



# PLAN COMMISSION MEETING

Monday, June 08, 2026 at 5:30 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.** Review request to rezone, from B-1 to R-3, located at 2122 East River Street, submitted by applicant and owner Dorothy Gibbs.

**4. FOR DISCUSSION**

- A.** Discussion of a possible amendment to the ordinance regarding the construction standards for accessory structures.

**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.*



LAND DEVELOPMENT APPLICATION

APPLICANT DOROTHY GIBBS TELEPHONE 414-517-7779

MAILING ADDRESS P.O. Box 364 Two Rivers, WI 54241

PROPERTY OWNER DOROTHY GIBBS TELEPHONE 414-517-7779

MAILING ADDRESS (Street) (City) (State) (Zip)

REQUEST FOR:

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

STATUS OF APPLICANT: X Owner Agent Buyer Other

PROJECT LOCATION 2122 E. River ST TYPE OF STRUCTURE Single Fmy House

PRESENT ZONING B-1 REQUESTED ZONING R-3

PROPOSED LAND USE

PARCEL # 000-027-010-1 ACREAGE 0.1030

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 Dorothy Gibbs Date 5-21-2026 (Property Owner)

Table with 2 columns: Fee Required and Schedule. Rows include Comprehensive Plan Amendment, Site/Architectural Plan Approval, CSM Review, Subdivision Plat, Zoning District Change, Conditional Use, Annexation Request, Variance/Board of Appeals, and Other.

TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY

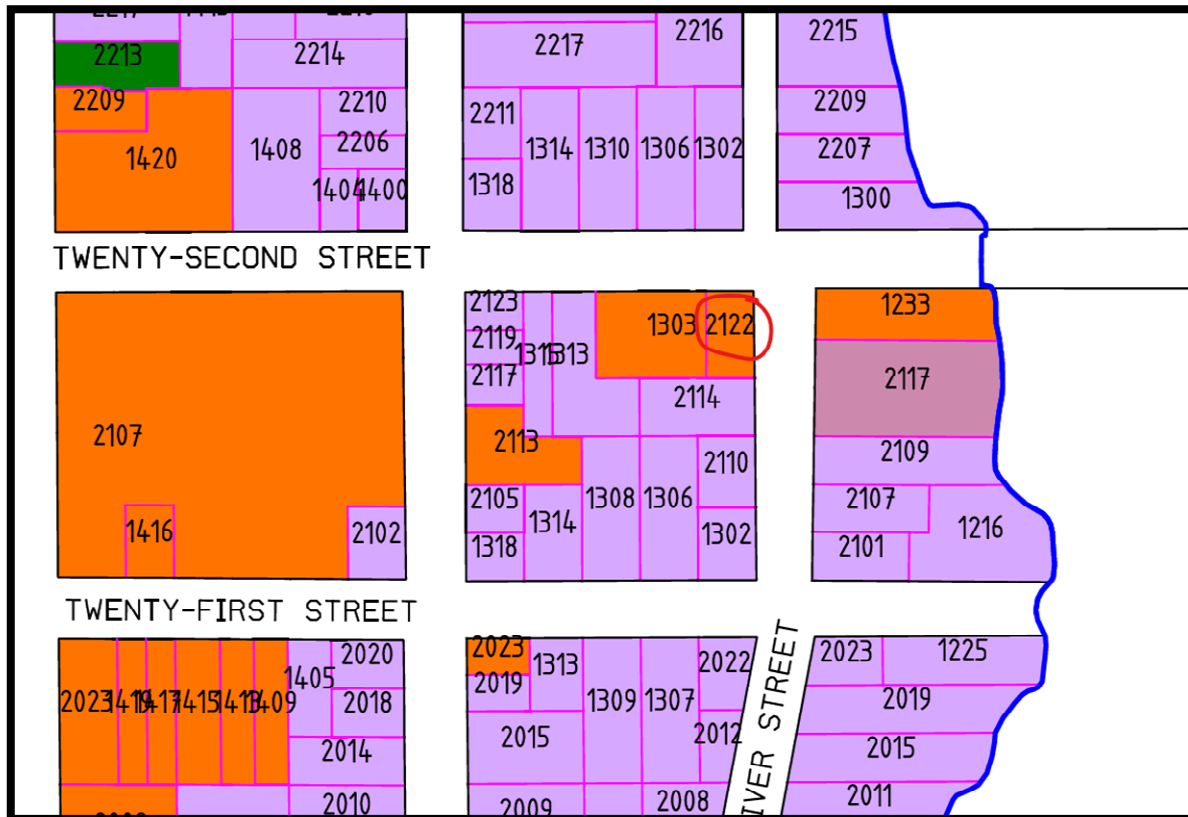


**PLAN COMMISSION**

**Action:** Rezoning Request from Business District to Residential District  
**Location:** 2122 East River St  
**Current Zoning:** Business District (B-1)  
**Proposed Zoning:** Residential (R-3)  
**Date:** June 8, 2026

The owner of this property is requesting a rezoning of this property from Business (B-1) to Residential (R-3) to better match the existing use. The property is adjacent to both residential and business zoned properties. A single-family dwelling has always existed on the property. The City's Comprehensive Plan shows the existing land use as residential; the future land use map shows this property as mixed use.

Zoning Map:





**TWO RIVERS**  
WISCONSIN

**COMMUNITY DEVELOPMENT**

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

Section 3, Item A.



Comprehensive Plan (Existing Land Use Map):



Yellow = Residential  
Red = Commercial  
Orange = Mixed Use



Future Land Use Map



[www.two-rivers.org](http://www.two-rivers.org)



920.793.5564



920.793.5512



**TWO  
RIVERS**  
WISCONSIN

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Section 3, Item A.



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