



**TWO  
RIVERS**  
WISCONSIN

# CITY COUNCIL MEETING

Tuesday, September 06, 2022 at 6:00 PM

Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

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## AGENDA

**NOTICE: Arrangements for Addressing the City Council by Telephone, During Public Hearings or Input from the Public can be made by Contacting the City Manager's Office at 920-793-5532 or City Clerk's Office at 920-793-5526 by 4:00 p.m. on the day of the meeting**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL BY CITY CLERK**

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

**4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION**

**5. PUBLIC HEARING**

- A.** Community Development Block Grant - COVID (CDBG-COVID) Funded Senior Center Building Modifications Project for Installation of a Drive Thru Window  
(No Council Action Necessary--Public Hearing Required Per Grant Agreement)

**6. INPUT FROM THE PUBLIC**

**7. COUNCIL COMMUNICATIONS**

Letters and other communications from citizens

**8. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES**

**9. CITY MANAGER'S REPORT**

**A.** Invited Guests

**B.** Status Update/Reports

1. City Council Visit to Van Der Brohe Arboretum on August 30
2. Lester Library Summer Reading Programs
3. Staffing Updates
4. 17th Street Reconstruction Project
5. Central Park West 365 Project
6. Restroom Building New Look at Spirit of the Rivers Wayside
7. Grants Available for Lead Lateral Replacements
8. 2023 Budget Review Schedule
9. Upcoming Events:
  - a. July 4th Fireworks Rescheduled, Family Activities, Fireworks, Music, Saturday, September 10, 3:00-9:00 PM, Walsh Field
  - b. Ethnic Fest, Saturday, September 17, 9:30 AM-5:00 PM, Downtown Two Rivers

- c. Lester Library Community Conversations
- 10. City Attorney's Report in Follow-Up to Citizen Concern Expressed at August 15 City Council Meeting, Regarding Dialogue Between Police Chief and Council President at June 6 Council Meeting
- 11. Other

**C. Legislative/Intergovernmental Update**

**10. CONSENT AGENDA**

**A.** Presentation of Minutes

- 1. City Council, August 15, 2022
  - 2. Special City Council, August 30, 2022
- Recommended Action:  
Motion to waive reading and adopt the minutes

**B.** Minutes of Meetings

- 1. Public Utilities Committee, August 3, 2022
  - 2. Public Works Committee, August 2, 2022
  - 3. Architectural Control Committee, August 18, 2022
  - 4. Board of Review, August 31, 2022
  - 5. Community Development Authority and Business and Industrial Development Committee, July 26, 2022
  - 6. Personnel and Finance Committee, August 22, 2022
- Recommended Action:  
Motion to receive and file

**C.** Applications and Petitions

- 1. Application for Temporary Class "B" Retailer's License from Rotary Club of Two Rivers for Fireworks Celebration, September 10, 2022, 2201 Polk Street, Walsh Field, Two Rivers  
Recommended Action:  
Motion to approve the application and authorize issuance of the license
- 2. Application for Temporary Class "B" Retailer's License from Two Rivers Main Street for Ethnic Festival, September 17, 2022, 1717 East Park Street, Central Park East, Two Rivers  
Recommended Action:  
Motion to approve the application and authorize issuance of the license
- 3. Application for Temporary Class "B" Retailer's License from KBH Charities for Linda Kruck Cancer Benefit, September 24, 2022, J.E. Hamilton Community House Gym and Lobby, 1710 West Park Street, Two Rivers  
Recommended Action:  
Motion to approve the application and authorize issuance of the license
- 4. Application for Special Event Beer Garden for Hamilton Wood Type and Printing Museum, November 4-5, 2022, 1816 10th Street, Two Rivers  
Recommended Action:  
Motion to approve the application and authorize issuance of the license
- 5. Application for Block Party Permit for Hamilton Wood Type and Printing Museum, November 4-6, 2022, 8:00 AM-10:00 PM, 1816 10th Street, Two Rivers  
Recommended Action:  
Motion to approve the application and authorize issuance of the license

**RECOMMENDED ACTION FOR CONSENT AGENDA**

**Motion to approve the Consent Agenda with the various actions recommended**

**11. CITY COUNCIL - FORMAL ITEMS**

- A.** Resolution Authorizing Application for a Cost-Share Grant from Wisconsin Department of Natural Resources for the Purpose of Funding Urban and Community Forestry Projects  
Recommended Action:  
Motion to waive reading and adopt the resolution
- B.** Ordinance Designating Municode as Publisher of the Municipal Code of the City of Two Rivers, Wisconsin  
Recommended Action:  
Motion to waive reading and adopt the ordinance
- C.** Resolution Approving the Project Plan for Tax Incremental District 17  
Recommended Action:  
Motion to waive reading and adopt the resolution
- D.** Resolution Creating Tax Incremental District No. 17  
Recommended Action:  
Motion to waive reading and adopt the resolution
- E.** Contractual Agreement Between Kellnersville and Two Rivers Fire Department for Emergency Medical Services  
Recommended Action:  
Motion to authorize the City Manager and City Clerk to sign the agreement
- F.** Discuss Status of City Branding and Marketing Activities  
1. Report on Logowear Sales  
2. Discussion of Other Branding and Marketing Activities

**12. FOR INFORMATION ONLY**

- A. City Council Regular Meeting, Monday, September 19, 2022, 6:00 PM
- B. City Council Work Session Meeting, Monday, September 26, 2022, 6:00 PM

**13. CLOSED SESSION**

The City Council reserves the right to enter into Closed Session, per Wisc. Stats 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session.

--Discuss matters pertaining to purchase of property at 1309 19th Street

**14. RECONVENE IN OPEN SESSION**

To consider possible actions in follow-up to closed session discussions

**15. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn

*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.*

## City of Two Rivers 2023 Budget Review Schedule

Tuesday, August 23, 2022	Distribute Budget Schedule and Guidelines to Department Heads
August 23-September 6	City Manager and Finance Director meet with Department Heads to update 5-Year Capital Plan, develop Capital Funds budgets and Special Revenue Funds budgets
<b>Fri., September 16</b>	<b>General Fund Budgets due to Finance Department</b>
	<b><u>Staff Review of General Fund Budgets</u></b>
Mon., September 19	General Government ( <i>City Council, Legal, Insurance, City Manager, Inspections, Planning, Clerk, Elections, Economic Development, Information Systems, Miscellaneous, Finance, Assessor, Miscellaneous Government</i> )
Tues., September 20	Police Department, Judicial, & Fire Department
Wed., September 21	Health & Human Services, Parks & Recreation
Thur., September 22	Public Works
Fri., September 23	Follow up meetings as needed
<b>Fri., September 30</b>	<b>All Utility Budgets due to Finance Department</b>
	<b><u>Committee &amp; Council Review of Budgets</u></b>
Wed., September 28	<u>Personnel &amp; Finance</u> - Debt Service, Capital Projects Funds and Special Revenue Funds Budgets
Thurs., October 6	<u>Personnel &amp; Finance</u> - Tax Supported Operating Budgets (General Fund and Library)
Wed., October 12	<u>Personnel &amp; Finance</u> - Tax Supported Operating Budgets
Thurs., October 20	<u>Personnel &amp; Finance</u> - Budget Review Session
Wed., October 26	<u>Personnel &amp; Finance</u> - Budget Review Session
Wed., November 2	<u>Personnel &amp; Finance</u> - Review of Utility Budgets (joint meeting with <u>Utility Committee</u> )
Fri., November 4	<u>Finance</u> - Preliminary Complete Budget DUE for Public Hearing Notice
Thurs., November 10	<u>Personnel &amp; Finance</u> - Budget Review Session
Sun., November 13	<u>Finance</u> - Public Hearing Notice published in HTR
Wed., November 16	<u>Personnel &amp; Finance</u> - Final Review of All Budgets (If Needed)
Mon., Nov 28 (Work Session)	<u>City Council</u> - Budget Public Hearing
Mon., Dec 5 (Regular Meeting)	<u>City Council</u> - Budget Adoption Meeting
Fri., December 9	<u>Finance</u> - Mail Property Tax Bills

*The City of Two Rivers applied for and received WDNR grant funding through the Safe Water Drinking Program. This grant money will assist in the replacement of lead and/or galvanized private water services (from the curb stop to the building) throughout the City. Homeowners who qualify for the WDNR funding can receive \$2500 to go towards the private side of their water service lateral replacement.*

***There is limited funding still available to 2022.*** Any property owners interested should contact our Engineering Department at 920-793-5539.



To: City Council

Cc: City Manager, Chief Kohlmeier

From: John M. Bruce

Date: August 25, 2022

Re: Discussion During June 6, 2022 Council Meeting

**I was asked by the City Manager to review the video of an exchange which took place between the Council President and the Chief of Police at the June 6, 2022 Council Meeting, in light of the request made by Ms. Stephens that it be reviewed by the City. The exchange took place during a discussion regarding whether the Council should adopt an ordinance regarding the operation of ATVs and UTVs.**

**Ms. Stephens apparently is under the impression the City President offered to plow the driveway of the Police Chief's residence if the Police Chief supported the adoption of such an ordinance. In my opinion, a review of the exchange establishes that the comments of both the Council President and the Police Chief in this regard were clearly in jest. Laughter accompanied the comments, and both individuals noted that they were not intended seriously and that no offer was being made or accepted. In my opinion, the comments cannot reasonably be**



**interpreted as an offer to do something in return for support of an ordinance. No ethical or legal concerns arise from this exchange.**



# CITY COUNCIL MEETING

Monday, August 15, 2022 at 6:00 PM

Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

## MINUTES

### 1. CALL TO ORDER

The meeting was called to order by Council President Wachowski at 6:00 PM.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL BY CITY CLERK

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

**ALSO PRESENT:** Brian Dellemann, Electric Utility Director; Steve Denzien, Fire Chief; Brian Kohlmeier, Police Chief; Lisa Kuehn, Deputy City Clerk/Assistant to the City Manager, Mike Mathis, Parks & Recreation Director; Jim McDonald, Public Works Director; Ben Meinnert, Assistant Police Chief; Rick Powell, IT Supervisor; Elizabeth Runge, Community Development Director/City Planner; Andrew Sukowaty, Water Utility Director; Greg Buckley, City Manager; and Jack Bruce, City Attorney.

**FIRE DEPARTMENT PERSONNEL PRESENT:** Joe Ewert, Eric Isselmann, Travis Gunderson, Chad Kakes, Clay Kautzer, Louis Kumbalek, Dave Murack, Paul Reiser, Brad Scherer, Andrew Taddy

### 4. CONSIDERATION OF ANY COUNCIL MEMBER REQUESTS TO PARTICIPATE IN THIS MEETING FROM A REMOTE LOCATION

Motion to allow remote participation by Councilmember D. LeClair.

Motion carried with a roll call vote.

Motion made by Koach, Seconded by Stechmesser.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

### 5. INVITED GUESTS

- A. Bill Kiel, Domažlice Sister City Committee, Regarding City Acceptance of "Friendship Table" Sculpture by Czech Artist and Placement at City Park

Recommended Action:

Motion to read and adopt the resolution

Bill Kiel, representing the Domažlice Sister City Committee, reported on the Friendship Table sculpture being created by a Czech artist to be donated to the City of Two Rivers for placement in a City park. The project is being funded through private contributions and public funds from the Mayor and Common Council of Domažlice. There is no direct cost to the Two Rivers, but officials in Domažlice are seeking a resolution accepting the gift soon due to an upcoming election and a possible change in the makeup of their Common Council. The location for placement of the friendship table has been referred to the Advisory Recreation Board input, in consultation with the Sister Cities Committee and the artist.



The resolution was read by City Manager Buckley.

Motion carried with a roll call vote.

Motion made by B. LeClair, Seconded by Koach.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

**B. Louis Kumbalek, Firefighter/Paramedic**

Fire Chief Steve Denzien introduced Louis Kumbalek, Firefighter/Paramedic, who has just completed his one-year probationary period. Louis's wife Lisa pinned his badge and he was welcomed by the City staff and the Council.

**6. PUBLIC HEARING**

Individuals present at the meeting will be allowed up to 3 minutes to voice their opinions

**A. Consider Public Input Regarding Possible Ordinance Amendment to Allow Operation of ATV's and UTV's on Streets Highways Within the City**

Recommended Action:

Following public input, provide direction for any next steps regarding this matter

Council President Wachowski opened the public hearing and made the first call for public input.

Kay Puls - 4102 Martin Lane - Ms. Puls expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that an ordinance revision has been brought before Council in the past and if this were to pass now it will be an nightmare for insurance companies. She questioned how it would get claimed on a person's insurance if there is an accident, if the Police Department is going to have a DNR official on staff, and if the City budgeted for signage for the necessary. She also noted that seat belts are also not required.

William Otto - 1800 Jefferson Street - Mr. Otto expressed his support of allowing operation of ATVs and UTVs in the City by stating that having an ATV or UTV is a personal choice and the person that drives them assumes any risks.

John Vogt - 350 23rd Street - Mr. Vogt expressed his opposition to allowing operation of ATVs and UTVs in the City by stating his largest concern is the noise. He also stated that there is also no way to get from the beach into the City without going on a County Road. He has a ATV in his neighborhood that is already disruptive to the neighborhood. They are made for trails and private property.

Peter Becker - 2123 36th Street - Mr. Becker questioned what streets and highways in the City limits ATVs and UTVs would be allowed to drive on, especially since some highways have City property on one side and Town of Two Rivers property on the other. He also stated that he doesn't know if the Town of Two Rivers allows the use of ATVs and UTVs and if they do not, there may be some issues with accessing City streets.

Mr. Buckley reported that he consulted with Bonnie Timm, the Two Rivers Town Clerk, and the Town of Two Rivers currently does not allow ATVs and UTVs on town roads.

Jana Karl - 1816 Lincoln Street - Ms. Karl expressed her support of allowing operation of ATVs and UTVs in the City by stating that a UTV is a lot safer than a golf cart. UTVs do not go over a certain speed in the rider is not wearing a seat belts, they are equipped with safety features, and the people of Two Rivers need to be trusted. If UTVs are deemed not safe, golf carts should also be.

Pamela J Stephens - 3411 Parkway Boulevard - Ms. Stephens expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that she was at the meeting on June 6th when the Council discussed the pros and cons. She left the Council meeting wondering what other people thought and found out that many residents in her neighborhood were very much opposed to the idea. During the meeting on June 6th, one Councilmember indicated that he heard from a lot of people in favor, but no one came forward to speak. Due to her curiosity, she reported that she got a petition together and when she began obtaining signatures, others also took copies of the petition to circulate. To ensure that the petitions are valid, the individuals that took copies to circulate signed the bottom of the petition. She presented the City Clerk with the petition which she stated included 156 signatures of people opposed to ATVs and UTVs being allowed in the City.

Chris Eggert-Rosenthal - 2816 35th Street - Ms. Eggert-Rosenthal expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that her primary concern is safety, particularly the safety of children. She thinks ATVs and UTVs are great in the right environment. She has seen young people driving around her neighborhood at high speeds and is concerned with the lack of regulations surrounding ATVs and UTVs and the strain that will be put on the Police Department. Many riders do not wear helmets and the risk to the driver of an ATV or UTV in a vehicle vs. ATV/UTV crash is far greater than if it were a vehicle vs. vehicle collision.

Timothy Schrimpf - 1308 Hawthorne Avenue - Mr. Schrimpf expressed his support of allowing operation of ATVs and UTVs in the City by stating that he has witnessed many safety issues with golf carts and motorcycles in the past few weeks. He spends a lot of time up north and it is common to commute via ATV or UTV. He indicated that he thinks most of the people in the community are responsible people who drive safely and protect their neighbors.

Edwin Knutson - 2214 Jefferson Street - Mr. Knutson expressed his support of allowing operation of ATVs and UTVs in the City by stating that if Wisconsin Dells can allow it, why can't Two Rivers.

Richard Casey - 2403 Pine Tree Drive - Mr. Casey expressed his opposition to allowing operation of ATVs and UTVs in the City by stating that the noise level will be above the decibel limit. He stated that damage to a person's ears begins at 70 decibels. All residents would have to obtain uninsured motorists' coverage on their insurance policies and the two-cycle engines on ATVs and UTVs cause 30-50 times more pollution. Two Rivers is a beautiful, natural area and letting ATVs and UTVs into the City would take away from the beauty.

Bill Rexses - 3717 Berringer Road - Mr. Rexses indicated that he does not reside in the City of Two Rivers but requested to also provide input. The Council President allowed his input. Mr. Rexses expressed his support of allowing operation of ATVs and UTVs in the City by stating that since the use of ATVs and UTVs have started to be allowed throughout Manitowoc County there has been only one complaint of loud exhaust. He stated that the machines can be allowed on City and County roads as long as the speed limit is under 35 mph. He reported that UTV manufacturers are now designing their models to be more street friendly since more municipalities are allowing them and indicated that 50% or more of County highways in Wisconsin are allowing ATV/UTV usage.

Janice Van Drisse - 1829 31st Street - Ms. Van Drisse expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that a person with a suspended or revoked drivers license can still operate a ATV or UTV. She also stated that most ATV trails are in one direction and that two-way streets have a lot more distractions than a one-way trail. She is concerned about their use at night because they will be more difficult to see, and who is going to tend to the complaints if their use is not under the direction of the local Police Department.

Jayne Rulseh - 1409 24th Street - Ms. Rulseh expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that her concern is the noise. She manages two vacation rentals in Two Rivers and the reviews frequently state that the visitors come to Two Rivers because it is quiet, safe, and has great beaches. ATVs and UTVs belong on trails, not the City streets.

Brian Schroeder - 1316 Hawthorne Avenue - Mr. Schroeder expressed his support of allowing operation of ATVs and UTVs in the City by stating that he keeps hearing about the potential for noise, but he lives six blocks from the river and there is a screaming boat on the river that is louder than an ATV or UTV. There is also an electric bicycle in his neighborhood that breaks 100 decibels. He sees no problem with allowing ATV and UTV use in the City and suggested that the City impose time restrictions for their use.

Ryan Welnetz - 2023 Jackson Street - Mr. Welnetz expressed his support of allowing operation of ATVs and UTVs in the City by stating that the noise is a huge misconception, and the machines are required to meet a decibel limit of 96 decibels. Motorcycles average 95 decibels and semi-trucks average 100 decibels. As for the signs needed, he counted 7 locations at the City's entrances that the signs would need to be placed at. He would be willing to donate towards the cost of the signs and he thinks others would too. With the cost of a new ATV or UTV, he does not think anyone would operate one without insurance. He questioned if there was a lot of added workload for the Police Department with the addition of golf carts.

Mary Jo Albee - 2001 Emmet Street - Ms. Albee expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that people move to a residential neighborhood with a certain expectation that it's going to be fairly quiet. She has nothing against ATVs and UTVs, but thinks they have a specific purpose and a specific place to be used, which is not in residential areas. She questioned if the City really want to open that "can of worms" and asked that people be mindful and respectful of one another.

Dean LaRose - 1629 Hawthorne Avenue - Mr. LaRose expressed his support of allowing operation of ATVs and UTVs in the City by stating that since Two Rivers is trying so hard to embrace tourism, allowing ATV and UTV use in the City is the perfect opportunity to bring people to the City year-round.

Kathryn Dahlke - 3727 Adams Street - Ms. Dahlke expressed her support of allowing operation of ATVs and UTVs in the City by stating that if it were 100 years ago, the conversation would be about whether or not to allow motorized vehicles. She's heard comments during this public hearing about using ATVs and UTVs to obtain greater accessibility and increase tourism. She indicated that she lives on the river and hears jet skis all hours of the day and night. This is the opportunity to expand the City's horizons and treat all residents equally.

Emma Terrien - 2802 Forest Ave - Ms. Terrien expressed her support of allowing operation of ATVs and UTVs in the City by stating that she could look out the window from the Council Chambers and see a dirt bike that was turned street legal. If that's allowed, why can't ATVs and UTVs be given a shot.

Mark Bittner - 3311 Monroe Street - Mr. Bittner expressed his opposition to allowing operation of ATVs and UTVs in the City by stating that he sat on City Council for 4 years and this is the 5th time this topic is being brought up. He still does not think it should be allowed. This isn't about progressive change and not trusting people, it's about common sense and keeping people safe. He is all for economic development, but this isn't economic development because there are not trails in the area to support this type of activity. It will be a nightmare for the Police Department and he is concerned about parking in the City. If people can't drive an ATV or UTV into town, they are going to have to trailer them in and their trailers will take up more parking space. This doesn't make sense for the community and will only cause challenges.

Kay Koach - 2411 34th Street - Ms. Koach expressed her opposition to allowing operation of ATVs and UTVs in the City by stating that she also sat on Council for 12 years and this topic has been to Council more than one time. If representatives from the DNR and Police Department are telling the Council why they are not in support of ATV and UTV use in cities, why is the Council not listening to them. The Council's job is to see that the staff of the City is safe.

Kyle Shillcox - 3418 Tannery Road - Mr. Shillcox expressed his support of allowing operation of ATVs and UTVs in the City by stating that he has owned them for 5 or 6 years. He stated he plows snow with both types of vehicles in the winter all times of the day and night and half the time the property owners don't even know he is there.

Jay Remiker - 2113 Lincoln Street - Mr. Remiker expressed his support of allowing operation of ATVs and UTVs in the City by stating that he also served on Council and he owns a four wheeler and a golf cart. He goes up north four wheeling and a lot of the trails go through woods, but they also end up on roads and while there is currently no way to get into the City of Two Rivers from the outside, the surrounding municipalities are allowing ATV and UTV use or looking at allowing it. If the people want something, the City needs to embrace it.

Council President Wachowski closed the 1st call for input.

Council President Wachowski made a 2nd call for public input and there was no one wishing to comment. The 2nd call for public input was closed.

Council President Wachowski made a 3rd call for public input.

Paula Petri - 2220 Jefferson Street - Ms. Petri expressed her support of allowing operation of ATVs and UTVs in the City by stating that all of the comments and voices she heard at the hearing are great. There is so much fear surrounding ATV and UTV use, but nobody is looking at the positives. This would open up the City to another demographic to increase revenue. If this is the 5th time this topic is being discussed and it is not approved, it is going to just keep being brought up. Does the Council want to be the last City on board? Also, in regards to noise, she indicated that she rides a motorcycle and she wants it to be loud for her safety so she can be identified more easily.

Chris Eggert Rosenthal - 2816 35th Street - Ms. Eggert-Rosenthal provided input earlier in the public hearing but wanted to state that she came to the hearing opposed to ATV and UTV use in the City and she is still opposed to it. The job of the City Council at this point is to determine what the whole City wants and not just what those that spoke up want. The discussion may have swayed her decision a little bit, but she still has concerns.

Council President Wachowski closed the 3rd and final call for input.

Council President Wachowski recommended the following action:

Motion to authorize ATV and UTV use in the City with a two year trial period with the opportunity to change city ordinances on ATV and UTV usage on roadways after year one. No one will be permitted to get a permit if they do not own a ATV or UTV before this date, August 15, 2022. The Police Department shall come up with ordinances governing the usage as voted on by the Council to include revocation of the license permanently with some violations, such as drinking and driving. The time of usage shall be 9:00 am to 9:00 pm. The City is to place signs at every entrance to the City with half of the cost raised by citizens and the other half paid by the City.

Motion made by Dahlke, Seconded by Petri.

The Council President authorized discussion amongst the Council and input from Staff.

Mr. Buckley pointed out that the public had also been invited to provide input to the Council by sending emails to the City Clerk, to be shared with the Council. The tally for such emails going into the meeting was 81 opposed, 7 in favor, and 4 in favor with some limitations, as communicated to the City Clerk in the weeks leading up to the meeting as called for in the public hearing notice. The public hearing input heard immediately prior included 24 comments from the public. The recommendation of City staff including the City Manager's office, the Police Department, and Community Development is to not proceed with a revision to the ordinance.

Councilmembers weighed in.

Councilmember Dahlke stated that he did a Facebook poll on the Two Rivers News and Information Facebook page and there were 77 yes votes and 11 no votes. Out of the yes votes, he said 4 could not be verified as residents of the City and 2 no votes could not be verified as residents of the City.

Councilmember Shimulunas stated she will vote no when it comes to a vote due to the number of people who are against it.

Councilmember Stechmesser requested clarification that ATVs and UTVs go hand in hand and the City cannot choose one or the other. He said he is okay with UTVs but he has concerns with the safety of ATVs. He wanted to make sure people are understanding that they go hand in hand and both must be allowed. Police Chief Kohlmeier confirmed that the Council must authorize both or none at all.

Councilmember Petri stated that he thought the City could choose one or the other.

Councilmember Dahlke stated that he heard comments about emissions and two-cycle engines during the hearing and two-cycle engines aren't even used anymore. He thinks the data on injuries is skewed because those injuries are reported at speeds over 35 mph and the majority of Two Rivers' streets are 25 mph. This will never go away until it gets passed. It will come up every year unless it gets passed. Other communities are doing it and Two Rivers needs to lead, follow, or get out of the way.

Councilmember Ring expressed concerns surrounding both ATVs and UTVs. He stated that for issues like this, he looks to City staff who are experts in their areas and suggests that the Council trust them. Allowing ATVs and UTVs would change the whole image of Two Rivers and he questioned if that is something the Council really wants. He looks to constituents for their input, and he has heard from them, he spoke to a lot of people at Rogers Street Days, and incorporating the communications directly from the City, the overwhelming response to the survey is opposition.

Councilmember Dahlke questioned whether the City gets to use UTVs in the course of business. He questioned that they're also allowed for snow removal, construction, and agricultural use. When confirmed by the City Manager he suggested that if Council doesn't pass it that residents that have ATVs or UTVs put a shovel on the back and say they are using it for agricultural use if questioned.

Councilmember Petri questioned whether there have been any incidents in the winter.

Councilmember Koach stated that her concern is risk management and liability. City Attorney Bruce indicated that a lawyer can always sue the City, it's just a matter of whether or not they could win. He indicated that adopting an ordinance is a legislative act and typically the City is immune from any liability when it comes to a legislative act. He stated that he thinks the law would back that up.

Councilmember Ring questioned whether the Council could limit who is allowed to own an ATV or UTV? City Attorney Bruce reported that he would have concerns about discrimination and equality if the Council chose to limit the use to only those who own an ATV or UTV as of today's date.

City Attorney Bruce also indicated that the City cannot enact an ordinance that is more restrictive than state law. Where the state statutes do not dictate, the City could impose its own rules.

Councilmember Petri questioned if the City comes up with a set of ordinances, does it need to be approved by the state? City Attorney Bruce responded that the ordinance needs to be provided to the DNR, but they do not have approval oversight.

Councilmember D. LeClair thanked everyone in the audience who voiced their opinions. She is pleased with the community input. When you look at what was received through the City Clerk as formal responses there is an overwhelming response against this. She said the things that bother her are that state law doesn't require helmets over age 18, operating while having a revoked driver's license is allowed, and described it as a situation begging to be abused. She indicated she lives near Vietnam Veteran's Park and reported that there are already people using ATVs and abusing property.

Councilmember Dahlke requested to take the requirement to have a UTV or ATV by today's date out of the motion. He also suggested that if anyone is trailering an ATV or UTV into the City, they must park their trailer in a public lot at a City Park.

Councilmember B. LeClair stated that the greatest chance of an ATV trail in the area would be in the area of Point Beach State Forest. He said that he inquired and the Park Ranger stated that master plan for Point Beach State Park does not include any possibility for trails. That plan is not scheduled to be updated for the next 10 years.

Councilmember Petri questioned if the ordinance adopted by Wisconsin Dells can be shared with the Council. He stated that he thinks their ordinance is well written.

Councilmember Dahlke stated that the picture and information provided along with the public hearing notice were the worst of the worst. He shared his opinion that the Council cherry picks when to trust and not to trust people.

Councilmember Stechmesser shared his opinion that if someone thinks they read something that they don't think is true they can research the topic themselves to form their own opinions. The only reason he is on Council is because he told people he would support what they want, within reason.

Council President Wachowski reported that he thinks the City is neglecting people who camp with their UTVs and ATVs. They are driving right through Two Rivers to get to Door County when they could be stopping here. This creates an opportunity to bring more people into the City. He urged the Council to be more open minded and suggested maybe they have to vote and not do what they think is best for every constituent. Sometimes Council needs to vote and do what they think is going to encourage growth. If the motion passes, it will pass because the Council thinks it is best for the community and people will have to be able to adjust.

Police Chief Kohlmeier and Assistant Chief Meinnert came forward and indicated that their opinion and the recommendation of the Police Department doesn't discredit any community member or the Councilmembers' opinions. A lot of the times, the Police Department is forced to make unpopular recommendations. By their estimates, approximately 250 people have expressed their opposition to ATVs and UTVs and approximately 80 have expressed their desire to move forward with allowing ATVs and UTVs. He acknowledged that the

communication put out by the City contain more unfavorable information, but that is b their opinion, there are more thing unfavorable than favorable. In regard to the laws, Chief Kohlmeier reiterated that the City cannot enact ordinances that are more restrictive or not in conformity with State Statutes. For example, open intoxicants are allowed on ATVs and UTVs and the City cannot restrict that. There have been many ordinances passed statewide that impose restrictions in excess of what is provided for in State Statutes, but he indicated that those ordinances would not stand in court. The Police Department's primary concerns are the differences between motor vehicle laws and ATV/UTV laws. If someone gets caught operating while intoxicated on an ATV or UTV the penalty is only a small fine and there are no consequences to the individual's drivers license. He thinks people without valid drivers licenses will use ATVs and UTVs to skirt around the need for a drivers license. It is irresponsible to say that because someone spends \$8,000-\$30,000 on an ATV or UTV that they should automatically be considered responsible. There are fatalities and injuries on record dealing with ATVs and UTVs. Their recommendation is based on what the Police Department thinks is the right thing to do at the time.

Mr. Buckley noted that that, as stated in his written recommendation to the City Council, there are many Wisconsin cities the size of Two Rivers or larger that do not allow ATVs/UTVs on city streets and are not pursuing such local ordinances. He cited conversations with local officials in Sturgeon Bay, Manitowoc, Sheboygan, and Port Washington.

Motion amended to remove the requirement that an ATV or UTV must be owned before August 15, 2022 in order to be permitted to operate in the City.

Motion failed, 3 to 6, upon a roll call vote.

Motion made by Dahlke, Seconded by Petri. Voting Yea: Dahlke, Petri, Wachowski  
Voting Nay: B. LeClair, D. LeClair, Koach, Ring, Shimulunas, Stechmesser

## 7. INPUT FROM THE PUBLIC

Pamela J Stephens - 3411 Parkway Blvd - Ms. Stephens reported that the last time she attended a Council meeting on June 6th she witnessed an act of quid pro quo by Council President Wachowski when he told the Police Chief that he would take care of the snow in his driveway in exchange for a change in the Police Department's opinion on ATV and UTV use in the City. Chief Kohlmeier spoke in regards to the matter and indicated that he and Council President Wachowski had made a joke and apologized if there was a misunderstanding in regards to their back and forth comments during the meeting. He confirmed that he interpreted it as a joke and did not misconstrue their banter as any sort of solicitation. Councilmember Ring also commented and confirmed he interpreted the banter exactly as Chief Kohlmeier had described.

Ms. Stephens returned to the podium and requested that the City Attorney and City Manager review the video from the June 6th meeting and provide a response.

Janice Van Drisse - 1829 31st Street - Ms. Van Drisse asked that the Council review the fees for ambulance services at a future meeting. She reported that she had to request an ambulance and although she was not transported to the hospital she received a bill of \$900. The bill was for "advanced life support", but she indicated that she did not receive any transportation, medication, IV, or CPR. She did however receive an EKG and she would not consider an EKG advanced life support. Chief Denzien reported that he has had a conversation with Ms. Van Drisse and that Council adopted changes to the rate schedule earlier in 2022. Ms. Van Drisse acknowledged that it is her bill to pay, but asked that the Council take another look at the rates being billed. She also indicated that Medicare will not cover charges if the person is not transported to a hospital.

Edwin Knutson - 2214 Jefferson Street - Mr. Knutson asked if the ATV and UTV issue could be placed on a ballot as a referendum.

## 8. COUNCIL COMMUNICATIONS

Letters and other communications from citizens

Councilmember Koach reported that she received several complaints about golf carts and asked if the City Council could revisit that ordinance and discuss the problems that are being reported.

Councilmember B. LeClair reported on complaints received about the speed of electric bikes on Mariners Trail. Chief Kohlmeier indicated that the ordinance allows for 15 mph on a bicycle on Mariners Trail and that the Police Department can only enforce that limit if they can catch a violation in process.

Councilmember Stechmesser commented that it would be helpful to get the rules for golf cart owners out to those who do not operate them, but only observe them in operation. Chief Kohlmeier indicated that information can be shared on the Police Department's Facebook page and Mr. Buckley suggested that it might also be able to be added to a future utility billing insert. Chief Kohlmeier added that there had been a recent mailing to the owners of registered golf carts about the rules applicable to their operation.

Councilmember Ring commented that he saw several councilmembers at Rogers Street Days over the weekend.

Jeff Dahlke reported on the following:

- He received complaints about the new utility bill format. Residents expressed frustration that they can no longer see what the dollar amount per day was like the old bill showed and he questioned what the City is trying to hide. Electric Utility Director Brian Dellemann reported that the City of Two Rivers was the 41st of 50 WPPI customers to sign up for the InfoSend program that mails utility bills due to the significant cost savings the City is realizing with the switch. He will evaluate with the Customer Service staff if there is any flexibility in what gets printed on the bills. Mr. Buckley suggested that this matter could be further reviewed at the Utilities Committee.
- Someone questioned, if the Council just approved a \$2.00 sewer rate increase, why did their bill increase by \$4.00?
- Another resident complained that they deal with dogs barking all day long. Chief Kohlmeier indicated that he is aware of the property in question and that the only complaint the Police Department received was in July 2021.

Councilmember Shimulunas reported that someone told her the City Council is doing a good job.

Councilmember Petri reported on a call he received about the Council meetings being put back on cable and the frustration by the caller that the City is wasting money.

Councilmember Koach participated in National Night Out and also heard comments from a few people that the City is doing a good job.

Councilmember Wachowski received a complaint that the cheap housing in the City is bringing problems to the City.

## 9. COUNCIL REPORTS FROM BOARDS/COMMISSIONS/COMMITTEES

Councilmember D. LeClair reported that the Environmental Advisory Board meeting for August had to be cancelled and the Committee is still waiting to line up guest speakers for their winter educational series. She also gave a kudos to Two Rivers Main Street's new Executive Director



Jason Ring, for hitting the ground running. She thinks that he will improve the service Tw Main Street provides.

Councilmember Koach reported that at a recent Library Board meeting, the Director's Report included a story about a welfare check that was called in by staff when a patron stopped showing up at the library.

Council President Wachowski reported that the Advisory Recreation Board met last week for the first time in several months. Topics on the agenda included revamping the Parks and Recreation Department's mission statement and a West Foundation grant opportunity. They are also looking at plans to update the play equipment at Neshotah Park and discussed lighting in areas that need improvement.

## 10. CITY MANAGER'S REPORT

### A. Status Update/Reports

Mr. Buckley reported on the outstanding press the City received on a photo of Neshotah Beach by Cory Johnson of Christian DeKok's work in grooming Neshotah Beach.

#### 1. Staffing Updates

Mr. Buckley reported that interviews are underway for the Public Works Director/City Engineer position and the Two Rivers Senior Center is recruiting for a Program and Events Coordinator.

Upcoming retirements include Jim McDonald, Public Works Director/City Engineer, Vicky Berg, Zoning Administrator/Inspections Assistant, and Dan Glaser, Certified Meter Technician.

Recruitments will be posted soon for a Certified Meter Technician and Zoning Administrator/Inspections Assistant to backfill these upcoming vacancies being created by the pending retirements.

#### 2. 17th Street Reconstruction Project

Mr. Buckley reported that the construction of the water main on 17th Street is expected to be mostly completed by the middle of August. The replacement of sewer and water service laterals began the week of August 15th and the storm sewer construction will commence in early September, upon completion of lateral replacement.

Essential Sewer & Water began work on public and private lateral replacements on August 1. Currently 6 of the proposed 50 scattered site service laterals have been replaced. Work on these lateral replacements is expected to continue through early October.

#### 3. Central Park West 365 Project

Mr. Buckley reported that pledges and donations for the Central Park West 365 Project are just over \$660,000, 83.5% of the \$800,000 fundraising goal. He also announced a \$15,000 donation by Schwartz Manufacturing and encouraged community members to mark their calendars for the Rockin' for the Park fundraiser being held at Sepia Chapel on Thursday, October 27.

#### 4. Mural at Neshotah Park

Mr. Buckley reported that a mural at Neshotah Park was recently completed by Austin Ohm, a Wisconsin native. The vibrant colors represent the highlights of Wisconsin's best beach.

5. Aurora Medical Center National Award for Sustainability  
Mr. Buckley reported that Aurora Medical Center earned a national award for sustainability after partnering with utility companies, WPPI Energy and Two Rivers Water & Light.
6. Room Tax Revenues  
Mr. Buckley reported that room tax revenues collected through June 2022 totaled \$112,494, running 24% ahead of 2021's record pace which was \$90,888 through June.
7. Update on Litigation Involving Manitowoc Area Visitor Convention Bureau and the City of Manitowoc  
Mr. Buckley reported that the City of Two Rivers' Room Tax Commission has been removed from the litigation involving the City of Manitowoc and the Manitowoc Area Visitor Convention Bureau. Attorney Bruce provided further comments on the matter.
8. Other  
Mr. Buckley reported an increase in the City's equalized valuation from 2021 to 2022. Per the Wisconsin Department of Revenue, the equalized taxable valuation of the City rose by 18 percent, comparable to the County and the City of Manitowoc, which rose by 19 percent and 17 percent, respectively. Most of the increase in Two Rivers was appreciation in the value of existing residential real estate, which grew by 21 percent. Net new construction was just under one percent.
9. Upcoming Events:  
Mr. Buckley reported on the following upcoming events:
  - a. Concert in Central Park: Clipper City Chordsmen, Thursday, August 18, 6:00-8:00 PM
  - b. Movie at the Beach, Jurassic Park, Friday, August 19, 8:30 PM, Neshotah Beach
  - c. Band on Neshotah Beach: Breakwater Rocks, Sunday, August 21, 2:00-6:00 PM
  - d. Concert in Central Park: Out of the Blue, Thursday, August 25, 6:00-8:00 PM
  - e. Band on Neshotah Beach: Running Blind, Saturday, August 27, 5:00-9:00 PM
  - f. 17th Annual Kites Over Lake Michigan, September 3-4, Two Rivers High School

Mr. Buckley also reported that [www.exploretworivers.com](http://www.exploretworivers.com) is the most accurate and up-to-date source for events in the City of Two Rivers.

- B. Legislative/Intergovernmental Update  
None.

## 11. CONSENT AGENDA

- A. Presentation of Minutes
  1. City Council Meeting - August 1, 2022  
Recommended Action:  
Motion to waive reading and adopt the minutes
- B. Minutes of Meetings
  1. Lester Public Library, July 12, 2022
  2. Plan Commission, August 8, 2022
  3. Architectural Control Committee, July 27, 2022

4. Environmental Advisory Board, July 19, 2022

Recommended Action:

Motion to receive and file

C. Department Reports, July 2022

1. City Clerk
2. Community Development
3. Electric
4. Fire
5. Inspections
6. Library
7. Parks & Recreation
8. Police
9. Public Works
10. Safety
11. Water

Recommended Action:

Motion to receive and file

D. Applications and Petitions

1. Application for New Combination Class "B" Beer/"Class B" Liquor License Application to be effective from date of closing to June 30, 2023 for Choppers Tap, LLC, 1822 Adams Street - Aaron Bernas, Agent (Property is currently licensed to Donna Prausa, dba Dick's Wonder Bar)

Recommended Action:

Motion to approve the application and authorize issuance of the license upon closing of property sale

2. Application for Operator License - Recommended for Denial by Police Chief - Adam Gauthier

Recommended Action:

Motion to deny the application, based on the recommendation of the Police Chief

E. Summary of Verified Bills for the Month of July for \$1,781,720.19

Recommended Action:

Motion to receive and file

**RECOMMENDED ACTION FOR CONSENT AGENDA**

**Motion to approve the Consent Agenda with the various actions recommended**

Motion made by B. LeClair, Seconded by Ring.

Adam Gauthier, the subject of Consent Agenda item D.2. requested to speak. Council President Wachowski allowed Mr. Gauthier to speak with no objection from the Council. Mr. Gauthier stated that he would like to change the establishment listed on his application from Phil and Michelle's to Berserkers. Police Chief Kohlmeier addressed the Council and Mr. Gauthier and let him know that a change in the establishment would not allow for his operator's license to be approved at this meeting since the reason for denial is based on his conviction record. He instead suggested that they have further discussion so that he could provide Mr. Gauthier with options of what he might be able to provide for substantial evidence of rehabilitation in order for his license application to be approved.

Motion amended to approve the Consent Agenda with the various actions recommended with the removal of any action on Consent Agenda item D.2.

Motion carried with a voice vote.

Motion made by B. LeClair, Seconded by Ring.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

## 12. CITY COUNCIL - FORMAL ITEMS

- A. Resolution Authorizing Inter-Fund Loan to Fund \$28,000 Equipment/Technology Purchase - for Airing Council Meetings "Live" on Spectrum Cable

Recommended Action:

Motion to waive reading and adopt the resolution as presented

Mr. Buckley provided a brief report of the limited capabilities that this \$28,000 equipment purchase will provide reporting that it will allow for live meetings held in the Council Chambers to be broadcast on Spectrum and that there may also be the potential to play a looped information slide show. He also reported that it may be six months before the system is operational. Upon further question about additional capabilities Rick Powell, IT Supervisor, confirmed that additional equipment and/or software would need to be explored in order to provide more options and the costs will likely increase significantly.

Motion to waive reading and adopt the resolution as presented and request that City staff obtain pricing for an equipment upgrade that would offer more flexibility and the ability to playback a larger variety of video and informational materials via the public access channel.

Motion carried upon a roll call vote.

Motion made by Dahlke, Seconded by Stechmesser.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Shimulunas, Stechmesser, Wachowski

Voting Nay: Ring

- B. City Manager's Appointments to the Business Improvement District Board Library Board

Recommended Action:

Appointment of Joanne Kouba, to Business Improvement District Board, to a term expiring May 1, 2024 filling the vacancy created by the resignation of Chong Chow; and Katie Stone to the Lester Library Board of Directors, to a term expiring May 1, 2024 filling the vacancy created by the resignation of Thomas Van Horn

Motion carried upon a voice vote.

Motion made by Koach, Seconded by Shimulunas.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

- C. Ordinance Adopting and Enacting a New Code for the City of Two Rivers, Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty For the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and This Ordinance Shall Become Effective (Implementing Change to Municode from General Code)

Recommended Action:

Motion to waive reading and adopt the ordinance

This item was tabled to a future meeting so the City Attorney can confirm the wording that is required prior to adoption of the ordinance.

## D. Authorization to Order Stage Structure for the Central Park West 365 Project

Recommended Action:

Motion to authorize purchase of the stage from Porter Corporation of Holland, MI, in the amount of \$204,700 from funds budgeted in the capital projects fund for this project

Mr. Buckley reported that due to the extended lead time on the stage structure and the opportunity the City has to separate out the north end of the park from the rest of the project in order to have the stage portion ready for events in Summer 2023 he is requesting that the Council authorize purchase of the stage structure. Mr. Buckley also reported that the City needs to show some progress of the project moving forward due to the project being the recipient of a grant from the West Foundation.

Council President Wachowski and Councilmember Dahlke expressed their desire to hold off on any expenditures until 100% of the funds for the project are raised. Mr. Buckley cited other major city projects where the City has begun implantation of the project while fundraising was being finalized.

Motion carried upon a roll call vote.

Motion made by Stechmesser, Seconded by B. LeClair.

Voting Yea: B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser

Voting Nay: Dahlke, Wachowski

## E. Wisconsin Wildlife Damage Abatement and Claim Program Application from Randy Meyer--to Allow Shooting of Geese on Undeveloped Industrial Park Property Owned by City, Leased by Randy Meyer

Recommended Action:

Motion to authorize City Manager to sign on behalf of the City as landowner

Motion carried upon a voice vote.

Motion made by Dahlke, Seconded by Petri.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

## F. Approval of Development Agreement with Wine Not, LLC Addressing Terms for \$250,000 WEDC Community Development Investment Grant Assistance to be Funded Through the City--Assistance to Cool City Brewing Company Project at 1718 West Park Street

Recommended Action:

Motion to authorize City Manager and City Clerk to sign agreement on behalf of the City

Motion carried upon a roll call vote.

Mr. Buckley stated that the Council had approved the related grant agreement with the WEDC in June. This agreement is to address conditions for disbursement of the funding to the Developer, and to provide the City with protection in the event there is a default during the project period and WEDC requires that some or all of its funds be refunded. He noted that protection is in the form of an indemnification and hold harmless of the City by Wine Not, LLC and its four individual members, with further security in the form of a second mortgage on the business property.

Councilmember Dahlke indicated that he is abstaining from the vote since the members of Wine Not, LLC are his neighbors.

Motion made by Koach, Seconded by Ring.

Voting Yea: B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser,

**13. FOR INFORMATION ONLY**

- A. Personnel and Finance Committee Meeting, Monday, August 22, 2022, 6:00 PM
- B. City Council Work Session Meeting, Monday, August 29, 2022, 6:00 PM
- C. City Council Regular Meeting, Tuesday, September 6, 2022, 6:00 PM

**14. CLOSED SESSION**

The City Council reserves the right to enter into Closed Session, per Wisc. Stats 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reason require a closed session: Discuss possible property purchase

Mr. Buckley reported that there was no need for a closed session.

**15. RECONVENE IN OPEN SESSION**

To consider possible actions in follow-up to closed session discussions

None.

**16. ADJOURNMENT**

Motion to dispense with the reading of the minutes of this meeting and adjourn the meeting at 10:05 PM.

Motion carried upon a voice vote.

Motion made by Dahlke, Seconded by Stechmesser.

Voting Yea: Dahlke, B. LeClair, D. LeClair, Koach, Petri, Ring, Shimulunas, Stechmesser, Wachowski

Respectfully Submitted,

Jamie Jackson  
City Clerk



**TWO  
RIVERS**  
WISCONSIN

Section 10, Item A.

# **SPECIAL CITY COUNCIL MEETING**

**Tuesday, August 30, 2022 at 5:30 PM**

**Van Der Brohe Arboretum, 3800 Lincoln  
Avenue, Two Rivers, WI 54241**

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## **MINUTES**

### **1. CALL TO ORDER**

The meeting was called to order at 5:35 PM.

### **2. ROLL CALL**

Councilmembers Present: Bill LeClair, Darla LeClair, Tim Petri, Jason Ring, Bonnie Shimulunas, Scott Stechmesser, Adam Wachowski

Councilmembers Excused: Jeff Dahlke, Tracey Koach

**CITY STAFF PRESENT:** Scott Ahl, Civil Engineer; Jeff Dawson, Library Director; Mike Mathis, Parks & Recreation Director; Ben Meinnert, Assistant Police Chief; Elizabeth Runge, Community Development Director/City Planner; Andrew Sukowaty, Water Utility Director; and Greg Buckley, City Manager

**OTHERS PRESENT:** John Durbrow, Arboretum founder and director; Arboretum volunteers Jerome Fox and Don Schweiger; Environmental Advisory Board member Brian Henrickson; and Mari Dawson

### **3. TOUR OF VAN DER BROHE ARBORETUM, 3800 LINCOLN AVENUE, TWO RIVERS**

A tour of the Van Der Brohe Arboretum was led by John Durbrow.

### **4. ADJOURNMENT**

The tour ended and the meeting adjourned at 7:30 PM.

Respectfully Submitted,

Jamie Jackson  
City Clerk



**Tuesday, August 2, 2022, at 5:30 PM**

**Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241**

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## **MINUTES**

### **1. CALL TO ORDER**

### **2. ROLL CALL**

Committee Members: Darla LeClair (phone), Jason Ring (+/- 6 pm)

Staff & Others: Jim Mc Donald (Public Works Director), Scott

Ahl (Civil Engineer II), Andrew Sukowaty (Water Utility), Dave Casebeer (Wastewater Utility), Brian Delleman (Electric Utility)

### **3. REVIEW AND APPROVAL OF MINUTES**

Motion made by Jason Ring, seconded by Darla LeClair, to approve minutes from July 12<sup>th</sup> meeting as presented. Motion passed with unanimous voice vote.

### **4. PUBLIC INPUT**

### **5. WASTEWATER UTILITY:**

- Recommendation to have Consultant to review and propose updates to sewer use ordinance
- Noted resident who owns three separate four-unit apartments with different base rates based on number of water meters served on individual buildings
- Also noted other portions of ordinance should be reviewed
- Consultant's previous comment was to review summer averaging, definitions of base and additional units, and industrial infiltration/inflow
- Noted staff does not expect this review to be a major effort

### **6. ELECTRIC AND TELECOMMUNICATIONS UTILITIES:**

- Clarification of WPPI Tree Program, reimburse 50% of cost of tree, up to \$50 reimbursement per three properties
- Noted Elect Dept verifies
- Residential electric meter lead times have increased from twenty-two weeks to fifty-two weeks. Do not expect to receive this year's order next year. Expect to keep this year's order in place and place another order for next year
- Met with residents on 17<sup>th</sup> Street, three customers are willing to convert to underground. Also, working on eliminating overhead crossings over roadway

### **7. WATER UTILITY:**

- Contractor for scattered services started this week, replaced three to date
- 17<sup>th</sup> street, approximately 50% mainline water installed. Some shut offs have been longer (8hrs +/-), contractors are attempting to keep the cut off times shorter
- Noted equipment failure at Northside reservoir/pumping station caused four water main breaks (one on Garfield, two on Lincoln, one on 35<sup>th</sup> Place)



**8. STORM WATER UTILITY:**

- 20<sup>th</sup> Street pond – Contractor still on schedule to do prairie plantings and water plantings
- Noted DNR is posting a public notice for shoreline protection

**9. ANY OTHER ITEMS OR ISSUES TO COME BEFORE THE COMMITTEE:**

**10. SET DATE, TIME, LOCATION, AND AGENDA ITEMS FOR NEXT COMMITTEE MEETING**

Next meeting will be held Tuesday, September 13<sup>th</sup>, 5:00pm

**11. ADJOURNMENT** Motion made by Jason Ring, seconded by Darla LeClair, to adjourn at 6:25pm



Wednesday, August 03, 2022, at 5:15 PM  
Committee Room - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

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## MINUTES

### 1. CALL TO ORDER

### 2. ROLL CALL

Committee Members: Tracey Koach, Scott Stechmesser

Staff and Others: Jim McDonald (Public Works Director/City Engineer), Scott Ahl (Civil Engineer II),

### 3. REVIEW AND APPROVAL OF MINUTES

Motion was made by Tracey Koach, seconded by Scott Stechmesser, to approve minutes as presented. Motion carried with unanimous voice vote.

### 4. PUBLIC INPUT

### 5. ON-GOING PROJECT STATUS

- 17th Street – continued work on utilities, staff needs to coordinate with property owner regarding impacts due to sidewalk relocation.
- Laterals contract – contractor started work this week, contractor now has needed materials.
- 20th/Eggers Pond – contractor will work on grass restoration. Also, should look at installing a kayak launch near the 20th street right of way.
- 17th & Washington Crosswalk Replacement – Also look at 18th & Washington prior to development at West Central Park.
- Washington Street Bridge –
  - Staff coordinating with MSA (consultant with DOT) to look at options to increase sidewalk width to extend bicycle trail over the bridge. MSA will provide alternatives.
  - Look at options for pedestrian crossings along Memorial Drive. Considering crossings at 12th/Lake Street, Parkway, Madison St, Columbus St.

### 6. PROPERTY OWNER REQUESTS

### 7. DISCUSSIONS OR ISSUES

- Noted, based on CIP proposed project, Roosevelt Ave should be priority. Advancement of project for 2023 construction will depend on determination of DOT Grant Applications awarded. If Roosevelt would be awarded by DOT, construction would be delayed until 2026 +/- due to DOT design process.
- Equipment – Replacement of street sweeper will likely be requested in next year or two.

### 8. COMMITTEE MEMBER AND COUNCIL MEMBER ITEMS FOR INCLUSION IN FUTURE AGENDA

### 9. DISCUSS STAFF RECOMMENDATIONS (TRAFFIC and PARKING CONTROL):

### 10. OTHER ITEMS THAT MAY COME BEFORE THE COMMITTEE

- Citizen request to have designated parking, or preferred/permit parking for city residents at public parking/beach parking lots.
- Staffers looking at sign on 22<sup>nd</sup>, west bound, at Lincoln Ave.

### 11. SET DATE, TIME, AND AGENDA ITEMS FOR NEXT COMMITTEE MEETING(S)

Next meeting will be held on Monday, September 7, 2022, at 5:15pm

### 12. ADJOURNMENT

Motion was made by Tracey Koach, seconded by Scott Stechmesser, to adjourn at 6:24pm



**TWO  
RIVERS**  
WISCONSIN

# ARCHITECTURAL CONTROL COMMITTEE

Section 10, ItemB.

Thursday, August 18, 2022 at 10:00 AM

Committee Room - City Hall, 3rd Floor 1717  
E. Park Street, Two Rivers, WI 54241

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## MINUTES

### 1. CALL TO ORDER

The meeting was called to order at 10:03 AM.

### 2. ROLL CALL

Present: Vicky Berg, Don Karman, Kay Koach, James McDonald, Elizabeth Runge

### 3. ACTION ITEMS

- A. Review plans for the construction of a single-family dwelling on Lot 7, Block 4, Sandy Bay Highland Subdivision No. 2, submitted by Zachary and Minda Peterson (property owners) and Radue Homes Inc. (contractor)

The plans submitted meet the subdivision covenants except the sump discharge connection to the public storm sewer was not shown. This shall be noted on the building plans returned to the contractor when the building permit is issued.

Motion to approve the plans noting the sump discharge shall be connected to the public storm sewer.

Motion carried upon a voice vote

Motion made by Runge, seconded by McDonald

Voting Yea: Berg, Karman, Koach, McDonald, Runge

### 4. ADJOURNMENT

Motion to adjourn at 10:15 AM.

Motion carried upon a voice vote

Motion made by Runge, seconded by Koach

Voting Yea: Berg, Karman, Koach, McDonald, Runge

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Vicky Berg, Chairperson



# BOARD OF REVIEW MEETING

Wednesday, August 31, 2022 at 4:00 PM

Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

## MINUTES

### 1. CALL BOARD OF REVIEW (BOR) TO ORDER

The meeting was called to order by Chairperson LeClair at 4:00 PM.

### 2. ROLL CALL BY CITY CLERK

Present: Chairperson Bill Leclair; Vice-Chairperson Scott Stechmesser; Councilmember Bonnie Shimulunas; Greg Buckley, City Manager; Jamie Jackson, City Clerk; and Sally Brunner, City Assessor

### 3. CONFIRMATION OF APPROPRIATE BOR AND OPEN MEETINGS NOTICES

City Clerk Jackson reported that a joint Open Book and Notice of the Two-Hour Meeting of the Board of Review was published in the Herald Times Reporter on July 26, 2022. The notice was posted at City Hall, the J.E. Hamilton Community House, and the Lester Public Library on June 10, 2022.

### 4. VERIFY THAT AT LEAST ONE BOR MEMBER HAS MET THE MANDATORY TRAINING REQUIREMENTS

City Clerk Jackson reported that both Scott Stechmesser and herself completed the training and a copy of the Board Member Training Affidavit filed with the Wisconsin Department of Revenue on August 31, 2022 was included in the meeting packet.

### 5. VERIFY THAT THE CITY HAS AN ORDINANCE FOR THE CONFIDENTIALITY OF INCOME AND EXPENSE INFORMATION PROVIDED TO THE ASSESSOR UNDER STATE LAW (WIS. STAT. 70.47(7)(AF))

A copy of the City's ordinance, Municipal Code Section 2-5-4, relating to the confidentiality of income and expense information provided to the Assessor under state law was included in the meeting packet.

### 6. REVIEW OF NEW LAWS

City Clerk Jackson reported that effective in 2022, at least one member of the Board of Review must meet the mandatory training requirements each year, as opposed to every other year in prior years.

### 7. FILING AND SUMMARY OF ANNUAL ASSESSMENT REPORT BY ASSESSOR'S OFFICE

Assessor Brunner read the Assessor's Affidavit and filed the Annual Assessment Report with the City Clerk.

### 8. RECEIPT OF THE ASSESSMENT ROLL BY THE CLERK FROM THE ASSESSOR

City Clerk Jackson acknowledged receipt of the Assessor's Affidavit and Assessment Roll from the Assessor.

### 9. RECEIVE THE ASSESSMENT ROLL AND SWORN STATEMENTS FROM THE CLERK

The Assessment Roll and Assessor's Affidavit was made available to the other members of the Board of Review.

**10. REVIEW THE ASSESSMENT ROLL AND PERFORM STATUTORY DUTIES:**

- Examine the roll,
- Correct descriptions or calculation errors,
- Add omitted property, and
- Eliminate double assessed property

The Assessment Roll was available for members of the Board of Review to examine. Per the Assessor, there were no incorrect descriptions or calculation errors, no omitted property to be added, and no double assessed properties.

**11. DISCUSSION/ACTION - CERTIFY ALL CORRECTIONS OF ERROR UNDER STATE LAW (WIS. STAT. 70.43)**

No action was taken as there were no errors to be corrected.

**12. DISCUSSION/ACTION - VERIFY WITH THE ASSESSOR THAT OPEN BOOK CHANGES ARE INCLUDED IN THE ASSESSMENT ROLL**

The Assessor indicated that there were 707 Notices of Changed Assessment mailed. She received 15 inquiries and any changes as a result of those inquiries were incorporated into the final Assessment Roll. She reported that there were no open book appointments and therefore no changes as a result of any appointments.

**13. ALLOW TAXPAYERS TO EXAMINE ASSESSMENT DATA**

There were no taxpayers present wishing to examine the assessment data.

**14. DURING THE FIRST TWO HOURS, CONSIDERATION OF:**

- Waivers of the required 48-hour notice of intent to file an objection when there is good cause,
- Requests for waiver of the BOR hearing allowing the property owner an appeal directly to the circuit court,
- Requests to testify by telephone or submit a sworn written statement,
- Subpoena requests, and
- Act on any other legally allowed or required BOR matters

The Clerk informed the members of the Board of Review that she received no waivers of the required 48-hour notice of intent to file an objection, no requests for waiver of the BOR hearing to allow the property owner an appeal directly to the circuit court, no requests to testify by telephone or sworn written statement, and no subpoena requests.

**15. REVIEW NOTICES OF INTENT TO FILE OBJECTION**

The Clerk informed the members of the Board of Review that there were Notices of Intent to File Objection received by Monday at 4:00 p.m. There were also no Notices of Intent to File Objection received after the deadline.

**16. PROCEED TO HEAR OBJECTIONS, IF ANY AND IF PROPER NOTICE/WAIVERS GIVEN, UNLESS SCHEDULED FOR ANOTHER DATE**

There were no hearings.

Motion by Buckley, seconded by LeClair, to approve the 2022 Assessment Roll data as presented by the Assessor. Motion carried upon a voice vote.

**17. CONSIDER/ACT ON SCHEDULING ADDITIONAL BOR DATE(S)**

No additional dates are needed for the 2022 Board of Review.

Motion by Jackson, seconded by LeClair, to recess. Motion carried upon a voice vote.

The Board of Review resumed, and Chairperson LeClair reported that there were no members of the public that presented to examine the roll or submit requests for waivers, hearings, etc.

Section 10, Item B.

**18. ADJOURN (TO FUTURE DATE IF NECESSARY)**

Motion by Stechmesser, seconded by Shimulunas to adjourn the meeting at 6:00 PM. Motion carried upon a voice vote.

Respectfully Submitted,

Jamie Jackson  
City Clerk

CITY OF TWO RIVERS  
COMMUNITY DEVELOPMENT AUTHORITY AND  
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE PROCEEDINGS  
July 26, 2022 at 5:15 PM, 3rd Floor City Hall

**Call to Order**

The meeting was called to order by BIDC Chair Gregory Coenen at 5:15 PM.

**Roll Call**

BIDC and CDA Members present: Keith Lyons, Donald Karmen, Gregory Coenen, Betty Bittner, Tom Christensen, Dick Klinkner, Jason Ring, and Tracey Koach.

Absent: Daniel Wettstein

Also present: Elizabeth Runge, Community Development Director.

**Approval of Minutes from June 28, 2022.**

A motion was made by Dick Klinkner and seconded by Tracey Koach to approve the minutes.

Motion carried

**Update regarding creation of TID 17 West Twin River Development District**

A presentation was given of TID #17 to the committee members. The TID project boundary is located at the former Eggers West property bound by 14<sup>th</sup> Street, West Twin River and 13<sup>th</sup> Street. The project plan includes expenditures for the proposed 54 unit West River Loft apartments, rehabilitation for the existing building and assistance for the existing trail. The TID process is currently in progress and will be reviewed by the Joint Review Board, Plan Commission and City Council.

A motion was made by Betty Bittner and seconded by Keith Lyons to go into Closed Session. The motion carried on a roll call vote.

**Reconvene in Open Session:** A motion was made by Keith Lyons and seconded by Dick Klinkner to return to open session. Motion carried.

A motion by was made by Tracey Koach and seconded by Betty Bittner recommending staff to pursue the purchase of the land, discussed in closed session, adjacent to the Woodland Industrial Park. Motion carried.

**Economic Development Updates**

Staff updated the committee members that the development in TID 15 has received favorable feedback and may be back on track.

**Adjournment:** At 6:30PM, a motion was made by Dick Klinkner, seconded by Jason Ring to adjourn. Motion carried.

**CITY OF TWO RIVERS CITY COUNCIL  
PERSONNEL AND FINANCE COMMITTEE  
Monday, August 22, 2022  
6:00 PM  
3<sup>rd</sup> Floor Committee Room – City Hall**

**Call to Order**

The meeting was called to order by Committee Chairman Dahlke at 6:00 PM

**Roll Call**

Committee Members present were Bonnie Shimulunas, Jeff Dahlke, and Adam Wachowski. Members of City Staff present were Gregory Buckley, City Manager and David Buss, Finance Director.

**July Overtime Report**

Finance Director Buss presented the July Overtime Report highlighting that Police overtime is running ahead of budget due mainly to staff vacancies and Fire over time is running ahead of last year due to the two working fires that occurred in the last couple of months. We will watch these areas during the remainder of the year. No further action taken.

**2022 Budget Status Year-to-date**

City Manager Buckley and Finance Director Buss reported on the year-to-date financial activity of the City's General Fund and Utility Funds. These funds are performing well thus far in 2022 and cash flow continues to improve, most notably in the Water Utility. The Committee discussed various items regarding the financial reports. No further action was taken.

**Wisconsin Department of Revenue Report on 2022 Equalized Values**

City Manager Buckley and Finance Director Buss reported on the information recently released by the Department of Revenue. Reports were distributed showing our Equalized Value compared to the rest of Manitowoc County and the impact of the change in our Equalized Value regarding our Legal Debt Limit. Our Equalized Value increased 18%.

Finance Director Buss also reported that the increase in Equalized Value will likely put the City out compliance with our Equalized Value Ratio. When the ratio falls below 90% for a five-year period, City's need to do a City-wide Revaluation. The last revaluation was completed in 1999.

**Schedule for Review and Adoption of 2023 City Budget**

City Manager Buckley and Finance Director Buss reviewed the Budget Review Schedule and discussed with the Committee planned meeting dates and times.

**Consider Date and Time for Next Meeting**

The next meeting of this committee is scheduled for September 28, 2022 @ 6:00pm in the 3<sup>rd</sup> Floor Committee Room – City Hall.

**Adjournment**

Motion was made by Wachowski, seconded by Shimulunas, to adjourn the meeting at 6:58pm. Motion carried.

Respectfully Submitted,



David Buss, Finance Director



## Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10Application Date: 9-1-2022☐ Town ☐ Village ☒ City of Two RiversCounty of MANITOWOC

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.at the premises described below during a special event beginning Time 2:00 P and ending Time 10:00 P and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) → ☒ Bona fide Club ☐ Church ☐ Lodge/Society  
☐ Veteran's Organization ☐ Fair Association or Agricultural Society  
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Rotary Club of Two Rivers(b) Address \_\_\_\_\_  
(Street) ☐ Town ☐ Village ☐ City(c) Date organized 1923

(d) If corporation, give date of incorporation \_\_\_\_\_

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President MIKE DITMERVice President Steve Denzien (inactive)Secretary Deb BrotckeTreasurer Jeff Zimmerly

(g) Name and address of manager or person in charge of affair: \_\_\_\_\_

Steve Denzien 414-640-5893

## 2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number WALSH PARK

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Outside

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: \_\_\_\_\_

## 3. Name of Event

(a) List name of the event FIREWORKS(b) Dates of event September 10, 2022

## DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer [Signature]  
(Signature / Date)Rotary Club of Two Rivers  
(Name of Organization)Date Filed with Clerk 9-1-2022

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

## Council Manager Government Since 1924



Office of City Clerk  
1717 East Park Street  
Post Office Box 87  
Two Rivers WI 54241-0087  
Telephone . . . . . 920/793-5526  
FAX . . . . . 920/793-5512

## NOTE:

THIS FORM TO BE COMPLETED AND ATTACHED TO ALL  
APPLICATIONS FOR SPECIAL CLASS B MALT LICENSES FOR PICNICS &  
GATHERINGS

\* \* \* \* \*

The applicant hereby agrees to indemnify and hold the City of Two Rivers harmless from and against any and all claims, actions, causes of action, damages, expenses, and liabilities which may be imposed upon, incurred by or asserted against the City of Two Rivers by reason of any injury or claim of injury or damage to any person or property which is associated with or arises out of the applicant's use of the City property and the dispensing of fermented malt beverage to any person pursuant to any license issued upon this application.

Rotary Club of Two Rivers  
Organization

Steve Denzien  
By

9-1-2022  
Date

## Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 8/22/2022

☐ Town ☐ Village ☒ City of Two Rivers

County of Manitowish

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Sept 17 and ending Sept 17 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

## 1. Organization (check appropriate box) →

☐ Bona fide Club☐ Church☐ Lodge/Society☐ Veteran's Organization☐ Fair Association or Agricultural Society☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Two Rivers Main Street

(b) Address 1608 Washington St.  
(Street)☐ Town☐ Village☒ City

(c) Date organized 1996

(d) If corporation, give date of incorporation 1996

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Gina Krahn

Vice President Travis Stevens

Secretary Emilee Rystick

Treasurer Jeff Sachse

(g) Name and address of manager or person in charge of affair: Jason Ring

## 2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 1717 E. Park St. (The Park in front of City Hall)

(b) Lot Block

(c) Do premises occupy all or part of building? Park in front of Building

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Just the Park

## 3. Name of Event

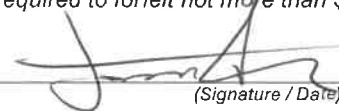
(a) List name of the event Ethnic Festival

(b) Dates of event September 17

## DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

  
(Signature / Date)Two Rivers Main Street  
(Name of Organization)

Date Filed with Clerk 8/29/2022

Date Reported to Council or Board 9/6/2022

Date Granted by Council

License No.

Council Manager Government Since 1924



Office of City Clerk  
1717 East Park Street  
Post Office Box 87  
Two Rivers WI 54241-0087  
Telephone . . . . . 920/793-5526  
FAX . . . . . 920/793-5512

## NOTE:

THIS FORM TO BE COMPLETED AND ATTACHED TO ALL  
APPLICATIONS FOR SPECIAL CLASS B MALT LICENSES FOR PICNICS &  
GATHERINGS

\* \* \* \* \*

The applicant hereby agrees to indemnify and hold the City of Two Rivers harmless from  
and against any and all claims, actions, causes of action, damages, expenses, and  
liabilities which may be imposed upon, incurred by or asserted against the City of Two  
Rivers by reason of any injury or claim of injury or damage to any person or property  
which is associated with or arises out of the applicant's use of the City property and the  
dispensing of fermented malt beverage to any person pursuant to any license issued upon  
this application.

Two Rivers Main Street  
Organization

[Signature]  
By

08/22/2022  
Date

Home of the Ice Cream Sundae - Since 1881

**Application for Temporary Class "B" / "Class B" Retailer's License**

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00Application Date: 8-30-22☐ Town ☐ Village ☒ City of Two RiversCounty of Manitowoc

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats. 2 PM - 9:00 PMat the premises described below during a special event beginning 9-24-22 and ending 9-24-22 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.**1. Organization** (check appropriate box) →☒ Bona fide Club☐ Church☐ Lodge/Society☐ Veteran's Organization☐ Fair Association or Agricultural Society☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.(a) Name KBH Charities(b) Address 809 Columbus Street Two Rivers, WI 54241  
(Street) ☐ Town ☐ Village ☒ City(c) Date organized 3/2022

(d) If corporation, give date of incorporation \_\_\_\_\_

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Kris Anderson 809 Columbus Two RiversVice President Brenda Smith 1807 - 29th Two RiversSecretary Therese Dodge 1621 29th Two RiversTreasurer Hope Hagenaw 1711 Daisy Lane, Two Rivers(g) Name and address of manager or person in charge of affair: Same as aboveKris Anderson**2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:**(a) Street number 1710 W Park Street Two Rivers WI

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Part(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Gym and Lobby**3. Name of Event**(a) List name of the event Linda Kruck Cancer Benefit(b) Dates of event 9/24/2022**DECLARATION**

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

Brenda Smith  
(Signature / Date)KBH Charities  
(Name of Organization)Date Filed with Clerk 8/31/2022Date Reported to Council or Board 9/6/22

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

Fee: \$50.00  
Rec. # 2.079575  
Date: 8/22/22

Revised 04 Section 10, Item C.

APPLICATION FOR SPECIAL EVENT BEER GARDEN PERMIT  
(Mun. Code 6-1-20)

Date 8-22-22

To the governing body of the City of Two Rivers, County of Manitowoc

Under the provisions of City ordinance 6-1-20, SPECIAL EVENT BEER GARDEN PERMITS, the named organization applies for a SPECIAL EVENT BEER GARDEN permit, and agrees to comply with all ordinances affecting beer gardens and the consumption of alcoholic beverages therein.

ORGANIZATION OR  
BUSINESS

Hamilton Wood Type and Print Museum

ADDRESS

1816 10th St. Two Rivers WI 54241

NAME OF OWNER  
OR AGENT

Joseph Metzger

PHONE NUMBER OF OWNER OR AGENT 920-663-8677

ADDRESS

1. Does applicant hold a Class "B" beer and liquor license?

Yes ☒ No ☐

2. Has applicant been granted two or more prior special event beer garden permits in the calendar year of this application? (No more than two may be issued during a calendar year)

Yes ☐ No ☒

3. What is/are the proposed date(s) of operation of this special event beer garden? (Ordinance 6-1-20(a) allows operation for no more than three consecutive days per permit.)

Proposed Dates of Operation: 11/4-11/5/22

4. Has applicant attached to this application a site plan drawing describing the area to constitute the beer garden (Required by Ordinance)

Yes ☒ No ☐

5. What are the planned hours of operation of the beer garden? 6pm to 10pm

6. What are the proposed hours for outdoor music or entertainment? 6pm to 10pm 11/5/2022

7. Is the proposed beer garden enclosed by a fence at least 5 feet in height?

Yes ☐ No ☒

It is in a walled court yard.

STATE OF WISCONSIN  
Manitowoc County

I hereby swear on oath that I am the person who made the foregoing application for a Beer Garden Permit; and that all statements made by me are true and correct.

Subscribed and sworn before me this 22nd Day of August 2022

Amie Jackson  
City Clerk / Deputy Clerk

Applicant

\*\*\*\*\*

I have examined the premises described in this application and find that they conform to the standards required by City Ordinance 6-1-20.

Council Approved Date:

Chief of Police

Issued Permit #:



**Hamilton Wood Type & Printing Museum**  
**Wayzgoose Printers Conference**  
**November 4th and 5th 2022**

Event tent access from the museum will be used as a space to cater in lunches and dinners. There may be a small private event on Friday and Saturday nights with a limited paid audience of 200 people. Attendees at this evening in events will be part of the conference and not open to the public. The museum will limit the sale of alcohol at the events on Friday and Saturday nights to beer and wine only. We may provide a small band as part of the wrap up evening on Saturday night. The museum has been in contact with the TR Police Dept. about closing the street for safety.



Fee \$35.00

Receipt # 2079575Date 8/22/22

**CITY OF TWO RIVERS**  
**APPLICATION FOR BLOCK PARTY PERMIT**  
 (Municipal Code 6-10-4)

To the City Council of the City of Two Rivers.

I, the undersigned, hereby apply for a Block Party Permit to be held at the following location:

1816 10th St. Two Rivers bounded by the intersecting streets of  
Schoel St. and Madison St.

Date: \_\_\_\_\_ Time from 8am to 10pm  
Nov 4 - 6th, 2022

I agree to abide by existing rules and regulations and those which may hereafter be adopted by the City Council of the City of Two Rivers.

Applicant's Name: Joseph Metzger - Hamilton Wood Type and Printing Museum

Applicant's Signature: [Signature]Home Address: 1866 10th St. Two Rivers WI 54241 - MuseumTelephone Number: 920-663-8677

Application Date: 8/22/2022  
 Permit Number:  
 Police Department Notified:  
 Public Works Dept. Notified:

Council Approval Date:  
 Date Issued by Clerk:





**CITY OF TWO RIVERS  
AUTHORING RESOLUTION  
OBTAINING COST-SHARE GRANT FROM  
WISCONSIN DEPARTMENT OF NATURAL RESOURCES**

**WHEREAS**, the applicant, City of Two Rivers, is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.; and

**WHEREAS**, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

**WHEREAS**, the applicant requests a grant agreement to carry out the project;

**NOW, BE IT FURTHER RESOLVED**, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers City of Two Rivers Director of Parks and Recreation, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Sign a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

Approved this 6th day of September, 2022.

\_\_\_\_\_  
Councilmember

\_\_\_\_\_  
Gregory E. Buckley, City Manager

**City of Two Rivers**  
**Parks and Recreation Department**  
**Authorization Resolution to Apply for WI DNR Urban Forestry Grant Q & A**

**1. What are we applying for?**

The Parks and Recreation Department would like to pursue an Urban Forestry grant through the Wisconsin DNR. This grant will fund a city-wide tree inventory, urban forestry management plan, staff forestry training, and potentially removal of ash trees and planting of new trees. We will utilize an outside forestry consultant for the inventory and planning. City staff will likely execute any tree removal and planting. The total project cost will be \$50,000. The DNR will provide a \$25,000 grant and the city is required to provide a match of \$25,000.

**2. Why does this need authorization?**

The DNR requires that governing bodies pass an authorizing resolution to show their support for the cost-share aspect of the grant before applying.

**3. What issue are we trying to address?**

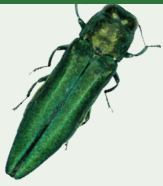
- **Emerald Ash Borer (EAB)** is an invasive insect that kills ash trees by cutting off the flow of water and nutrients as larvae eat the living tissue under the bark. Two Rivers likely has hundreds of ash trees in street terraces, parks, and city properties. As ash trees die and decay, they can become major safety and liability issues. The worse condition a tree is in, the more dangerous and expensive it is to remove.
- **Capacity Building** - The Parks and Recreation Department has historically been under-resourced in forestry, and we have no internal professional forestry experience. The city's urban forest has been overlooked for many years. This grant will allow us to gain a baseline understanding of the quantity and condition of trees in the city. Additionally, the grant will support staff training to better manage our urban forest in the future.
- **Community Tree Benefits** - According to the Wisconsin DNR, "An abundant, healthy urban tree canopy increases property values, reduces storm water runoff and erosion, improves air quality and reduces energy used for heating and cooling." Trees also provide many psychological and general quality of life benefits. Anecdotally, our urban forest is neither abundant nor healthy. This grant will provide a quantitative assessment of our urban forest so we can make sound decisions.

**4. What short and long-term costs will the city incur?**

- **Short-term** – The City is required to provide a cost share of \$25,000. We will cover any in-kind costs to contribute information to the planning process, staff time related to training, and any supplies or equipment for tree removal and planting from the existing parks and recreation budget. The grant can cover staff time for tree removal and planting, but this may require contractors. The amount typically budgeted by the City for tree planting and tree removal should be sufficient to cover the local cost share (matching) requirement.
- **Long-term** – Without appropriate action, the condition of ash trees within the city will continue to deteriorate, increasing cost, liability, and safety issues. We do not know how much it will cost to manage our ash trees, but we do know that costs will only go up. Other communities of similar size estimate that it will cost between \$200,000 - \$400,000 to remove all ash trees over a 2-to-5-year time.

**5. How are other communities dealing with Emerald Ash Borer (EAB)?**

- Two Rivers is likely significantly behind other communities. Kewaunee and Manitowoc both have a current tree inventory that are publicly available at <https://pg-cloud.com/Wisconsin/>.
- A best practice in urban forestry is to maintain a current management plan. The DNR provides examples at <https://dnr.wisconsin.gov/topic/UrbanForests/eabtoolbox/localResponsibility>.



# Emerald ash borer:

## the dangers and costs of infested trees

Section 11, Item A.



### How does emerald ash borer kill ash trees?

Emerald ash borer (EAB) kills ash trees by cutting off the flow of water and nutrients as worm-like larvae create feeding galleries in the tissue beneath the bark. Signs of infestation include distinctive canopy thinning, branch decline and death, limb sprouting from the lower trunk, bark splitting above larval galleries and D-shaped exit holes created by emerging adults.



### How quickly does EAB kill the tree?

EAB will kill nearly all of Wisconsin's ash trees that are more than an inch in diameter. The length of time it takes to see tree damage and mortality depends on a variety of factors, including EAB population levels and tree health. When populations are high, even trees that appear healthy can die within 3-4 years of infestation.

### What should I do if I have healthy ash trees?

The first step is to decide if an ash tree in your yard is worth saving. If so, the only way to keep it alive long-term is to regularly treat the tree with insecticides. Several products are commercially available, although some can only be applied by a professional. Application methods and treatment frequency will vary for each product. Trees that are heavily infested are unlikely to be saved by insecticide application. For more information on chemical controls for EAB, explore the resources available at [www.emeraldashborer.info](http://www.emeraldashborer.info).



Photo by Matthew Karst

If you decide to remove your ash trees, it is typically safer and less expensive to do so before they become infested. Early signs and symptoms of infestation may appear minor, but don't be fooled. Infested trees are prone to breakage, which only increases the longer they are left standing. Many professional tree services won't let their arborists climb trees that show even 20% decline from EAB, so removing them often requires the use of expensive equipment.

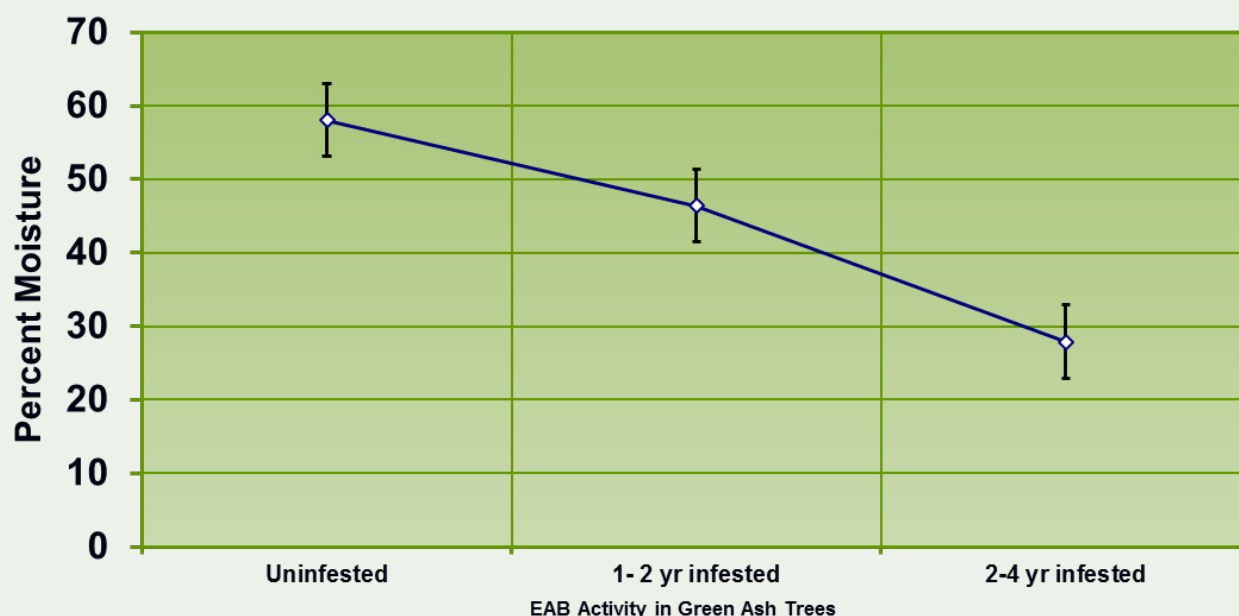
Researchers and tree care experts agree that removing an infested tree may cost twice as much as removing a healthy tree, and removing a dead tree may cost three times as much. Making a decision early is important to avoid rising costs and safety hazards that come with infested and dead ash trees.





## What makes infested trees so dangerous?

The structural integrity, or strength, of ash branches and tree trunks begins to decline as soon as the tree becomes infested and the wood begins to dry (see chart below). Lower moisture content increases the risk of branch and trunk breakage, and the timing of breakage is usually unpredictable. Breakage is more likely in places where bark has split and at branch junctions where a smaller branch connects to a larger one. Infested trees may also have total trunk failure soon after death, further increasing the chance of dangerous impacts to people and property.



Percent wood moisture of branches from three groups of ash trees with varying EAB chronology/length of activity in a static loading evaluation in Perrysburg, OH in 2009.

## What should I do now?

Don't delay in making a decision about ash trees in your yard. Treatment costs will be greater if you wait and safety hazards will only get worse. Your local extension office can help connect you with resources to identify the trees in your yard and learn more about treatment and removal options if any of your trees are ash. Explore the identification information at

<http://labs.russell.wisc.edu/eab/> or find contact information at

<http://extension.wisc.edu/>.

FR-766

Information for this document comes from the Wisconsin DNR and Dr. Anand Persad with Davey Tree Experts.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format (large print, Braille, audio tape, etc.) upon request. Please call (608)843-6248 for more information.



01.15.2009

**ORDINANCE**

An Ordinance designating Municode as publisher of the Municipal Code of the City of Two Rivers, Wisconsin.

The City Council of the City of Two Rivers, Wisconsin does hereby ordain as follows:

**Section 1.** The Municipal Code of the City, Chapters 1 through 12, each inclusive, which consists of the Ordinances of the City that are in full force and effect pursuant to the previous actions of the City Council as of the date of this Ordinance, shall be published by Municode.

**Section 2.** Subsequent to the date of this Ordinance, additions or amendments to the Code, or repeal of portions of the Code, when passed in such form as to indicate the intention of the council to make the same a part of the Code shall be deemed to be incorporated in the Code published by Municode, so that reference to the Code includes the additions and amendments which result.

**Section 3.** This ordinance shall become effective upon final passage and publication as provided by law.

Dated September 6, 2022

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Adam Wachowski  
President, City Council

---

Gregory E. Buckley  
City Manager

Attest:

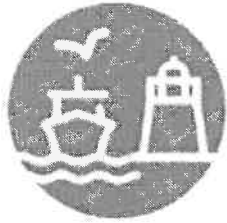
---

Jamie Jackson  
City Clerk

Approved as to form and legality:

---

John M. Bruce  
City Attorney



**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:

**PROPOSED SCHEDULE FOR  
CREATION OF TAX INCREMENT DISTRICT NO. 17  
WEST TWIN RIVER REDEVELOPMENT DISTRICT  
(Combined hearing method)**

## Identifier

Key      Date      Activity or Action

A      Mar-28      City Council direct staff to proceed with TID No. 17

B      Jun-01 to Jul-15      Project Plan preparation

C      Jun-13      Plan Commission receives overview of process  
to create TID No. 17, recommends boundaries  
and schedules public hearing for Aug-08

D      Jul-11      Plan Commission reviews Draft Project Plan

E      Jul-12      Notice letters sent to taxing entities

F      Jul-15      Notice mailed to affected property owner(s)  
(at least 15 days in prior to public hearing 66.1105(4)(c))

G      Jul-25      1st publication of Class 2 Notice - TID

H      Jul-26 to Jul-29      Publication of Notice for Joint Review Board Meeting  
No. 1

I      Aug-01      2nd publication of Class 2 Notice - TID

J      Aug-02 to Aug-05      1st meeting of the Joint Review Board

K      Aug-08      Plan Commission reviews the TID No. 17  
Project Plan and conducts public hearing

L      Aug-08      Plan Commission reviews hearing comments &  
adopts Project Plan

M      Aug-30 to Sep-23      Publication of Notice for Joint Review Board Meeting  
No. 2

N      Sep-06      Council approves Project Plan, District creation and  
adopts resolutions

O      Sep-07      Earliest approval by the Joint Review Board

P      Sep-30      Latest approval by Joint Review Board

June						
S	M	T	W	T	F	S
			1B	2	3	4
5	6	7	8	9	10	11
12	13C	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11D	12E	13	14	15BF	16
17	18	19	20	21	22	23
24	25G	26H	27	28	29H	30
31						

August						
S	M	T	W	T	F	S
	1-I	2J	3	4	5J	6
7	8KL	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30M	31			

September						
S	M	T	W	T	F	S
				1	2	3
4	5	6N	7-O	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23M	24
25	26	27	28	29	30P	

Prepared : 04/28/22 VB  
Revised: 6/6/2022

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	Thomas Christensen
Gregory Coenen	Don Karman
Dick Klinkner	Tracey Koach
Bill LeClair	Keith Lyons
Jason Ring	Daniel Wettstein

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 proposed TIF assistance is \$500,000 in the form of "pay-as-you-go". 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 possibly including residential and commercial. The TID No. 17 Project Plan also proposes funding assistance for the rehabilitation of this existing building. The proposed TIF assistance is \$500,000 in the form of "pay-as-you-go" to apply toward infrastructure and site costs. Also included is an expenditure to potentially address the future of the CN railroad trestle bridge.

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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A Boundary Description of TID No. 17
B List of Parcels included in TID No. 17 and Map of Tax Key Numbers
C Notice of Public Hearing, List of Governmental Entities Levying Taxes within TID No. 17 and Membership of the Joint Review Board
D Minutes of Joint Review Board
E Attorney's Opinion
F Resolutions approving the Project Plan and Creation of TID No. 17

## INTRODUCTION

Tax Increment District No. 17 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 is blighted.

Tax Increment Financing (TIF) provides the means for the City of Two Rivers to support economic development by removing blights and completing environmental remediation. 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 TID No. 17 as a blighted area. 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 include areas along the waterfront, including a new hotel. Continuing with the City's revitalization strategy, requires addressing the former industrial sites. TID No. 17 was an industrial site for Mirro Aluminum Company, then Eggers Industries, which was subsequently purchased by VT-Industries.

Plans for this area have identified mixed-use and much needed residential development. Before building can occur, however, the Wisconsin DNR has required a site management plan for further testing of the water and soil due to previously identified contamination related to the previous owner Mirro Aluminum Company.

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 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 eroding of the shoreline. Also included is an expenditure to potentially address the future of the CN railroad trestle bridge. The railroad bridge needs to be studied and then an evaluation as to how it can or cannot be used in the future should be determined as it is directly across from the site in the West Twin River.

The Developer is anticipating an investment of approximately \$10,000,000 for the new construction 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 the site related to the environmental testing, 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.

Also in the Project Plan area is an existing, former Eggers, building that may be rehabilitated in the future 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 in the form of "pay-as-you-go" 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.

The Project Plan 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. 2022 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	
		÷	
<b>Total</b>	<b>City equalized Value (est)</b>	\$588,817,200	= 5.31%

*DOR Value limitation Report, 2022.*

**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. Proposed projects and associated expenditures are identified below. The 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 \$500,000 (former Eggers West Building)**

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 the form of "pay-as-you-go" expenditures toward the building rehabilitation.

### **Project Expenditures for trail, seawall, and lighting \$350,000**

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.

### **Project Expenditures for the CN Trestle Bridge \$400,000**

The CN railroad trestle bridge is a very visible piece of unused infrastructure adjacent to the development(s) this TID is addressing. This item includes a possible engineering study, acquisition, or removal of, or modification of the bridge to integrate it to be useful and more visually attractive.

### **Grant Assistance \$50,000**

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**

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: \$1,810,000**

## 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 primarily "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. The Payments to the Developer would be made only after annual tax revenues are received. If the City determines it will move forward with other expenditures, a source of funding may be the State Trust fund. The City also 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 2.1

(Construction)

# City of Two Rivers Example Tax Increment District No. 17 Cash Flow Proforma Analysis

BAIRD

Assumptions			
Annual Inflation During Life of TID			0.00%
2021 Gross Tax Rate (per \$1,000 Equalized Value)			\$23.35
Annual Adjustment to tax rate			0.00%
Investment rate			0.00%
Data above dashed line are actual			

Example Developer Grant			
Developer Outlay / Repayment			\$500,000
Beginning April 1, 2025			\$500,000
Developer Outlay			\$0
Total Int. Due to Developer			\$500,000
Total Payments to Developer			\$0
Shortfall to Developer			\$0

Background Data									
Year	(a) TIF District Valuation (January 1) Base Value \$109,800	(b) Construction Increment (1)	(c) TIF Increment Over Base	(d) Tax Rate	Revenues				
	(e) Tax Revenue	(f) Investment Proceeds	(g) Total Revenues	(h) Net Revenues After DS 90%	(i) Developer Outlay	(j) Interest Due to Developer EST. RATE = 0.00%	(k) Annual (Shortfall)/ Surplus	(l) Balance Due to Developer	(m) Combined Expenditures
2022	\$109,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$109,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$500,000	\$0	(\$384,427)	(\$384,427)	\$115,573
2025	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	(\$268,854)	\$115,573
2026	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	(\$153,281)	\$115,573
2027	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	(\$37,708)	\$115,573
2028	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$37,708
2029	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2030	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2031	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2032	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2033	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2034	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2035	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2036	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2037	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2038	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2039	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2040	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2041	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2042	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2043	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2044	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2045	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2046	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2047	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2048	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2049	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
2050	\$5,609,800	\$5,500,000	\$128,414	\$115,573	\$0	\$0	\$115,573	\$0	\$0
					\$3,338,773	\$0	\$0	\$0	\$500,000
					\$3,338,773	\$0	\$0	\$0	\$500,000

Type of TID: Blight

2022 TID Inception

2044 Final Year to Incur TIF Related Costs

2049 Maximum Legal Life of TID (27 Years)

2050 Final Tax Collection Year

(1) Per City.

Robert W. Baird & Co. Incorporated ("Baird") is not recommending any action to you. Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. Baird is acting for its own interests. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information. Baird seeks to serve as an underwriter (or placement agent) on a future transaction and not as a financial advisor or municipal advisor. The primary role of an underwriter (or placement agent) is to purchase, or arrange for the placement of, securities in an arm's length commercial transaction with the issuer, and it has financial and other interests that differ from those of the issuer. The information provided is for discussion purposes only, in seeking to serve as underwriter (or placement agent). See "Important Disclosures" contained herein.

TABLE 2.2

(Aggregate)

# **City of Two Rivers** **Example Tax Increment District No. 17** Cash Flow Proforma Analysis

BAIRD

Assumptions									
Annual Inflation During Life of TID..... 0.00%									
2021 Gross Tax Rate (per \$1000 Equalized Value)..... \$23.35									
Annual Adjustment to tax rate..... 0.00%									
Investment Rate..... 0.00%									
Data above dashed line are actual									
Background Data									
(a)	(b)	(c)	(d)						
TIF District	Construction	TIF Increment	Tax						
Valuation	Increment	Over Base	Rate						
(Base Value)	(1)								
\$109,800									
2022	\$109,800	\$0	\$23.35						
2023	\$109,800	\$5,500,000	\$23.35						
2024	\$109,800	\$5,500,000	\$23.35						
2025	\$109,800	\$5,500,000	\$23.35						
2026	\$109,800	\$5,500,000	\$23.35						
2027	\$109,800	\$5,500,000	\$23.35						
2028	\$109,800	\$5,500,000	\$23.35						
2029	\$109,800	\$5,500,000	\$23.35						
2030	\$109,800	\$5,500,000	\$23.35						
2031	\$109,800	\$5,500,000	\$23.35						
2032	\$109,800	\$5,500,000	\$23.35						
2033	\$109,800	\$5,500,000	\$23.35						
2034	\$109,800	\$5,500,000	\$23.35						
2035	\$109,800	\$5,500,000	\$23.35						
2036	\$109,800	\$5,500,000	\$23.35						
2037	\$109,800	\$5,500,000	\$23.35						
2038	\$109,800	\$5,500,000	\$23.35						
2039	\$109,800	\$5,500,000	\$23.35						
2040	\$109,800	\$5,500,000	\$23.35						
2041	\$109,800	\$5,500,000	\$23.35						
2042	\$109,800	\$5,500,000	\$23.35						
2043	\$109,800	\$5,500,000	\$23.35						
2044	\$109,800	\$5,500,000	\$23.35						
2045	\$109,800	\$5,500,000	\$23.35						
2046	\$109,800	\$5,500,000	\$23.35						
2047	\$109,800	\$5,500,000	\$23.35						
2048	\$109,800	\$5,500,000	\$23.35						
2049	\$109,800	\$5,500,000	\$23.35						
2050	\$109,800	\$5,500,000	\$23.35						

### EXISTING LAND USES

Map 3 identifies existing land uses in TID No. 17. The property formerly housed Mirro Aluminum Company and other industrial uses and has an existing building that 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. There are no proposed changes to the City's zoning ordinances, plans or building codes. 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

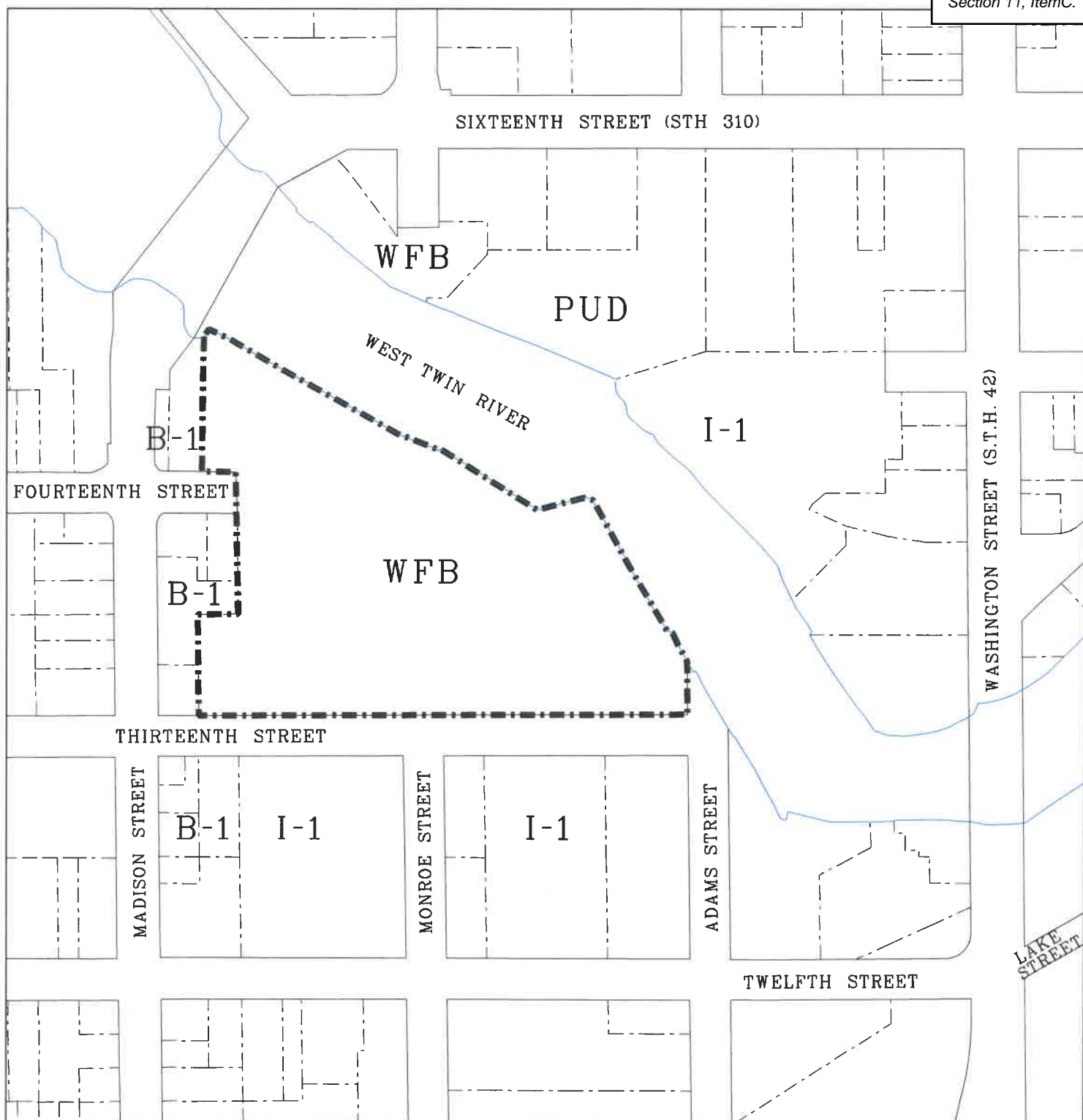
The City of Two Rivers reserves the right, in accordance with Section 66.1105(4)(h) and 66.1105(5)(c), to further amend this Project Plan to include additional projects and project costs which are not anticipated at this time, and/or to add or delete territory in accord with State Statutes.

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

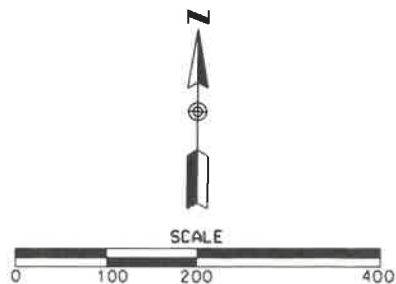
Based upon the evaluation and facts included in this Project Plan, the following findings, conclusions and recommendations are made:

- (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. If other expenditures are pursued, the City may make application to the State Trust Fund for additional funds.
- (3) TID No. 17 will encourage additional private investment in the areas adjacent to the project area, near downtown, 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.

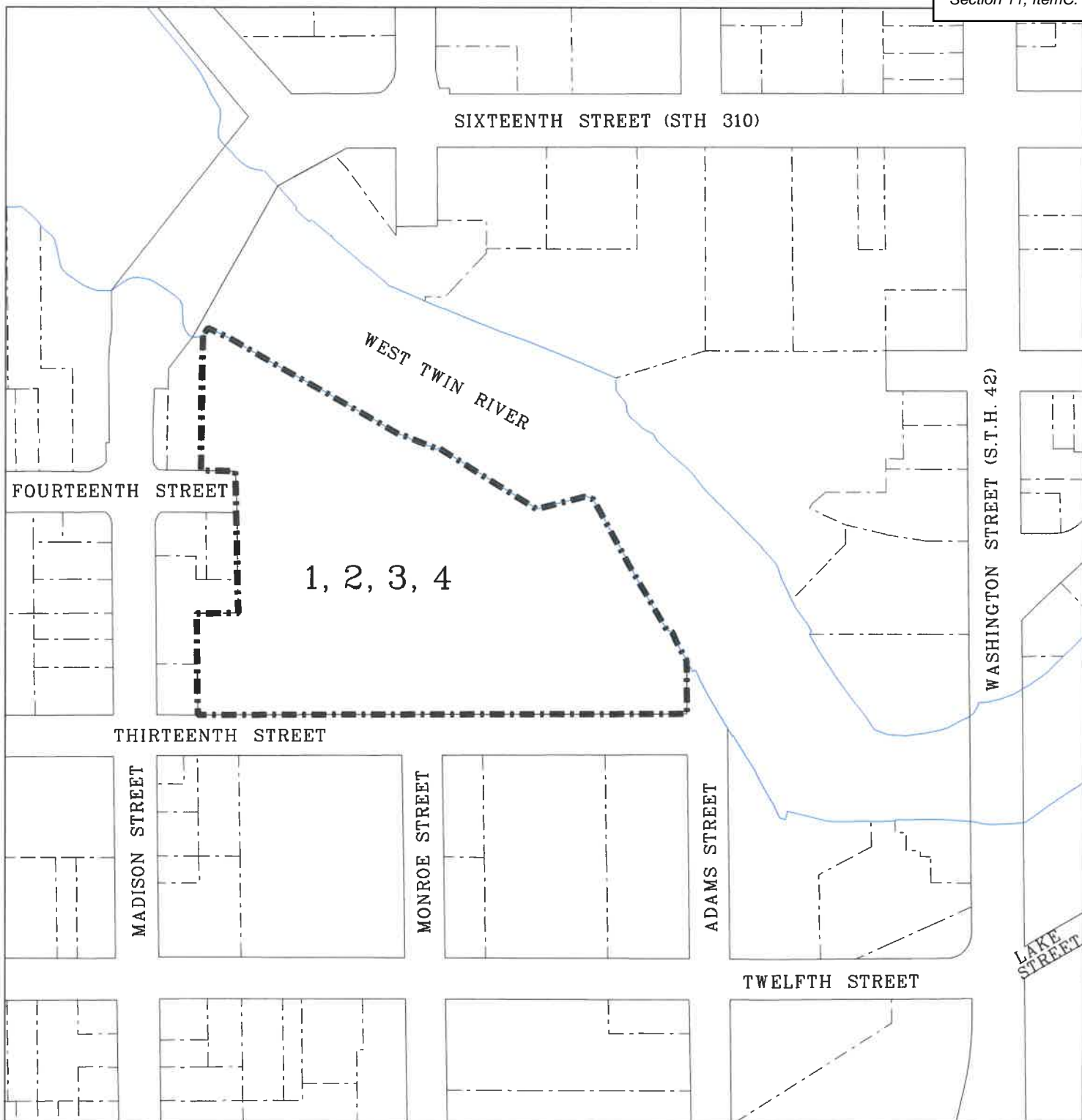


### LEGEND

- I-1 • INDUSTRIAL DISTRICT
- WFB • WATERFRONT BUSINESS DISTRICT
- B-1 • BUSINESS DISTRICT
- PUD • PLANNED UNIT DEVELOPMENT
- BOUNDARY OF T.I.D. No. 17

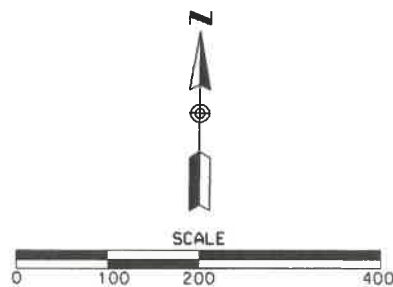


MAP No. 1 BOUNDARIES AND ZONING IN T.I.D. No 17



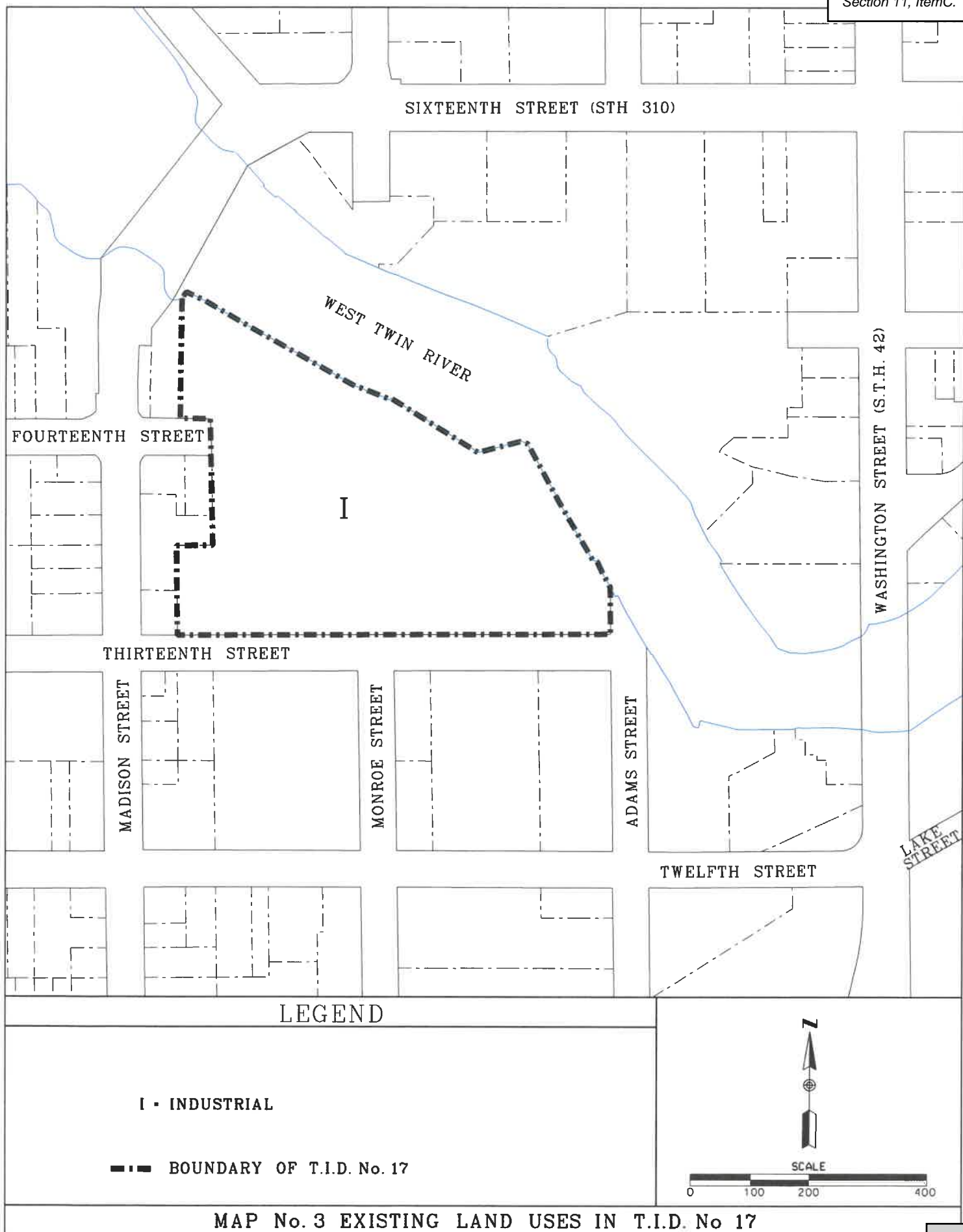
### LEGEND

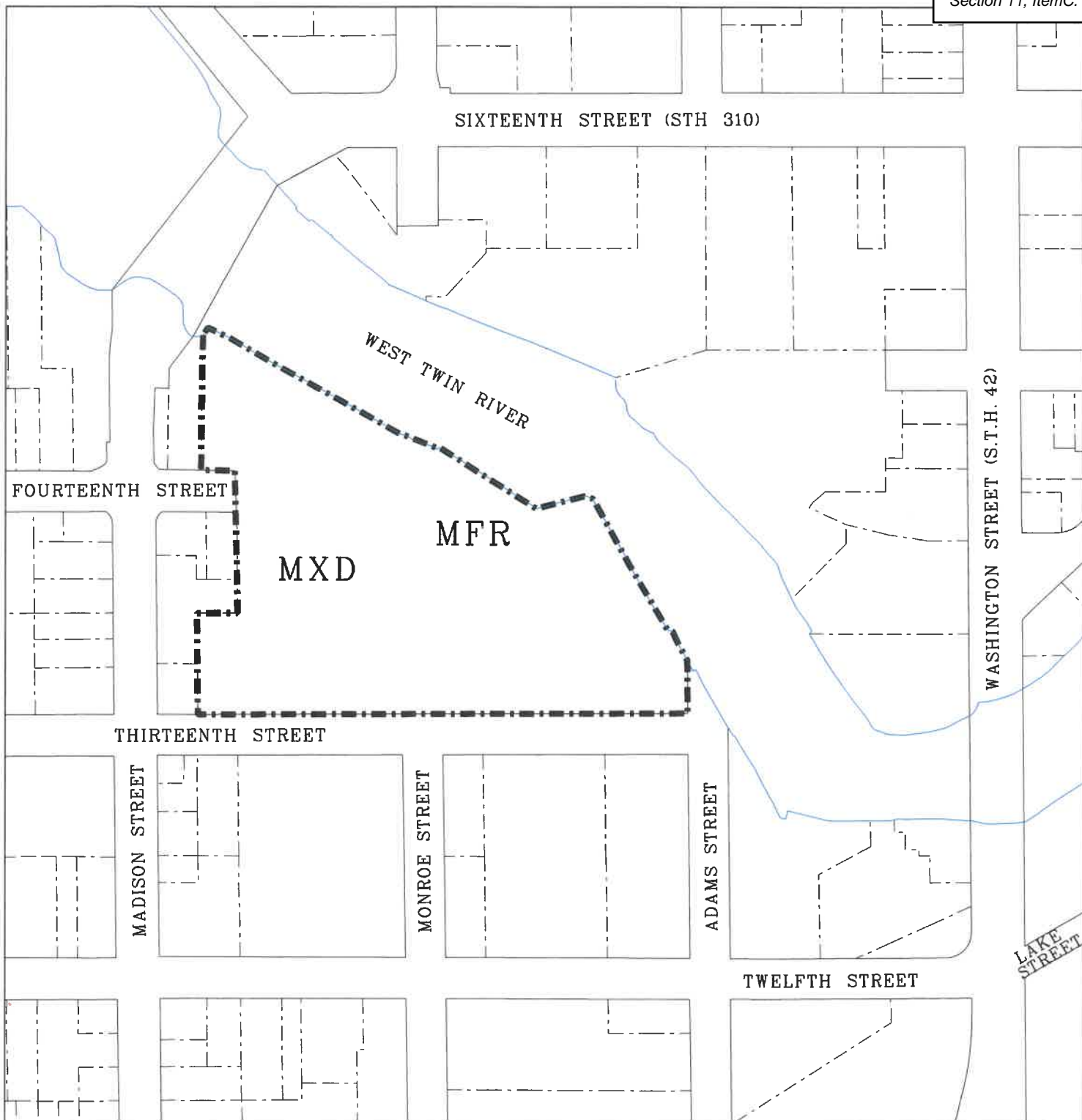
- 1. PROPOSED MULTI-FAMILY RESIDENTIAL
- 2. REHABILITATION OF EXISTING BUILDING
- 3. TAIL, SEAWALL, & LIGHTING IMPROVEMENTS
- 4. ADMINISTRATIVE, LEGAL, AND FINANCIAL COSTS
- BOUNDARY OF T.I.D. No. 17



MAP No. 2 PROJECT PLAN EXPENDITURES IN T.I.D. No 17

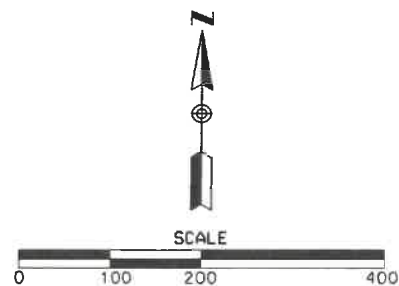






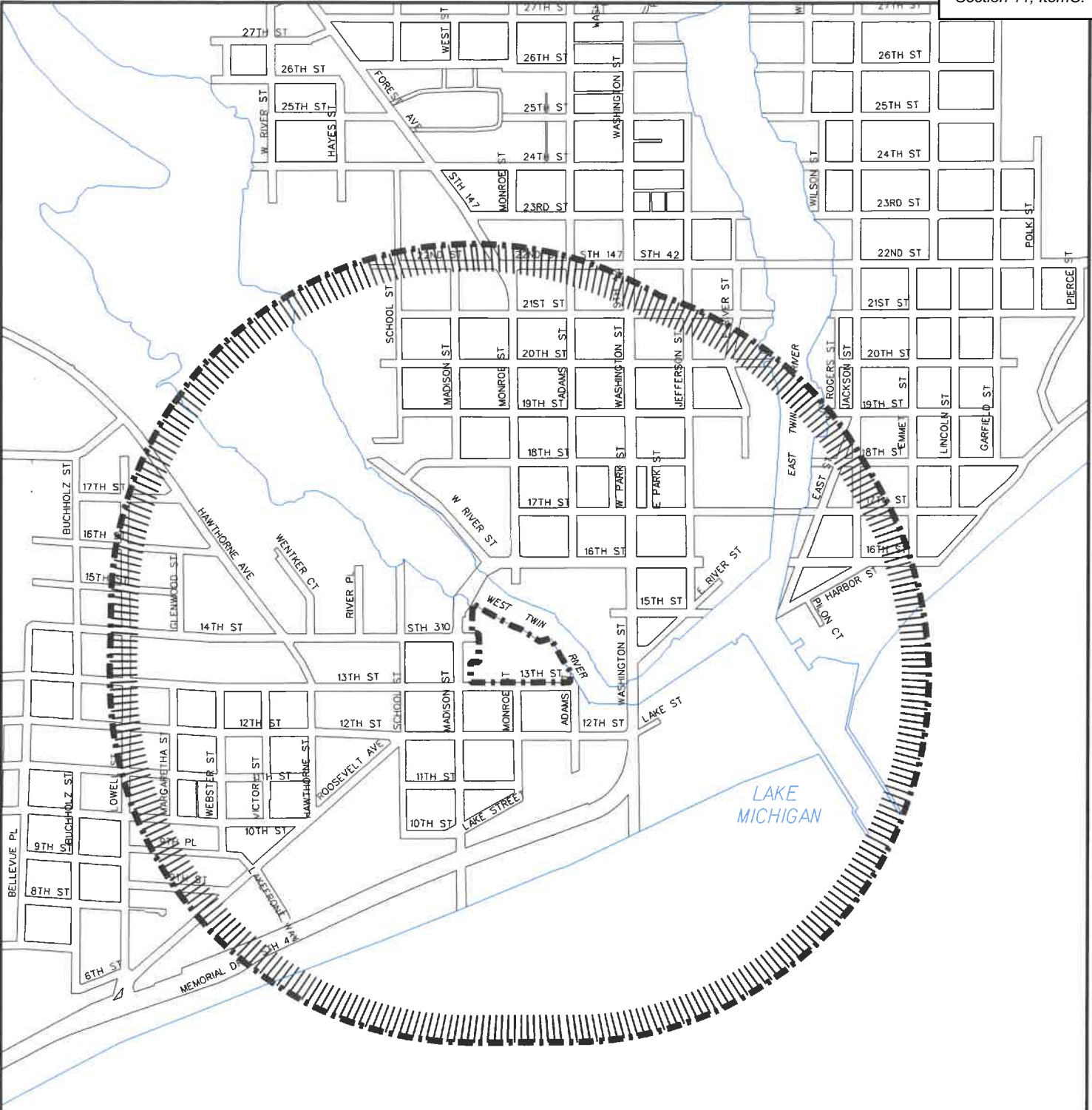
### LEGEND

- MXD - MIXED USE DEVELOPMENT**
- MFR - MULTI-FAMILY RESIDENTIAL**
- BOUNDARY OF T.I.D. No. 17**



**MAP No. 4 FUTURE LAND USES IN T.I.D. No 17**

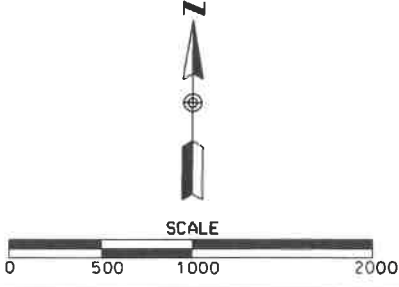




LEGEND

--- BOUNDARY OF T.I.D. No. 13

||||| HALF MILE RADIUS OF T.I.D. No. 13



MAP No. 5 HALF MILE RADIUS OF T.I.D. No 17

## APPENDIX A

### BOUNDARY DESCRIPTION OF TID NO. 17

Lot 1-6, Block 83, Lots 1-5, except the West 15 feet of Lot 5, Block 84, Lots 1-4 and 8-12, Block 87, Lots 1-4, Block 88, Vacated Monroe Street, Vacated West Street, and Vacated 14th Street, all in Original Plat, City of Two Rivers, Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of Section 1, T19N R24E; thence N00°48'17"W along the West line of the Northwest 1/4 of said Section 1, 209.62 feet; thence N89°11'43"E, 1860.82 feet to a point that is 16 feet more or less from the West shoreline of the West Twin River and to the point of beginning; thence S61°10'02"E along a meander line of the West shoreline of the West Twin River; 561.89 feet to a point that is 20 feet more or less from the West shoreline of the West Twin River; thence N75°10'22"E along said meander line, 81.57 feet to a point that is 10 feet more or less from the West shoreline of the West Twin River; thence S30°19'42"E along said meander line, 281.22 feet to a point that is 20 feet more or less from the West shoreline of the West Twin River; thence S00°36'12"E, 59.83 feet to a point on the North right-of-way line of 13th Street; thence S89°42'10"W along said North right-of-way line, 723.29 feet to the Southwest corner of said Lot 8, Block 87; thence N00°33'35"W along the West line of said Lot 8, 150.29 feet to the Northwest corner of said Lot 8; thence N89°35'24"E along the North line of said Lot 8, 60.35 feet to the Southwest corner of said Lot 4, Block 87; thence N00°33'35"W along the West line of said Lot 4 and its extension Northerly, 201.39 feet to the North right-of-way line of 14th Street; thence S89°29'30"W along said North right-of-way line, 45.35 feet; thence N00°33'36"W, 195.72 feet to the point of beginning and containing 5.66 acres (246,655 sq. ft.) of land, more or less, including all the land lying between the meander line and the West shoreline of the West Twin River.

Said boundary of area of TID No. 17 contains 5.66 acres of land, more or less, and is subject to all easements and restrictions of record.

## **APPENDIX B**

### **LIST OF PARCELS INCLUDED IN TID NO. 17 AND MAP OF TAX KEY NUMBERS**

TABLE B-1  
CITY OF TWO RIVERS

List of Parcels Included in TID No. 17

<u>Parcel Number</u>	<u>Location</u>	<u>Owner</u>	<u>Acres</u>	<u>Acres in Need of Rehab Work</u>	<u>Land Value(1)</u>	<u>Improvements Value (1)</u>	<u>Total Value (a)</u>
1 053-000-083-011.03	1702 - 13 St	Bright Horizons Properties LLC	5.66	5.66	\$ 17,200	\$ 82,600	\$ 99,800
Total			5.66	5.66	\$ 17,200	\$ 82,600	\$ 99,800

Notes:

- (1) Land and improvement values are based on 2021 Assessed Values
- (2) Areas in TID No. 17 in need of rehabilitation work determined to be 5.66 acres per the parcels designated above.  
This 5.66 acre area constitutes 100% of the District's 5.66 total area.

SIXTEENTH STREET (STH 310)

WEST TWIN RIVER

FOURTEENTH STREET

000-083-0113

THIRTEENTH STREET

MADISON STREET

MONROE STREET

ADAMS STREET

WASHINGTON STREET (S.T.H. 42)

TWELFTH STREET

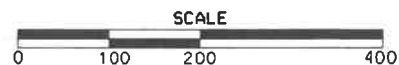
LAKE STREET

## LEGEND

XXX-XXX-XXXX - TAX PARCEL I.D.

--- BOUNDARY OF T.I.D. No. 17

TAX PARCEL I.Ds IN T.I.D. No 17



**APPENDIX C**

**NOTICE OF PUBLIC HEARING,  
LIST OF GOVERNMENT ENTITIES  
WHICH MAY LEVY TAXES ON  
PROPERTY WITHIN TID NO. 17  
AND  
MEMBERSHIP OF THE JOINT REVIEW BOARD**

## CITY OF TWO RIVERS

### NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 17

NOTICE IS HEREBY GIVEN that on August 8, 2022 at 5:30 PM, a public hearing will be held before the Plan Commission of the City of Two Rivers, WI in the Council Chambers at City Hall, 1717 East Park Street, Two Rivers, Wisconsin pursuant to the requirements of Sections 66.1105(4)(a) and 66.1105(4)(e) of the Wisconsin State Statutes, regarding the proposed Project Plan, boundaries and creation of Tax Incremental District (TID) No. 17.

TID No. 17 is being created to provide financing to eliminate blight and redevelop the former Eggers West Industries property along the West Twin River. Planning for this area includes the improvement of an idle, site which is a blighting influence. A Developer has proposed the new construction of a 54-unit multi-family residential development with both affordable and market-based units. The Developer is anticipating an investment of \$10,000,000.

TID No. 17 would provide a TIF grant of \$500,000 to the developer. The TIF grant would be in the form of "pay-as-you-go" financing. The TIF assistance requires a Development Agreement, between the City and the Developer specifying terms and conditions and approved by the City Council. The Project Plan also includes a TIF grant of \$500,000, in the form of "pay-as-you-go" to rehabilitate the existing building on the premises. This assistance would also require a Development Agreement. The Project Plan identifies, if financially feasible, shoreline and trail improvements along the West Twin River. Additionally, the Project Plan includes business façade and improvement grants within one-half mile of the District's boundaries.

TID No. 17 would be approximately 5.66 acres and includes the former Eggers West Industries property at 1702 - 13th Street. A map of the proposed boundaries of TID No. 17 is being published as part of this notice.

At the public hearing, all persons will be given a reasonable opportunity to be heard concerning the proposed Project Plan. A copy of the TID No. 17 Project Plan is available for review at the City Manager's office in City Hall or will be provided upon request.

Tentatively, TID No. 17 could be created in September 2022 after review and approval by the Two Rivers City Council and an approval action by the Joint Review Board consisting of representative members of all affected taxing jurisdictions and a public member.

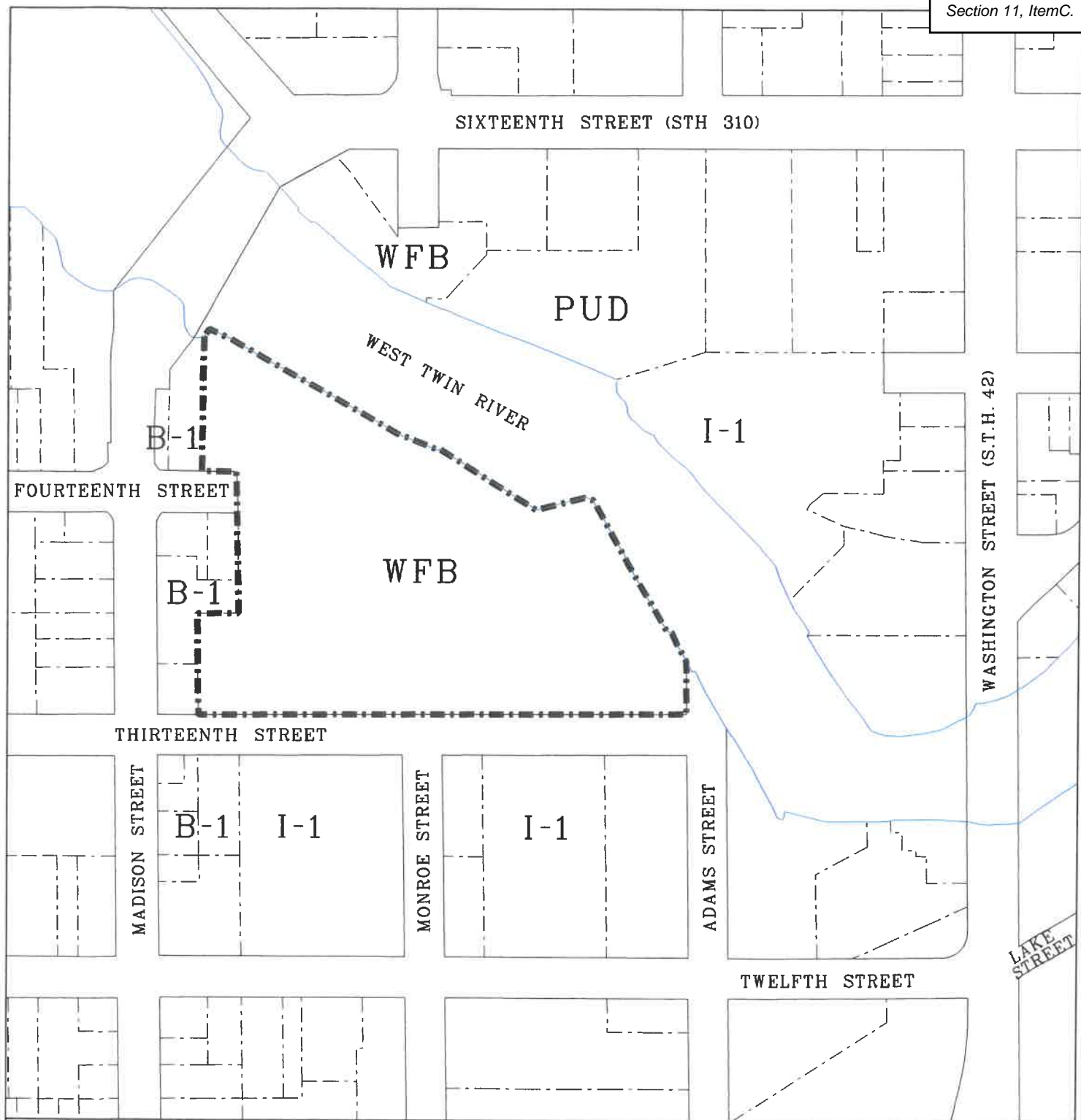
Dated July 20, 2022

(signed) Jaime Jackson, City Clerk

(signed) Vicky Berg, Zoning Administrator

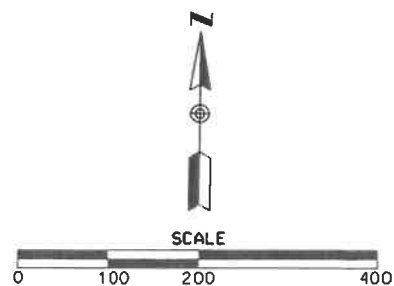
Published on July 27th and August 1st, 2022

**PUBLISHED BY THE AUTHORITY OF THE PLAN COMMISSON  
OF THE CITYOF TWO RIVERS, WISCONSIN**



### LEGEND

- I-1 - INDUSTRIAL DISTRICT
- WFB - WATERFRONT BUSINESS DISTRICT
- B-1 - BUSINESS DISTRICT
- PUD - PLANNED UNIT DEVELOPMENT
- BOUNDARY OF T.I.D. No. 17



MAP No. 1 BOUNDARIES AND ZONING IN T.I.D. No 17



**LIST OF GOVERNMENT ENTITIES WHICH  
MAY LEVY TAXES ON PROPERTY WITHIN  
PROPOSED TID NO. 17  
IN THE CITY OF TWO RIVERS**

- Manitowoc County
- The Two Rivers School District
- Lakeshore Technical College
- City of Two Rivers

**MEMBERSHIP OF THE JOINT REVIEW BOARD**

- Manitowoc County Representative: J. J. Gutman
- Two Rivers School District Representative: Mary Kay Slattery
- Lakeshore Technical College Representative: John Lukas
- City of Two Rivers Representative: David Buss
- Public Member: Donald Karman

## APPENDIX D

### MINUTES OF JOINT REVIEW BOARD

## APPENDIX E

### ATTORNEY'S OPINION

## APPENDIX F

### RESOLUTIONS APPROVING THE PROJECT PLAN AND CREATION OF TID NO. 17

## PLAN COMMISSION RESOLUTION

### Adopting the Project Plan and Boundaries For Tax Incremental District No. 17 City of Two Rivers, Wisconsin

**WHEREAS**, the City of Two Rivers, Wisconsin (the "City") supports development of the parcel, commonly known as the former Eggers West Industrial site, on 13th Street to eliminate blight on a priority redevelopment site in the City; and

**WHEREAS**, the City of Two Rivers determined that the Project Plan for Tax Incremental District No. 17, and the properties within the one-half mile boundary of the District, is in the best interest of the City, by promoting new market rate and affordable multi-family housing development and increasing the City's tax base; and

**WHEREAS**, under the provisions of Section 66.1105, Wis. Stats., the City has the power to create a Tax Incremental District in the City; and

**WHEREAS**, the Plan Commission has prepared a Project Plan including proposed Boundaries for Tax Incremental District No. 17 in the City (the "Project Plan"); and

**WHEREAS**, the Project Plan will remove blight, and redevelop property in Tax Incremental District No. 17, if financially feasible, and/or within one-half mile of the District boundaries; and

**WHEREAS**, on August 8, 2022, the Plan Commission held a public hearing on the proposed Project Plan and Boundaries for Tax Increment District No. 17 and has considered public input received at such hearing.

**NOW, THEREFORE, BE IT RESOLVED**, by the Plan Commission of the City of Two Rivers, Wisconsin, that:

1. Boundaries of the District. The boundaries of the District shall be as described on Map No. 1 and the legal description, both attached to this Resolution.
2. Name of the District. The District shall be known as "Tax Incremental District No. 17, City of Two Rivers, Wisconsin".
3. Findings with Respect to the District. The Plan Commission makes the following findings with respect to the District:
  - (a) Development of the area in the District is likely to significantly enhance the value of substantially all other real property in the District.

(b) The project costs described in the Project Plan for the District serve to promote blight removal and is consistent with the purpose for which Tax Incremental District No. 17 is being created.

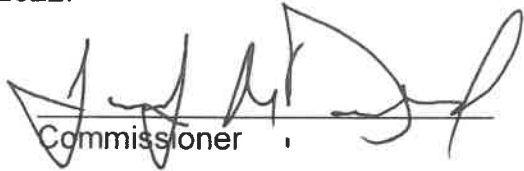
(c) The aggregate value of equalized taxable property of Tax Incremental District No. 16 plus the value increment of all existing tax increment districts in the City would not exceed 12% of the total equalized value of taxable property within the City.

(d) The Project Plan conforms and serves to implement certain components in the City's adopted Comprehensive Plan.

(e) The Project Plan is financially feasible.

**BE IT FURTHER RESOLVED**, that the Plan Commission adopts the Project Plan and Boundaries for Tax Incremental District No. 17 and recommends adoption of both items to the City Council subject to any revisions required by legal counsel.

Passed and adopted this 8th day of August, 2022.

  
Commissioner

## RESOLUTION

### Approving the Project Plan for Tax Incremental District No. 17 City of Two Rivers, Wisconsin

**WHEREAS**, the Council of the City of Two Rivers, Wisconsin (the "City") supports blight elimination and redevelopment of former industrial sites; and

**WHEREAS**, the Council of the City of Two Rivers has determined that the Project Plan for Tax Incremental District No. 17 serves the best interest of the City by promoting increasing the City's tax base and improving a blighted site; and

**WHEREAS**, under the provisions of Section 66.1105, Wis. Stats., the City has the power to create a Tax Incremental District in the City; and

**WHEREAS**, Section 66.1105(4)(g), Wis. Stats., requires that certain findings be made by the City Council;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council finds as follows with respect to the Project Plan of Tax Incremental District No. 17:

1. That the Plan is financially feasible;
2. That the Plan is in conformity with the City's adopted Comprehensive Plan;
3. That, but for creation of TID No. 17, development of the former industrial site on 13th Street would not occur as described in the Project Plan for TID No. 17.

**BE IT FURTHER RESOLVED** that the "Project Plan for Tax Incremental District No. 17" is hereby adopted and approved.

Passed and adopted this 6th of September, 2022.

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Gregory E. Buckley  
City Manager

## RESOLUTION

### Creating Tax Incremental District No. 17 City of Two Rivers, Wisconsin

**WHEREAS**, the Council of the City of Two Rivers, Wisconsin (the "City") has determined that Project Plan for Tax Incremental District No. 17 is in the best interest of the City and will be beneficial to eliminate blight and increase the City's tax base; and

**WHEREAS**, the Council of the City of Two Rivers, supports the blight elimination and redevelopment of a former industrial property on 13th Street; and

**WHEREAS**, under the provisions of Section 66.1105 Wis. Stats., the City has the power to create a Tax Incremental District in the City; and

**WHEREAS**, the Council desires to exercise its power under Section 66.1105, Wis. Stats., and create a Tax Incremental District for blight elimination and the redevelopment of a former industrial property on 13th Street and property within one-half mile of District's boundary; and

**WHEREAS**, the Council has, on this date, approved a Project Plan for Tax Incremental District No. 17 in the City (the "Project Plan"); and

**WHEREAS**, the Project Plan will promote blight elimination and increase the City's tax base within the meaning of Section 66.1105(2)(ae), Wis. Stats.:

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Two Rivers, Wisconsin, that:

Section 1. Creation of Tax Incremental District. For the purpose of promoting blight elimination at a former industrial property, Tax Incremental District No. 17 (the "District") is created in the City as of January 1, 2022 pursuant to Section 66.1105, Wis. Stats.

Section 2. Boundaries of the District. The boundaries of the District shall be as described on Map No. 1 and legal description, both attached to this Resolution.

Section 3. Name of the District. The District shall be known as "Tax Incremental District No. 17, City of Two Rivers, Wisconsin".

Section 4. Findings with Respect to the District. The Council makes the following findings with respect to the District:

- (a) TID No. 17 is a blighted TID because more than 50%, by area, of the real property within TID No. 17 is a blighted area as defined in Section 66.1105(2)(ae)1, Wis. Stats.



- (b) Development in the District is likely to significantly enhance the value of substantially all other real property in TID No.17.
- (c) The project costs described in the Project Plan for the District directly serve to eliminate blight consistent with the purpose for which TID No. 17 is being created.
- (d) The equalized value of taxable property of TID No. 17 plus the value increment of all existing tax incremental districts in the City does not exceed 12% of the total equalized value of taxable property within the City.
- (e) Less than 35% of the territory within TID No. 17 will be devoted to retail business at the end of the expenditure period.

Passed and adopted this 6th day of September, 2022.

---

Councilmember

---

Gregory E. Buckley  
City Manager



**TWO  
RIVERS**  
WISCONSIN

Section 11, Item E.

## FIRE DEPARTMENT

2122 Monroe Street  
Post Office Box 87  
Two Rivers, WI 54241



**Steve T Denzien, Fire Chief**

Phone.....920/793-5521

Fax.....920/793-5518

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

September 6, 2022

Council members,

This is a contractual agreement between Kellnersville and Two Rivers Fire Department (TRFD) for Emergency Medical Services (EMS) which supplements their First Responders.

Two Rivers has been providing EMS services for several years to Kellnersville for just the minimal cost of billing the patient for services. Initially there were minimal calls for service, but over the years the volume has increased resulting in additional costs to the TRFD. In an effort to recoup some of the costs (staffing/fuel/maintenance) this agreement was formulated based off a mill rate of \$23/resident.

To provide perspective Valders Fire Department contracts services to other municipalities for a Mill rate of \$25/resident and Manitowoc is at \$5/resident for non-contiguous municipalities. Neither of these services (including Mishicot Ambulance service) has the capacity to provide services to Kellnersville and did not bid for contract.

This agreement, which is reviewed yearly, will provide a base income to cover services received from the TRFD, and still allow the TRFD to bill the patient for medical reimbursement.

We recommend review and approval of this contract which will start 1/1/2023.

Sincerely

Steve Denzien  
Fire Chief



**CITY OF TWO RIVERS FIRE DEPARTMENT AMBULANCE SERVICE  
AMBULANCE SERVICE/RESCUE CONTRACT FOR VILLAGE OF KELLNERSVILLE**

THIS AGREEMENT made this 8<sup>th</sup> day of August, 2022, by and between the City of Two Rivers, hereinafter known as the "City of Two Rivers", and the Village of Kellnersville, hereinafter known as the "Village of Kellnersville"; both of Manitowoc County, State of Wisconsin.

WHEREAS the City of Two Rivers has the equipment necessary to provide Ambulance Service/Rescue protection within the boundaries of the Village of Kellnersville described, and whereas the Village of Kellnersville is ready, willing and able to contract for said services, and the parties wish to enter into an intergovernmental agreement pursuant to §66.0301(2), in the interest of the public health, safety, and welfare;

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein, it is agreed as follows:

1. The City of Two Rivers shall furnish suitable Ambulance Service/Rescue services within the corporation limits of the Village of Kellnersville. The City of Two Rivers agrees that said service will be furnished in conformance with Wisconsin Statutes Chapter 256, Wisconsin Administrative Code Chapter Trans 309 and Chapter DHS 110 as applicable. The City of Two Rivers will staff one (1) Advanced Life Support (ALS) ambulance 24 hours a day, 7 days a week basis. The ambulance will be dedicated exclusively to 9-1-1 emergency coverage that occur within the primary service area (PSA) of the Two Rivers Fire Department Ambulance Service, as well as provision of mutual aid response to other Manitowoc County EMS districts as outlined in the current Manitowoc County Mutual Aid agreement. Additional ambulances may also be staffed from time to time as necessitated by special events or other anticipated increased demands for EMS service. The 24 hour a day, 7 days a week staffed ambulance will be staffed by one (1) State of Wisconsin licensed EMT-Paramedic, at all times, and either a State of Wisconsin licensed EMT-Paramedic, EMT-Advanced or EMT-Basic at all times.

2. The Village of Kellnersville will pay the City of Two Rivers an amount of \$23.00 per person, \$7,636.00, based on the 2022 population report conducted by the State of Wisconsin Department of Administration Demographic Services Center of Wisconsin, Municipality Preliminary Population Estimate or as indicated by the Village of Kellnersville with their population update received from the State of Wisconsin in August, 2022. Fifty Percent (50%) of said sum is to be paid on or before January 31, 2023, with the remainder being paid in two installments, each being Twenty-Five Percent (25%) of the total sum. The first of said installments is due on or before May 1, 2023. The second and final installment is due on or before September 1, 2023. This contract is effective January 1, 2023 to December 31, 2023. The Village of Kellnersville also agrees that it will not contract for emergency ambulance services with any other public or private ambulance provider(s) for the duration of the time period this Agreement is in effect. This contract cancels and replaces the existing contract between the parties, which has a termination date of December 31, 2022. This contract is based on the representation of the City of Two Rivers that the existing contract does not generate adequate revenue to allow the City of Two Rivers to provide services under the contract and the Village of Kellnersville has no current feasible alternative for the services under this contract, and it is in the interest of the public health, safety, and welfare.

3. The City of Two Rivers represents it shall not charge a per person rate less than \$23.00 to any entity entering a contract with the same or similar terms. If the City of Two Rivers wishes to charge a lower rate in such circumstances, it agrees to reduce the rate charged to the Village of Kellnersville under this contract to the lower rate

4. The said parties shall meet no later than October 2023 to discuss renewal of this service contract for the following year.

5. The City of Two Rivers shall provide the necessary insurance protection for its equipment, personnel and other exposures. All Emergency Medical Services Special Event coverage within the Village of Kellnersville must adhere to the State of Wisconsin Administrative Code DHS110.44. The City of Two Rivers represents it will maintain in force and effect throughout the term of this contract, professional liability or medical malpractice insurance, as required by DHS 110.35(2)(d), Wis. Adm. Code, with limits of no less than \$1,000,000.00 per occurrence, and vehicle insurance with limits no less than present value. Upon request, the City of Two Rivers shall provide to the Village of Kellnersville proof of the existence and continuation of said insurance policies.

6. THAT the City of Two Rivers shall hold said Village of Kellnersville, including the Village of Kellnersville officers, supervisors, employees, and agents, harmless from any liability, loss, claim, action, cause of action, or damage of any kind, including property damage and personal injury, including death, resulting from this contract.

7. The said City of Two Rivers agrees to invoice the resident citizens of Village of Kellnersville that utilize the services of the City of Two Rivers pursuant to this Agreement or their legal representative and/or applicable insurance carrier for all charges incurred. The City of Two Rivers shall retain all ambulance user fees charged for such services and shall have control of all details related to providing services. The City of Two Rivers assumes all responsibility for providing services, including the collection of all user fees and other charges for said services.

8. The said City of Two Rivers will, for purposes of billing, consider all Village of Kellnersville residents to be a Resident that will be billed based upon resident fee rates in conjunction with the appropriate level of care fee. It is expressly understood that the resident fee rates are a reduced rate from the non-resident fees charged by the City of Two Rivers for said services. The non-resident fees have been established for person(s) who use the ambulance services of City of Two Rivers that do not reside in the boundaries of the Village of Kellnersville.

9. The City of Two Rivers shall notify the Village of Kellnersville of any material changes in the financial position of the ambulance operation upon receipt of such information.

10. The the City of Two Rivers has passed a resolution and a signed contract with MABAS (Mutual Aid Box Alarm System) Wisconsin. As described in Wis. Stat. § 323.13(1)(d).

11. The Village of Kellnersville is included in the City of Two Rivers Fire Department Ambulance/Rescue Service's Primary Service Area (PSA).

12. This contract may be terminated by either party upon one hundred and sixty (160) days written notice to the other party. Termination of said contract can be initiated in writing by either party. The per person fee agreed upon in this contract will be retained by the City of Two Rivers, in its entirety, if this contract is terminated pursuant to this section prior to the end date of December 31, 2023.

13. This contract may be terminated by either party in the event of default by the other party. In the event of termination pursuant to this section prior to the end date of December 31, 2023, all payments due and owing to the City of Two Rivers shall cease.

Subscribed and sworn to this 8<sup>th</sup> day of August, 2022.

**Village of Kellnersville**

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Clerk/Treasurer

**City of Two Rivers**

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Clerk/Treasurer



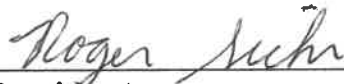




**VILLAGE OF KELLNERSVILLE  
MANITOWOC COUNTY, WISCONSIN**

**RESOLUTION NO. 2021-01**

**CERTIFICATION OF POPULATION AND BOUNDARIES  
FOR THE VILLAGE OF KELLNERSVILLE**

**BE IT RESOLVED** that the Board of Trustees of the Village of Kellnersville at it's regular monthly meeting, on motion duly made, have declared the population for the Village of Kellnersville at 329 for the ambulance provider, Two Rivers Fire Department to establish their primary service area per[s.256.15(5) and (6)(c) 2. Stats].

Adopted this 11th day of January, 2021.

Signed	<u></u>
	President
Signed	<u></u>
	Trustee
Signed	<u></u>
	Trustee
Signed	<u></u>
	Trustee
Signed	<u></u>
	Trustee

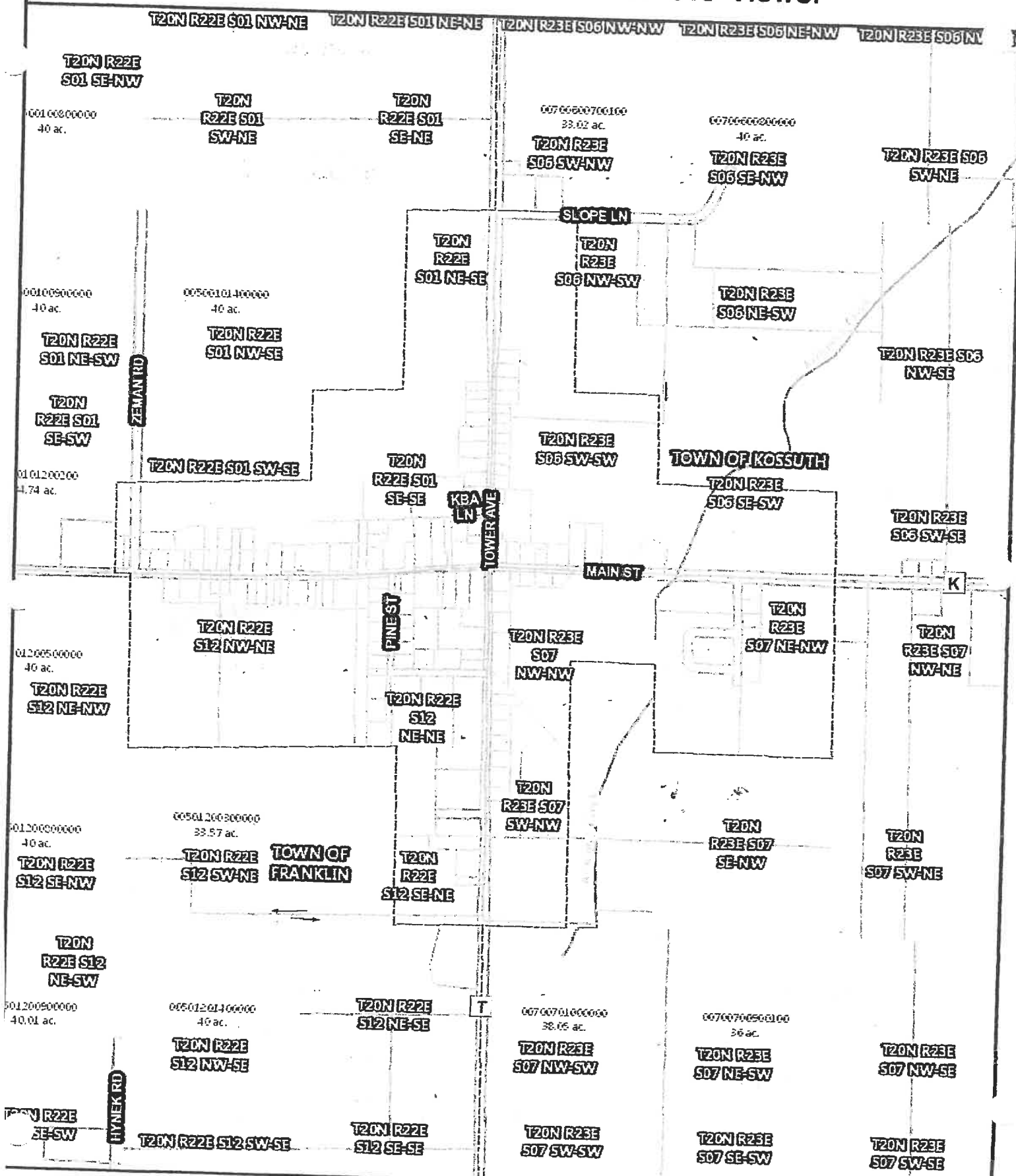
I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly enacted by the Board of the Village of Kellnersville, Manitowoc County, Wisconsin at a regular meeting held on the 11th day of January, 2021, and in testimony whereof, I have set my hand and affixed the seal of the Village of Kellnersville on this 11th day of January, 2021.

Dated 1.11.2021

Attested

  
Heather Dachelet, Clerk

## Printed from Advanced Access GIS Viewer





City of Two Rivers  
**Two Rivers LOGO Merchandise**  
 Financial Report

For the month ending August 31, 2022

NOTE: Report reflects activity through 8/19/2022

Income Statement	Account #	2020	2021	Current Month		2022 Year-To-Date	
Revenues							
TR LOGO SALES	258-48901	\$ 5,920.25	\$ 21,716.79	\$ 1,395.50	100.0%	\$ 15,781.06	100.0%
Total Revenues		\$ 5,920.25	\$ 21,716.79	\$ 1,395.50			
Expenses							
TR LOGO EXPENSES	258-56700-3901	\$ 8,000.90	\$ 23,315.77	\$ 1,221.00	100.0%	\$ 8,957.99	100.0%
Total Expenses		\$ 8,000.90	\$ 23,315.77	\$ 1,221.00		\$ 8,957.99	
Net Income or (Loss)		\$ (2,080.65)	\$ (1,598.98)	\$ 174.50		\$ 6,823.07	

Notes:

- Expenses reflects all purchases of Logowear for resale, including that which is in inventory. Expenses does not include fees like legal fees for trademark of the logo.