



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION MEETING

Monday, August 10, 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. Ordinance to amend Section 11-1-23, to define the construction requirements allowed for accessory structures.

4. PUBLIC INPUT

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 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.

CITY OF TWO RIVERS

ORDINANCE

An Ordinance to amend Section 11-1-23 of the Municipal Code of the City of Two Rivers, Wisconsin, regarding accessory structure design standards, based on the recommendation of the City Manager and the Plan Commission:

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

SECTION 1. Section 11-1-23 of the Municipal Code of the City of Two Rivers, Wisconsin, is hereby amended to read as follows:

Sec. 11-1-23. Accessory Structures.

(A) General Design Standards. Except as provided in subsection (B) of this section, all accessory structures must comply with the roofing, siding, and aesthetic design standards required for one-story dwellings as set forth in Section 10-1-20 of this Code and Ch. SPS 321, Wis. Adm. Code.

(B) Exceptions for Small Structures. Accessory buildings not larger than 144 square feet in area, specifically including pre-fabricated metal shed kits and small metal sheds, are exempt from the roofing, siding, and aesthetic dwelling design standards outlined in Section 10-1-20.

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: This ordinance shall take effect and be in force on the day following its passage and publication as required 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

Sec. 11-1-23. Standards for other structures.

Structures to which the standards referenced in section 11-1-2 are not applicable by intent, as stated in purpose and scope, including but not limited to existing dwellings, accessory structures, additions and alterations to the same, shall conform to the following standards:

- A. General construction shall follow design criteria and construction standards set forth in Ch. SPS 321, Wis. Adm. Code; **garages and accessory buildings shall comply with construction requirements for one-story dwellings, with the following exceptions:**
 - (1) Footings: minimum eight inches deep and 14 inches wide, not less than 48 inches below finish grade.
 - (2) Foundation wall: minimum six inches of poured concrete or eight inches hollow masonry.
 - (3) Grade beam construction meeting the following criteria will be permitted:
 - (a) For structures exceeding 250 square feet in area and/or for any structural addition to an existing principal building having a slab-on-grade-type foundation, the new foundation shall consist of a four-inch-minimum concrete floor placed over a minimum of four inches of crushed stone, gravel or other approved-type fill, poured monolithically, with a minimum ten-inch-thick outer edge having a minimum width of 20 inches around the perimeter of the foundation. Intermediate grade beams shall be a minimum of 20 inches in width and ten inches in depth placed uniformly on undisturbed soil.
 - (b) For detached structures of less than 250 square feet in area, a slab-on-grade-type foundation shall consist of a four-inch-minimum concrete floor placed over a minimum of four inches of crushed stone, gravel or other approved-type fill, poured monolithically, with a minimum eight-inch-thick outer edge having a minimum width of 18 inches around the perimeter of the foundation. Intermediate grade beams shall be a minimum of 18 inches wide and eight inches deep placed uniformly on undisturbed soil.
 - (c) Alternate designs utilizing steel-reinforcing materials may be acceptable, subject to prior approval by the building inspector.
 - (4) *Studs*: maximum spacing 24 inches on center. Doubling of studs not required on jambs of openings less than three feet five inches wide.
 - (5) *Wall sheathing may be omitted if corner bracing is used*. Each corner is to be braced from top outward in two directions to a minimum of 72 inches from corner at sill plate. Braces may be applied on the inside surface of studs and shall be minimum one-inch-by-four-inch wood bracing or equal.
 - (6) Corner posts may be two two-inch-by-four-inch or one four-inch-by-four-inch.
 - (7) Top plate may be single, provided rafters occur directly over studs and plate at corners is lapped to provide tie.
 - (8) Rafter ties at top plates not less than two-inches-by-four-inches, maximum spacing six feet on center.
 - (9) Flooring may be gravel if foundation is in accordance with subsection A.(1) and (2). If concrete, minimum four inches on minimum four inches of crushed stone or gravel or other approved-type fill.
 - (10) **Accessory buildings not larger than 144 square feet in area, having a floor constructed as an integral part of the structure, and designed to be mounted directly on the ground surface**

without additional foundation may be constructed in the rear or interior side yard, provided that they are anchored sufficiently to withstand wind pressures of 20 pounds/square foot, placed on a bed of crushed stone, gravel or other material acceptable to the building inspector, sufficient to ensure good drainage, and provided that they are not attached to any other building.

- B. Insulation shall be provided in accordance with design criteria and standards as set forth in Ch. SPS 320 through SPS 322, inclusive, Wis. Adm. Code, where major alterations and additions to dwelling structures are to be constructed. This section shall apply only to that portion of the structure to be constructed or reconstructed and shall not be construed to require that portions of the existing structure not otherwise intended to be altered meet such requirements.
- C. Heating, ventilation and air-conditioning appliances and systems shall be designed and installed in accordance with the criteria and standards set forth in Ch. SPS 323, Wis. Adm. Code.

Sec. 10-1-20. R-1 single-family residence district.

- A. *Use.* In the R-1 single-family residence district no building or premises shall be used and no building shall hereafter be erected or structurally altered unless otherwise provided in this chapter, except for one or more of the following uses:
- (1) Single-family dwellings meeting the provisions of section 10-1-20.I. of this chapter, including conventionally constructed on-site dwellings, and manufactured homes, but not mobile homes.
 - (2) Churches, public libraries, public museums and public art galleries; municipal cemeteries and buildings, except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums; public recreational and community center buildings and grounds; institutional uses such as private clubs and fraternal organizations on the premises and incidental to a church, all subject to approval by the city council.
 - (3) Telephone and utility buildings used to house fixed equipment, lines and transformer stations, provided there be no service garage or storage yard.
 - (4) Accessory buildings.
 - (5) Not more than three boarders or lodgers not members of the family.
 - (6) Railroad right-of-way and passenger depots, not including switching, storage, freight yards or siding.
 - (7) Uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business, including home occupations, on the premises.
 - (8) Community living arrangements and community-based residential facilities for eight or fewer persons.
 - (9) Keeping of chickens and ducks as permitted under section 6-5-22 of the Code.
 - (10) Conditional uses.
 - (a) Agriculture.
 - [1] Limited to dairy farms, horse farms, fruit and vegetable farms, greenhouses, plant nurseries, tree nurseries, the keeping of goats, ponies, rabbits, sheep, more than six chickens and ducks, and a bird of prey used for falconry.
 - [2] In considering the keeping of animals and birds, the plan commission and city council shall evaluate factors, such as, but not limited to, parcel size and location, number and size of animals and birds, location of structures such as cages, coops, pens, stables and fencing, odor control, animal waste management and conflicts with deed or covenant restrictions.
 - (b) Barbershop or beauty shop.
 - (c) Community living arrangements and community-based residential facilities for nine or more persons.
 - (d) Conservation subdivision.
 - (e) CPA and other accountants.
 - (f) Day-care center.
 - (g) Golf course.
 - (h) Laundromats.
 - (i) Photographic studio or camera and photographic material shops.

- (j) Professional offices of doctors, dentists, physical therapists, massage therapists or technicians, chiropractors, chiropodists, osteopaths, optometrists, architects, attorneys, professional engineers and land surveyors.
 - (k) Public, private and parochial schools, and colleges and universities, including dormitories.
 - (l) Real estate or rental agency offices.
 - (m) Retail flower stores or shops.
 - (n) Retail grocery store and fruit and vegetable stand.
 - (11) Signs complying with sections 10-4-1 through 10-4-19.
 - (12) Off-street parking and loading facilities complying with section 10-1-13.
 - (13) Mobile home parks, provided such parks are approved by the plan commission and the council pursuant to section 10-1-30.
 - (14) Short-term rentals, as that term is defined by section 6-13-1 of this Code.
- B. *Height.* Principal buildings hereafter erected or structurally altered shall not exceed 35 feet in height.
- C. *Side yards.* There shall be a side yard on each side of a building.
- (1) The sum of the widths of the required side yards shall be as follows:

Lot Width (feet)	Total Side Yard Width (feet)	Minimum Side Yard Width (feet)
Less than 76	15	7
76 to 80	16	8
81 to 85	17	8
86 to 90	20	8
91 to 95	23	8
More than 95	25	8

- (2) The width of a corner side yard shall be not less than 50 percent of the setback required on the lots in the rear, except that, where the frontage on a corner lot is to be reversed, no structure shall project beyond the front building line required of the lots in the rear. The buildable width of any lot in this district shall in no case be reduced to less than 24 feet.
- D. *Setback.* Unless otherwise provided, there shall be a setback line of not less than 30 feet or one of the following, whichever is less:
- (1) Where more than 30 percent of the frontage on one side of a duly recorded subdivided block is occupied by dwelling structures, a majority of which structures have observed or conformed to an average setback line with a variation of no more than six feet, no building shall hereafter be erected or structurally altered so as to project beyond such average setback line.
 - (2) On corner lots less than 60 feet wide and of record on September 8, 1953, where reversed frontage exists the setback on the side street shall be not less than 50 percent of the setback required on the lot in the rear. No accessory building shall project beyond the setback line of the lots in the rear; provided, further, in no case shall the buildable width of such corner lot be reduced to less than 24 feet.
- E. *Rear yard.* There shall be provided a rear yard having a depth of 25 feet for interior lots and 15 feet for corner lots, except that when the dwelling structure is so oriented as to face the long frontage of a corner lot the rear yard may be reduced to seven feet, provided that there is no rear door in the dwelling, and further

provided that an interior side yard not less than 15 feet in width is provided and made accessible by means of a side door leading thereto.

F. *Vision clearance.* Vision clearance shall be provided on corner lots and at all driveways in accordance with section 10-1-15.

G. *Lot area per family.*

- (1) Every building hereafter erected or structurally altered shall provide a lot area of not less than 8,400 square feet per family. No such lot shall be less than 70 feet in width, except smaller lots of record on September 8, 1953, may be occupied by one family when the building erected thereon complies with the provisions herein made for side yards, setbacks, rear yards, and vision clearance for such smaller lots.
- (2) When any building is to be erected or structurally altered on an irregular lot or on a lot entitled to a buildable width of 24 feet on which the provisions as to side yards, front yards, and rear yards cannot be complied with, the zoning administrator shall designate the location of such buildings on such lot in conformity with the spirit of this chapter and the best interests of the public and the owner.

H. Off-street parking and loading facilities shall be provided in accordance with section 10-1-13.

I. *Dwelling design and construction.* Dwellings, as defined and permitted by this chapter, shall conform to the following:

- (1) Shall be attached to a permanent foundation meeting the requirements of applicable building code provisions in such manner as to comply with standards for vertical loading, uplift and lateral forces and so designed and constructed that the floor elevation is reasonably compatible with other dwellings in the area.
- (2) Shall have a minimum area of 800 square feet and be not less than 20 feet in its smallest horizontal dimension exclusive of attached garage, carport or open deck.
- (3) Shall have any wheels, axles, hitches, tow bars and other equipment necessary for transporting on streets or highways removed when the structure is placed on the foundation.
- (4) Shall have a double pitched roof having a minimum of three inches of vertical rise per foot of horizontal run.
- (5) Shall have roof overhang of one-foot minimum measured from the vertical sides of the structure.
- (6) Shall have roofing material of a type customarily found on conventionally constructed dwellings and buildings, including wood shakes or shingles, asphalt composition shingles, fiberglass composition shingles, metal shingles and standing seam metal but not corrugated metal or corrugated fiberglass.
 - (a) Standing seam metal roofing shall be installed per the manufacturer's specifications.
 - (b) Colors of standing seam roofing are to be applied by the manufacturer. Field applications are prohibited.
 - (c) Installation of standing seam metal roofing shall meet all applicable building codes.
 - (d) Solar roof tiles and shingles shall be installed per the manufacturer's specifications and for the duration of the solar collector system operation.
 - (e) Installation of solar roof tiles and shingles shall meet all applicable building codes.
- (7) Shall have exterior siding of a type customarily found on conventionally constructed dwellings including wood clapboards, simulated clapboards such as vinyl, metal or Masonite type siding, wood shakes, wood shingles, brick, stone or other masonry-type veneer materials, but not smooth, ribbed or corrugated metal or plastic panels except when part of solar collector systems.

(Amended 3-5-2018; Ord. No. 2022-041, § 1, 3-7-2022; Ord. No. 2022-061, § 1, 4-4-2022; Ord. No. 2023-124, § 2, 7-17-2023; Ord. No. 2023-190, § I, 11-20-2023; Ord. No. 25-072, § 1, 4-21-2025; Ord. No. 25-085, § 8, 5-5-2025)

Editor's note(s)—Amended at time of adoption of Code.

State law reference(s)—See title 1, general provisions, Ch. 1-1, Art. III.