



PLAN COMMISSION MEETING

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

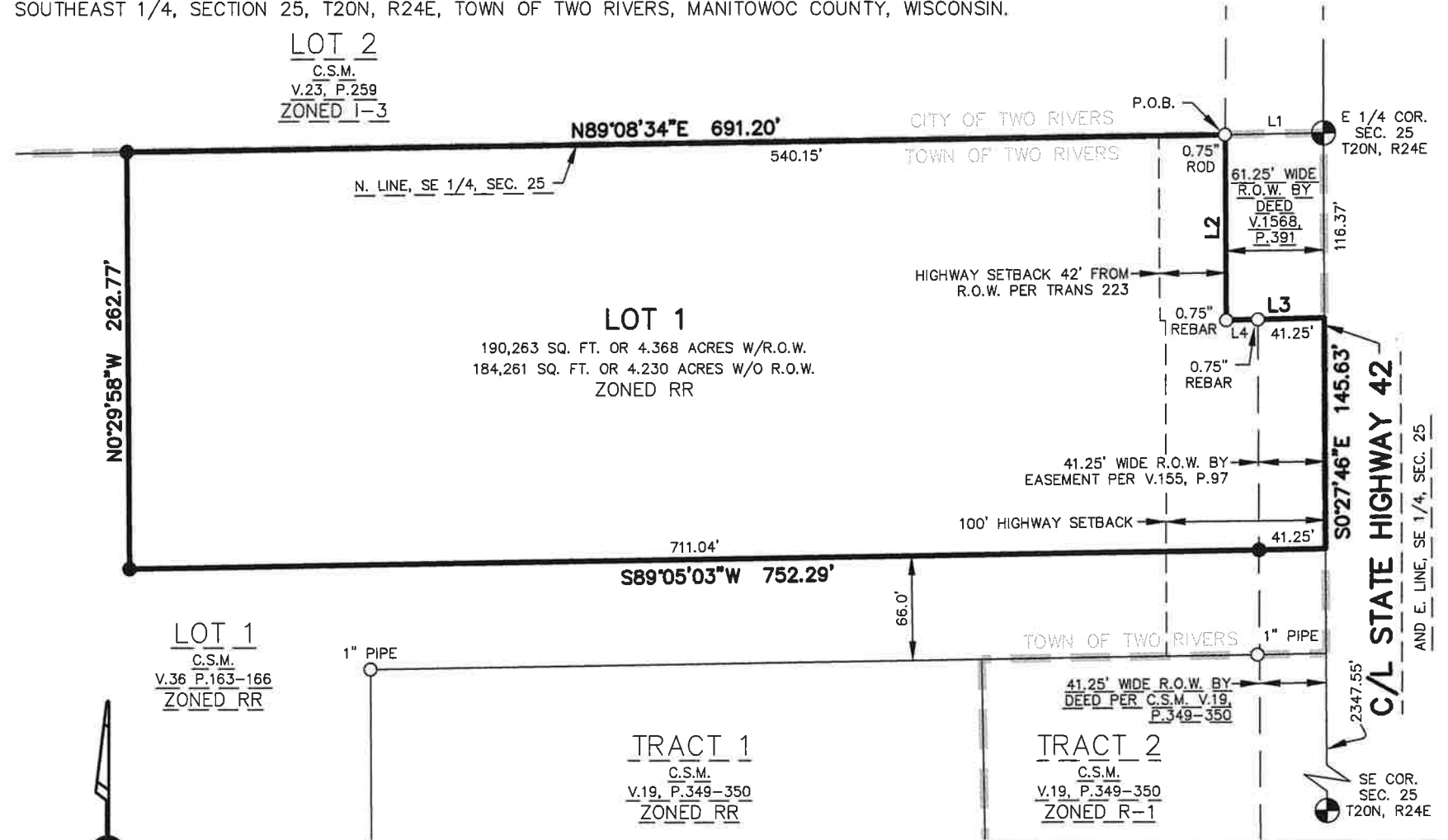
In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations 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



LEGEND

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

SETBACKS:

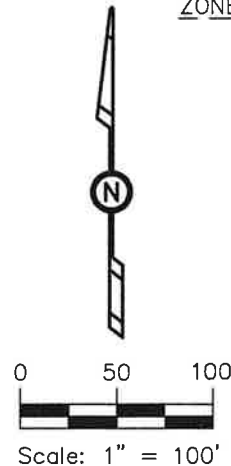
SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

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.



NOTES:

OWNER AND SUBDIVIDER:
KAREN STEINGRABER

BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 25, T20N, R24E, AS
BEING S0°27'46"E PER THE MANITOWOC
COUNTY COORDINATE SYSTEM.

TRACT 1
C.S.M.
V.19, P.349-350
ZONED RR

TRACT 2
C.S.M.
V.19, P.349-350
ZONED R-1

Parcel Line Table		
Line #	Direction	Length
L1	S89°08'34"W	61.25'
L2	S0°27'46"E	116.80'
L3	N88°44'27"E	61.25'
L4	N88°44'27"E	20.00'



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 12/2/2025 SHEET: 1 OF 3

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 OF
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:

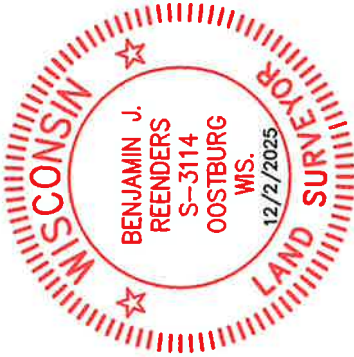
Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"W 61.25 feet along the North line of the Southeast 1/4 of said Section 25 to the Northeast corner of said Lot 1 and the POINT OF BEGINNING of this description; thence S0°27'46"E 116.80 feet along the West Right-of-Way line of State 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 N0°29'58"W 262.77 feet; thence N89°08'34"E 691.20 feet to the point of beginning.

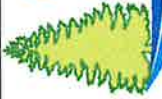
This Parcel contains 190,263 square feet or 4.368 acres and is subject to Highway Right-of-Way over the Easterly 41.25 feet as depicted on this map.

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 Dated this 2nd day of December, 2025
Benjamin J. Reenders PLS S-3114





941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

Section 3, Item A.

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 12/3, 2025

TOWN 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.

[Signature]
Town Chairman

[Signature]
Town Clerk

CITY OF TWO RIVERS 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.

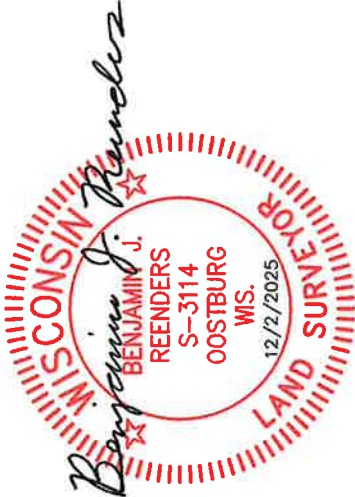
Signature _____

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 _____



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

 CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

Manitowoc County Parcel Viewer

Section 3, Item A.



Author:
Date Printed: 1/8/2026



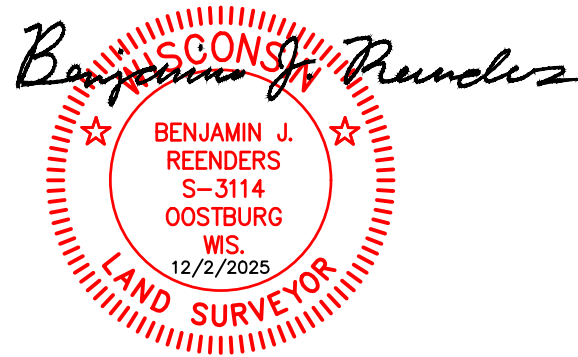
The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of data and they assume no responsibility for direct, indirect, consequential, or other damages.

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"W 752.45 feet along 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.



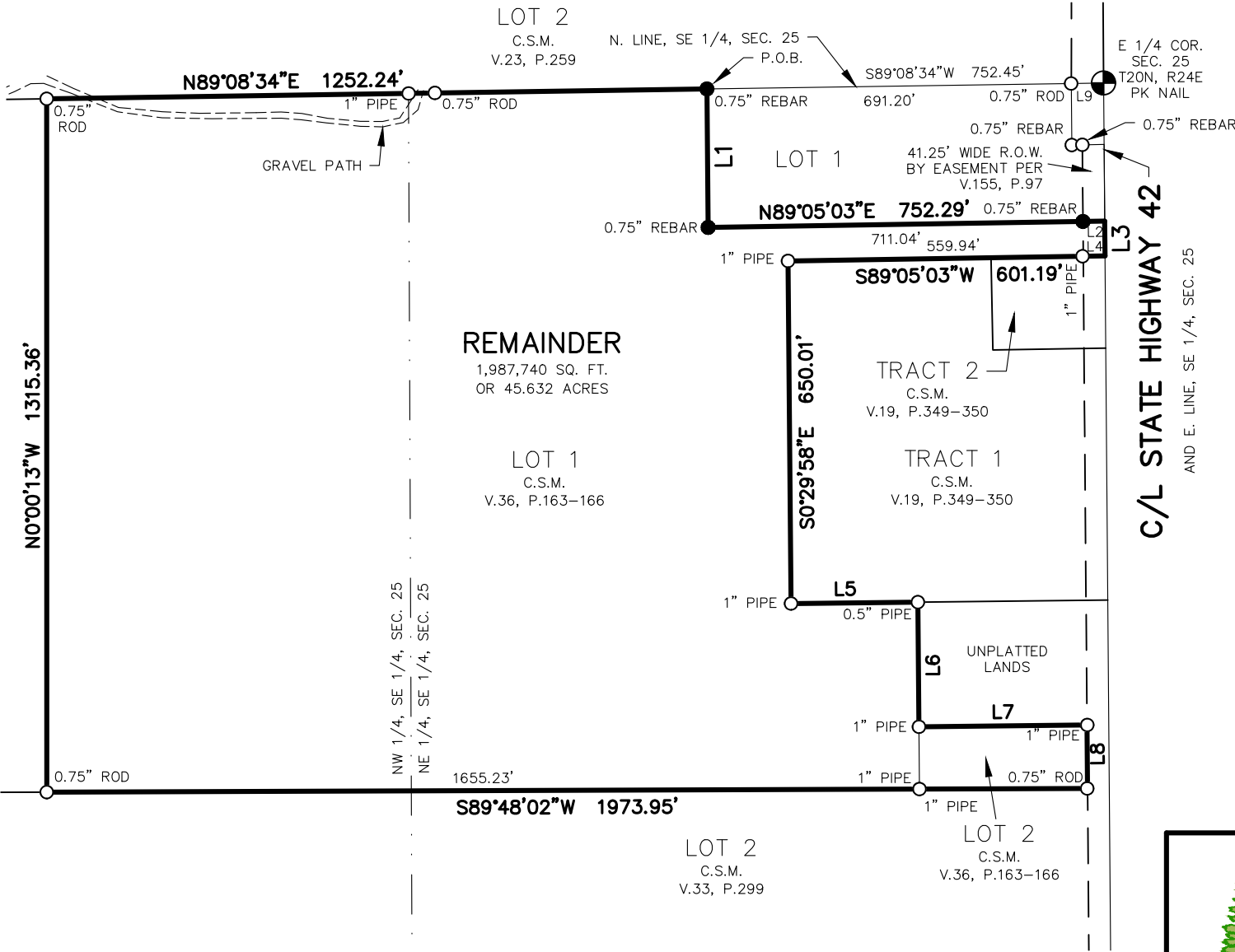
I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.

Previous Plat of Survey for reference

PLAT OF SURVEY

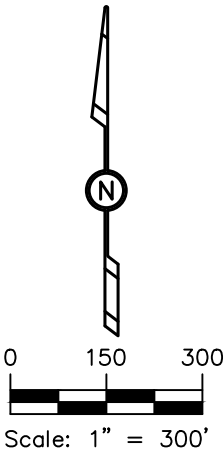
FOR VAN DER BROHE ARBORETUM

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, Item A.

Line Table		
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'



LEGEND

- = County Monument
- = Iron Stake Found

100 South 10th Street
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 12/2/2025 PAGE: 1

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**LAND DEVELOPMENT APPLICATION**APPLICANT Andrew S. Cleveland TELEPHONE 920-712-2328MAILING ADDRESS 2260 Salscheider Ct., Green Bay, WI 54313
(Street) (City) (State) (Zip)PROPERTY OWNER RENEW CHURCH INC. TELEPHONE (920) 794-1674MAILING ADDRESS 1029 33rd Street, Two Rivers, WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site/Architectural Plan Approval	<input type="checkbox"/> Annexation Request
<input checked="" type="checkbox"/> Subdivision Plat or CSM Review	<input type="checkbox"/> Variance/Board of Appeals
<input checked="" type="checkbox"/> Zoning District Change	<input type="checkbox"/> Other

STATUS OF APPLICANT: ☐ Owner ☒ Agent ☐ Buyer ☐ OtherPROJECT LOCATION 1029 33rd Street TYPE OF STRUCTURE Church / HousePRESENT ZONING IPF REQUESTED ZONING R-3 (Lot 2 & 3 Only)PROPOSED LAND USE Church / ResidentialPARCEL 053-162-301-074.09 ACREAGE 3.0222LEGAL 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 *Robert C. Lundy* Date 12-18-25
(Property Owner)**Fee Required**

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

Schedule

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

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____



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.

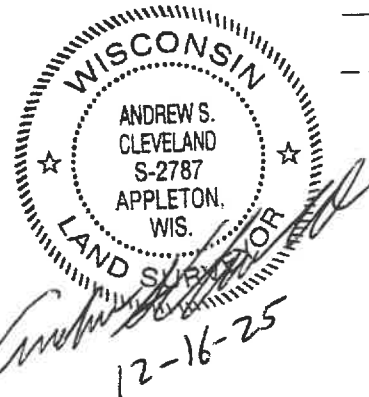
CERTIFIED SURVEY MAP

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.

100 50 0 100 200 300

GRAPHIC SCALE

NORTHEAST CORNER OF
SECTION 36-20-24
(EX. CORNER OF RECORD)



NORTH IS REFERENCED TO THE EAST
LINE OF THE NORTHEAST 1/4 OF SECTION
36 WHICH BEARS N00°32'42"E PER THE
WISCONSIN COUNTY COORDINATE
SYSTEM (MANITOWOC COUNTY).

LEGEND

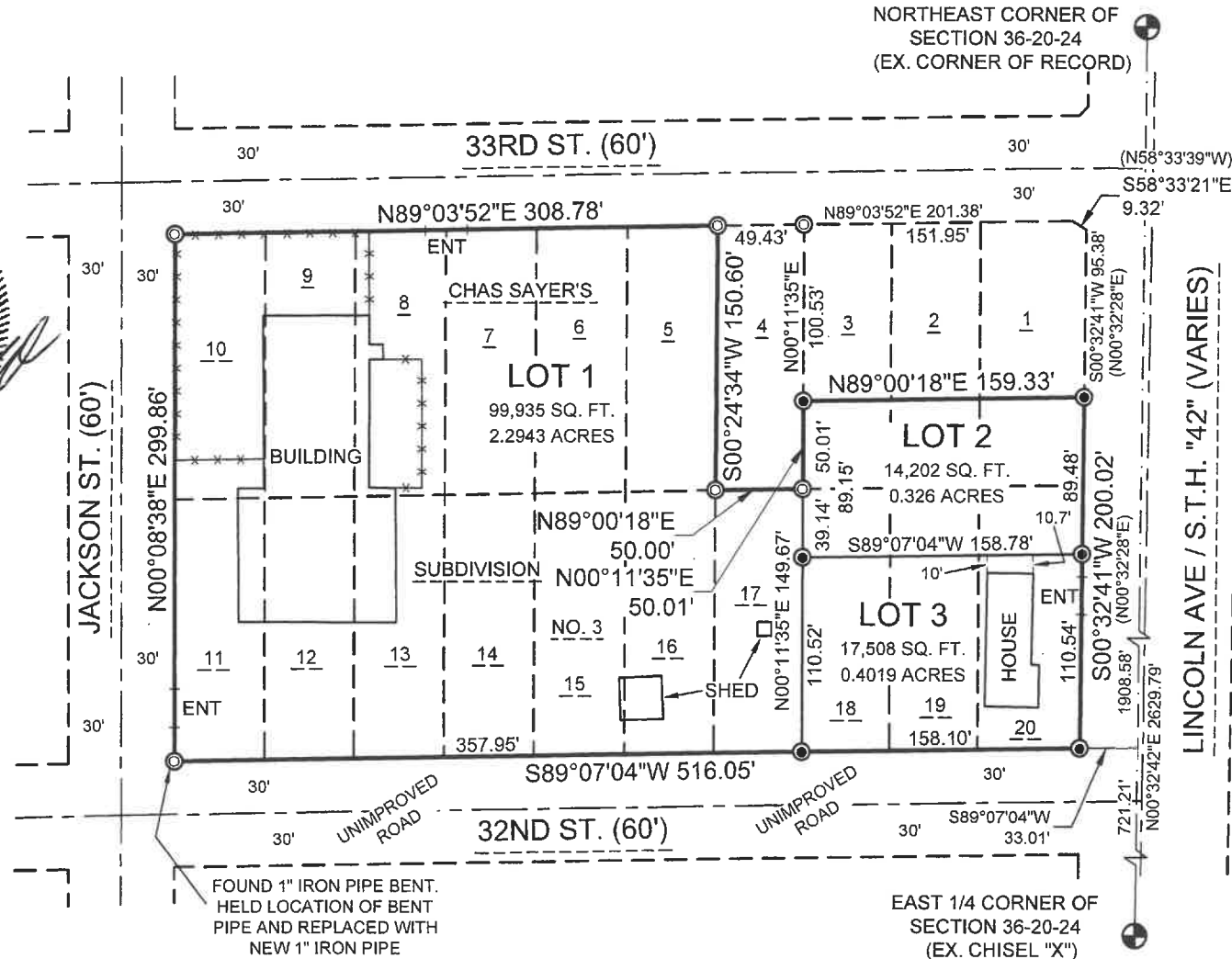
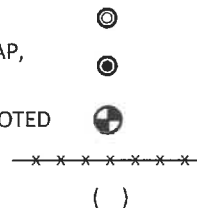
1" IRON PIPE FOUND

1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.68 # / L.F. SET

MONUMENT FOUND, TYPE NOTED

FENCE

RECORDED AS DIMENSION



STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
12/30/2025 3:12:44 PM

SHEET: 1 OF 3
PROJECT NO. 2416-01-25S
DRAWING NO.

SCALE:
1" = 100'

CLIENT: RENEW CHURCH INC.
1029 33RD ST., TWO RIVERS, WI 54241
DRAFTED BY: ASC
TAX PARCEL NO.: 053-162-301-074.09

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2280 Salschelder Court, Green Bay, WI
54313 PH: 920.565.5765 Fax: 920.565.5767
www.machiv.com

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, 516.05 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.

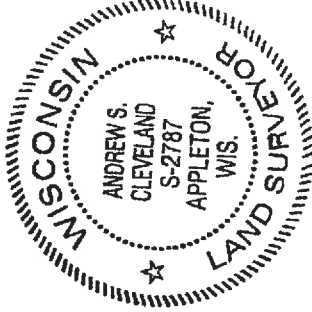
SAID PARCEL CONTAINS 131,645 SQ. FT. / 3.0222 ACRES.

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

PLS-2787

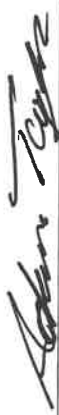


NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO(S): 053-162-301-074.09.
- 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.

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.



3

STATE OF WI - MTWC CO
KRISTI TUESBURG REGIDEEDS
RECEIVED FOR RECORD
12/30/2025 3:12:44 PM

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 C. Lassila MEMBER, ON THIS 30th DAY OF December, 20 25
(PRINT NAME)

Randall C. Lassila
(SIGNATURE)

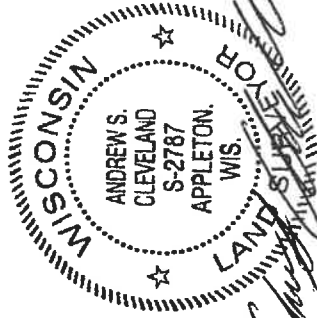
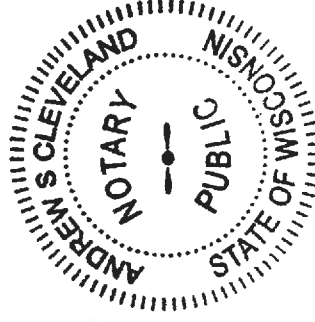
PERSONALLY CAME BEFORE ME THIS 30 DAY OF December, 2025, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

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

STATE OF WISCONSIN]

] SS

COUNTY OF Manitowoc]



12-16-25

DOC# 1290915

VOL 38

PG 195

Section 3, Item B.

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

SCALE:

CLIENT: RENEW CHURCH INC.
1029 33RD ST., TWO RIVERS, WI 54241

DRAFTED BY: ASC
TAX PARCEL NO.: 053-162-301-074.09

MACHIN
ENGINEERING • SURVEYING • ENVIRONMENTAL
2200 Schuchler Court Green Bay, WI
94313 PH 920-569-5766 Fax 920-569-5767
www.mach-in.com

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