



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION

Monday, April 10, 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 10-1-24 B (1.) (k.) of the City of Two Rivers zoning code to prohibit the creation of new drive through establishments on properties fronting Washington Street between the West Twin River and 21ST Street, applicant City of Two Rivers

4. 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.



LAND DEVELOPMENT APPLICATION

APPLICANT City of Two Rivers TELEPHONE 920/793/6664

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

PROPERTY OWNER _____ TELEPHONE _____

MAILING ADDRESS _____
(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 type="checkbox"/> Zoning District Change	<input type="checkbox"/> <small>x Zoning Text</small> Other

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

PROJECT LOCATION _____ TYPE OF STRUCTURE _____

PRESENT ZONING _____ REQUESTED ZONING Zoning Text Amendment Section 10-1-24 B (1)(k)

PROPOSED LAND USE _____

PARCEL # _____ ACREAGE _____

LEGAL DESCRIPTION _____

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 _____ Date April 5, 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 _____

(Proposed added language shown in blue)

ORDINANCE
AMENDING SECTOIN 10-1-24 B (1.) (k.)
OF THE ZONING CODE OF THE CITY OF TWO RIVERS
TO PROHIBIT THE CREATION OF NEW DRIVE-THROUGH ESTABLISHMENTS
ON PROPERTIES FRONTING ON WASHINGTON STREET
BETWEEN THE WEST TWIN RIVER AND 21ST STREET

Section 10-1-24, B-1, "Business District," Subsection B, "Uses," (1.) "Conditional Uses," is modified as follows:

Item (k) is hereby repealed and recreated to read as follows:

(kl) Drive-in or drive-through business establishment offering goods or services directly to customers waiting in parked or stopped motor vehicles, whether through a drive-up window or by other means, complying with section 10-1-24 C.

Provided, however, that after June 1, 2023, no new drive-in or drive-through establishments may be created that result in vehicular traffic entering onto the premises of such establishments directly from Washington Street or exiting from the premises of such establishments directly onto Washington Street along that portion of Washington Street lying north of the West Twin River and south of 21st Street.

The prohibition is intended to preserve the appearance and safety of the traditional, pedestrian -friendly downtown business district that exists in this area of the city's downtown, by not allowing such uses that would create vehicle-pedestrian conflicts within these blocks.

FYI: Just for ease of reference, below is the above-referenced language of Section 10-1-24 C

C. *Yard area and height.*

(1) *Height.* Any building erected or structurally altered shall not exceed 75 feet in height.

(2) *Lot width.* All lots shall have a minimum width of 45 feet.

(3) *Front yard and side yard setbacks.* No front yard or side yard setback requirement for business buildings, except where a front or side yard abuts a district of a different type. The front or side yard requirement shall then be 50 percent of that required in the abutting district. Residential buildings must meet the R-3 requirements.

(4) *Rear yard.* There shall be a rear yard having a minimum depth of 20 feet for a building of two stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased by five feet.

(5) *Vision clearance.* Vision clearance shall be provided in accordance with section 10-1-15.

(6) *Off-street parking and loading.* Off-street parking and loading facilities shall be provided in accordance with section 10-1-13.

(7) Single- and two-family dwellings constructed in the B-1 district shall comply with the provisions of section 10-1-20.I.