



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION MEETING

Monday, July 11, 2022 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, Jim McDonald, Eric Pangburn, Adam Wachowski

3. ACTION ITEMS

- A. Review Site and Architectural Plans for proposed alterations to convert the second level of the building at 1700 Jefferson Street from residential to commercial, submitted by Jake Jacobsen, Distinctive Design Studio (agent)
- B. Review request for a change in zoning for a 26 square foot area of property at 1723 East Street from B-1 Business District to R-3 Single and Double Family Residence District due to an encroachment issue, submitted by Glen Brower (owner of 1715 East Street)
- C. Review and discuss possible Zoning Code Text Amendment related to regulations for driveways on private property

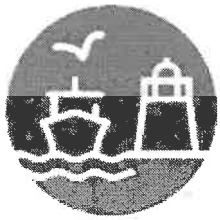
4. FOR DISCUSSION

- A. Review the draft Project Plan to create TID No. 17 to provide funding for the redevelopment and rehabilitation of the former Eggers West industrial site at 1702 - 13th Street
- B. Continue discussion related to the Comprehensive Plan update

5. ADJOURNMENT

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

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

COMMUNITY DEVELOPMENT

Section 3, Item A.

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087

From: Elizabeth Runge, Community Development Director/Planner
Vicky Berg, Zoning Administrator

Agenda Item: Site and Architectural Review for City Tabernacle

Consultant: Distinctive Design Studio

Subject Property: 1700 Jefferson Street

Current Zoning: B-1 Business District

Size of Parcel: 3,600 sq. ft. (0.08 acres)

Adjacent Land Use	Zoning Matrix
North Commercial	B-1 Business
South Commercial	B-1 Business
East Vacant	I-1 Industrial
West Residential	B-1 Business

1. Background

The property located at 1700 Jefferson Street was formerly the office building for St. John's School. Historically, the first floor was mercantile, and the second floor contained two residential units. The owner is proposing to change the use of the building to business office working space.

2. Building Design

The building will be renovated to provide ADA compliant restroom on the first floor, ADA ramp entry, and rear stairway added for alternate egress from the second floor. The second floor is proposed to be an artist space.

3. Zoning

The zoning is B-1 Business District. The dimensional requirements remain unchanged and the use for the building as an office and artist studio is permitted in the B-1 District.

4. Access and Parking

Parking requirements have been calculated as one space per 300 square feet of usable floor area. Total usable floor area in the building = 3,779 square feet, divided by 300 = 13 parking spaces. There appears to be four off-street parking spaces associated with this property, so nine additional spaces are required. The parking spaces shall be provided for by easement from the adjacent property at 1701 West Park Street (church parking lot).

5. Lighting, Landscaping and Signage

No changes are proposed.





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

Section 3, Item A.

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087

6. Dumpster - Trash Collection

The dumpster on the adjacent property at 1701 West Park Street shall be shared. Should there be change, arrangements with the local trash hauler shall be made to place trash at the curb or plans shall be submitted for installation of a dumpster enclosure on the premises.

Recommended Action:

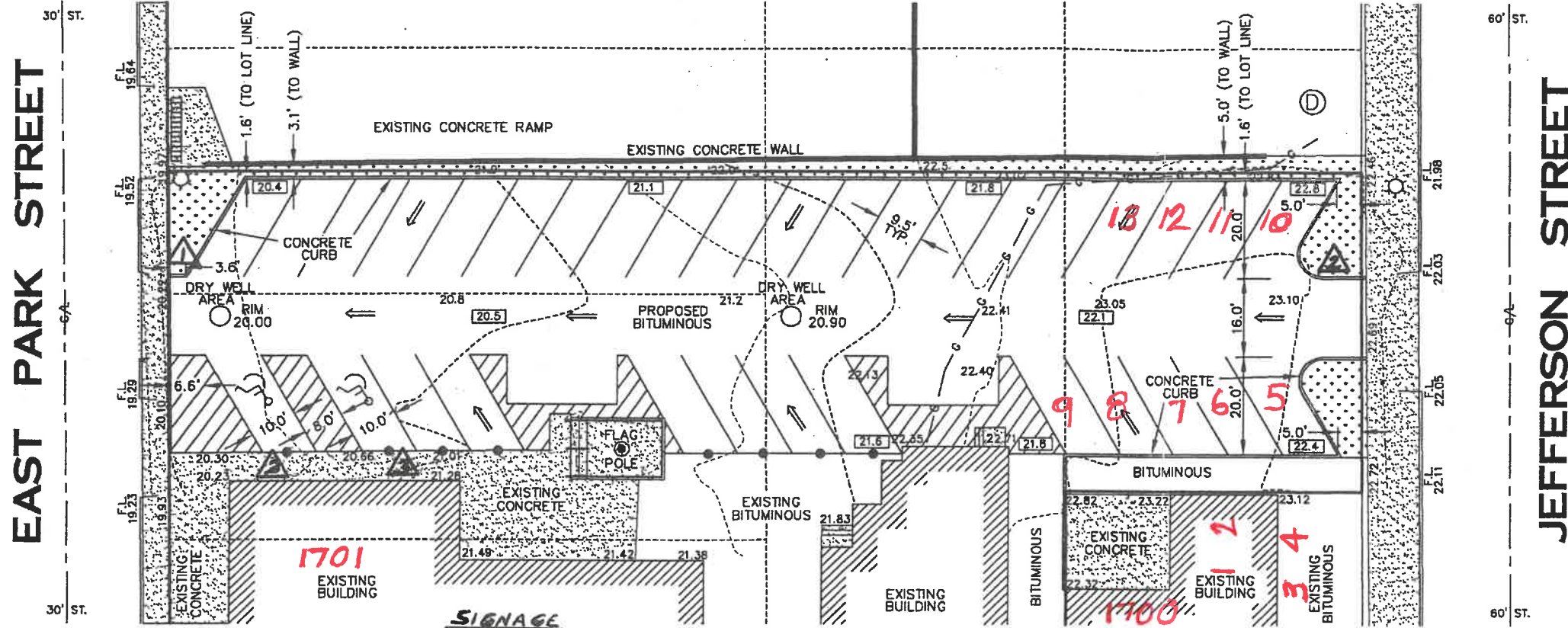
The proposed change in land use complies with the B-1 District. Staff recommends the approval of this proposal with the considerations below:

If the Plan Commission is in support of High lift Coffee Shop, the recommended motion is to approve the plans, with the following conditions to consider:

1. Any future signage requires approval in accord with the City's sign code.
2. Provide a copy of the recorded easement for the required parking stalls prior to obtaining the building permit for the project.
3. All required permits for construction are to be obtained prior to construction.
4. If there are changes to the Site plan, including if the dumpster is no longer shared between property owners, an updated plan shall be submitted to the Plan Commission for review and approval.



60° PARKING - 36 TOTAL STALLS

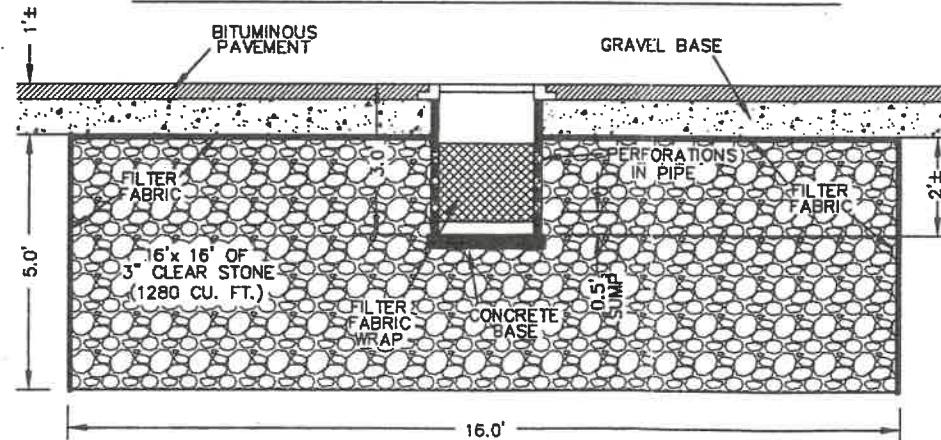


SIGNAGE

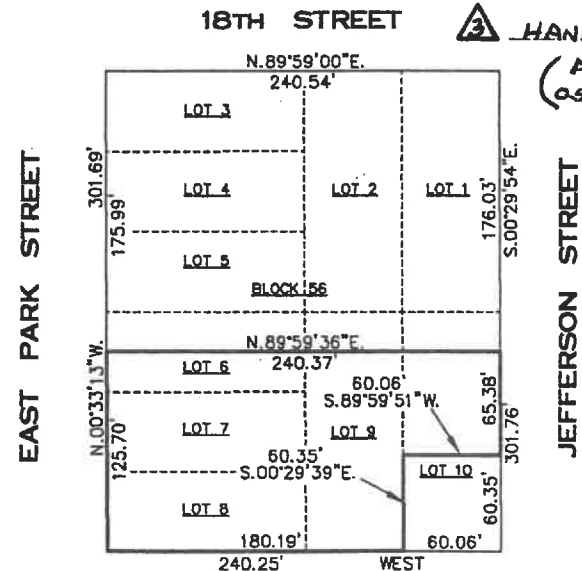
- 1 ENTER ONLY
- 2 EXIT ONLY
- 3 HANDICAPPED PARKING

(ADDED)
05/09/08

PROPOSED DRY WELL DETAIL



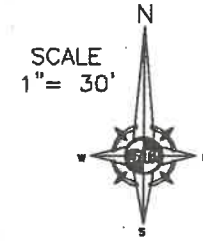
STORAGE CAPACITY REQUIRED PER 2 YEAR STORM
CAPACITY REQUIRED - 1160 CU. FT.
CAPACITY PROVIDED - 1280 CU. FT.



BLOCK DETAIL

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 6, ALL OF LOTS 7 AND 8, THE SOUTH 125 FEET OF LOT 9 AND THE NORTH 65.38 FEET OF THE SOUTH 125.73 FEET OF LOT 10, ALL IN BLOCK 56 OF THE ORIGINAL PLAT OF THE CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



LEGEND

- - DENOTES IRON PIPE FOUND
- ▲ - DENOTES 8" SPIKE
- △ - DENOTES P.K. NAIL
- ⊗ - DENOTES CHISELED X IN CONCRETE
- - DENOTES PIPE BOLLARD
- ▨ - DENOTES CONCRETE PAVEMENT
- ▩ - DENOTES GRASS AREA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005.

DATED: 4-21-08

KENNETH C. MENEAU
RLS #1815



STEINBRECHER & MENEAU, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
TELEPHONE 920-684-5583
FAX 920-684-5584

PROPOSED PARKING AREA LOCATED AT 1701 EAST PARK STREET

PREPARED FOR: ST. JOHN'S EV. LUTH. CHURCH

DATE:	JULY 26, 2007
REVISED:	APRIL 21, 2008
DRAWN BY:	KC MENEAU
JOB NO.:	07358PL
CAD FILE:	ST-JOHNS-PARKING(K)
SCALE:	1" = 30'
SHEET:	1 OF 1



IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1".
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1". AND VIEWS ON THE SHEET ARE REDUCED BY 50%.
IF FITTER SCALE BAR IS NOT EXACTLY 1" DRAWING IS NOT TO SCALE

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

WHEN PLANS ARE PRINTED ON 12 x 18 PAPER, DRAWINGS ARE REDUCED BY 50%.

1700 JEFFERSON ST. RENOVATION

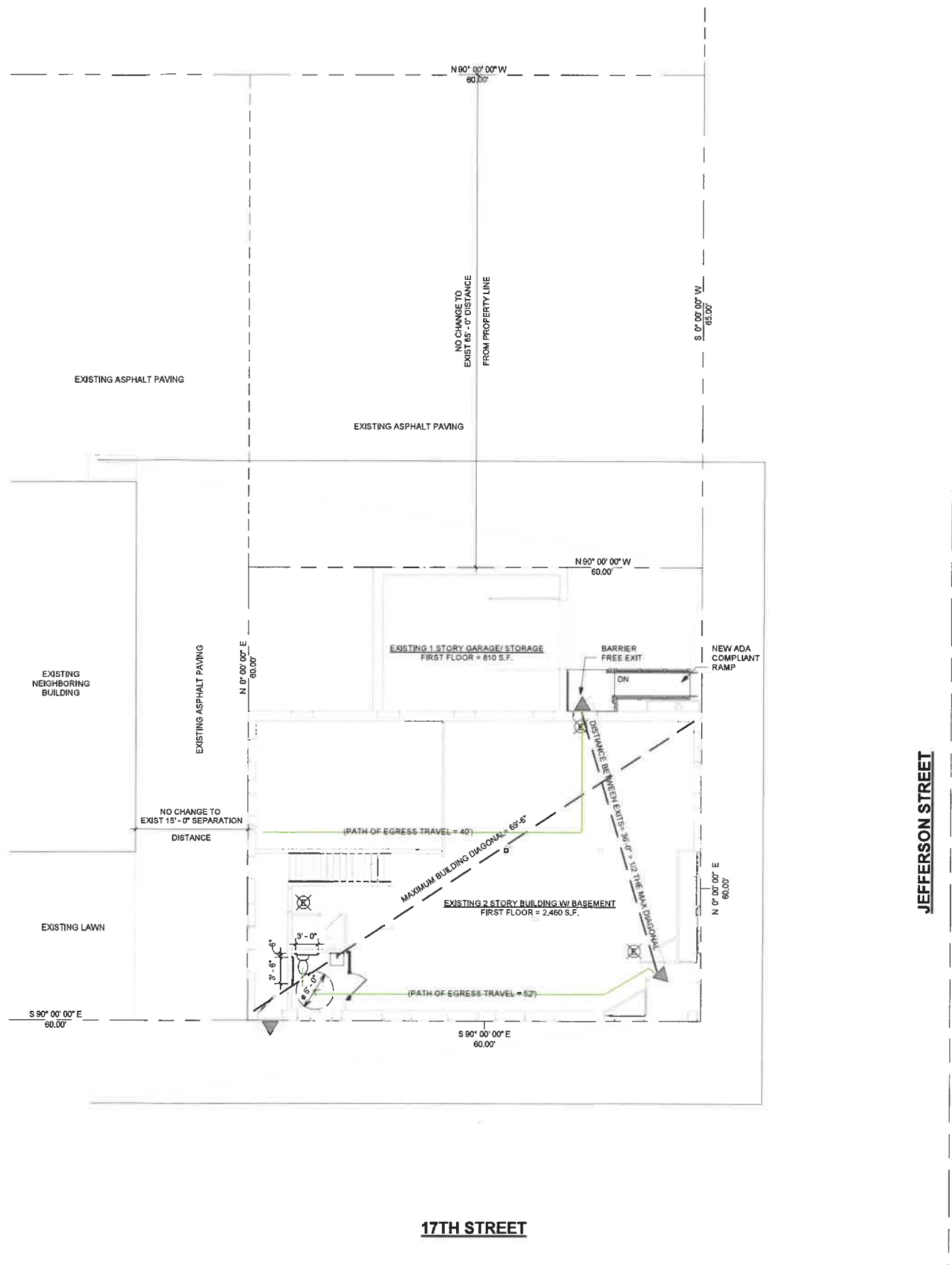
1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

PROJECT #: 21-064

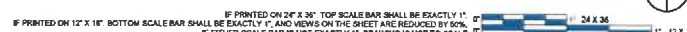
PERMIT SET

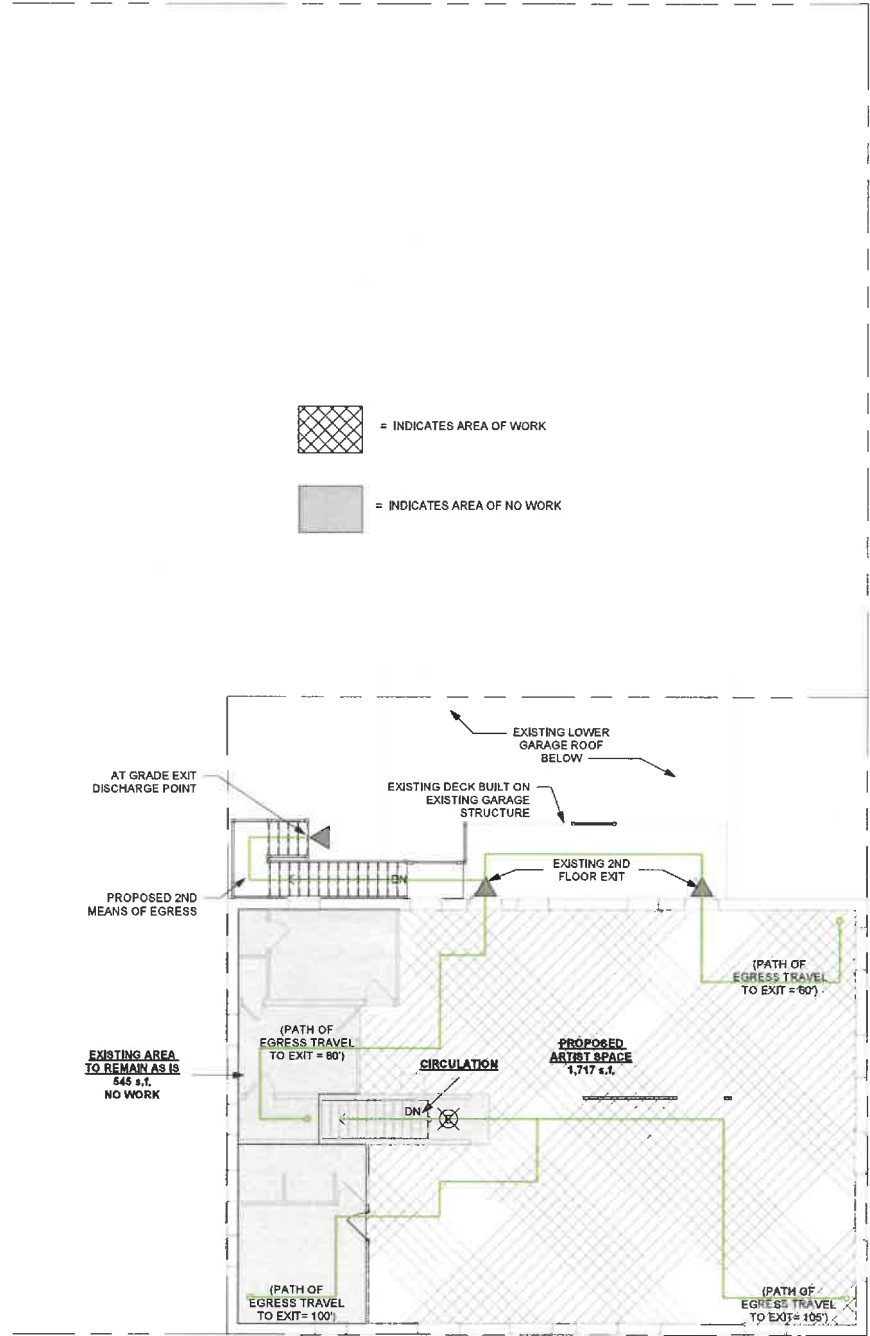
SITE & CODE PLAN

G200

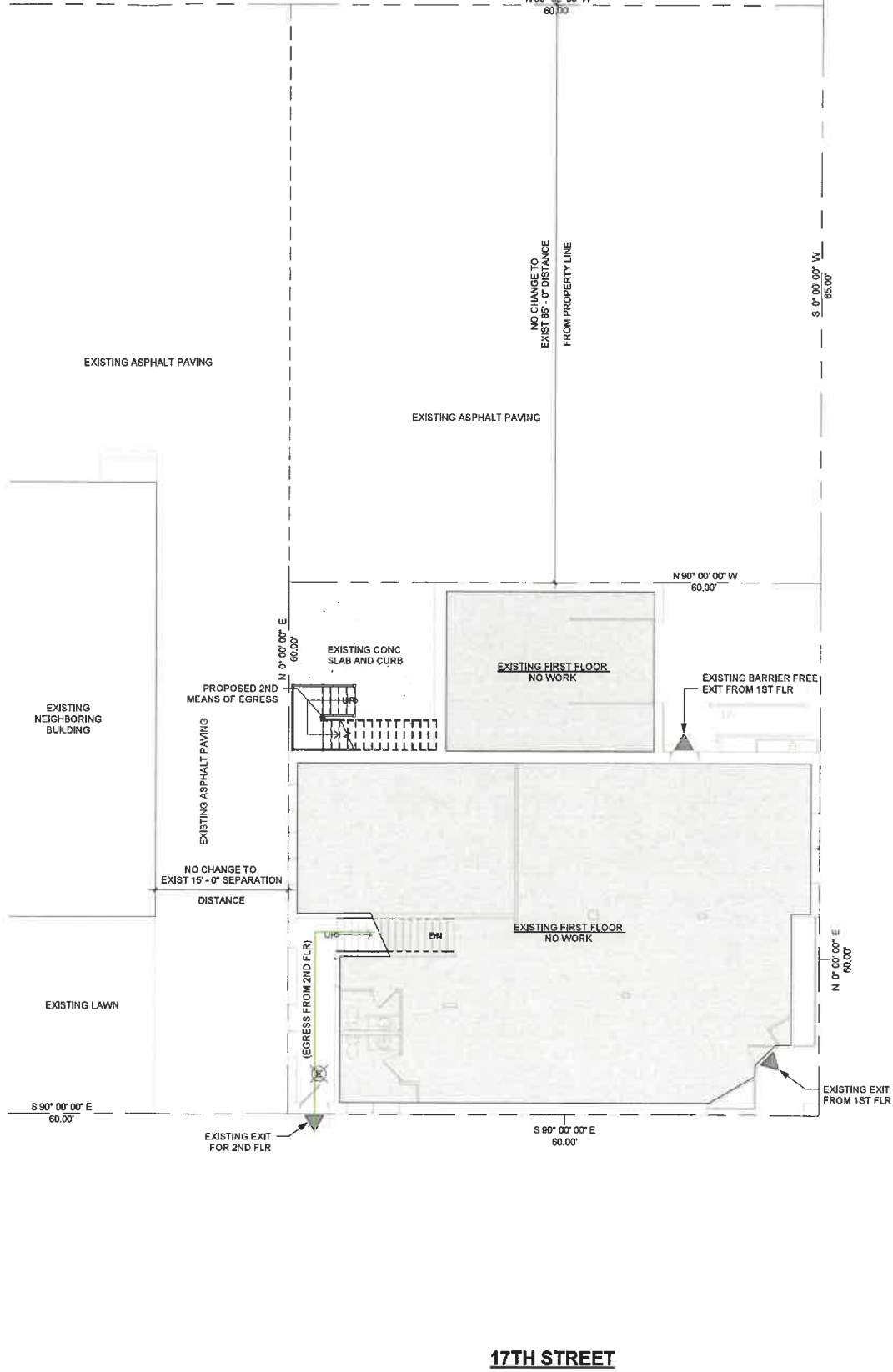


1 FLOOR PLAN - SITE AND FIRST FLOOR CODE PLAN
1/8" = 1'-0"





2 FLOOR PLAN - SECOND FLOOR CODE
1/8" = 1'-0"



1 SITE PLAN - WITH FIRST FLOOR CODE PLAN
1/8" = 1'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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#	DATE	DESCRIPTION
7	2022.06.16	ADD#3

1700 JEFFERSON ST. RENOVATION-PHASE II

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

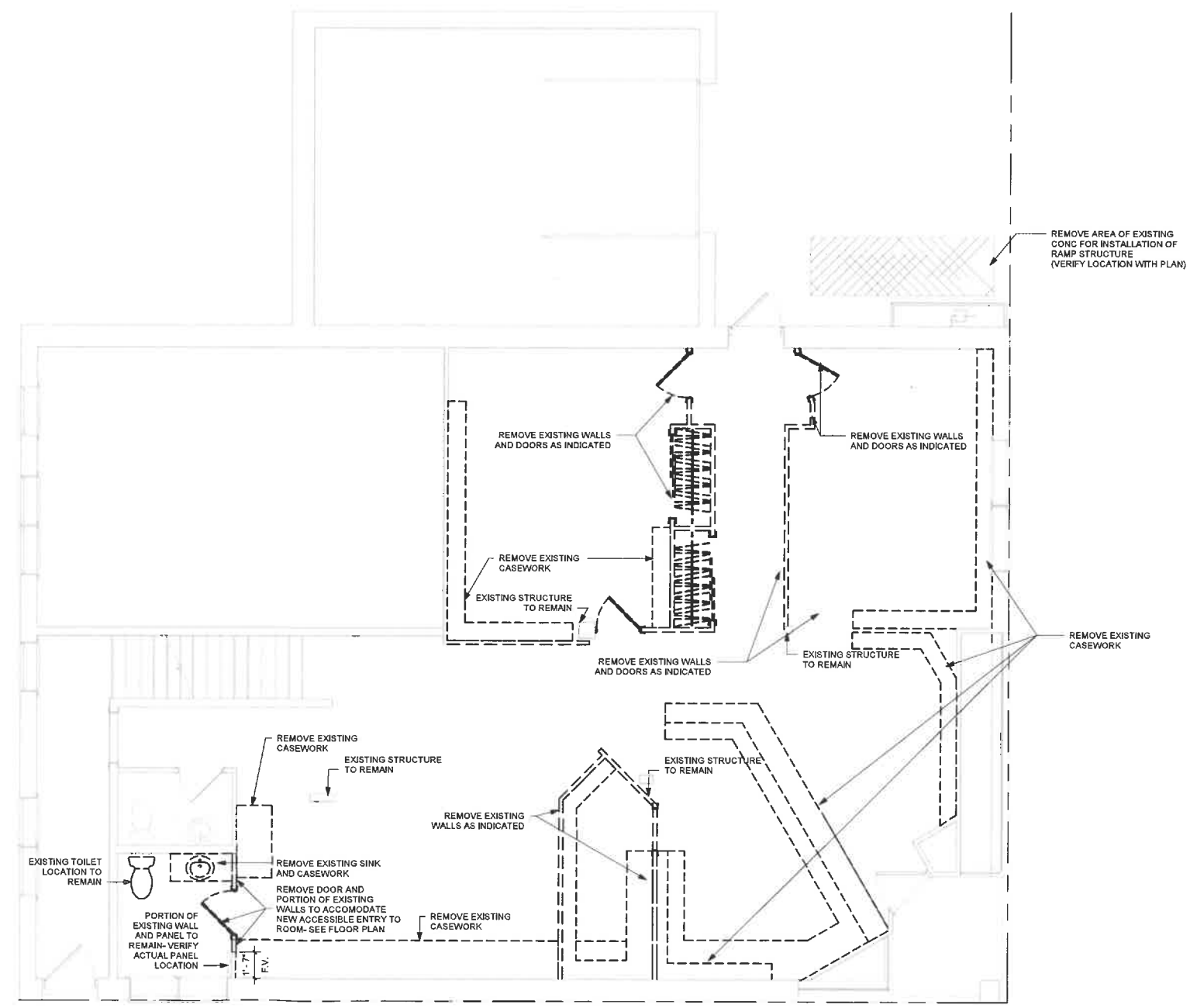
PROJECT #: 21-064

PERMIT SET

SITE & CODE PLANS

G201

DISTINCTIVE DESIGN
STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085
PH: (920)-395-1090
WWW.DISTINCTIVEDESIGNSTUDIO.COM
STEVE PESKIE
(920)-946-0243
steve@distinctivedesignstudio.com



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#	DATE	DESCRIPTION
1	2021.12.16	SD DOCS
2	2022.01.05	Revision 1
3	2022.01.21	BIDDING/ CITY REVIEW
4	2022.04.11	ADD #1
5	2022.05.13	CITY REVIEW
6	2022.06.15	ADD#2
7	2022.06.16	ADD#3

1700 JEFFERSON ST. RENOVATION

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

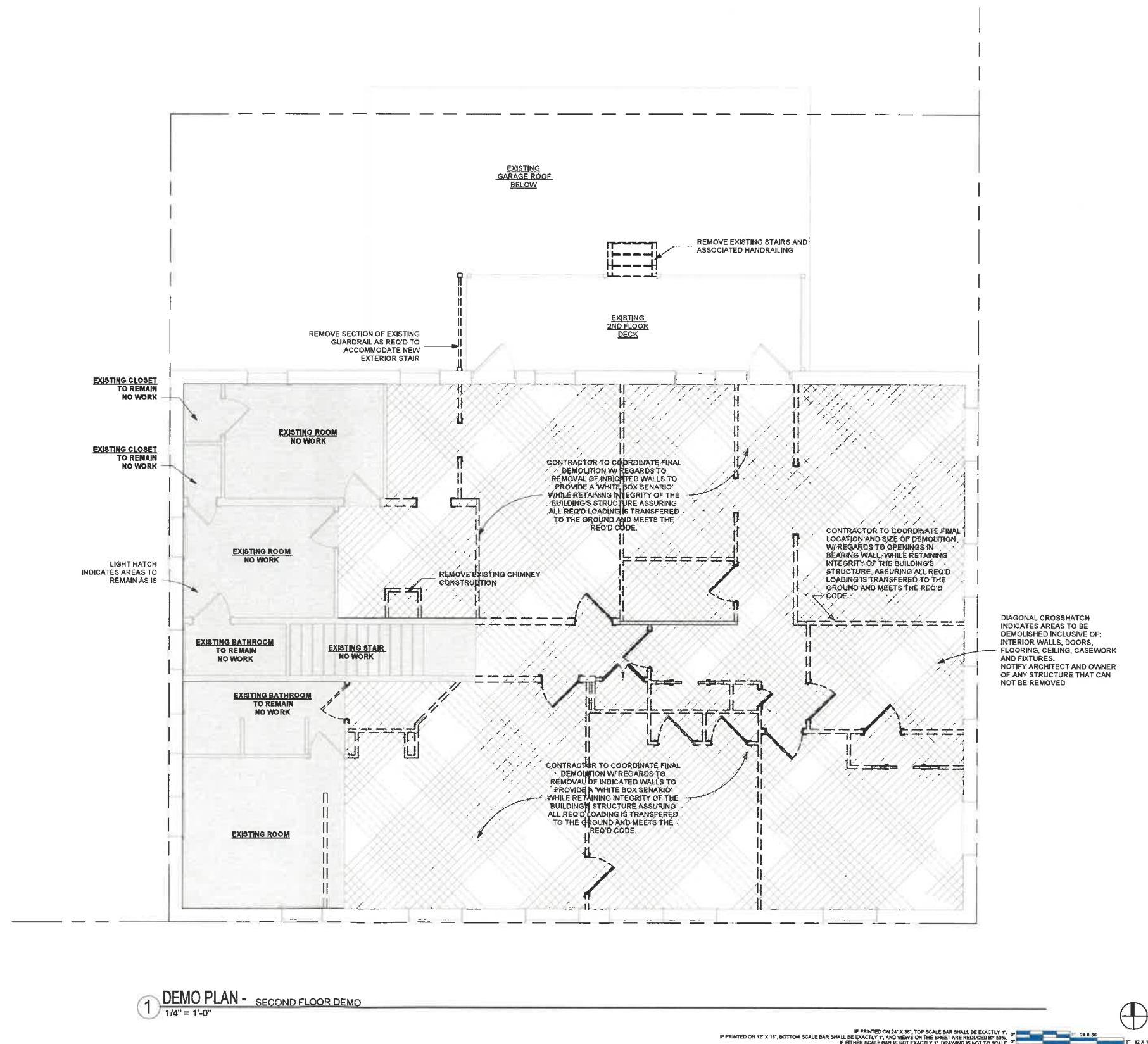
PROJECT #: 21-064

PERMIT SET
DEMO PLANS

AD101

1 DEMO PLAN - FIRST FLOOR DEMO
1/4" = 1'-0"





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#	DATE	DESCRIPTION
7	2022.06.16	ADD#3

1700 JEFFERSON ST. RENOVATION-PHASE II

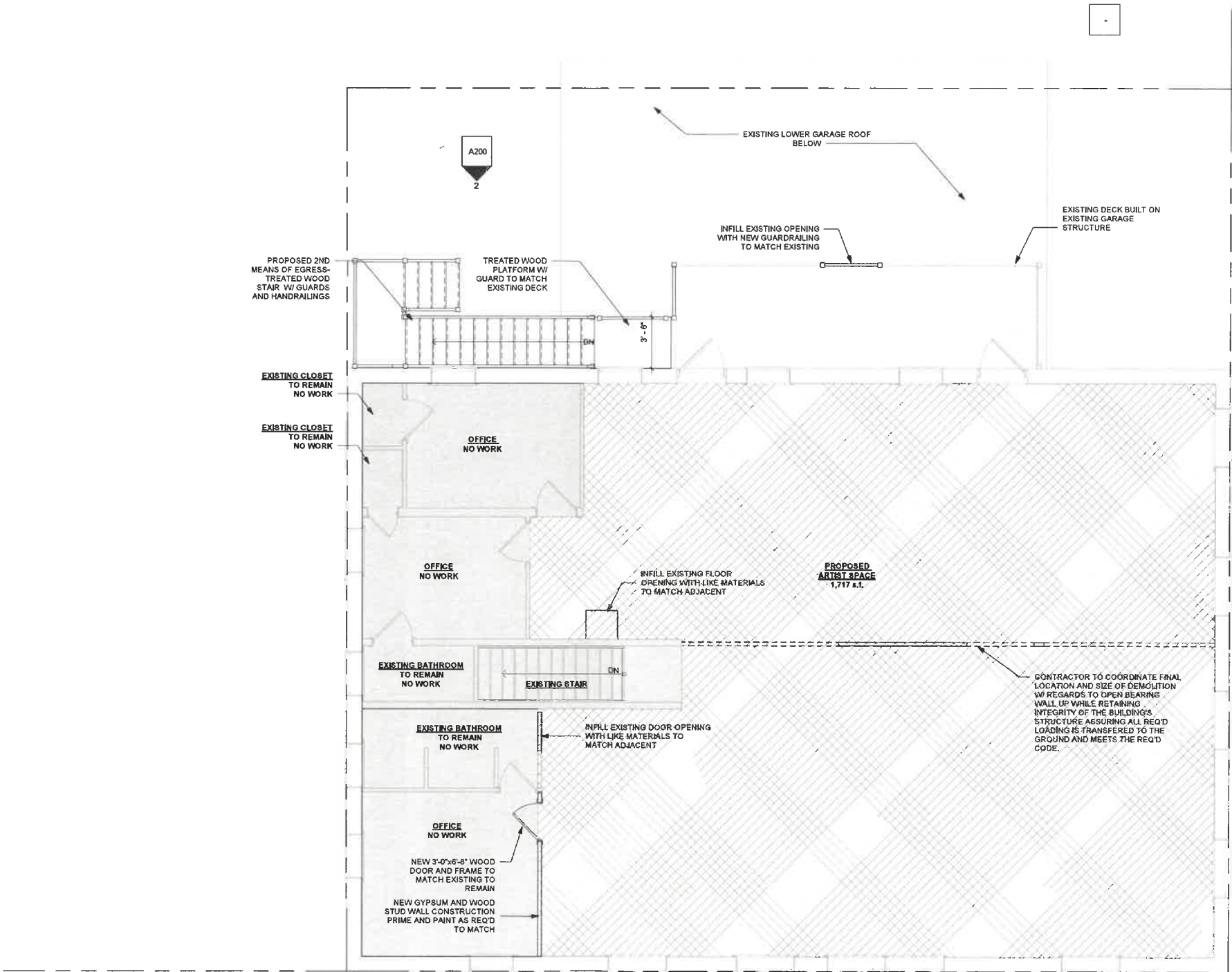
1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

PROJECT #: 21-004

PERMIT SET

DEMO PLANS

AD102



1
FLOOR PLAN - EXTERIOR SECOND FLOOR
1/4" = 1'-0"

DISTINCTIVE DESIGN STUDIO EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

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1700 JEFFERSON ST. RENOVATION-PHASE II

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241

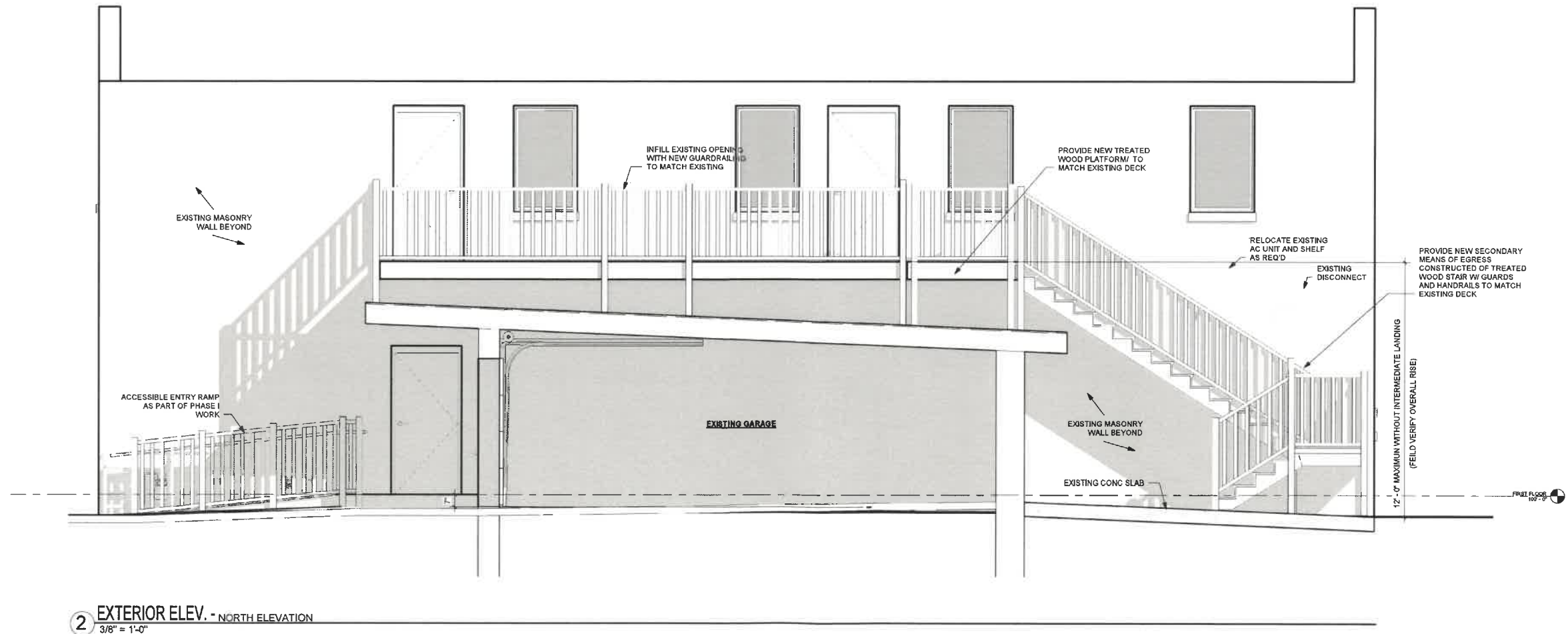
PROJECT #: 21-064

PERMIT SET

SECOND FLOOR PLAN

A102





2

EXTERIOR ELEV. - NORTH ELEVATION
3/8" = 1'-0"

1700 JEFFERSON ST. RENOVATION- PHASE II

1700 JEFFERSON STREET
TWO RIVERS, WISCONSIN 54241
PROJECT #: 21-054

PERMIT SET

EXTERIOR ELEVATIONS

A200



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

Section 3, Item B.

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087

From: Elizabeth Runge, Community Development Director/Planner
Vicky Berg, Zoning Administrator

Agenda Item: Change in Zoning for a portion of 1723 East Street

Subject Property: 1723 East Street

Current Zoning: B-1 Business District

Proposed Zoning: R-3 Single and Double Family Residence District

Size of Subject Property: 26 sq. ft

1. Background

Brandon Gauthier purchased the property at 1723 East Street. Part of the sale agreement was to conduct a survey of the property. It was discovered during this survey that the garage, located on the south end of the property at 1715 East Street, owned by Glen Brower, was over the property line resulting in a wedge-shaped encroachment of approximately 26 square feet onto Mr. Gauthier's property.

Mr. Gauthier and Mr. Brower amicably agreed that it was in both parties' interest, as well as the City of Two Rivers, that the property line be clarified for future sale transactions.

2. Need for the Change in Zoning

Mr. Gauthier's property is currently zoned B-1 Business. Mr. Brower's property is currently zoned R-3 Residential.

To complete the land division and revise the property line, the zoning for the 26 square foot encroachment area must be changed from B-1 to R-3.

3. Compliance with City Ordinances

The proposed land division complies with the subdivision platting ordinance related to land divisions. The applicant has submitted the application for land division with this request for a change in zoning.

Recommended Action:

Staff recommends the approval of the change in zoning.

Should the Plan Commission support the change in zoning, a motion to recommend approval and forward to City Council for public hearing is needed.



REC

Section 3, Item B.

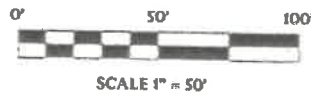
MAR 25 2022

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-67 OF THE WISCONSIN ADMINISTRATIVE CODE, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Troy M. Collins 10/27/20
TROY M. COLLINS
PLS NO. 2995



LEGEND

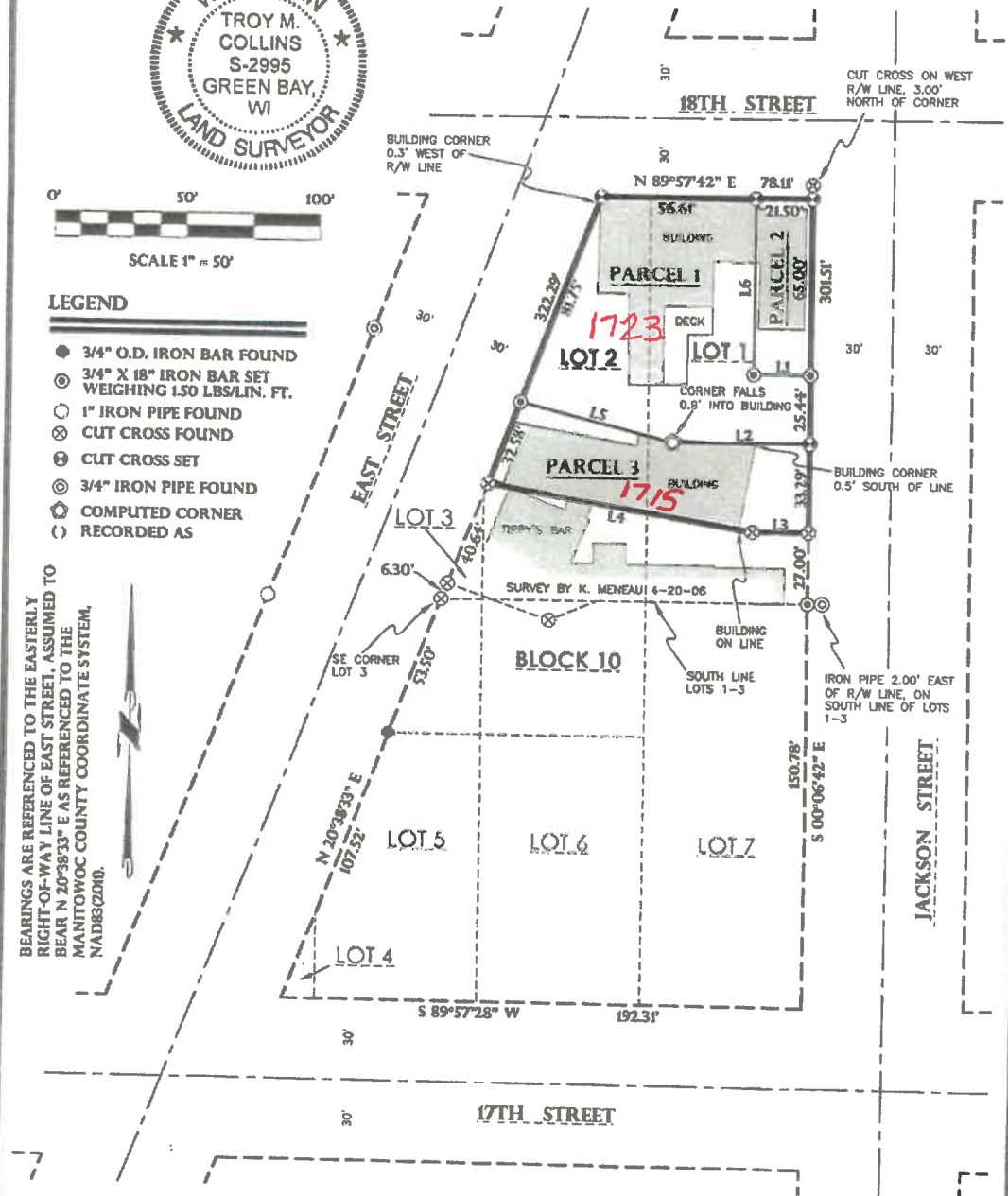
- 3/4" O.D. IRON BAR FOUND
- ⊙ 3/4" X 18" IRON BAR SET WEIGHING 150 LBS/LIN. FT.
- 1" IRON PIPE FOUND
- ⊗ CUT CROSS FOUND
- ⊕ CUT CROSS SET
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ COMPUTED CORNER
- () RECORDED AS

BEARINGS ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST STREET, ASSUMED TO BEAR N 20°38'33" E AS REFERENCED TO THE MANITOWOC COUNTY COORDINATE SYSTEM, NAD83(2011).



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 89°57'42" E	21.50'
L2	N 89°53'57" E	51.00'
L3	S 89°53'57" W	21.35'
L4	N 80°14'45" W	98.73' (98.83')
L5	S 76°00'36" E	57.82' (57.88')
L6	S 00°06'42" E	65.00'



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Troy M. Collins, PLS #2995
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

THIS INSTRUMENT WAS DRAFTED BY TROY COLLINS
AND DRAWN BY TROY COLLINS

FIELD BOOK GBS PAGE 33

JOB # 20.827

SHEET 1 OF 2 SHEETS

PLAT OF SURVEY

LEGAL DESCRIPTIONS:

PARCEL 1:

Part of Lots (1) and Two (2), Block Ten (10), according to the Original Plat of Two Rivers, City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 1 of Block 10 of the Original Plat of Two Rivers; Thence N 00°06'42" W along the East line of said Lot 1, 60.29 feet to the point of beginning; Thence S 89°53'57" W, 51.00 feet; Thence N 76°00'36" W, 57.82 feet to the West line of Lot 2 of said Block 10; Thence N 20°38'33" E along the Westerly line of said Lot 2, 81.75 feet to the Northwest corner of said Lot 2; Thence N 89°57'42" E along the North line of said Lots 1 and 2, 56.61 feet; Thence S 00°06'42" E, 65.00 feet; Thence N 89°57'42" E, 21.50 feet to said East line of Lot 1; Thence S 00°06'42" E along said East line, 25.44 feet to the point of beginning.

Containing 6,790.1 Sq. Feet (0.156 Acres).

Tax Parcel Number: 053-000-010-011.06
Parcel Address: 1735 East Street

PARCEL 2:

The East 21.50 feet of the North 65.00 feet of Lot 1 of Block 10 of the Original Plat of Two Rivers, City of Two Rivers, Manitowoc County, Wisconsin.

Containing 1,397.5 Sq. Feet (0.032 Acres)

Tax Parcel Number: 053-000-010-010.07
Parcel Address: 1105 18th Street

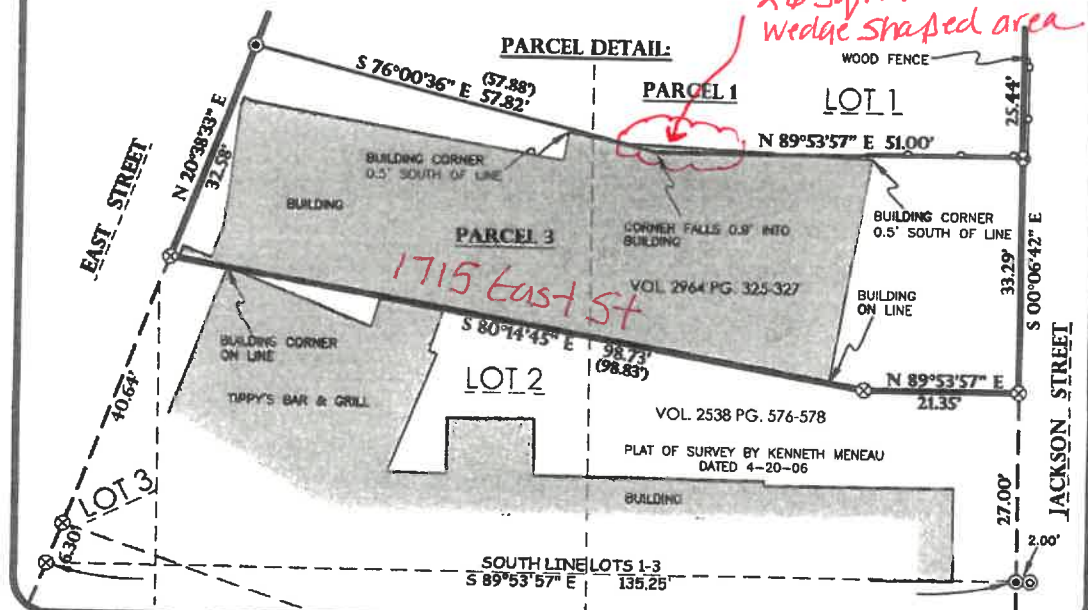
PARCEL 3:

Part of Lots One (1) and Two (2), Block Ten (10), according to the recorded Original Plat, City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 1 of Block 10; Thence N 00°06'42" W along the East line of said Lot 1, 27.00 feet to the point of beginning; Thence S 89°53'57" W, 21.35 feet; Thence N 80°14'45" W, 98.73 feet to the Westerly line Lot 2 of said Block 10; Thence N 20°38'33" E along said Westerly line, 32.58 feet; Thence S 76°00'36" E, 57.82 feet; Thence N 89°53'57" E, 51.00 feet to said East line of Lot 1; Thence S 00°06'42" E along said East line, 33.29 feet to the point of beginning.

Containing 3,508.3 Sq. Feet (0.081 Acres)

Tax Parcel Number: 053-000-010-020.05
Parcel Address: 1715 East Street



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Troy M. Collins, PLS #2995
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

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AND DRAWN BY TROY COLLINS

FIELD BOOK GB5 PAGE 33

JOB # 20.827

SHEET 2 OF 2 SHEETS



MEMORANDUM

Inspections/Planning Department

TO: Plan Commission

FROM: Vicky Berg, Zoning Administrator

DATE: July 7, 2022

RE: Driveways on Private Property - Zoning Code Text Amendment

The City has been asked by a local contractor to review the regulations for driveways on private property because there are subdivisions within the City where the parcel size would allow a garage exceeding the ordinance regulations. Also, requested to eliminate the percentage and designate and are where driveways may be permitted.

The City's current ordinance regulations for driveways are:

Open off-street vehicle parking on a paved or graveled driveway, provided no vehicle may be parked within five feet of a front property line or within three feet of a side lot line. The maximum width of driveways on private property shall not exceed 35% of the lot width or 35 feet, whichever is less. However, any lot may have a driveway up to 20 feet in width.

Discussion items:

- Consider the need for parking setbacks in a driveway.
- Consider eliminating all references to driveway widths and replace with language wherein a driveway shall not be located directly between the dwelling and the street, excepting a semi-circular driveway.
- Consider a minimum setback of three feet from side and rear lot lines to allow for storm water run-off.
- Any other considerations the Plan Commission may recommend.

Recommended action: Direct staff to prepare a draft ordinance for the review by the Commission.



**TWO
RIVERS**
WISCONSIN

**CITY OF TWO RIVERS
TAX INCREMENTAL DISTRICT NO. 17
PROJECT PLAN AND BOUNDARIES**

WEST TWIN RIVER REDEVELOPMENT DISTRICT

Date Adopted by City Council:
Date Adopted by Joint Review Board:
Expenditure Deadline:
TID #17 Expiration Date:

CITY COUNCIL

Jeff Dahlke	Tracey Koach
Darla LeClair	Bill LeClair
Tim Petri	Jason Ring
Bonnie Shimulunas	Scott Stechmesser
Adam Wachowski	

PLAN COMMISSION

Gregory Buckley	Rick Inman
Kay Koach	Kristin Lee
Jim McDonald	Eric Pangburn
Adam Wachowski	

COMMUNITY DEVELOPMENT AUTHORITY(CDA)
AND
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE (BIDC)

Elizabeth Bittner	Gregory Coenen
Don Karman	Dick Klinkner
Bill LeClair	Keith Lyons
Jason Ring	Daniel Wettstein
Tracy Yaggie	

CITY OFFICIALS

Gregory Buckley, City Manager
James McDonald, Public Works Director/City Engineer
Elizabeth Runge, Community Development Director/City Planner

FINANCIAL CONSULTANT

Robert W. Baird & Co., Inc.

LEGAL REVIEW PROVIDED BY

Quarles & Brady



Members of the City Council, Plan Commission, Joint Review Board,
Community Development Authority/Business and Industrial Development Committee
and Interested Citizens

Re: Proposed Tax Incremental District No. 17 (TID No. 17)

Ladies and Gentlemen:

The proposed creation of TID No. 17 is for blight elimination of a property that is a priority redevelopment site within the city. This site was the former home to Eggers (West) Industries which manufactured doors, stiles, panels, and other wood products.

The City is working with a Developer that is proposing to construct a new multi-family development with subsidized and market rate units on this property adjacent to the West Twin River. The Developer is requesting TIF assistance for development costs. The amount of "pay-as-you-go" TIF assistance is \$500,000. The terms and conditions for this TIF grant will be addressed in a written development agreement between the City and the Developer and is subject to approval by the City Council. Also, proposed is the use of TIF funds for a public trail/walkway that exists along the riverfront, with seawall repair, and landscaping, if these are financially feasible.

There is an existing, former Eggers building on the site that potentially may be rehabilitated from its current use of light industrial to that of mixed use including residential and commercial. The TID No. 17 Project Plan proposes funding assistance for the rehabilitation of this existing building. The expenditure proposed is \$500,000 to apply toward infrastructure and site cost expenditures.

Also, the TID No. 17 Project Plan proposes to include grant assistance to businesses for façade and building improvements within one-half mile of the District's boundaries if financially feasible. The allocation of any funds is proposed to be based upon an application solicitation and City Council approved basis.

I would like to thank members of the Council, Plan Commission, Joint Review Board and Community Development Authority/BIDC who have supported this effort.

Respectfully submitted,

Gregory E. Buckley
City Manager

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D Minutes of Joint Review Board
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INTRODUCTION

Tax Increment District Number 16 is being created by the City of Two Rivers under the authority provided by the Wisconsin Statutes Section 66.1105 "Tax Incremental Law" to assist with the elimination of blight and overall improvement of an area to significantly enhance the value of the real property within the District. This area is along the East River Street corridor, an area characterized as a former manufacturing site that has been demolished but is functionally obsolescent. The project area is 5.66 acres, not including street-right-of-way, and is zoned waterfront business.

The District is being created based upon the finding that at least 50% of the real property within the District is defined as blighted within the meaning of the Wisconsin State Statute Section 66.1105(2)(ae)1. Map 1 shows the existing land uses in the District and approximately, 5.66 acres (100%) of the area defined as blighted.

Tax Increment Financing (TIF) provides the means for the City of Two Rivers to support economic development by removing blights, completing environmental remediation, assisting businesses with TIF funding within one-half mile of TIF 17 grant. TIF allows for the City to create property tax revenues from the new development in the District to recover the City's investment.

The law allows for a 27-year maximum debt retirement period, during which time tax revenues generated by new development and growth in the TID area will be applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

TIF ensures that the public investment made in support of private economic development is done in a financially feasible manner and that the benefits of the investment are distributed fairly - first to the affected area, and ultimately to the community as a whole. It promotes and supports growth of the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unity that assumes financial risk in a District, it is entitled, within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that are generated as a result of the City's TID investment.

PROJECT PLAN PROCEDURES

Public funding for TID No. 17 would be financed with tax incremental revenues. Section 66.1105(4)(f) of the Wisconsin Statutes requires that a Project Plan be adopted for each TID. TID No. 17 has been developed by the Plan Commission with input from the City Council and the CDA/BIDC.

Following a public hearing, the Plan Commission may adopt and recommend the Project Plan and TID Boundaries to the City Council for adoption. The Project Plan, if adopted, is then forwarded to the Joint Review Board (JRB) for its action, and if approved by the Joint Review Board, the Project Plan will be filed with the Wisconsin Department of Revenue. A development agreement between the City and Developer will be entered into upon approval by the City Council.

The Project Plan for TID No. 17 has been developed in accordance with Wisconsin Statutes. The headings in this Project Plan relate to specific requirements of Section 66.1105(4)(f).

GOALS AND PURPOSES

The City of Two Rivers has identified this property a blighted area and a priority redevelopment location. Its location along the waterfront adds urgency to the blight removal as many planning documents identify the need to complete this step for redevelopment. Previous investments, with views of the waterfront include a new hotel to support growth along the waterfront in the downtown. Continuing with a revitalization strategy, is further emphasis on the elimination of blighting influences and brownfields of previous industrial sites. TID No. 17 continues a revitalization focus along the West Twin River waterfront and on the project location which is the former Eggers (West) Industries location.

Removing blight from the former Eggers site is a top priority for the City. This is part of the overall redevelopment strategy for the City in waterfront locations. Planning for this area includes mixed-use development and much needed residential development with public access integrated along the waterfront of the property. New development would eliminate the blighting influence of this idle, vacant site.

A Developer has proposed the construction of a 54-unit multi-family residential development that contains both affordable and market rate units. The development is new construction, with views of the West Twin River. There already is a public access trail along the shoreline of the property, but it needs some improvements and management of the landscape. The trail could be paved or have packed pea gravel. The shoreline of the property needs repair due to the wave action of the river eroding the shoreline.

The Developer is anticipating an investment of approximately \$10,000,000 and has requested TIF assistance from the City. The amount of TIF assistance requested is \$500,000. The TIF funding is proposed in the form of "pay-as-you-go" to assist with the costs of site preparation and construction. The terms and conditions, and all assistance will be addressed in a written development agreement between the City and the Developer and must be approved by the City Council.

There is an existing, former Eggers building on the site that may also be rehabilitated from its current use of light industrial to that of mixed use including residential and commercial. The TID No. 17 Project Plan proposes funding assistance for the rehabilitation of this existing building. The expenditure proposed is \$500,000 to apply toward infrastructure and site cost expenditures.

Also, the TID No. 17 Project Plan proposes to include grant assistance to businesses for façade and building improvements within one-half mile of the District's boundaries if financially feasible. The allocation of any funds is proposed to be based upon an application solicitation and City Council approved basis.

DESCRIPTION OF DISTRICT AND STATEMENT OF FINDINGS RELATIVE TO LEGAL REQUIREMENTS OF WISCONSIN STATUTES

Map 1 depicts the boundaries of TID No. 17. The District boundaries encompass the land area that includes the former Eggers West site totaling 5.66 acres. A detailed description of the boundaries is included in Appendix A. See Appendix B for a listing of the parcels included in TID No. 17 and a map of tax key numbers.

It also proposes potential expenditures within one-half mile of the District's boundaries which is shown in Map 5. Following are statutory requirements and relevant statistical information on TID No. 17:

Blight Area Percentage

Within TID No. 17, properties meeting the blighted area designation represent more than 50% by area, of all real property. TID No. 17 meets the statutory minimum requirement of a 50% blighted area. See Table B-1 in Appendix B for a listing of the parcels in the District.

Table 1. 2021 Equalized Value Test

Existing TIDs		
TID 4	<i>Increment Value (est)</i>	\$2,126,400
TID 6	<i>Increment Value (est)</i>	\$ 980,800
TID 7	<i>Increment Value (est)</i>	\$ 4,415,600
TID 8	<i>Increment Value (est)</i>	\$ 8,132,000
TID 9	<i>Increment Value (est)</i>	\$ 9,444,400
TID 10	<i>Increment Value (est)</i>	\$ 227,100
TID 11	<i>Increment Value (est)</i>	\$ 1,149,700
TID 12	<i>Increment Value (est)</i>	\$ 4,315,200
TID 13	<i>Increment Value (est)</i>	\$ 375,000
TID 17	<i>Base value (est)</i>	\$ 109,800
Total TID increment values		\$31,276,000
		÷
Total	<i>City equalized Value (est)</i>	\$588,817,200 = 5.31%

*DOR Value limitation Report, 2021. * No increment in DOR report to date.*

Statutory Requirement: To meet statutory requirements, the base valuation of TID No. 17 plus the value increment of all existing TIDs may not exceed 12% of the total City equalized valuation. Table 1 shows the values of increments of the existing TIDs plus the base value of TID No. 17 and that these values will not exceed 12% for the City of Two Rivers.

Appendix C of this report contains proof of publication for a Class 2 notice, under Chapter 985. Also included in the Appendix is a list of all local government entities having the power to levy taxes on property located within TID No. 17. These entities were notified by first class mail prior to publication of the Class 2 notice. The documents provided in the appendix meet the statutory requirements of Section 66.1105(4)(a) and (e).

A list of the Joint Review Board members is also included in Appendix C. Minutes of the Joint Review Board meetings are included in Appendix D.

Appendix E includes an Attorney's Opinion advising that the Project Plan is complete and complies with Section 66.1105(4)(f). This opinion satisfies the requirement as specified in Section 66.1105(4)(f). Appendix F includes resolutions approving the Project Plan and creating the District.

PROPOSED IMPROVEMENTS AND PROJECT COSTS

The City of Two Rivers proposes to create TID No. 17 to provide funding for the project costs identified below. The following information is based on estimated costs at this time. The actual payments of project costs will be based on true costs incurred and will be made depending on the financial feasibility of making such payments.

TIF Assistance for New Construction of 54 Unit Multi-Family Development \$500,000

The Developer estimates an investment of approximately \$10,000,000 and has requested TIF assistance from the City. The amount of TIF assistance for site preparation and construction costs is \$500,000. The TIF funding is proposed to be in the form of "pay-as-you-go". The terms and conditions of the assistance will be addressed in a written development agreement between the City and the Developer and must be approved by the City Council.

TIF Assistance for rehabilitation of existing building (former Eggers West Building)	\$500,000
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To address the blighted condition of the existing building, the former Eggers West building, TID No. 17 expenditures are proposed for site and building rehabilitation for the building's future use as residential and commercial with a waterfront view. TID No. 17 proposes \$500,000 in expenditures toward this part of the project at this location.

Project Expenditures for trail, seawall, and lighting	\$350,000
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TID No. 17 project area has a public trail along the waterfront which needs improvements. The erosion from the shoreline has caused some small portions of the trail to collapse indicating a need for shoreline reinforcements. This expenditure line is to address the trail improvements, seawall repairs needed, and lighting options that are financially feasible.

Grant Assistance	\$50,000
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TID No. 17 Project Plan proposes to include grant assistance to businesses for façade and building improvements within one-half mile of the District's boundaries if financially feasible

Administrative, Legal and Financial Costs Related to TID No. 17	\$10,000
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Administrative, legal and financial costs include the costs of those activities to support proposed TID No. 17 such as City staff labor, legal services, financing costs, certified public accountant fees, audit services and costs involved in preparing the Project Plan. Such costs are estimated to be \$10,000.

Total Proposed Expenditures: **\$1,410,000**

LOCATION OF PROPOSED IMPROVEMENTS

The general location of the proposed projects as described are shown on Map 2.

DESCRIPTION OF FINANCING METHOD

The City's source of funds for the TIF assistance will be a combination of borrowing and "pay-as-you-go" assistance to the Developer. The TIF funding assistance on a "pay-as-you-go" basis, means that the property tax revenues paid by the owner(s) of the subject property would be the City's revenue source to pay the Developer to meet the City's payment obligations. Payments to the Developer would be made only after annual tax revenues are received.

The City reserves the right to issue tax incremental bonds and notes during the life of TID No. 17 to pay for any of the identified project costs identified in TID No. 17 Project Plan. Additional project costs for public project expenditures described herein may be considered if financially feasible.

ECONOMIC FEASIBILITY ANALYSIS

The economic feasibility of financing project costs depends on the ability of the City to pay such costs from tax revenues generated. The estimated assessment provided for the new, 54 unit multi-family residential construction is \$5,500,000 after the construction of the project is complete. Additional tax base growth within the District is not assumed for purposes of this analysis. Such financing appears economically feasible based on the tax increment projections set forth in Table 2.

DEBT SERVICE PLANNING

The cash flow proforma analysis presented on Table 2 in this Project Plan proposes funding a the TIF assistance to the Developer, the other projects identified if financially feasible, and TID administrative, financial and legal costs through borrowing and the "pay as you go" assistance on a reimbursement basis, with interest, based on funds available from TID No. 17.

PROJECTED LIFE OF TID NO. 17

Current statutes allow TID No. 17 as a blight TIF to have a maximum life of 27 years. However, the District can be terminated when all project costs have been paid by revenue from the tax increments. Table 2 shows projections of the expenditures and increment values based on assumptions identified on the proforma.

TABLE 2

(INSERT FROM BAIRD)

EXISTING LAND USES

Map 3 identifies existing land uses in TID No. 17. The property formerly housed Eggers (West) Industries and has an existing building which is in use as storage and light industrial. The other portion of the property is vacant and undeveloped.

FUTURE LAND USES

Map 4 shows future land uses in TID No. 17. The City's currently adopted Comprehensive Plan has identified the largest parcel, the former Eggers (West) Industries location, as a priority redevelopment site and a "smart growth area" which means it is a location already served by services and is a prime location for infill and reuse.

COMPREHENSIVE PLAN, OFFICIAL MAP, BUILDING CODE, ZONING CODE AND OTHER CITY ORDINANCES

The City's Comprehensive Plan currently identifies the property as a priority redevelopment area. The property is zoned Waterfront Business District which allows for multi-family residential uses, commercial and waterfront uses that are compatible to water access. The proposed new construction for a 54-unit multi-family development has been approved by the City's Plan Commission. Any additional, proposed designs for the TID No. 17 project area will be reviewed and shall meet the standards for the Waterfront Business District.

STATEMENT OF NO RELOCATION REQUIRED

There is no anticipated relocation of families, individuals or business operations. Therefore, at this time, assistance in conformance with the relocation requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance Real Property Acquisition Policies Act of 1970 (Public Law (91-646) will not be required.

NON-PROJECT COSTS

This Project Plan does not include any non-project costs.

ADDITIONAL PROJECT COSTS

The City of Two Rivers reserves the right, in accordance with Section 66.1105(4)(h) and 66.1105(5)(c), to further amend this Project Plan to include additional projects and project costs which are not anticipated at this time, and/or to add or delete territory in accord with State Statutes.

Any eligible projects may be included to the extent that their costs would be reimbursed through future TID revenues over the maximum life of TID No. 17 provided such project costs are made by the City within five years from the termination date of the District.

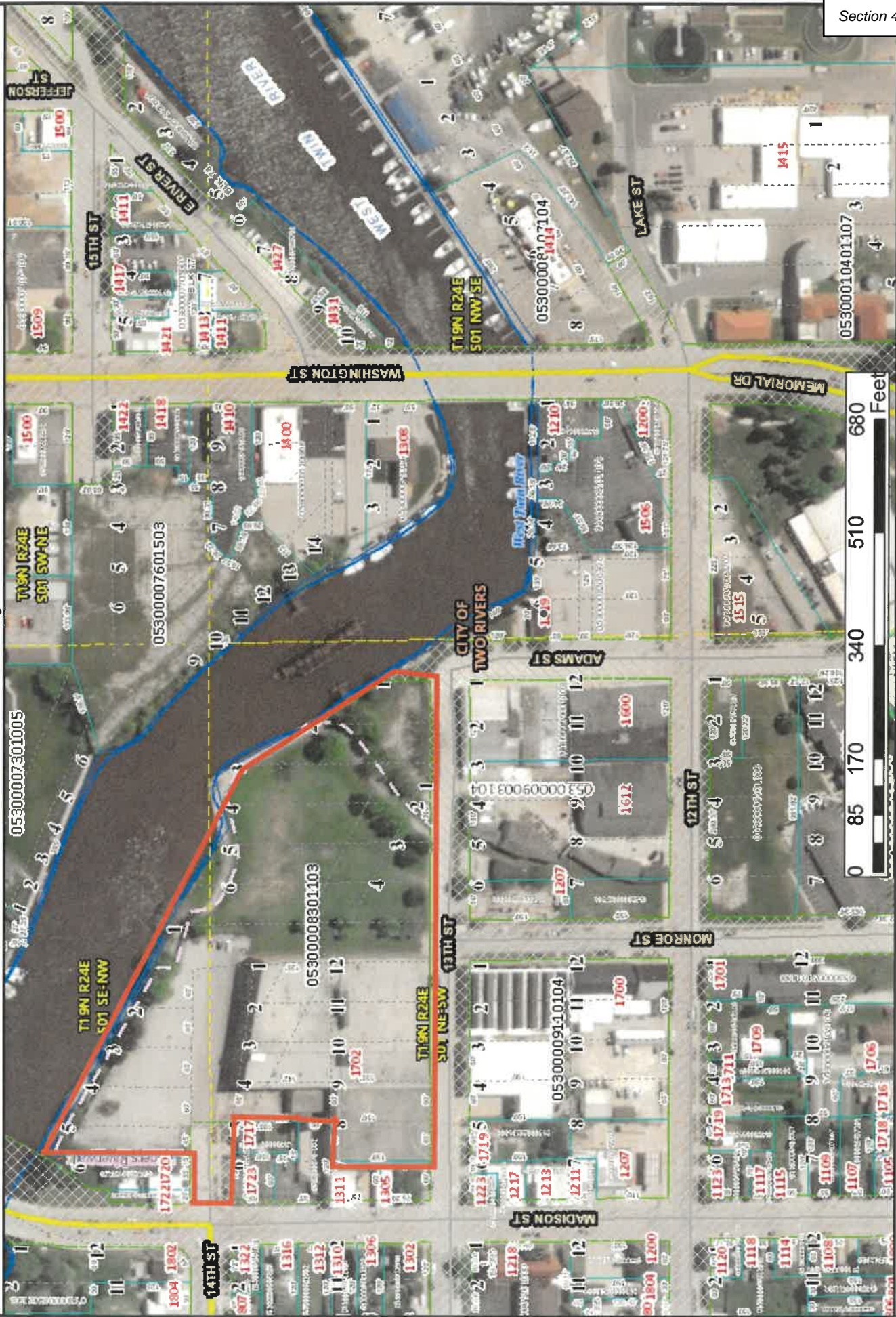
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

Based upon the evaluation and facts included in this Project Plan, the following findings, conclusions and recommendations are made:

- (1) Redevelopment of the former Eggers (West) Industries property is a project appropriate for tax incremental financing and will promote the orderly development of the City.
- (2) Providing TIF assistance is in the form of "pay-as-you-go" financing in accord with a properly reviewed and approved Development Agreement.
- (3) TID No. 17 will encourage additional private investment in the near downtown area and the West Twin River corridor.
- (4) This location is a priority site to improve as it is a blighted property and listed for redevelopment as listed in the City's Comprehensive Plan, adopted in 2010.
- (5) The project would not occur "but for" the creation of TID No. 17. The former Eggers (West) Industries site is blighted. The City has not budgeted for additional financial assistance for an additional housing project.
- (6) Based upon the above findings and conclusions, it is recommended that TID No. 17 be adopted in accordance with the applicable statutes by formal resolutions of the City of Two Rivers Plan Commission and City Council.
- (7) It is also recommended that this Project Plan be adopted in accordance with the applicable statutes by action of the Joint Review Board overseeing TID No. 17.

Manitowoc County Parcel Viewer

Section 4, Item A.



Housing and Neighborhoods

GOAL: Promote investment in new housing and the maintenance of existing housing to meet current and future community needs.

ACTION PLAN

1. Consider a range of housing needs as indicated by survey results and day to day interactions.

- Work with the area real estate community, developers, and investors to promote housing development in Two Rivers.
- These housing types include new single family, improved existing single family, new multi-family residential, new condominium residential, and affordable housing.

2. Strengthen neighborhoods, or areas of the city, by developing tools and programs to assist property owners with improvements to housing structures.

- Promote the City's Housing Loan Program and the Northeast Wisconsin Regional Housing Loan Program that is available to income qualified individuals for home improvements.
- Promote the "Transform Two River's Program" that uses affordable housing funds from tax incremental districts that have been extended an additional year for affordable housing purposes.

3. Consider the application of streetscaping, terrace plantings, or other beautification techniques within neighborhood street corridors when street design projects are being planned. There are "gateway" areas in the city along entryway corridors where some of these techniques may be very impactful:

- Hawthorne Street to 14th Street
- 14th Street
- 12th Street
- Forest Avenue and 45th Street (CTH VV)
- 22nd Street

4. Explore ways to place overhead utility lines underground when construction projects are occurring.

5. Review the maintenance code for the exterior of buildings, outdoor storage, and yard appearance as it relates to residential buildings.

- Review potential for additional time and budget allocated to outreach and enforcement of the City's building maintains code.

- Evaluate the code enforcement options such as community service officer(s) or housing inspector(s) position.

6. Promote available public and private sites identified for development and redevelopment. Survey results indicated support for single family residential, condominium style units, additional apartments, and workforce/affordable housing units.

- Consider use of financial incentive tools to facilitate housing development such as Tax Incentive Financing for infrastructure costs.
- Use of the Tax Incentive Financing affordable housing funds set aside from TIDs that have been extended for a year through City Council approval.
- Working with the private development community to facility construction in both greenfield sites and redevelopment areas.
- Pursue funding assistance at the state and federal level where possible to facilitate additional housing development within the city.

7. Recommended residential development focus areas:

- The city-owned Sandy Bay Highland Subdivision has approximately 17 acres to the north remaining within the subdivision that has not been platted. Phase three should be designed and subdivided for future development as Phase 1 and 2 are almost completely developed.
- Land adjacent to Sand Bay Highland subdivision is also recommended areas for future residential development.
- The area south of the Two Rivers High School adjacent to Lincoln Avenue includes areas land areas recommended for future housing and mixed uses.
- Redevelopment sites along waterfront locations that may in some cases be brownfields are recommended for reuse for residential and mixed use in the future.
- The existing housing stock where there are small lot sizes, or homes that are extremely small. These existing homes may fill a niche for the demand for “small” homes as there are homes that are 1,200 square feet in some cases. Upgrading these homes with modern amenities is encouraged.
- For homes that are in very poor condition, it is recommended the City’s Community Development Authority (CDA) consider potential purchase(s). There are cases when very little investment is made in a property, and it is sold. There have been cases in this scenario, when very few changes are made to the property, and it is converted to a traditional rental or to a short-term rental property. If the house remains as a single-family owned home and without investment or maintenance, these circumstances negatively impact the City’s supply of quality first time homes available for purchase. Currently, the City of Two Rivers has very limited supply of housing for the first-time home buyer.

Environmental, Historical, and Cultural

GOAL: The city's natural, cultural and recreational features are assets to be managed with care to keep them accessible for future generations.

ACTION PLAN

1. Identify priority sites and infrastructure in shoreland areas that needs for resiliency projects that could reduce coastal hazard risks.

- The shoreline area surrounding the wastewater treatment plant
- Shoreline area around the Harbor Park (formerly named Lot F Park).
- Beach area sand dune planting to secure the beach from blowing.

2. Continue to work with funding agencies and organizations to support projects that protect environmental resources and the community that are vulnerable to the changing climate.

- These agencies include FEMA, WDNR, Fund for Lake Michigan and others that can potentially assist with shoreline erosion, flooding, rising water levels and issues related to being a Lakeshore community.

3. Continue to pursue projects that address the significant impacts of the Lake Michigan wave action.

- Projects to address surge and shoaling action. The water surges up the channel which damages the steel sheet piling that surrounds the harbor.

4. Employ surface water best management practices to protect the water quality of rivers, lake, and the groundwater.

- Best management practices to be incorporated for surface water drainage when projects are being designed.
- Tree planning, native plantings, and removal of invasive species assist with these practices while also benefitting pollinators, birds, and beautify the areas where they are implemented.
 - Continue partnering and working with Woodland Dunes in projects that involve native plantings and environmental resource enhancements.

5. Many properties within the city were former industrial sites that are now brownfields. Continue to redevelop and pursue funding opportunities to prepare these sites for re-use through the Wisconsin DNR and the U.S. EPA.

6. Continue working with these organizations on projects, however, expand the emphasis on cultural and artistic opportunities and public art displays in the city:

- Two Rivers Historical Society: Expand dialog with the Historical Society.
- Rogers Street Fishing Village: Pursue connection with this group to work with them regarding their vision of the fishing village.
- Hamilton Wood Type Museum: Continue working with the museum as a partner to expand and integrate its reach into the community in forms of public art, its positive impact on tourism and culture within the City of Two Rivers.

Economic Development

GOAL: Grow the local economy while supporting the existing workforce, businesses, and employers.

ACTION PLAN

1. Promote the redevelopment of properties. There are some properties within the City of Two Rivers that are targeted for redevelopment and may also be identified as brownfields and in need of redevelopment.

- Priority redevelopment areas are identified on Map X.
- Continue to use and pursue resources such as site assessment grants and other resources for investing in brownfield clean-up for future development opportunities.

2. Facilitate development to support and grow the city's tax base while providing new opportunities for business and residential expansion.

- Strategically use tax incremental financing, grant programs, the city's economic development loan program, and other grant/loan resources to support the ongoing process of development in the city.
- Promote other tools including the City's Economic Development Loan program and the Façade Improvement Program both of which are intended to assist businesses when additional funds for investment are needed.

3. Continue work on marketing the City's area for development.

- Build marketing information for the city owned Woodland and Columbus industrial park property.
- Identify and market areas in accordance with planning documents for future development opportunities.

4. The City owned industrial buildings located at Wentker Court need maintenance and improvements. These buildings provide an opportunity for incubator-type uses for new businesses in the community.

- Explore Economic Development Administration (EDA) and other funding opportunities that are potential sources to improve these buildings to fully provide the incubator services and space for startups in the city.

5. Build relationships with businesses to understand retention and attraction needs for their operations.

- Continue outreach to companies independently and through the Manitowoc Chamber of Commerce, the Two Rivers Business Association, Two Rivers Main Street, Lakeshore Technical College and other organizations to facilitate assistance to community businesses.

6. Provide resources on the City's website to assist businesses and entrepreneurs.

Downtown Two Rivers

7. Work with the City's Main Street organization to enhance the downtown area and support businesses.

8. When applicable, support streetscaping and beautification efforts to enhance the downtown experience and appearance. These include but are not limited to hanging planters, painting of wastebaskets, and public artwork.

9. Facilitate the full use of buildings as the economy evolves. Examples include light manufacturing, for example food production, paired with a retail component.

Tourism

10. Promote the City's tourism efforts as the model for service delivery changes for the community.

11. Continue support for the hospitality industry including but not limited to lodging, restaurants, and retail providers with marketing materials, and updated website information.

13. Engage in the use of social media to promote events and assets for residents and visitors.

14. Continue the implementation of outdoor trail plans, public access to water, recreational amenities and activities that both residents and visitors enjoy.

15. Continue beach maintenance, and expansion plans for public access to and enjoyment of Lake Michigan and the East and West Twin Rivers.

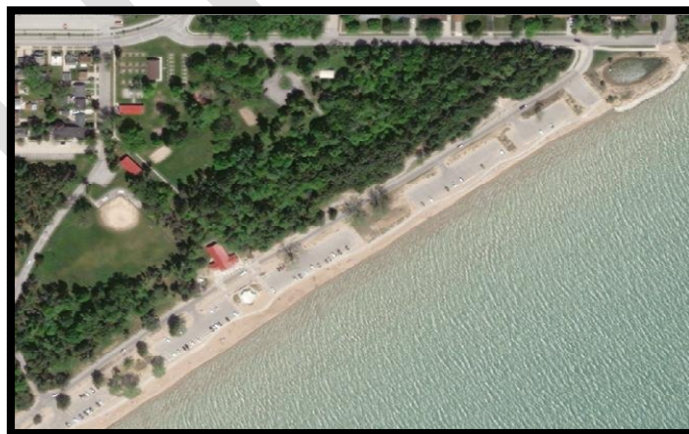
16. Two Rivers is part of the National Marine Shipwreck Sanctuary, and this designation provides a partnership with NOAA and significant tourism opportunities with the community and visitors.

Land Use**ACTION PLAN**

1. Review the adopted, future land use map annually.
2. Consider area development plans or plans specific to some locations within the city to address needs specific to the area. Some suggested areas are below:
 - Area bounded by Madison Street on the east, 14th Street on the south and Wentker Court on the west, and West Twin River to the North

School Street Area

- Neshotah Beach: Bounded by 22nd Street to the north, Pierce Street to the west and Zlatnik to the south.

Neshotah Beach

3. Modify the zoning ordinance when needed for consistency with the comprehensive plan and in cases where it needs to be updated to keep for modernization purposes.

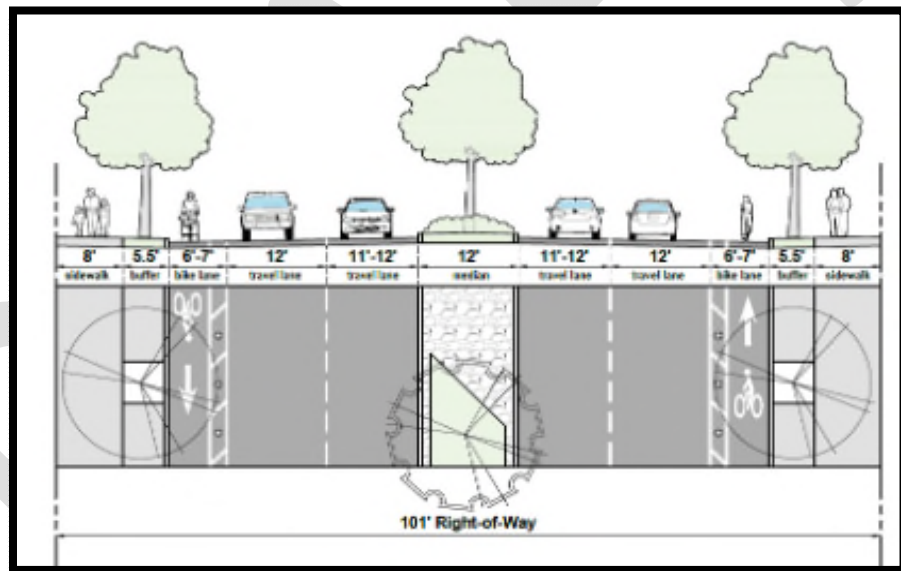
Transportation

GOAL: Maintain and support the development of a safe and efficient transportation system for residents and visitors.

ACTION PLAN

1. Develop a transportation system that provides for all transportation modes.
2. Identify areas where traffic and/or safety issues have been raised:
 - The intersection of Washington Street and 12th Street
 - The intersection of Forest Avenue and Tannery Road
3. When the design of a street is in process, consider the attributes of a “complete street” such as curb, gutter, sidewalk, terrace, lane widths all of which contribute to the varying ways in the public travels.

Elements of a “complete street”



4. Continue the use of the Pavement Surface Evaluation and Rating (PASER) system to assess the overall condition of roadways and to determine the road maintenance, restoration and construction needs.

5. Continue availability of Maritime Metro Transit, evaluate the need for and use of paratransit providers and access for residents to alternative transportation services. Aging populations and those with mobility constraints will continue to have transportation needs.
6. Conduct periodic bicycle traffic counts on key bicycle routes and trails to evaluate usage, particularly Mariners Trail. This information is helpful for funding opportunities for the trail and other planning activities related to the trail and the users of it.
7. Improve signage and information indicating bicycle routes and trail connectivity including the connection from Mariners Trail to the Rawley Point trails.
8. Update the information available to the public about bicycle routes and trail access.
9. Expand existing bicycle and pedestrian trail system with new trail connections.
 - Additional trails include a trail between the Washington Street Bridge to the 17th Street Bridge along the waterfront.
 - An extension of the trail from Two Rivers High School to the south. Adding light to the trail would also be helpful to the trail users.
10. Evaluate the Harbor Master Plan and update as needed.
11. Promote information about the "water trail", and public access to water transportation, availability of public docking and launching locations.
12. The evaluation of and preparation for the increased presence of electric vehicles (EV) and bicycles presence and the impacts of them within the transportation system.

Utilities and Community Facilities

GOAL: Establish effective and efficient public facilities and service delivery systems to serve the needs of the community and for the demands of future development.

1. Provide quality services, maintain system infrastructure, and seek out ways to modernize service delivery.
2. Continue to replace lead pipes within the water distribution system for safe drinking water quality in the community.
3. The City's Water and Light Utility will continue to modernize the provision of service and customer service features for the city's residents.
4. Preparing for the presence of electric vehicles (EV) is necessary. An assessment for the possibility of providing a charging station(s) in coordination with WPPI.
5. Monitor the electric transmission poles and transmission system with respect to climate variability and rising intensity. In addition, evaluate the potential to remove poles and replace with underground services when construction is occurring to enhance service provision and aesthetics.
6. Work with broadband providers to support and improve broadband services, the "Cool City" Wi-Fi network and the telecommunication network overall for services to residents and businesses.
7. Previous plans have identified conducting a study of relocating of the wastewater treatment plant from its current location, across from Lake Michigan, a prime location for development to another location. Conducting this study is recommended.