



**TWO  
RIVERS**  
WISCONSIN

# PLAN COMMISSION MEETING

Monday, October 12, 2026 at 5:30 PM

Public Hearing at 6:00 PM

Council Chambers - City Hall, 3rd Floor

1717 E. Park Street, Two Rivers, WI 54241

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## AGENDA

### 1. CALL TO ORDER

### 2. ROLL CALL

Commission Members: Kyle Kordell, Rick Inman, Tracey Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

### 3. ACTION ITEMS

- A. Ordinance to amend Section 11-1-2, to include adopted standards from the Wisconsin Uniform Dwelling Code

### 4. PUBLIC HEARING (6:00 PM)

- A. Petition to annex additional territory to the existing City of Two Rivers Business Improvement District (BID)

**Summary:** The Plan Commission will consider a petition to expand the boundaries of the City's existing Business Improvement District (BID) to include additional property. The proposed expansion has already received unanimous recommendations from the Two Rivers Main Street Board of Directors on June 10, 2026, and the Business Improvement District Board on July 21, 2026.

Properties within the BID are subject to a special assessment that supports downtown improvements, programming, promotion and other activities intended to strengthen the business district. The Plan Commission's review represents the next step in the process of adding the proposed territory to the BID.

**Recommended Action:** Formally concur with the unanimous recommendations of the Two Rivers Main Street Board of Directors and Business Improvement District Board and recommend approval of the proposed BID boundary expansion to the City Council.

### 5. PUBLIC INPUT

### 6. 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.*

## CITY OF TWO RIVERS

### ORDINANCE

**An Ordinance to amend Section 11-1-2 of the Municipal Code of the City of Two Rivers regarding the application of the Uniform Dwelling Code to pre-1980 dwellings:**

The Council of the City of Two Rivers, Wisconsin, ordains as follows:

**SECTION 1.** Section 11-1-2(D) of the Municipal Code of the City of Two Rivers, Wisconsin, is hereby amended to read as follows:

**Sec. 11-1-2. - Adopted standards.**

(...)

**D. Pre-1980 additions and alterations.** The Wisconsin Uniform Dwelling Code, chapters SPS 320 through 325 of the Wisconsin Administrative Code, and all subsequent amendments thereto, is hereby adopted by reference and shall apply to all additions and alterations (as those terms are defined in chapters SPS 320 through 325 of the Wisconsin Administrative Code) to one-and two-family dwellings constructed prior to June 1, 1980.

**E. Detached accessory structures.** The Wisconsin Uniform Dwelling Code, chapters SPS 320 through 325 of the Wisconsin Administrative Code, and all subsequent amendments thereto, is hereby adopted by reference and shall apply to all newly constructed detached accessory structures, as well as additions and alterations to existing detached accessory structures, serving one- and two-family dwellings.

**SECTION 2.** This ordinance shall take effect and be in force on the day following its passage and publication as required by law.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this

\_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Scott Stechmesser  
President, City Council

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Kyle Kordell

City Manager

Attest:

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Amanda Baryenbruch, City Clerk

Approved as to form and legality:

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Sean P. Griffin  
City Attorney

**CITY OF TWO RIVERS, WISCONSIN**

**NOTICE OF PUBLIC HEARING**

**PROPOSED ANNEXATION OF TERRITORY TO THE BUSINESS IMPROVEMENT  
DISTRICT**

PLEASE TAKE NOTICE that the Plan Commission of the City of Two Rivers, Wisconsin, will hold a public hearing on Monday, October 12th, 2026, at 6:00 p.m. in the City Council Chambers, City Hall, 1717 E. Park Street, Two Rivers, Wisconsin.

**PURPOSE OF HEARING:**

The purpose of the public hearing is to hear public comment on a petition to annex additional territory to the existing City of Two Rivers Business Improvement District (BID), pursuant to Wis. Stat. § 66.1109(2m).

**DESCRIPTION OF PROPOSED TERRITORY:**

The territory proposed to be annexed into the existing BID is generally described as follows:

The proposed extension covers Madison Street from Memorial Drive to 14<sup>th</sup> Street and both East Street and Jackson Street from 17<sup>th</sup> Street to 22<sup>nd</sup> Street. It also includes an extension of 22<sup>nd</sup> Street to Polk Street, and 23<sup>rd</sup> Street from Lincoln Avenue to Polk Street.

A detailed map showing the exact boundaries of the proposed annexation territory, alongside the existing BID boundaries, is attached to the certified mailing of this notice and is also available for public review in the Office of the City Clerk at City Hall during normal business hours.

**RIGHT TO PROTEST:**

All interested persons are invited to attend the hearing and be heard regarding the proposed boundary amendment.

Pursuant to Wis. Stat. § 66.1109(2m)(b), owners of real property within the territory proposed to be annexed have the right to file a written petition protesting the annexation. If, within thirty (30) days following this public hearing, a written protest petition is filed with the Plan Commission by owners of property to be assessed representing more than forty percent (40%) of the valuation of property within the proposed annexed territory, the annexation shall not proceed.

ACCESSIBILITY NOTICE:

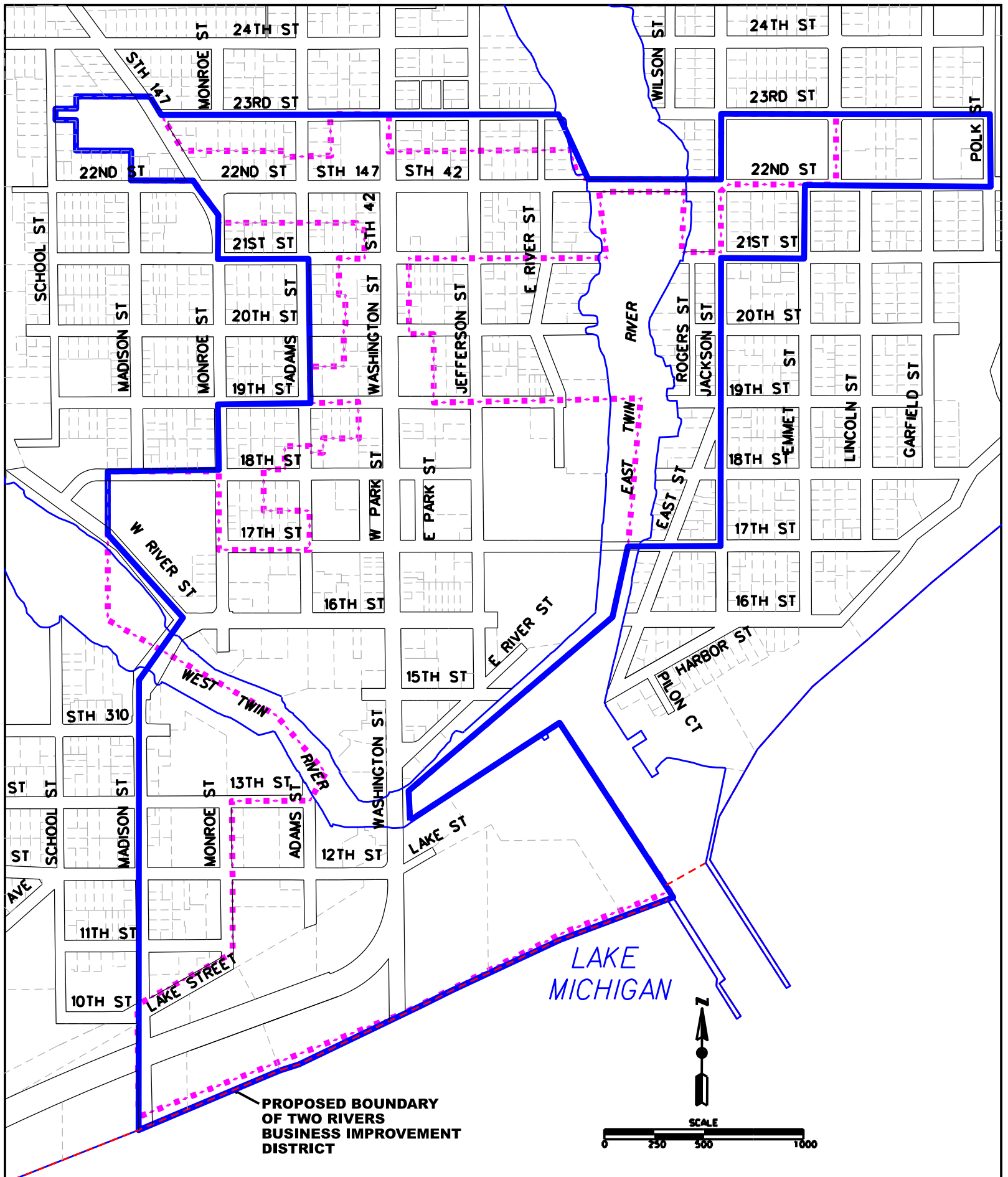
Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Manager's Office at 920-793-5532 or City Clerk's Office at 920-793-5526 by 4:00 p.m. on the day of the meeting.

Dated this 3<sup>rd</sup> day of September 2026.

By Order of the Plan Commission

City of Two Rivers, Wisconsin

Amanda Baryenbruch  
City Clerk



## CITY OF TWO RIVERS BUSINESS IMPROVEMENT DISTRICT

**CITY OF TWO RIVERS, WISCONSIN**

**PETITION IN OPPOSITION TO ANNEXATION OF TERRITORY TO THE CITY  
OF TWO RIVERS BUSINESS IMPROVEMENT DISTRICT**

**TO:** The Common Council and Plan Commission City of Two Rivers, Wisconsin,  
1717 E. Park Street  
Two Rivers, WI 54241

We, the undersigned owners of real property used for industrial and commercial purposes, hereby formally register our opposition to the proposed expansion and annexation of our properties into the existing Business Improvement District.

The proposed annexation area is described as follows:

In support of this Petition in Opposition, the undersigned respectfully states and affirms as follows:

- Ownership of Property: The Petitioner is the owner of real property located within the territory currently proposed to be annexed into the existing BID.
- Commercial Use: The Petitioner's property is actively used for commercial purposes.
- Statement of Opposition: The Petitioner formally protests the proposed annexation of the territory described in the proposed expansion plan. We request that the Plan Commission and Common Council acknowledge this opposition during the statutory protest period and vote to reject the expansion of the BID into the proposed territory.

*(signature page follows)*

|    | Name | Business Name | Address | Signature |
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Please Use Duplicate this Page for Additional Signatures

**CITY OF TWO RIVERS, WISCONSIN**

**PETITION FOR ANNEXATION OF TERRITORY TO THE CITY OF TWO RIVERS  
BUSINESS IMPROVEMENT DISTRICT**

**TO:** The Common Council and Plan Commission City of Two Rivers, Wisconsin, 1717  
E. Park Street Two Rivers, WI 54241

**PURSUANT TO** Wisconsin Statutes § 66.1109(2m)(a), the undersigned Petitioner hereby formally requests that the City of Two Rivers Plan Commission and Common Council take the necessary statutory actions to annex the territory described herein to the existing City of Two Rivers Business Improvement District (BID).

In support of this Petition, the undersigned respectfully states and affirms as follows:

1. **Ownership of Property:** The Petitioner is the owner of real property located within the territory proposed to be annexed into the existing BID.
2. **Commercial Use:** The Petitioner's property is actively used for commercial purposes, as required by Wis. Stat. § 66.1109(2m)(a).
3. **Property Identification:** The Petitioner's property is located at the following physical address within the City of Two Rivers:
  - o **Street Address:** 1211 Madison st, Two Rivers WI
  - o **Tax Parcel Identification Number:** 0000910713
4. **Territory to be Annexed:** The specific territory proposed for annexation to the existing BID is shown on the map and/or legal description attached hereto as **Exhibit A** and incorporated herein by reference.
5. **Request for Action:** The Petitioner requests that the Plan Commission schedule and notice a public hearing on this proposed annexation, and that following said hearing and the statutory 30-day protest period, the Plan Commission and Common Council approve the annexation of the territory described in Exhibit A into the City of Two Rivers BID.

*(signature page follows)*

**RESPECTFULLY SUBMITTED:**

**Property Owner / Entity Name:**

SESE Properties LLC

\_\_\_\_\_  
(If property is owned by an LLC or Corporation, list the entity name above)

**Signature:**

 Travis Stevens

**Printed Name:**

Travis Stevens

**Title:**

Sole Member

\_\_\_\_\_  
(e.g., Owner, Managing Member, President)

**Date:**

08/22/26

**Mailing Address:** 903 Washington st, Manitowoc WI 54220

\_\_\_\_\_  
(If different from the property address)

**CITY OF TWO RIVERS, WISCONSIN**

**PETITION FOR ANNEXATION OF TERRITORY TO THE CITY OF TWO RIVERS  
BUSINESS IMPROVEMENT DISTRICT**

**TO:** The Common Council and Plan Commission City of Two Rivers, Wisconsin, 1717  
E. Park Street Two Rivers, WI 54241

**PURSUANT TO** Wisconsin Statutes § 66.1109(2m)(a), the undersigned Petitioner hereby formally requests that the City of Two Rivers Plan Commission and Common Council take the necessary statutory actions to annex the territory described herein to the existing City of Two Rivers Business Improvement District (BID).

In support of this Petition, the undersigned respectfully states and affirms as follows:

1. **Ownership of Property:** The Petitioner is the owner of real property located within the territory proposed to be annexed into the existing BID.
2. **Commercial Use:** The Petitioner's property is actively used for commercial purposes, as required by Wis. Stat. § 66.1109(2m)(a).
3. **Property Identification:** The Petitioner's property is located at the following physical address within the City of Two Rivers:
  - o **Street Address:** 1207 Madison Street
  - o **Tax Parcel Identification Number:** 053-000-091-072.02
4. **Territory to be Annexed:** The specific territory proposed for annexation to the existing BID is shown on the map and/or legal description attached hereto as **Exhibit A** and incorporated herein by reference.
5. **Request for Action:** The Petitioner requests that the Plan Commission schedule and notice a public hearing on this proposed annexation, and that following said hearing and the statutory 30-day protest period, the Plan Commission and Common Council approve the annexation of the territory described in Exhibit A into the City of Two Rivers BID.

*(signature page follows)*

RESPECTFULLY SUBMITTED:

Property Owner / Entity Name: Emilee Rysticken  
(If property is owned by an LLC or Corporation, list the entity name above)

Signature: Emilee Rysticken

Printed Name: Emilee Rysticken

Title: Owner (e.g., Owner, Managing  
Member, President)

Date: 9/15/2026

Mailing Address: — (If different  
from the property address)