would cause a higher standard for the cleanup and contamination procedures in the soil. The City hopes to acquire this property, finish the remediation and use it for future development.

This item will need to be brought back to a future meeting for any action to take place.

**5. PUBLIC INPUT**

Input from the public included an in-depth discussion and resident concerns regarding business operations taking place in a residential area on Parkway Boulevard. City staff and Plan Commission have attentively heard the concerns and will be proactive in alleviating the situation and violations taking place.

**6. ADJOURNMENT**

Motion to adjourn at 6:45 PM.

Motion made by Kordell, seconded by Wachowski.

Respectfully submitted, Adam Taylor, Recording Secretary