



**TWO  
RIVERS**  
WISCONSIN

# PLAN COMMISSION MEETING

Monday, August 11, 2025 at 5:30 PM

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

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## AGENDA

### 1. CALL TO ORDER

### 2. ROLL CALL

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

### 3. ACTION ITEMS

- A.** Review proposed amendment to a previously approved PUD plan for St. Mark's Square located at 1110 Victory Street, submitted by Curt Gesell, applicant and owner.

### 4. FOR DISCUSSION

- A.** Discussion of possible ordinance amendment to create a requirement for a mowed perimeter zone around undeveloped properties – for purposes of providing a fire break and pest control.

### 5. ADJOURNMENT

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

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





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Section 3, Item A.

## LAND DEVELOPMENT APPLICATION

APPLICANT Curt Gesell TELEPHONE (920)242-0464

MAILING ADDRESS 5834 Cty Rd B Manitowoc WI 54220  
(Street) (City) (State) (Zip)

PROPERTY OWNER Curt Gesell TELEPHONE (920)242-0464

MAILING ADDRESS 5834 Cty Rd B Manitowoc WI 54220  
(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 1110 Victory St & Adjoining Lot TYPE OF STRUCTURE Brick dwelling (previously convent) & empty lot

PRESENT ZONING PUD REQUESTED ZONING PUD

PROPOSED LAND USE Amend existing PUD development plan for 2 parcels identified

PARCEL # 311-003-010-6 & 311-003-021-1 ACREAGE 0.138 & 0.492

LEGAL DESCRIPTION VICTORY ADD S 25' OF LOTS 1 & 2 & N 45' OF LOTS 11 & 12 BLK 3 / TRACT 11 OF CSM V24 P29 BEING A REDIVISION OF TRACT 1 OF CSM V23 P63

**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 Curt Gesell Date 7/7/2025  
(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 \_\_\_\_\_

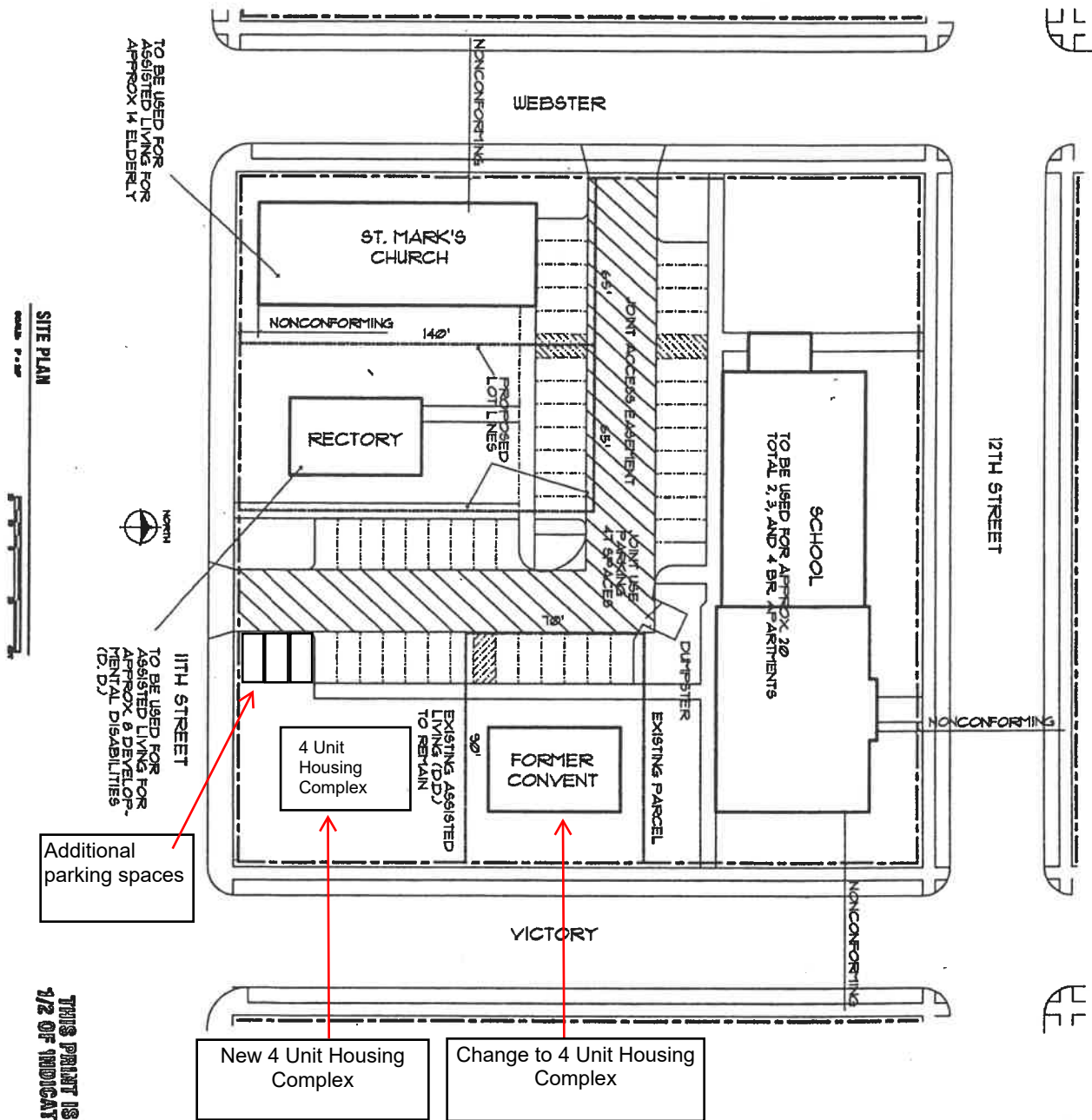
11/22/16, 03/25/13, 01/01/06, 12/16/20  
Land Development Application.docx



1110 Victory St was previously the convent for St. Marks Church. I would like to amend the existing PUD development plan for it and the empty lot next to it in order to change the interior layout to a 4 Unit Housing Complex while preserving the existing historical exterior. I have a future plan to also build an additional 4 Unit Housing Complex on the empty lot next to the convent.

The proposed buildings are 3,823 square feet, per the owner.  
-A.T.





THIS PRINT IS APPROX  
1/2 OF INDICATED SCALE

Additional  
parking spaces

TO BE USED FOR  
ASSISTED LIVING FOR  
APPROX. 8 DEVELOP-  
MENTAL DISABILITIES  
(D.D.)



SITE PLAN  
SCALE: 1" = 20'

C-1

APARTMENT BUILDING  
FOR  
**LAKE SHORE CAP INC.**  
FORMER ST. MARK'S CHURCH  
TWO RIVERS, WISCONSIN

PROJECT # 022111  
CAP FILE  
DATE: JULY 16, 2003  
DRAWN BY:

**MILLENNIUM**  
ARCHITECTS-DESIGNERS  
2727 SOUTH BOLD ROAD  
TEL: 920.462.0000 FAX: 920.462.0001



**Sec. 10-1-41. Subsequent change or addition to approved PUD plan.**

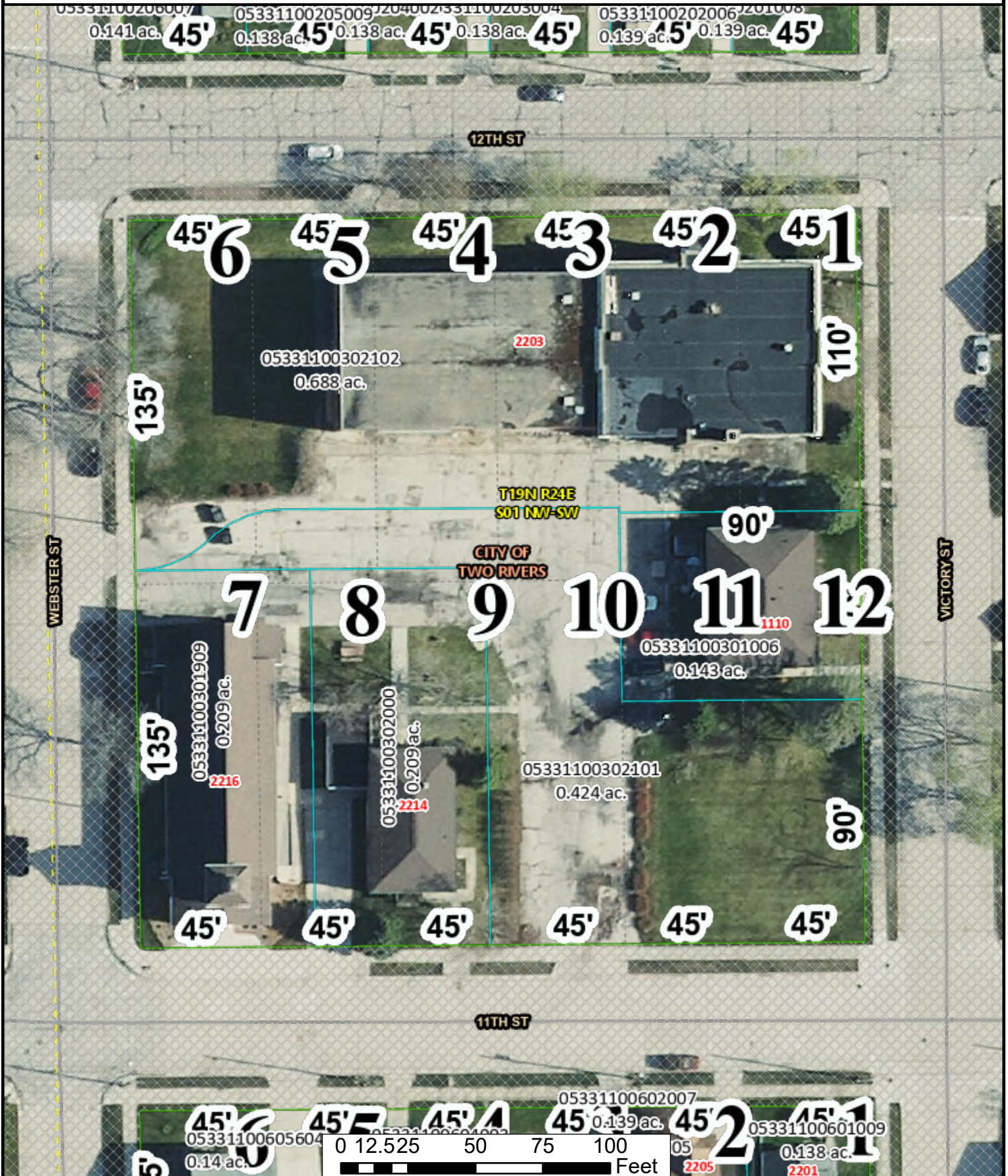
Any subsequent change or addition to an approved plan shall first be submitted for recommendation to the plan commission. The plan commission shall make its recommendation to the city council. If in the city council's opinion the change or addition is substantial, keeping in mind how substantial is defined below, the city council shall call for a public hearing on such proposed change or addition. Without limitation to the city council's right to determine any other substantial change, a change may be construed to be "substantial" if it results in any of the following:

- A. An increase in density.
- B. An increase in traffic congestion.
- C. Creation of service problems.
- D. Change in project design, architecture, or aesthetics.



# Manitowoc County Parcel Viewer

Section 3, Item A.



Author:  
Date Printed: 8/7/2025



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