



PLAN COMMISSION MEETING

Monday, February 09, 2026 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: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

3. ACTION ITEMS

A. Review request to rezone the former Hamilton Property, from I-1 (Industrial) to B-1 (Business), located at Parcel No. 053-000-052-030.05, submitted by the City of Two Rivers, currently owned by Fischer Scientific INTL LLC.

4. FOR DISCUSSION

A. Discussion of a possible amendment to the sign ordinance regarding contractor construction signs.

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 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, ItemA.

LAND DEVELOPMENT APPLICATION

APPLICANT City of Two Rivers - Community Development TELEPHONE 920-793-5564

MAILING ADDRESS 1717 East Park Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Thermo-Fisher Scientific TELEPHONE (781) 622-1019

MAILING ADDRESS 300 Industry Drive Pittsburgh PA 15275
(Street) (City) (State) (Zip)

REQUEST FOR:

<input type="checkbox"/>	Comprehensive Plan Amendment	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Site/Architectural Plan Approval	<input type="checkbox"/>	Annexation Request
<input type="checkbox"/>	Subdivision Plat or CSM Review	<input type="checkbox"/>	Variance/Board of Appeals
<input checked="" type="checkbox"/>	Zoning District Change	<input type="checkbox"/>	Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION See Parcel Description TYPE OF STRUCTURE None

PROPOSED LAND USE Redevelopment for Mixed-Use with Commercial, Recreational, and Residential Uses

PARCEL #000-052-030-5 ACREAGE 11.724

LEGAL DESCRIPTION The following, located in Block Forty-one (41) of the City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City, The South One Hundred (100) feet of Lots Six (6) and

NOTE: Attach a one-page written description of your proposal or request.

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Rezoning Ordinance Attached

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 Date 01/26/2026

(Property Owner)

Fee Required

Schedule

\$ 350	Comprehensive Plan Amendment	Application Submittal Date	01/26/2026
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)	Date Fee(s) Paid	
\$ t/b/d	CSM Review (\$10 lot/\$30 min)		
	Subdivision Plat (fee to be determined)		
\$ 350	Zoning District Change	Plan(s) Submittal Date	01/26/2026
\$ 350	Conditional Use		
\$ t/b/d	Annexation Request (State Processing Fees Apply)	Plan Comm Appearance	02/09/2026
\$ 350	Variance/Board of Appeals		
\$ t/b/d	Other		

\$0 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

11/22/16, 03/25/13, 01/01/06, 12/16/20
Land Development Application.docx

Manitowoc County Parcel Viewer

Section 3, ItemA.



CITY OF TWO RIVERS

ORDINANCE

An Ordinance to amend the Zoning Map of the City of Two Rivers, based on the recommendation of the City Manager:

WHEREAS, the City of Two Rivers (the "City") is committed to the revitalization of underutilized properties, the remediation of environmental concerns, and the promotion of economic development within its jurisdiction; and

WHEREAS, the property on the East Twin River, known as the former Thermo-Fisher/Hamilton site (the "Subject Property"), is currently vacant and has been identified as a brownfield site requiring environmental remediation and redevelopment; and

WHEREAS, the City's adopted Comprehensive Plan identifies the Subject Property as a priority for redevelopment and designates the future land use of the site as commercial, aiming to integrate the site back into the productive and social fabric of the community; and

WHEREAS, the Common Council finds that the current zoning classification of I-1 Industrial is inconsistent with the vision set forth in the Comprehensive Plan and presents regulatory barriers to the efficient remediation and reuse of the site; and

WHEREAS, rezoning the Subject Property will provide the necessary regulatory framework to facilitate brownfield redevelopment, attract investment, and ensure land uses that are compatible with the surrounding neighborhood;

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

SECTION 1. Zoning Map of the City of Two Rivers, Wisconsin, is hereby amended to B-1 Commercial zoning for the following real property located in the City of Two Rivers:

The following, located in Block Forty-one (41) of the City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City, The South One Hundred (100) feet of Lots Six (6) and Seven (7), All of Lot Eight (8), the East Eleven (11) feet of the South One Hundred Six (106) feet of Lot Ten (10); the West Fifteen (15) feet of the South One Hundred Six (106) feet of Lot Eleven (11) and the North Sixteen (16) feet of the South One Hundred Six (106) feet of the East Forty-five (45) feet of Lot Eleven (11).

The following located in Block Fifty-two (52) of the City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City;

All of Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10);

All of Lot Twelve (12), except the Northerly Ten and one-quarter (10-1/4) inches of said Lot;

All of Lot Eleven (11), except the Northerly Ten and one-quarter (10-1/4) inches of said lot, but nevertheless including that portion of said Northerly Ten and one-quarter 10-1/4 inches which lies to the West (not North or South) of the West wall of the concrete block warehouse of Eggers Plywood Company located on said Lot Eleven (11);

All that portion of Lot Two (2) lying to the West (not North or South) of the West wall of said concrete block warehouse of Eggers Plywood Company located on said Lot Two (2);

The portions of said Lot Two (2) and Eleven (11) lying West of said concrete block warehouse wall constituting a strip of land extending Westerly from said wall to the West boundary of said Lots Two (2) and Eleven (11), said strip measuring approximately 64.65 feet North-South and 0.45 feet East-West at the Southerly end of the strip and 0.60 feet East-West at the Northerly end thereof, as more fully described in instrument recorded in Vol. 318 of Deeds, page 209 in said County.

The vacated portions of sidewalks adjoining certain Lots in said Block Fifty-two (52) and described as follows:

All that portion of the sidewalk on the Easterly side of Jefferson Street extending from the Westerly boundary line of Lot Six (6), Block Fifty-two (52), in the City of Two Rivers, according to the Recorded Plat of said City, Westerly a distance of Twenty (20) inches.

All that portion of the sidewalk on the Southerly side of 19th Street extending from the Northerly boundary line of Lots Three (3), Four (4), Five (5) and Six (6) of Block Fifty-two (52) in the City of Two Rivers, Wisconsin, Northerly a distance of Twenty (20) inches.

All of Block Fifty-four (54) in said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City.

All of Block Fifty-five (55) in said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City.

The following, located in Block Sixty-six (66) in said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat

of said City: The South One Hundred (100) feet of Lot One (1) and the South One Hundred (100) feet of the East One-half (1/2) of Lot Two (2). All of Block Sixty-seven (67) in said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City.

All of Block Sixty-eight (68) in said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City.

The following, located in Block Sixty-nine (69) of said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City:

All of Lot One (1) and all of Lots Two (2), Three (3) and Four (4) excepting those portions of said Lots 2, 3 and 4 conveyed to the City of Two Rivers as described in Vol. 275 of Deeds, page 527, in the Office of the Register of Deeds for Manitowoc County, Wisconsin.

The following, located in Block Seventy (70) of said City of Two Rivers, Manitowoc County, Wisconsin, known as the Original Plat thereof, according to the Recorded Plat of said City:

All of Lot One (1); the North Seventy-five (75) feet of Lot Two (2); the North Seventy-five (75) feet of Lot Three (3); and the North Seventy-five (75) feet of Lot Four (4).

All that part of 18th Street (now vacated) in the City of Two Rivers, Wisconsin running Easterly from the East line of Jefferson Street to the centerline of East River Street, and that part of the South half of said 18th Street (now vacated) running Easterly from the centerline of East River Street to the East Twin River, including the portions thereof which lie in the intersection of 18th and East River Streets.

All that part of 16th Street (now vacated) in the City of Two Rivers running Westerly from the East Twin River to a line drawn across said 16th Street at right angles to the centerline thereof and located 65 feet.

East of the East line of Jefferson Street, including such portion thereof as lies in the intersection of 16th and East River Streets.

All those parts of East River Street (now vacated) in said City of Two Rivers running;

- (i) Southerly from the South line of 18th Street (now vacated) to the North line of 17th Street;
- (ii) Southerly from the South line of 17th Street to the North line of 16th Street (now vacated); and

(iii) Southwesterly from the South line of 16th Street (now vacated) to the turn-around located between Blocks 69 and 70 in said City, being the premises described in that certain Resolution of the Council of said City which is recorded in Vol. 292 of Deeds, page 265, Doc. #393511, office of the Register of Deeds for Manitowoc County, Wisconsin. together with and including those portions of the intersections of vacated East River Street with vacated 16th and 18th Streets which are described above.

Parcel No. 000-052-030-5.

Amendment

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this
____ day of _____, 2026.

Scott Stechmesser
President, City Council

Kyle Kordell
City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin
City Attorney



PLAN COMMISSION

Action: Discussion on contractor signs
Date: February 9, 2026

A local contractor has asked the city to investigate amending the sign ordinance regarding contractor construction signs. They would like the ordinance to allow for a construction sign to stay up on a lot for up to 60 days past the completion of a project. Below is what our current ordinance states.

A. Construction and alteration signs.

(1) *At residential construction and alteration project sites.* With the property owners' permission, at sites where a building permit has been issued for construction of a new dwelling or a new accessory building or for additions or alterations to the exterior of an existing dwelling or accessory building, four nonilluminated contractor's signs not more than four feet in height and six square feet in area may be displayed in the front yard or street side yard of the property during the actual time of construction but not more than 60 days in a 12-month period, whichever is less. This provision, however, shall not apply to premises occupied by the contractor. Such signs as are herein permitted shall conform to all other applicable provisions of this Code.

(2) *At other than residential construction and alteration sites.* Four nonilluminated construction signs per business, institutional or industrial construction site not exceeding 100 square feet in area and 15 feet in height, which shall be confined to the site of construction, but no closer than 15 feet to the street line except where there is no building setback required, and shall be removed within 30 days after completion of construction or prior to occupancy after construction, whichever is sooner.

