



**TWO  
RIVERS**  
WISCONSIN

# PLAN COMMISSION MEETING

Monday, May 08, 2023 at 5:30 PM

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

---

## AGENDA

### 1. CALL TO ORDER

### 2. ROLL CALL

Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Eric Pangburn, Adam Wachowski

### 3. ACTION ITEMS

- A.** Proposed zoning text amendment to Section 10-1-22(4)(a)(1) of the City of Two Rivers zoning code to add the housing of a raptor (a red tailed hawk) as a conditional use, applicant Alexander Daron.

### 4. ADJOURNMENT

*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](mailto: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.*





**TWO  
RIVERS**  
WISCONSIN

Section 3, Item A.

## LAND DEVELOPMENT APPLICATION

APPLICANT Alexander Daron TELEPHONE 920-242-9226

MAILING ADDRESS 1033 27th Street Two Rivers WI 54241  
(Street) (City) (State) (Zip)

PROPERTY OWNER ANDREW DARON TELEPHONE 920-242-8970

MAILING ADDRESS 1033 27th St. TWO RIVERS WI. 54241  
(Street) (City) (State) (Zip)

REQUEST FOR:

☐ Comprehensive Plan Amendment
 ☐ Conditional Use  
☐ Site/Architectural Plan Approval
 ☐ Annexation Request  
☐ Subdivision Plat or CSM Review
 ☐ Variance/Board of Appeals  
☐ Zoning District Change
 ☒ Other

STATUS OF APPLICANT: ☐ Owner ☐ Agent ☐ Buyer ☒ Other

PROJECT LOCATION 1033 27th Street TYPE OF STRUCTURE Falconry Mews (Shed)

PRESENT ZONING R3 REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE House a raptor for the sport of Falconry

PARCEL # 1380060903 ACREAGE 7,501 Square Feet

LEGAL DESCRIPTION Request to house a raptor on property for Falconry

**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 Alexander Daron Date 5-1-2023  
(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

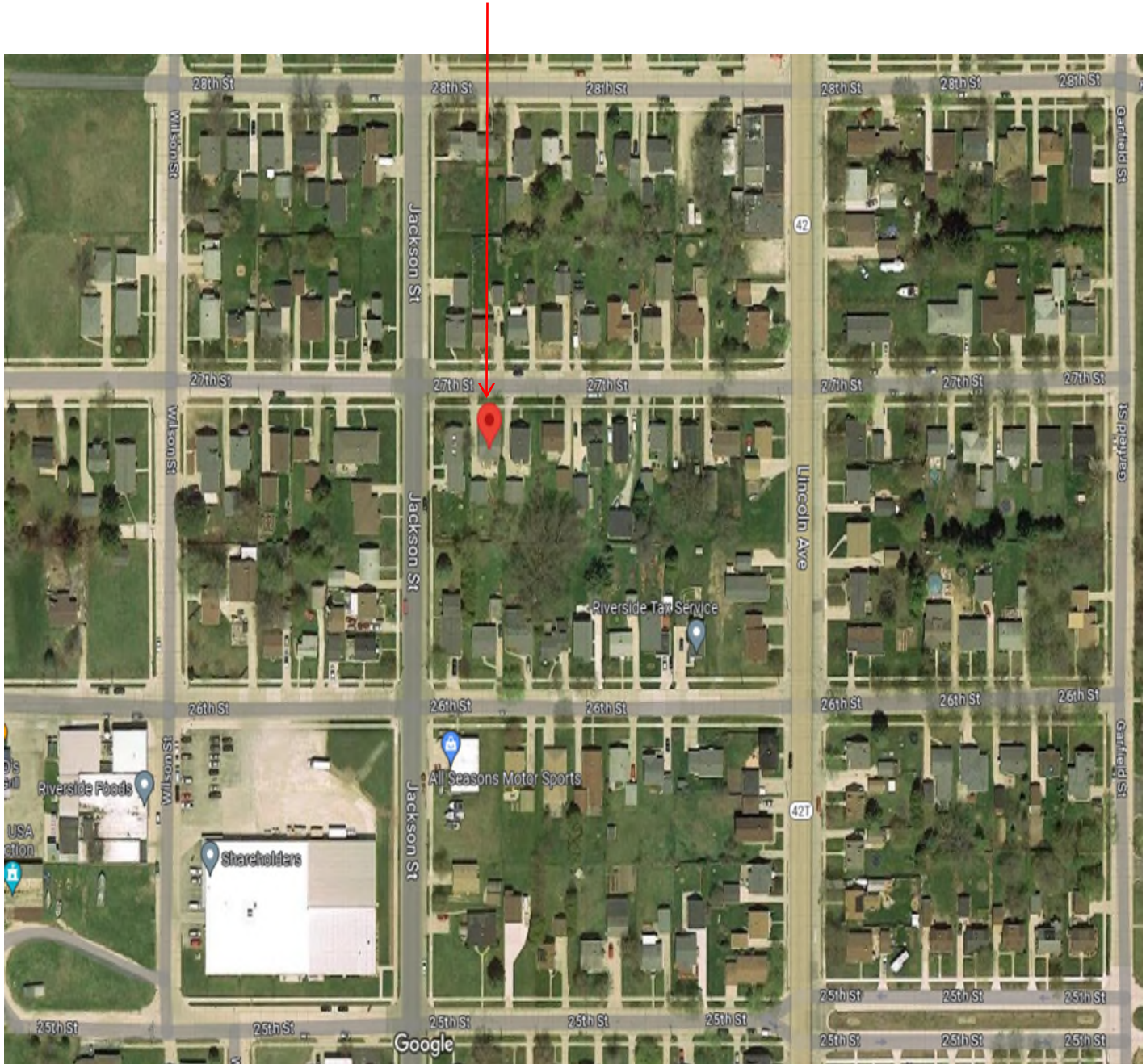
Schedule

Application Submittal Date \_\_\_\_\_  
 Date Fee(s) Paid \_\_\_\_\_  
 Plan(s) Submittal Date \_\_\_\_\_  
 Plan Comm Appearance \_\_\_\_\_

\$ \_\_\_\_\_ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_



1033 27th Street, Property Location  
Zoned R-3





1033 27th Street, Property Location

Section 3, ItemA.





**Sec. 10-1-22. R-3 single- and double-family residence district.**

A. *Use.* In the R-3 single- and double-family residence district no building or premises shall be used and no building shall hereafter be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Single- or double-family dwellings or any use permitted in the R-1 and R-2 districts.
- (2) Hospitals and clinics.
- (3) Keeping of chickens and ducks as permitted under section 6-5-22 of this Code.

(4) Conditional uses.

(a) Agriculture.

[1] Limited to dairy farms, horse farms, fruit and vegetable farms, greenhouses, plant nurseries, tree nurseries and the keeping of goats, ponies, rabbits, sheep or more than six chickens and ducks.

[2] In considering the keeping of animals and birds, the plan commission and city council shall evaluate factors, such as, but not limited to, parcel size and location, number and size of animals and birds, location of structures such as cages, coops, pens, stables and fencing, odor control, animal waste management and conflicts with deed or covenant restrictions.

(b) Art studio.

(c) Barbershop and beauty parlor.

(d) Bed-and-breakfast establishment complying with the following:

[1] Definition. For the purpose of interpreting the provisions of this section, "bed-and-breakfast establishment" shall mean any place of lodging that provides eight or fewer rooms for rent for more than ten nights in a twelve-month period, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.

[2] License required. The granting of a conditional use permit for a bed-and-breakfast establishment shall be specifically conditioned upon receipt of a permit by the applicant from the Wisconsin Department of Agriculture, Trade and Consumer Protection (ATCP).

[3] Sign. A bed-and-breakfast establishment for which a conditional use permit has been issued shall be permitted to display only one wall sign not greater than three square feet in area displaying the owner's name and the phrase "bed-and-breakfast establishment."

[4] Fire protection. Fire protection as specified by the Fire Department shall be provided, tested periodically and maintained in good condition at all times.

[5] Records. The granting of such conditional use shall be specifically conditioned upon a requirement that the applicant keep adequate records showing the dates on which any rented room is occupied, the names and permanent addresses of the occupants, and rental fee amounts, together with a requirement that such records shall be available for review by the city at reasonable times upon request.

[6] Maximum occupancy. An establishment which permits a guest to remain registered for more than 14 consecutive days, whether in one room or more than one room, shall be considered a rental establishment other than a "bed-and-breakfast establishment" and shall be considered cause for revocation of such conditional use permit.



Alexander Daron  
1033 27th Street  
920-242-9226

### **Request to House a Raptor within Two Rivers City Limits**

Since I've been a child, I've always had a fascination with raptors and the art of Falconry. Growing up I've had the opportunity to learn about these birds through demonstrations at school, through books, online articles/videos, and to see raptors in flight at the Bristol Renaissance Fair. Over the past fall and winter I had discovered a group of falconers in Wisconsin known as the Wisconsin Falconry Association (WFA). It was then my interest soared, as I had not been aware that the sport was actively practiced within the state, and that anyone with the drive, commitment, and time could become a practitioner of the sport. Through contact with their apprenticeship coordinator, I was able to attend public falconry hunts at Givens Farm in Hortonville, and I've gone with the coordinator and other falconers on smaller group hunts across the Appleton, Oshkosh, and Eau Claire areas. I've also attended hunts at Maribel Caves and at various locations within the city of Manitowoc with resident falconers. After participating in these hunts and learning all I could through books and second-hand knowledge, I began working with members of the Wisconsin DNR to begin my journey as a Falconer. Back in January I took the DNR's Falconry Exam and finished with a passing score, and am currently working to get all the necessary resources together to potentially obtain a bird of my own for this winter's hunting season.

I ask for your cooperation in allowing me to house my raptor (the raptor in question will be a Red-Tailed Hawk) at my home here in Two Rivers. A Red-Tailed Hawk is a bird that weighs between 1.5 to 3.5 pounds, measuring 18-26 inches in length, with a wingspan from 3 ft 7in to 4 ft 8 in. While the request itself may be an uncommon one, rest assured that other cities and towns within Wisconsin as well as other states have allowed Falconers to keep birds within city limits and urban areas, so long as it is done legally by the criteria outlined in Chapter NR18 regarding the practice of Falconry. It is my aim to adhere to these regulations, and to ensure that my practice does not cause undue harm to the citizenry or city.

Falconry itself is defined as the art of taking wild quarry in its natural state/habitat with the assistance of a trained raptor. This art has been around for thousands of years, and requires a very serious dedication of time and energy from the Falconer. In order to become a Falconer, the DNR requires that I hold a valid Falconer's license, and complete regular documentation to show that I am doing the utmost to care for my raptor and keep it in good health. If necessary, these documents can also be forwarded to the city of Two Rivers to prove that I am keeping to the laws stated within NR18. Additionally, the DNR requires that I house the raptor in such a way that will prevent other animals and people from harming/disturbing the raptor, and to keep the raptor from harming any citizen or local animals. To this end, I plan to build a structure known as a Mews to house the raptor. The Mews is a type of shed that serves as the raptor's home when not being flown to keep it safe from extreme elements and external influences, and to house falconry equipment. The mews will be constructed in the backyard of the 1033 27th Street property to ensure the raptor remains out of sight from passersby on the street, and from surrounding neighbors. The yard itself is surrounded by a fence and thick hedge for additional privacy. If I should fail to care for my raptor in any way as to compromise its health, or to unduly



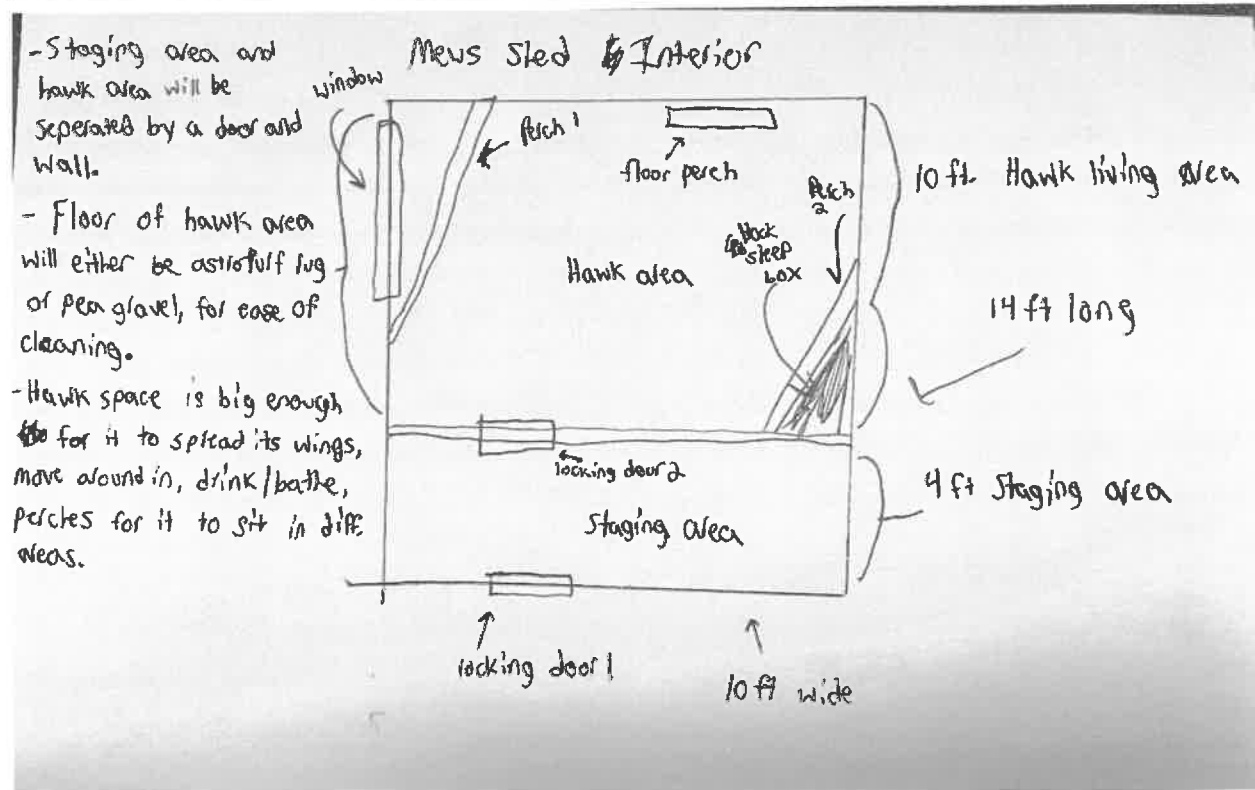
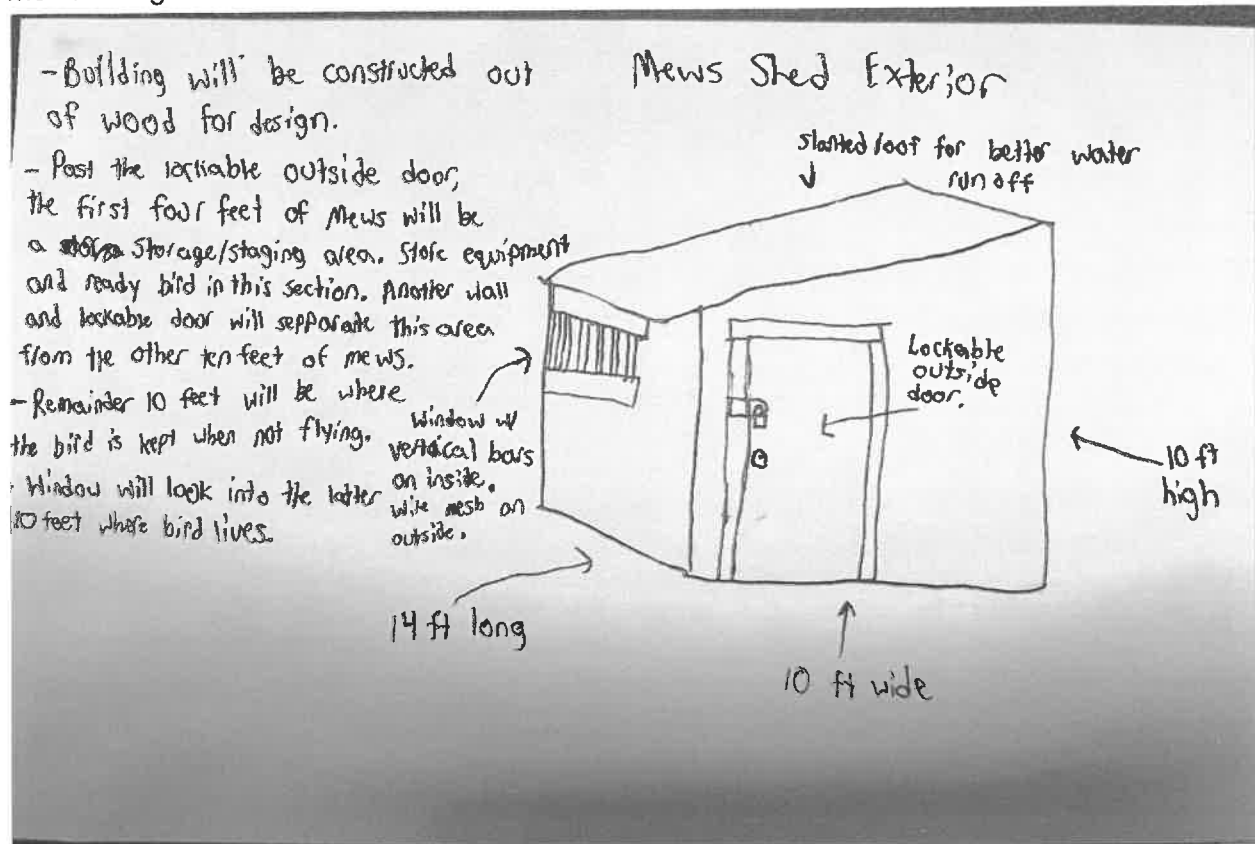
disturb my neighbors, then I would be failing to adhere to state law and would most likely have my license revoked. Therefore it is within my best interests to ensure that my raptor does not become a nuisance or threat to the citizenry.

As outlined in Chapter NR18, I am required to construct a dwelling to house my raptor. The dwelling must be safe, secure, and clean to prevent any illness or injury to the bird. The mews must also be big enough to allow the bird to fully extend its wings, have at least one window fitted with vertical bars/rods on the inside, and spaced narrower than the width of the bird's head to prevent escape and undue disturbance from outside forces. There must be at least one secure door that can be easily closed, and the floor surface must be dry or well drained, and must be easily cleaned. Additionally, there must be at least one perch of adequate make inside the mews for the raptor to sit upon. The Mews I plan on constructing will be 14 feet long, 10 feet wide, and 10 feet high. The first 4 feet of the length will be separated by a wall from the remaining 10 feet, and will have two doors: one to step inside and outside of the shed itself, and another that will open into the remaining 10 feet of the Mews. Both doors will be lockable, and will serve as a form of dual security to ensure the raptor cannot escape while I'm coming in and out of the Mews. The 4 ft by 10 ft area will function as a storage area for falconry supplies, as well as a staging area to weigh/inspect the raptor, and to fit it with necessary equipment before taking it outside. The latter 10 ft by 10 ft area will serve as the living space for the raptor. In addition to the locked doors for the enclosure, I will also place warning signs on the Mews to inform individuals that a bird of prey is being kept inside the building, that it is against state and federal law to harm/harass such an animal, and that security is as much for their safety as it is for the raptor's. Once constructed, an official from the Wisconsin DNR will come and inspect the building and my falconry equipment to ensure everything is up to legal standards. A successful inspection is required before I can apply for my falconry permit. A design for this Mews will be provided with this request, along with the NR18 law and other pertinent documentation for becoming a falconer.

If I am allowed to house my raptor within the city and pursue the sport of falconry, I can use the hunting skills my bird and I develop to help benefit the city. By being able to hunt rabbits, squirrels, and other rodents and pests in the city, I can help in controlling their populations via natural means, without the use of poisons and traps. This would make the environment more suitable for species sensitive to these poisons, such as Barn Owls, Peregrine Falcons, Ospreys, and other migratory species that come through the area. As my knowledge of raptors expands, I could provide assistance to Woodland Dunes or the Manitowoc Zoo, should they need help caring for any raptors in their possession. Once I become a more advanced and established Falconer, I would also be willing to do presentations on falconry to children and adults who wish to learn more about the sport and conservation of local birds of prey. I hope that I have adequately explained my request to the satisfaction of the committee, and I hope it is considered favorably. Thank you for your time.



## Mews Design Sketches:





## Wisconsin DNR's Falconry Apprentice Program

### Falconry Apprentice Expectations

When considering becoming a falconer, we hope you take a few minutes to think about what that commitment means. Falconry is not a sport for your part-time entertainment or an opportunity to have a pet raptor; rather, Falconry is a serious commitment that requires a great deal of skill as well as knowledge about biology and daily care for your bird and hunting partner. The Falconry Apprenticeship process is intended to guide and support learning the knowledge and developing the necessary skills to become a successful falconer. It is expected that the Sponsor will support your learning process regarding the treatment and care of a falconry raptor, how to facilitate the raptor's pursuit of wild quarry in the field, how to deal with common falconry issues that may arise, how to engage with the public regarding the practice of falconry, and the laws and paperwork associated with falconry. The Sponsor/Apprentice relationship will ultimately influence your future as a licensed falconer.

Together with members of the Falconry Community, we have identified a recommended (in-exhaustive) list of expectations that should be considered when making the determination if you wish to become a falconry Apprentice during the minimum two-year commitment.

#### The Apprentice's Expectations:

1. I am willing and able to make a reasonable commitment to learning the practice of falconry, and will accept the guidance-oriented support provided by my chosen Sponsor during my two year apprenticeship.
2. As a falconry Apprentice, I will make every effort to communicate and work with my Sponsor to learn the art of falconry.
3. I understand that if there are issues with my Sponsor, I need to contact the DNR Falconry Coordinator or DNR Falconry Liaison Conservation Warden as soon as possible.
4. I understand that my first and foremost priority is the safety of myself and my falconry raptor.
5. I am committed to learning all of the knowledge required to practice falconry, including the relevant laws, husbandry, methods of pursuit of quarry, and ethics.
6. If I have any issues I will contact my sponsor, the DNR Falconry Coordinator, and/or the DNR Falconry Liaison Conservation Warden as soon as practically possible.
7. I understand that my apprenticeship may be extended beyond two years if my sponsor and DNR Falconry Coordinator feel more time is needed to become a successful falconer.

Stacy Rowe  
WDNR Falconry Coordinator  
608-228-9796  
[stacy.rowe@wi.gov](mailto:stacy.rowe@wi.gov)

Ben Mott  
WDNR Falconry Liaison Conservation Warden  
920-896-3383  
[benjamin.mott@wi.gov](mailto:benjamin.mott@wi.gov)



State of Wisconsin  
Department of Natural Resources  
2514 Morse Street,  
Janesville, WI 53545  
dnr.wi.gov

## Falconry Facilities and Equipment Inspection Report

Form 1700-074 (R 10/22)

Page 1 of 2

**Notice:** Pursuant to s. 169.37, Wis. Stats and ch. NR 18, Wis. Adm. Code, this inspection report must be completed by the Department of Natural Resources (DNR) staff inspecting the Falconry Facilities and Equipment for a falconry permit applicant. This inspection must take place prior to a permit being issued. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Law (ss. 19.31 - 19.39, Wis. Stats.).

### Falconry Applicant or Permittee Information

Name

Address	City	State	ZIP Code
Facility Address (if different)	City	State	ZIP Code

Permittee Type: Check only one

- ☐ New Applicant ☐ Existing Permit Number

Reason for Inspection: Check all that apply

- ☐ New Applicant Inspection ☐ Re-Inspection of Inadequate Facilities  
☐ Additional Facilities ☐ New Facility Location

### Facility and Equipment Operating Standards

**NR 18.07(2) FACILITIES; EQUIPMENT:** The applicant shall provide and maintain the following facilities and equipment in accordance with the following standards to ensure the health and safety of the raptor or raptors:

(a) *Facilities.* Raptor housing facilities whether indoors or outdoors shall be maintained in a clean state and protected from the environment, predators and undue disturbance and shall include either:

1. Indoor facilities (mews) ...
2. Outdoor facilities (weathering areas) ...
3. A single facility meeting the requirements of both subds. 1. and 2. may be permitted.

#### Part I - Facilities

##### A. MEWS (Indoor Facility)

1. Space to allow easy access and maintenance	<input type="radio"/> Yes	<input type="radio"/> No
2. Space to allow raptor(s) to fully extend wings	<input type="radio"/> Yes	<input type="radio"/> No
3. At least one window provided	<input type="radio"/> Yes	<input type="radio"/> No
4. Each window with vertical bars/rods on inside spaced narrower than the width of the bird's head	<input type="radio"/> Yes	<input type="radio"/> No
5. At least one secure door - can be easily closed	<input type="radio"/> Yes	<input type="radio"/> No
6. Floor surface dry or well drained - can be easily cleaned	<input type="radio"/> Yes	<input type="radio"/> No
7. One adequate perch for each raptor	<input type="radio"/> Yes	<input type="radio"/> No

##### B. Weathering Area (Outdoor Facilities)

1. Space to allow tethered raptor(s) to bate (attempted flight) without striking wings on side or top of facility	<input type="radio"/> Yes	<input type="radio"/> No
2. Sides of facility fenced with suitable material to exclude predators	<input type="radio"/> Yes	<input type="radio"/> No
3. Top of facility covered with netting, wire, or roofed to exclude predators	<input type="radio"/> Yes	<input type="radio"/> No
4. One adequate perch for each raptor	<input type="radio"/> Yes	<input type="radio"/> No

##### C. Environmental Protection

The facilities, singly or in combination, provide adequate protection to the raptor(s) from:

1. Excessive heat and sun	<input type="radio"/> Yes	<input type="radio"/> No
2. High winds and winter storms	<input type="radio"/> Yes	<input type="radio"/> No
3. Avian and ground predators	<input type="radio"/> Yes	<input type="radio"/> No
4. Disturbance which would likely cause injury	<input type="radio"/> Yes	<input type="radio"/> No



# Falconry Facilities and Equipment Inspection Report

Form 1700-074 (R 10/22)

Page 2 of 2

## Part II - Equipment

### A. Raptor Equipment

- |  |                           |                          |
|--|---------------------------|--------------------------|
| 1. One pair of Alymeri jesses or similar type for each raptor. (An Alymeri jess consists of an anklet, grommet, and a removable strap for attaching the anklet and grommet to the swivel.)             | <input type="radio"/> Yes | <input type="radio"/> No |
| 2. One strong swivel of an acceptable falconry design for each raptor. (Dogleash/fishing snap-swivels, and swivels with soft copper/aluminum rivets are rarely acceptable except for use on kestrels.) | <input type="radio"/> Yes | <input type="radio"/> No |
| 3. One flexible weather-resistant leash for each raptor  | <input type="radio"/> Yes | <input type="radio"/> No |

### B. Required Ancillary Equipment

- |   |                           |                          |
|---|---------------------------|--------------------------|
| 1. One bath container, 2 to 6 inches deep and wider than length of the raptor for each bird           | <input type="radio"/> Yes | <input type="radio"/> No |
| 2. One outdoor perch of an acceptable design for each raptor  | <input type="radio"/> Yes | <input type="radio"/> No |
| 3. A reliable weighing scale or balance graduated in increments of not more than 1/2 ounce (15 grams) | <input type="radio"/> Yes | <input type="radio"/> No |

### Inspection

Select Applicable Option:

☐ APPROVED☐ PROVISIONAL APPROVAL

Except as indicated below, facilities and equipment meet State Standards. Applicant agrees to correct all deficiencies within 30 days.

☐ NOT APPROVED

☐ DEFICIENCIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Inspector's Name \_\_\_\_\_

Inspector's Signature \_\_\_\_\_

Date \_\_\_\_\_

I agree to correct deficiencies, if any, within 30 days and to maintain facilities/equipment at or above State Standards per 18.07 (2)(c).

Applicant's Name \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

### Inspector Comments