



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION

Monday, October 10, 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: Scott Ahl, Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Eric Pangburn, Adam Wachowski

3. ACTION ITEMS

A. Review extraterritorial Certified Survey Map located in the Northwest 1/4 of the Southeast 1/4 and in the Southwest 1/4 of the Southeast 1/4 of Section 29, Town 20 North, Range 24 East in the Town of Two Rivers, submitted by Joseph and Donna Petska, and Michael and Kathryn Ferry (property owners)

B. Continue review and recommend modifications to the driveway regulations

4. STATUS REPORTS

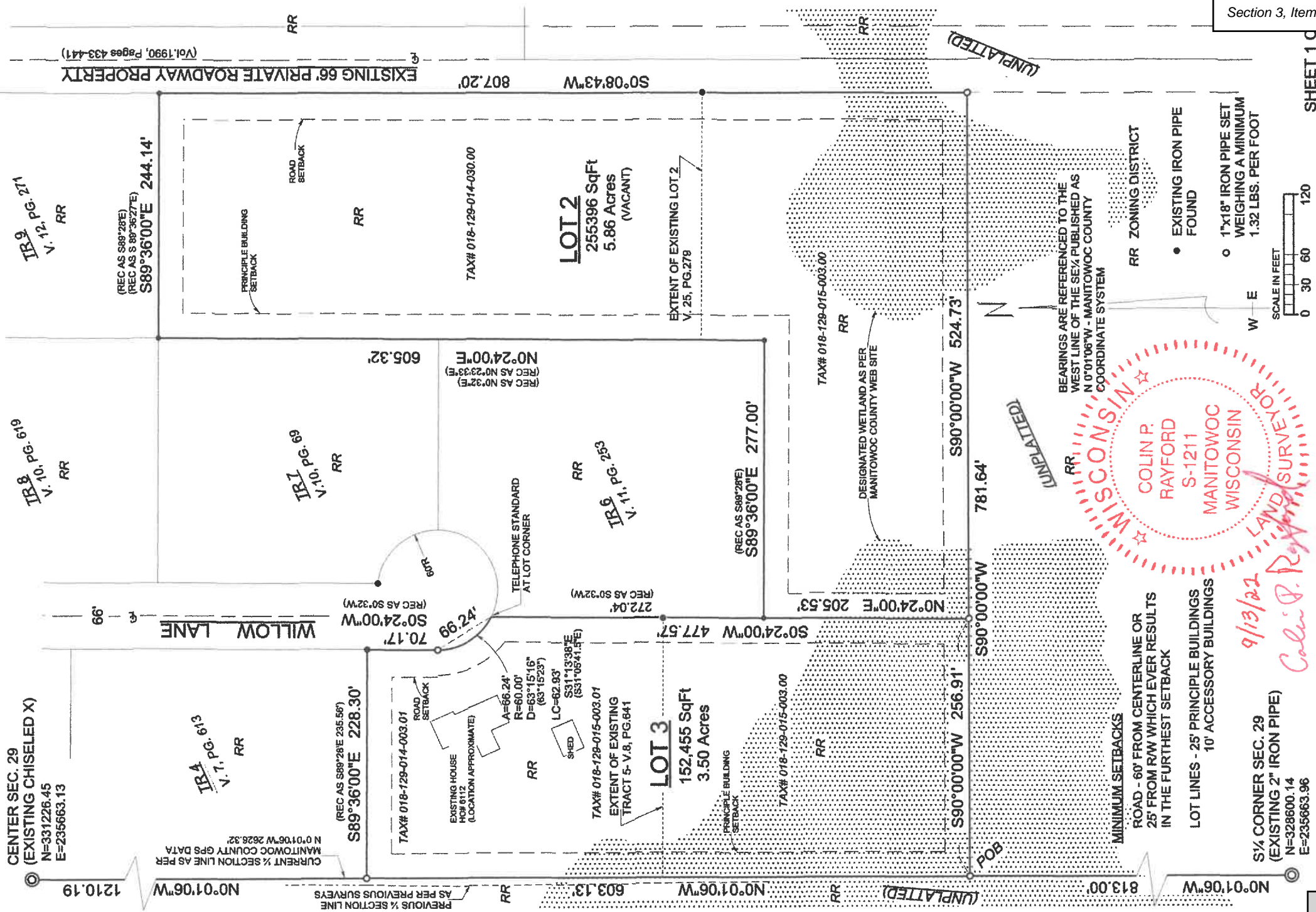
A. 20-Year Comprehensive Plan Update

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.

CERTIFIED SURVEY MAP BEING A RESURVEY OF TRACT 5 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 PAGE 641 AND OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 25, PAGE 279, PLUS ADDITIONAL LAND, BEING LOCATED IN THE NW¼ OF THE SE¼ AND IN THE SW¼ OF THE SE¼ OF SECTION 29, T.20 N., R.24 E., TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



CERTIFIED SURVEY MAP BEING A RESURVEY OF TRACT 5 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 PAGE 641 AND OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 25, PAGE 279, PLUS ADDITIONAL LAND, BEING LOCATED IN THE NW¼ OF THE SE¼ AND IN THE SW¼ OF THE SE¼ OF SECTION 29, T.20 N., R.24 E., TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

SURVEYORS CERTIFICATE:

I Colin P. Rayford, Professional Land Surveyor, do hereby certify that under the direction of Donna Petska, I have surveyed and mapped the following described tract of land.

Said tract being a resurvey of Tract 5 of Certified Survey Map recorded in Volume 8, Page 641 and of Lot 2 of Certified Survey Map recorded in Volume 25, Page 279, plus additional land, being located in the NW¼ of the SE¼ and in the SW¼ of the SE¼ of Section 29, T.20 N., R.24 E., Town of Two Rivers, Manitowoc County, Wisconsin.

Commencing at the South ¼ Corner of said Section 29; thence N 0°01'06"W along the ¼ Section Line a distance of 813.00 feet to the Point of Real Beginning; thence continue N 0°01'06"W along said ¼ Section Line a distance of 603.13 feet to the North Line of said Tract 5; thence S 89°36'00"E along said North Line a distance of 228.30 feet to the West Line of Willow Lane, (recorded as S89°28'E 235.56'); thence S0°24'W along said West Line a distance of 70.17 feet (recorded as S0°32'W); thence continue along said West Line on a 60 foot radius curve to the left a distance of 66.24 feet (chord of S31°13'38"E 62.93') to the NW Corner of Tract 6 of Certified Survey Map recorded in Volume 11, Page 253; thence S0°24'W (recorded as S0°32'W) along the West Line of said Tract 6 a distance of 272.04 feet; thence S89°36'00"E (recorded as 89°28'E along the the South Line of said Tract 6 a distance of 277.00 feet to the SE Corner of said Tract 6; thence N0°24'E (recorded as N0°32'E and as N0°23'33"E) along the East Line of said Tract 6 extended a distance of 605.32 feet to the SW Corner of Tract 9 of Certified Survey Map recorded in Volume 12, Page 271; thence S89°36'00"E along the South Line of said Tract 9 (recorded as S89°28'E and as S89°36'27"E) a distance of 244.14 feet to the West Line of Private Roadway Property as recorded in Volume 1990, Pages 433-441; thence S0°08'43"W along said West Line a distance of 807.20 feet; thence S90°00'00"W a distance of 781.64 feet to the Point of Real Beginning.

Said Tract contains 9.363 acres or 407,852 square feet of land more or less.

I further certify that the map shown on sheet 1 is a true and correct representation of said survey and correctly shows the exterior boundaries and correct measurements thereof, also that I have complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Subdivision Regulations for Manitowoc County, Wisconsin.

Dated: 9/13/22 Colin P. Rayford
Colin P. Rayford – P.L.S. #1211

OWNERS CERTIFICATE:

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Dated 9-19-2022 Donna J. Petska Dated 9-21-22
Donna J. Petska Michael E. Ferry

Dated 9-19-2022 Joseph M. Petska Dated 9-21-22
Joseph M. Petska Kathryn I. Ferry



APPROVAL OF CITY PLANNING AGENCY

This Certified Survey Map Has Been Submitted And Approved By The
Manitowoc City Plan Commission

DATE 9/13/2022 Paul Brian
MANITOWOC CITY PLAN COMMISSION

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted to and approved by the Manitowoc County Planning and Park Commission as complying with the Subdivision Regulations for Manitowoc County and Chapter 236 of the Wisconsin Statutes.

All variances, modifications or conditions of approval for this certified survey map are contained in the minutes of the Meeting of the Manitowoc County Planning and Park Commission 9-22-2022
Date 9-14-22 Signed Colin P. Rayford

CITY OF TWO RIVERS APPROVAL



UPDATED 10 – 2022 v3**INSERT INTO SECTION 10-1-13 G (New Language)**

(Renumber subsequent sections as appropriate).

One - and Two-Family Residential Driveways

Parking on lot. All parking spaces required herein shall be located within 300 feet of the parcel with the building or use served, One-or two-family residential parking must be on the same lot with the building or use served. (There are existing properties that do not meet this standard. These would be considered non-conforming.)

All driveways shall comply with the following regulations:

1. Design. Driveway curb cuts, aprons and approaches shall comply with the design standards set forth in Section 4-1-11 of the Public Works Chapter.
2. Setback. Except where an easement or agreement exists between owners of abutting property, driveways shall not be built within three (3) feet of the property line.
3. Paving. Driveways serving properties with curb and gutter installed in the street and with one or more dwelling units, shall be paved with asphalt, concrete or paving bricks within one year after occupancy of the dwelling on the property.

Number of driveways.

1. Each lot with a single family use permitted by current zoning shall have no more than one driveway except for:
 - a. Thru lots where an additional driveway is possible.
 - b. Where a public alley exists and an additional driveway may be added for access.
 - c. There are also exceptions for corner lots in Section 4-1-11(D) of the Public Works Section of the code.
2. Each lot with a two-family use is permitted two driveways per lot. Each driveway shall be located within the boundary of the lot. A duplex with individual garage doors may have a driveway that extends to the garage.

a. Driveways for two family dwellings with adjacent garages are limited to the 20 feet maximum width at the property line for each individual driveway. Each individual driveway must be separated by a minimum of a two-foot green area extending the full length from the property line to the garage/uncovered parking space. Separation area shall contain vegetation or other designed item designed to limit vehicular trespass.

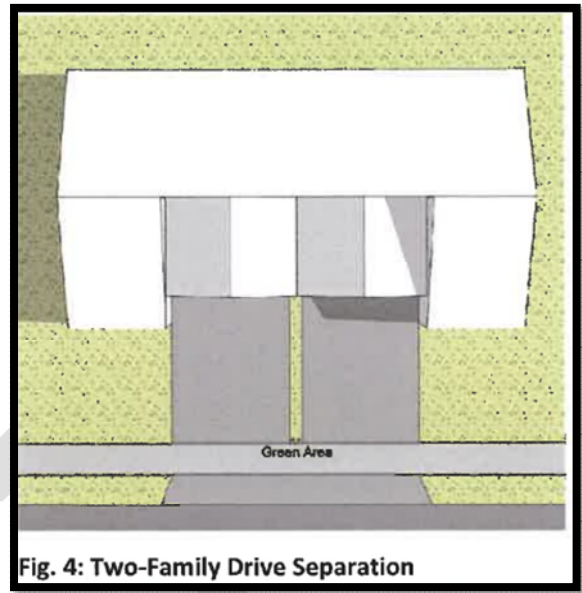


Fig. 4: Two-Family Drive Separation

Width of driveways:

Driveway widths are determined in two locations, at the property line and at the edge of pavement or top of curb.

1. The minimum width of a driveway shall be 12 feet.
2. Driveways extending onto a property where there is no garage shall be maximum of 20 feet wide.
3. Driveways extending onto a property with a garage may increase the driveway to the width of the garage. Driveways leading to garages are limited to the width of the approach at the property line but may increase to the width of the garage.
 - a. Where the width of the driveway at the garage exceeds the maximum width of the driveway at the property line, the driveway shall be tapered between the garage to the property line.

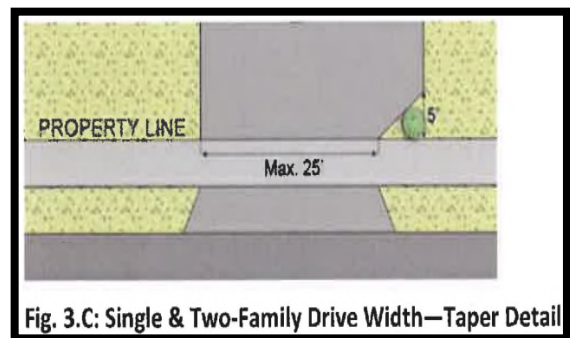
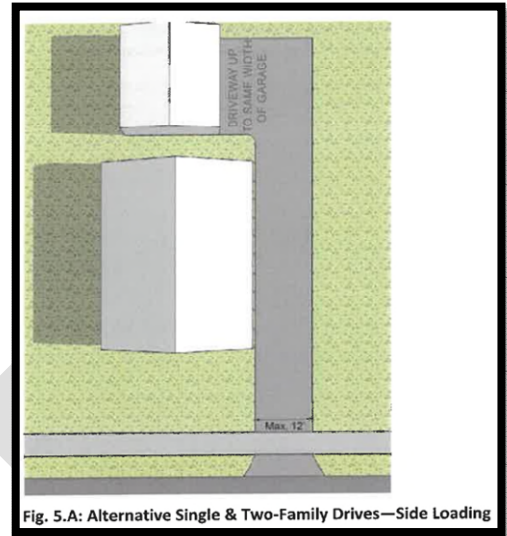


Fig. 3.C: Single & Two-Family Drive Width—Taper Detail

- b. *Side loading drives.* The maximum width of driveway leading to a side-loaded garage shall not exceed 20 feet, except for the area directly leading to the garage where it can be increased to the width of the garage.



- c. *Circular drives.* The maximum width of circular, horseshoe and similar types of driveways shall not exceed 12 feet, except in the area in front of the garage, where it can be increased to the width of the garage.

