



Monday, January 12, 2026 at 5:30 PM

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Commission Members: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

3. ACTION ITEMS

- A. Review of Extraterritorial Certified Survey Map completed by Benjamin Reenders, Licensed Surveyor, Parcel 018-125-013-001.00.
- B. Review request to rezone, from IPF to R-3, located at 1029 – 33 St, 3204 Lincoln Ave, and Parcel No. 053-162-301-075.00 (newly created Lots 1, 2, & 3), submitted by applicant and owner Renew Church Inc.
- C. Ordinance to amend Section 10-1-15 I (3)(c) to regulate the height of fences.

4. FOR DISCUSSION

- A. Discussion of a possible rezoning of the Hamilton Property

5. PUBLIC INPUT

6. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM

PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

LOT 2

C.S.M.
V.23, P.259
ZONED I-3

N89°08'34"E 691.20'

540.15'

N. LINE, SE 1/4, SEC. 25

N029°58'W 262.77'

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ◐ = Section Corner Monument
- = City Limits

SETBACKS:

SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

DISTRICT RR

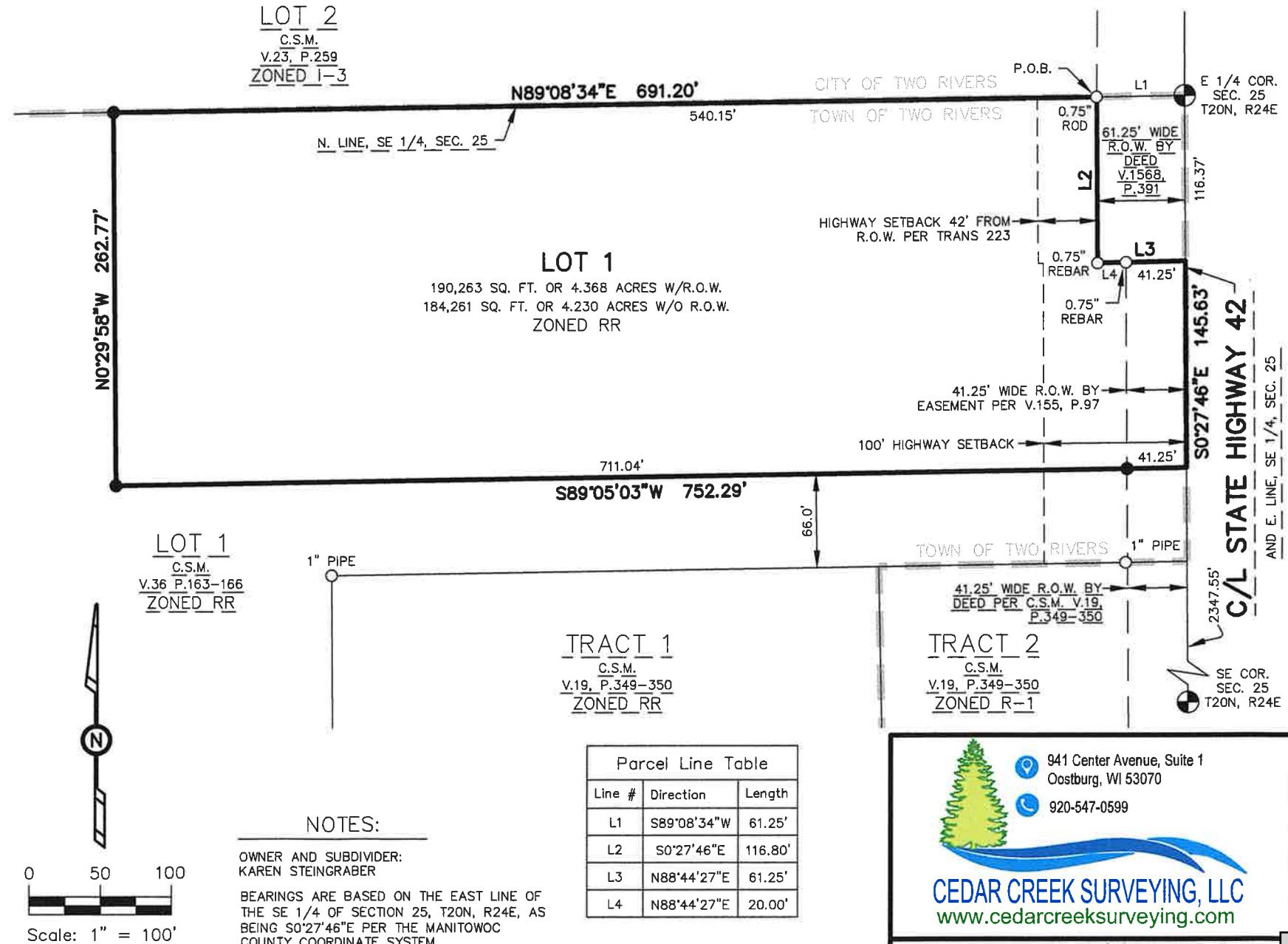
FRONT YARD: 100 FEET FROM C/L OR 42' FROM R.O.W. WHICHEVER ONE IS GREATER

SIDE YARD: ACCESSORY STRUCTURES: 10 FEET PRINCIPAL STRUCTURES: 25 FEET

REAR YARD: ACCESSORY STRUCTURES: 10 FEET PRINCIPAL STRUCTURES: 25 FEET



This instrument was drafted by Benjamin J. Reenders.



CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part Lot 1, Certified Survey Map recorded in V.36, P.163-166 being part of the Northeast 1/4 of the Southeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers, Manitowoc County, Wisconsin bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"W 61.25 feet along the North line of the Southeast 1/4 of said Section 25 to the Northeast corner of said Lot 1 and the POINT OF BEGINNING of this description; thence S0°27'46"E 116.80 feet along the West Right-of-Way line of State Highway "42"; thence N88°44'27"E 61.25 feet; thence S0°27'46"E 145.63 feet along the East line of the Southeast 1/4 of said Section 25 and the Centerline of State Highway '42'; thence S89°05'03"W 752.29 feet along a line that is 66 feet north of and parallel with the North line of Tract 1 of CSM V.19, P.349; thence N89°03'34"E 691.20 feet to the point of beginning.

This Parcel contains 190.263 square feet or 4.368 acres and is subject to Highway Right-of-Way over the Easterly 41.25 feet as depicted on this map.

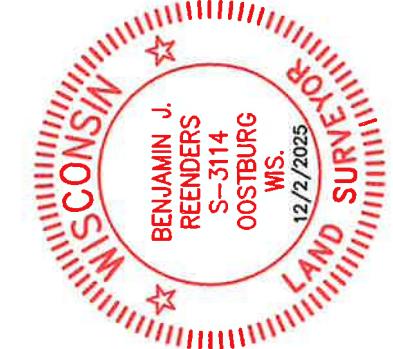
That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulation and the Municipal Codes of the Town of Two Rivers in surveying, dividing and mapping the same.

Benjamin J. Reenders

Benjamin J. Reenders PLS S-3114

Dated this 2nd day of December 2025



CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATES

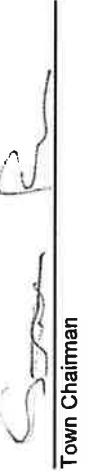
As owner, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Two Rivers, City of Two Rivers, and the Manitowoc County Planning and Park Commission for approval.


Karen Steingraber Dated 12/13/2025

CITY OF TWO RIVERS APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the town board of the Town of Two Rivers.

on this 15th day of December, 2025.


Town Chairman

CITY OF MANITOWOC EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the City of Two Rivers.

on this _____ day of _____, 2025.

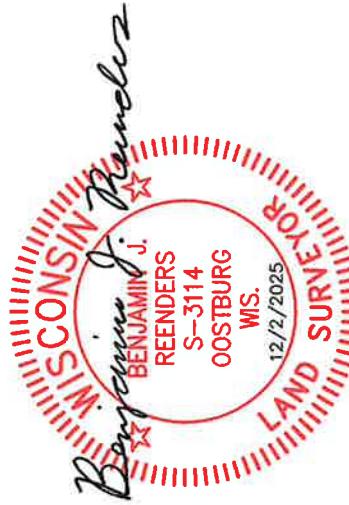
Signature _____

COUNTY OF MANITOWOC PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town Two Rivers is hereby approved by the Manitowoc County Planning Department.

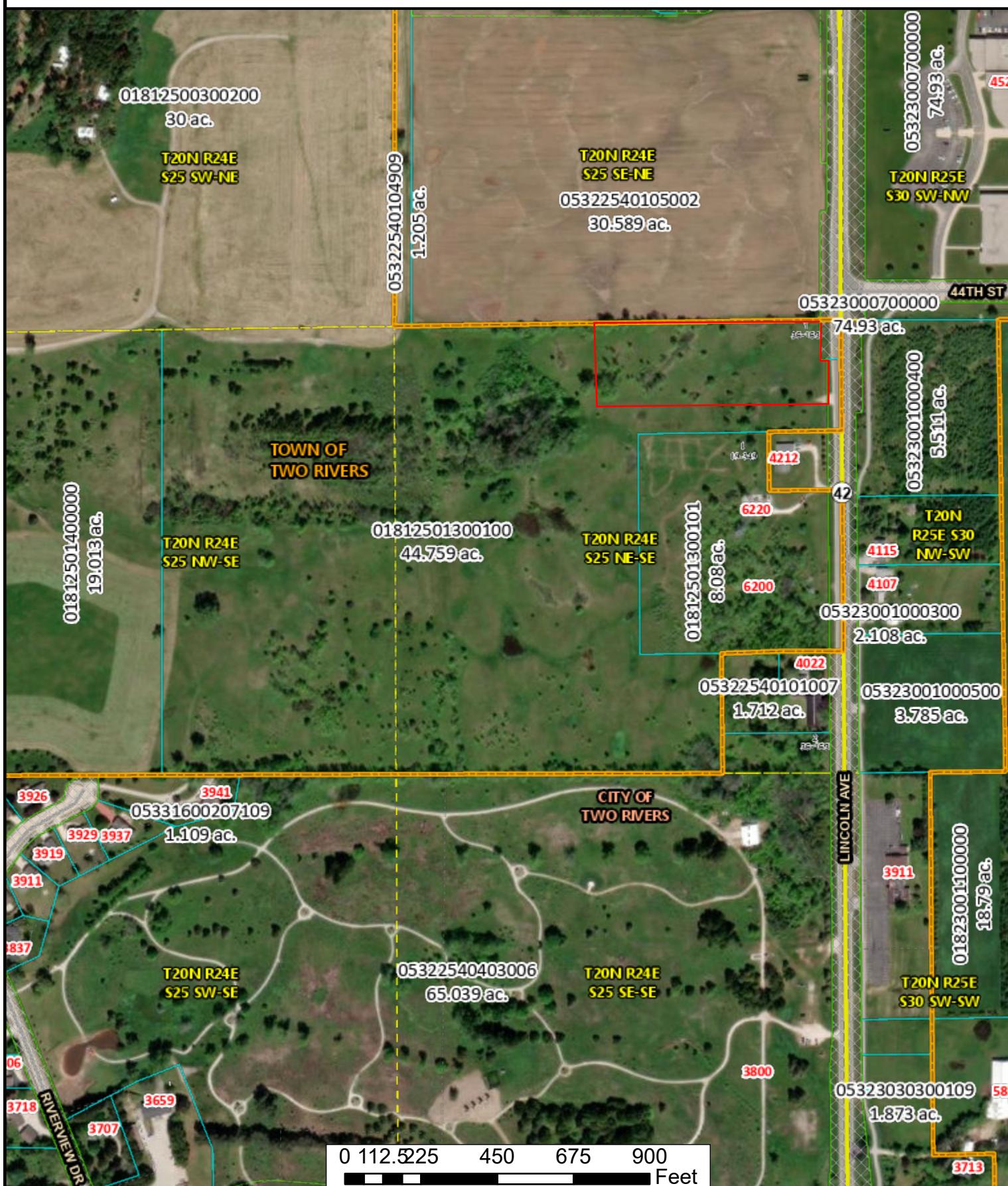
on this _____ day of _____, 2025.

Title _____



Manitowoc County Parcel Viewer

Section 3, ItemA.



Author:
Date Printed: 1/8/2026



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of data and they assume no responsibility for direct, indirect, consequential, or other damages.

LEGAL DESCRIPTION:

Part of Lot 1 and 2, C.S.M V.36 P.163-166, located in the Northeast 1/4 of the Northeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers and City of Two Rivers, Manitowoc County, Wisconsin described as follows:

Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"E 1252.24' to a point on the North line of the Southeast 1/4 of said Section 25 to the POINT OF BEGINNING of this description; thence S0°29'58"E 262.77 feet; thence N89°05'03"E 752.29 feet; thence S0°27'46"E 66.00 feet along the East line of said Section 25; thence S89°05'03"W 601.19 feet along the North line of Tract 1 of C.S.M. V.19, P.349-150; thence S0°29'58"E 650.01 feet along the West line of said Tract 1; thence N89°22'15"E 240.61 feet along the South line of said Tract 1; thence S0°29'27"E 236.56 feet; thence N89°22'37"E 318.78 feet; thence S0°27'46"E 120.46 feet along the West Right-of-Way line of State highway "42"; thence S89°48'02"W 1973.95 feet; thence N0°00'13"W 1315.36 feet; thence N89°08'34"E 1252.24 feet to the point of beginning.

This parcel contains 1,987,740 square feet or 45.632 acres.

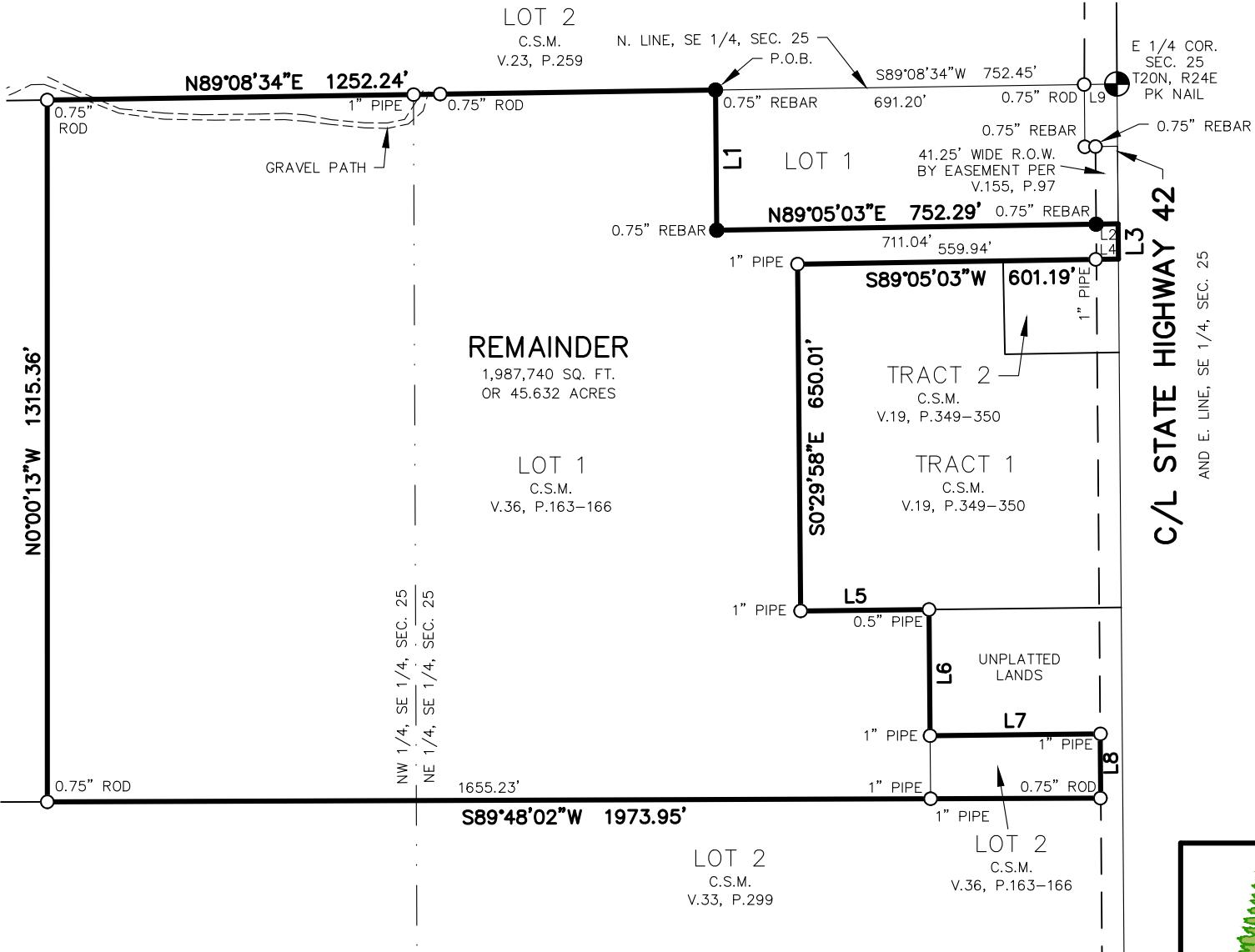
Benjamin J. Reenders



Previous Plat of Survey for reference

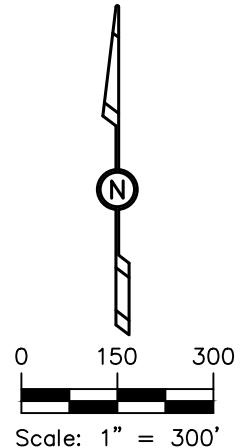
PLAT OF SURVEY

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1 AND 2, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 25, T20N, R24E, TOWN OF TWO RIVERS AND CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.



Section 3, ItemA.

Line #	Direction	Length
L1	S0°29'58"E	262.77'
L2	N89°05'03"E	41.25'
L3	S0°27'46"E	66.00'
L4	S89°05'03"W	41.25'
L5	N89°22'15"E	240.61'
L6	S0°29'27"E	236.56'
L7	N89°22'37"E	318.78'
L8	S0°27'46"E	120.46'
L9	S89°08'34"W	61.25'



C/L STATE HIGHWAY 42
AND E. LINE, SE 1/4, SEC. 25

LEGEND

- = County Monument
- = Iron Stake Found



I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.



TWO RIVERS

WISCONSIN

COMMUNITY DEVELOPMENT

Section 3, ItemB.

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



PLAN COMMISSION

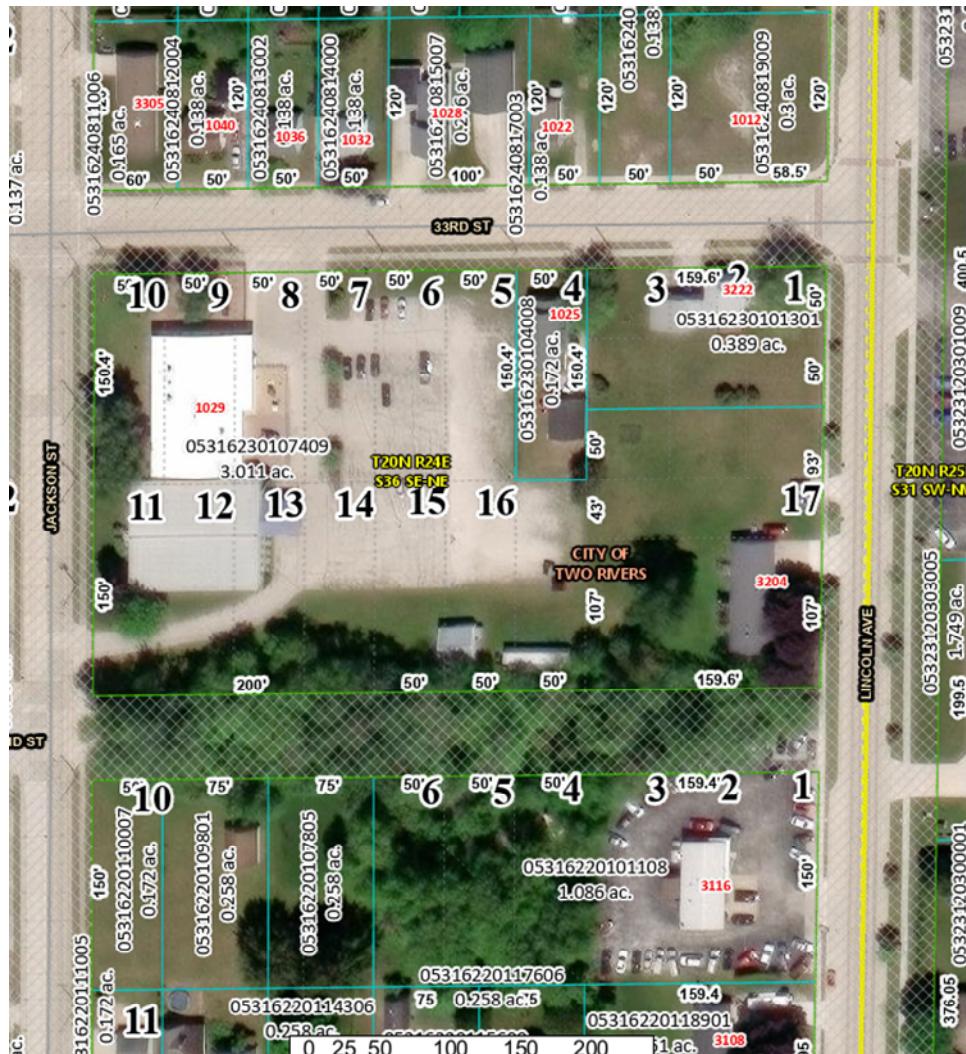
Action: Re-zone to residential

Location: 2 Lots – 3204 Lincoln Ave & Vacant Parcel adjacent to the North

Current Zoning: Institutional / Public Facilities District

Date: January 8, 2026

The owner is requesting a re-zoning of Lots 2 and 3 on the attached Certified Survey Map. The CSM was approved recently, which split the property into 3 separate lots. The two newly created lots on Lincoln Ave contain a single-family home, as well as a vacant lot, which are both currently zoned as IPF. The request is to change the zoning of these two lots to Residential (R-3). This aligns with the City's Comprehensive Plan, as this area is planned for mixed-use development.



www.two-rivers.org



920.793.5564



920.793.5512



TWO RIVERS

WISCONSIN

Section 3, ItemB.

LAND DEVELOPMENT APPLICATION

APPLICANT Andrew S. Cleveland TELEPHONE 920-712-2328

TELEPHONE 920-712-2328

MAILING ADDRESS 2260 Salscheider Ct., Green Bay, WI54313
(Street) (City) (State) (Zip)

PROPERTY OWNER RENEW CHURCH INC. TELEPHONE (920) 794-1674

MAILING ADDRESS 1029 33rd Street, Two Rivers, WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

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

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 1029 33rd Street TYPE OF STRUCTURE Church / House

PROPOSED LAND USE Church / Residential

LEGAL DESCRIPTION PART OF LOTS 1-3, ALL OF LOTS 5-20, BLOCK 1, CHAS SAYER'S SUBD NO. 3

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed Rodell C. Lakin (Property Owner) Date 12-18-25

Fee Required

Schedule

\$ 350	Comprehensive Plan Amendment
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)
\$ t/b/d	CSM Review (\$10 lot/\$30 min)
	Subdivision Plat (fee to be determined)
\$ 350	Zoning District Change
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Application Submittal Date _____
Date Fee(s) Paid _____
Plan(s) Submittal Date _____
Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY

11/22/16, 03/25/13, 01/01/06, 12/16/20
Land Development Application.docx

December 16, 2025

RENEW CHURCH INC.
1029 33RD STREET
TWO RIVERS, WI 54241

PARCEL NUMBER 053-162-301-074.09

RE: CSM AND REZONING DESCRIPTION OF REQUEST

RENEW CHURCH INC. IS LOOKING TO DIVIDE ITS EXISTING PARCEL INTO 3 LOTS. LOT 1 WILL BE THE CHURCH LOT. LOT 2 IS CURRENTLY A VACANT LOT THAT WILL BE DEVELOPED AT SOME POINT IN THE FUTURE AND LOT 3 HAS AN EXISTING HOME ON IT.

LOT 1 WILL REMAIN IN ZONING DISTRICT IPF. LOTS 2 AND 3 ARE BEING REQUESTED TO CHANGE FROM IPF TO R-3.



CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 36; THENCE N00°32'42"E, 721.21 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF 32ND STREET; THENCE S89°07'04"W, 33.01 FEET ALONG SAID EXTENSION TO THE WEST LINE OF LINCOLN AVE / S. T. H. "42" PER TRANSPORTATION PROJECT PLAT NUMBER 1470-18-21-4.03, RECORDED IN DOCUMENT NUMBER 1154577, MANITOWOC COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE S89°07'04"W, 51.16.05 FEET ALONG THE NORTH LINE OF 32ND STREET TO THE EAST LINE OF JACKSON STREET; THENCE N00°08'38"E, 299.86 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF 33RD STREET; THENCE N89°03'52"E, 308.78 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 OF CHAS SAYER'S SUBDIVISION NUMBER 3; THENCE S00°24'34"W, 150.60 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE N89°00'18"E, 50.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 4; THENCE N00°11'35"E, 50.01 FEET ALONG SAID EAST LINE TO A NORTH LINE OF DOCUMENT NUMBER 1187616, MANITOWOC COUNTY RECORDS; THENCE N89°00'18"E, 159.33 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LINCOLN AVE / S.T.H. "42" PER TRANSPORTATION PROJECT PLAT NUMBER 1470-18-21-4.03, RECORDED IN DOCUMENT NUMBER 1154577, MANITOWOC COUNTY RECORDS; THENCE S00°32'41"W, 200.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 131,645 SQ. FT. / 3.0222 ACRES.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEY AND THE DIVISION OF THAT LAND; THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF TWO RIVERS IN SURVEYING, MAPPING AND DIVIDING THE LAND.


ANDREW S. CLEVELAND
DECEMBER 16, 2025

FIELD WORK WAS COMPLETED ON DECEMBER 9, 2025



NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO(S).: 063-162-301-074-09.
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: RENEW CHURCH INC.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT #1187616.

DOC# 1290915

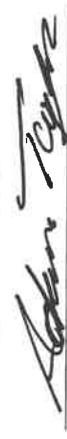
Vol 38

PG 194

Section 3, ItemB.

CERTIFICATE FOR THE CITY OF TWO RIVERS

THIS CERTIFIED SURVEY MAP HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF TWO RIVERS THIS 30 DAY OF December, 2025.



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2201 Spilchelida Court Green Bay, WI
54313 Ph: 920-563-5765 Fax: 920-563-5767
www.machiv.com

CLIENT: RENEW CHURCH INC.
1029 33RD ST., TWO RIVERS, WI 54241
DRAFTED BY: ASC
TAX PARCEL NO.: 053-162-301-074-09

SCALE: SHEET: 2 OF 3
PROJECT NO. 2416-01-25S
DRAWING NO.

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

RENEW CHURCH INC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. RENEW CHURCH INC ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S:236.10 OR S:236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF TWO RIVERS

IN WITNESS WHEREOF, THE SAID RENEW CHURCH INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Randa H. Lassila MEMBER, ON THIS 30 DAY OF December, 2025
(PRINT NAME)

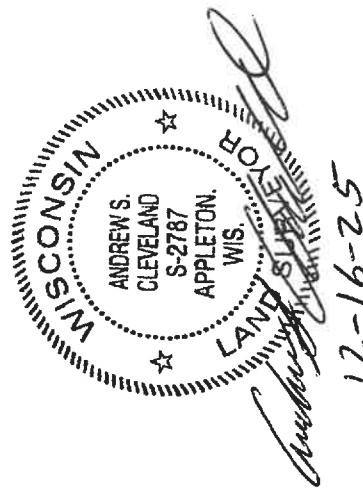
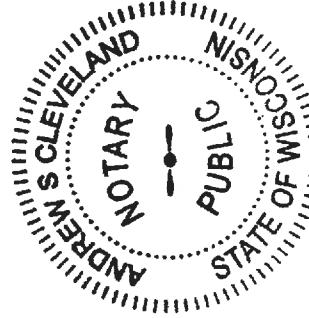
Randa H. Lassila
(SIGNATURE)

PERSONALLY CAME BEFORE ME THIS 30 DAY OF December, 2025, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Andrew S. Cleveland
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-4-28

STATE OF WISCONSIN]
ISS

COUNTY OF Manitowoc]



CITY OF TWO RIVERS

ORDINANCE

An Ordinance to amend Chapter 10-1-15 of the Municipal Code of the City of Two Rivers, to modify the height of fences.

The Council of the City of Two Rivers, Wisconsin, ordains as follows:

SECTION 1. Subsection 10-1-15 of the Municipal Code of the City of Two Rivers, Wisconsin, is hereby amended as follows:

Screening and vision clearance.

(1) Statement of purpose. This subsection is established to recognize the public and private benefits accrued from functional and aesthetic screening between areas of incompatible land uses, the increasing demand for active and passive recreational areas, the desirability of providing visual screening of certain parking lots, business and manufacturing areas, and the necessity of providing adequate vehicular vision clearance.

(2) Off-street parking. See section 10-1-13.

(3) Screening or fencing erected, placed, maintained or grown shall comply with the following provisions:

(a) Screening in front yards shall not exceed a height greater than four feet above the curb level or its equivalent; provided, however, that, within ten feet from any driveway or alley crossing of a street lot line, any screening shall not exceed two feet in height unless it is at least 90 percent open for through vision.

(b) On a corner lot, screening in the street side yard may extend from the side street rear corner of the structure perpendicular to a distance four feet from the side street property line and continue along the side street to the rear property line. The height of any screening shall not exceed six feet; provided, however, that within ten feet from any driveway screening it shall not exceed two feet in height unless it is at least 90 percent open for through vision.

~~(c) Unless otherwise provided, a vision barrier fence that is within four feet of the lot line shall not exceed six feet in height.~~

(c) Unless otherwise provided, a vision-barrier fence located in the rear and side yards shall not exceed six feet in height.

(d) Snow fences may be used temporarily, but in no case shall snow fences be left standing longer than six months during any calendar year.

(e) It shall be unlawful for any person to construct or maintain any barbed wire or razor wire fence, except that any such fence above the height of six feet may be permitted for agricultural, industrial or commercial security reasons, with permission from the zoning administrator.

(f) It shall be unlawful for any person to construct or maintain any above-ground electrical fence.

(g) Fences constructed in a manner in which a supporting framework or posts can be construed to represent a back side shall be installed so that the front side/good side faces the adjacent or abutting property.

(h) Screening or fencing in the rear and side yards may extend to the property line, so long as it is located in a manner that allows the owner to maintain the screening or fencing from their side of the property line.

(i) Unless a larger setback is otherwise provided, the setback for any screening or fencing erected, placed, maintained, or grown in the front yard of any property shall be 36 inches from the lot line.

SECTION 2: Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 3: Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this _____ day of _____, 2026.

Scott Stechmesser

President, City Council

Kyle Kordell
City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin
City Attorney