



**TWO
RIVERS**
WISCONSIN

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

To: Greg Buckley, City Manager

From: Elizabeth Runge, Community Development Director

Date: April 16, 2024

Re: Garage Placement Ordinance Amendment, Section 10-1-25

An ordinance amendment has been requested to the Area and Height Section 10-1-25. The request is to permit the placement of garages in the front yard area if the property in question exceeds 5 acres and if the dwelling on the property is located at least 500 feet back from the street that it is considered to "front" upon.

The zoning code amendment was recommended for approval by the City's Plan Commission and a public hearing was held on Monday, April 15, 2024. The City Council, following the public hearing, tabled the decision and scheduled a visit to the location the zoning amendment is originating from.

The access point to the proposed garage location is Bellevue Place. The City's 1966 Official Map located in Public Works - Engineering, which shows the City's intent for future street development, shows Bellevue Place being extended north of Riverhills Road by approximately 1,450 feet. A portion of the Map is attached.

When the parcel in question was created in 1996, the owners dedicated to the City a 70 foot segment of the easterly half of the undeveloped Bellevue Place in order to create the necessary street frontage for that parcel (per the City's subdivision code).

There are options related to the dedication of Right-of-Way of Bellevue Place future roadway:

1. Reserve or have dedicated the easterly half of the Bellevue Place right-of-way north to either the City Limits extended (as was shown on the CSM for the LB Clark School land transfer) or up to the 1/16th section line as depicted in the 1996 survey attached.
2. *Extend to the LB Clark CSM, approximately 256' , +/- by 30'*, would need to be reserved and/or dedicated north of the existing dedicated right-of-way.
3. *Extend to the 1/16th section line approximately 310, '+/- by 30,'* would need to be reserved and/or dedicated north of the existing dedicated right-of-way.

These access choices above have implications for access to LB Clark, to a future garage or other structures to the north and east of LB Clark.



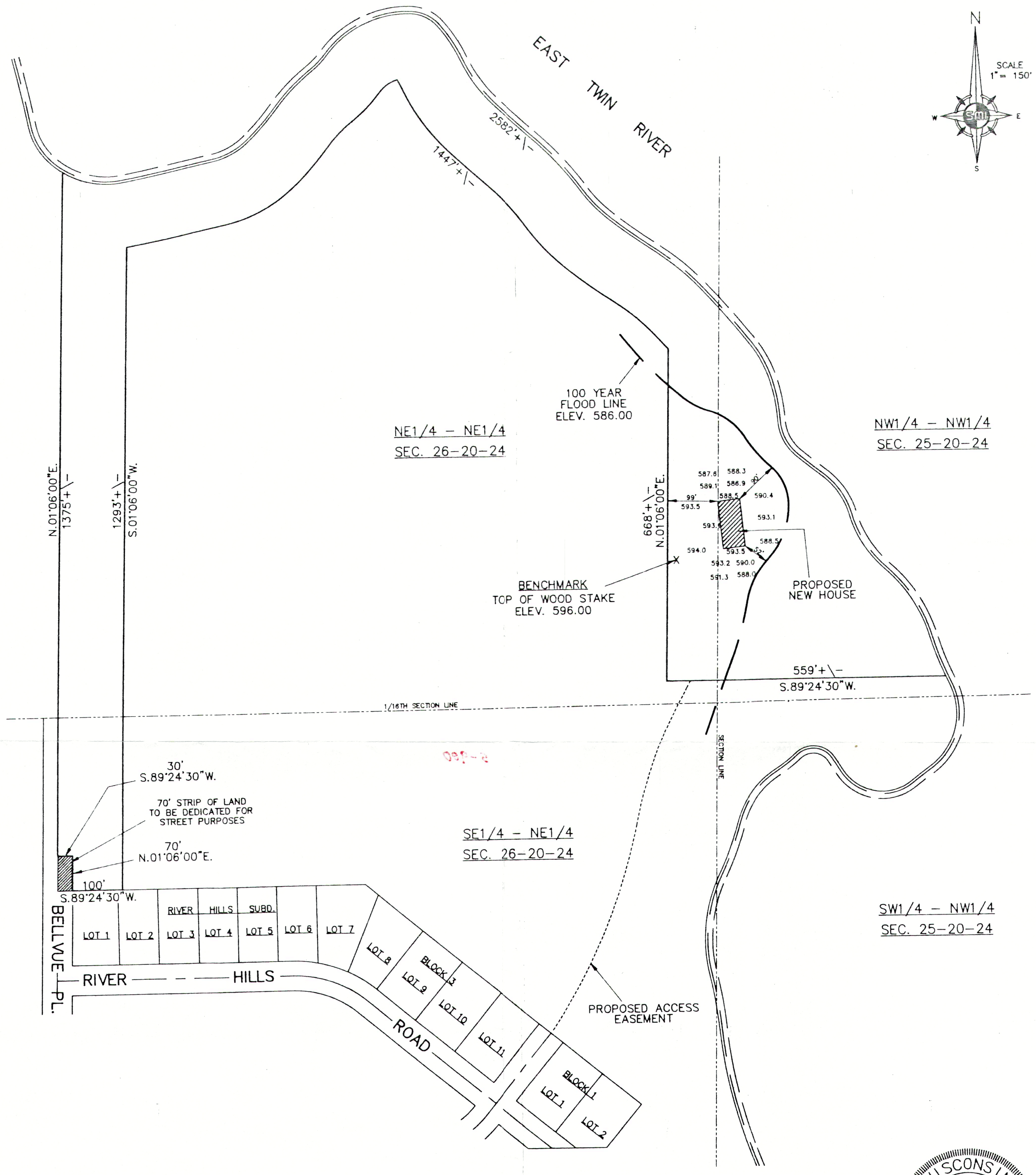
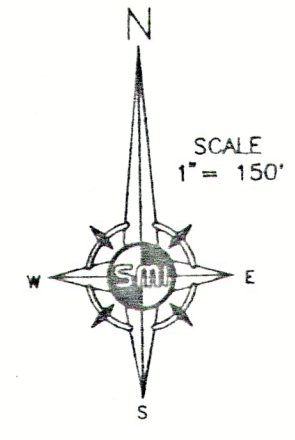
www.two-rivers.org



920.793.5564



920.793.5512



LEGAL DESCRIPTION


A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 25, T. 20 N., R. 24 E., ALSO IN THE NE1/4 OF THE NE1/4 AND SE1/4 OF THE NE1/4 OF SECTION 26, T. 20 N., R. 24 E., CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF LOT 1, BLOCK 3 OF RIVER HILLS'S SUBDIVISION, BEING THE POINT OF REAL BEGINNING; THENCE N.01'06'00"E., 1375 FEET PLUS OR MINUS TO THE 70 FEET; THENCE S.89'24'30"W., 30 FEET TO THE 1/16TH SECTION LINE; THENCE N.01'06'00"E. ALONG SAID LINE, 1293 FEET PLUS OR MINUS TO THE 70 FEET PLUS OR MINUS; THENCE S.89'24'30"W., 559 FEET PLUS OR MINUS TO A POINT 130 FEET SOUTH OF AND PERPENDICULAR TO THE WATERS EDGE OF THE EAST TWIN RIVER; THENCE SOUTHEASTERLY ALONG SAID WATERS EDGE, 2582 FEET PLUS OR MINUS; THENCE S.89'24'30"W., 1447 FEET PLUS OR MINUS TO THE POINT OF REAL BEGINNING; THENCE SOUTHWESTERLY ALONG SAID WATERS EDGE, 1447 FEET PLUS OR MINUS TO A POINT 130 FEET EAST OF AND PERPENDICULAR TO THE 1/16TH SECTION LINE; THENCE N.01'06'00"E., 668 FEET PLUS OR MINUS TO A POINT 130 FEET SOUTH OF AND PERPENDICULAR TO THE WATERS EDGE OF THE EAST TWIN RIVER; THENCE NORTHWESTERLY ALONG A LINE 130 FEET SOUTH OF AND PERPENDICULAR TO SAID WATERS EDGE, 1447 FEET PLUS OR MINUS TO A POINT 130 FEET EAST OF AND PERPENDICULAR TO THE 1/16TH SECTION LINE; THENCE S.01'06'00"W. ALONG A LINE 130 FEET EAST OF AND PARALLEL TO SAID 1/16TH SECTION LINE, 1293 FEET PLUS OR MINUS TO THE POINT OF REAL BEGINNING; THENCE S.89'24'30"W. ALONG SAID NORTH LINE, 100 FEET TO THE POINT OF REAL BEGINNING.
SAID PARCEL CONTAINS 14.5 ACRES OF LAND MORE OR LESS.



James P. Meneau
7-12-96

DRAWING:	DATE: JUNE 27, 1996
CLIENT:	JAY & MARY STREU 3207 ADAMS STREET TWO RIVERS, WI. 54241
DRAWN BY:	KC MENEAU
APPROVED BY:	
JOB NO.:	96-43685
CAD FILE:	STREU(K)
SCALE:	1" = 150'
SHEET:	1 OF 1

MAP OF LESTER PROPERTY
LOCATED IN THE E1/2 OF THE NE1/4 OF SECTION 26-20-24 AND IN THE W1/2 OF THE NW1/4 OF SECTION 25-20-24, CITY OF TWO RIVERS.



STEINBRECHER & MENEAU, INC.
ENGINEERS SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5583 FAX 684-5584

REVISIONS		
NO.	DATE	BY
1	7-11-96	KCM

OFFICIAL MAP

OF THE

CITY OF TWO RIVERS

WISCONSIN

CITY LIMITS

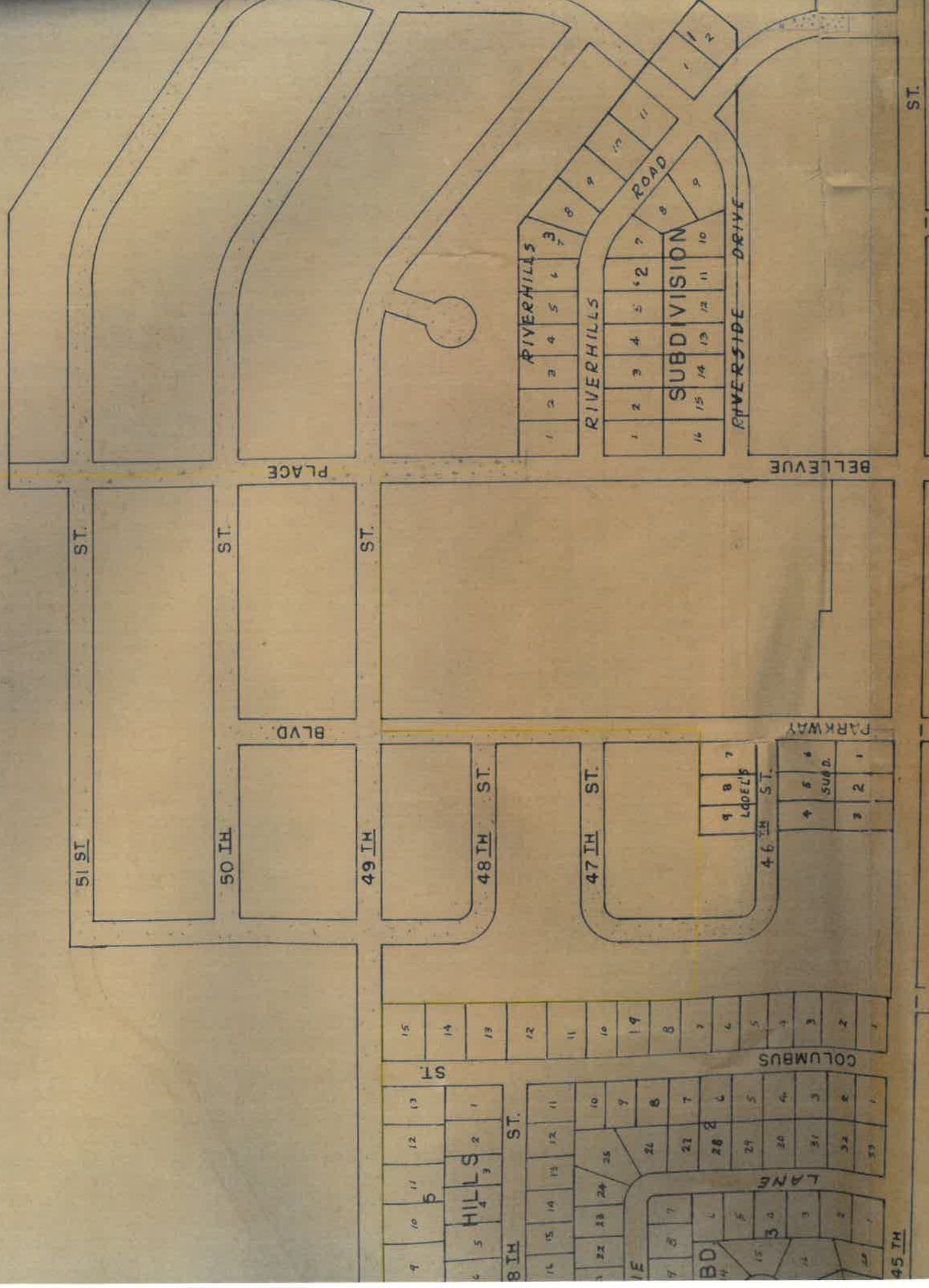


J. D. MARKHAM - CITY ENGINEER
JANUARY 1, 1957

ADOPTED - NOVEMBER 2, 1953

- AMENDED - MARCH 3, 1958
- JULY 7, 1958
- JUNE 1, 1959
- MAY 7, 1962
- AUGUST 6, 1962
- MARCH 4, 1963
- JUNE 7, 1965
- OCTOBER 17, 1966

SHEET 1



ORDINANCE

AN ORDINANCE to amend Municipal Code Sections 10-1-15G(4)(b) "Height and area exceptions" to modify the use of garages in front yards and street side yards.

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

SECTION 1. That Section 10-1-15G(4)(b) of the Municipal Code shall hereby be amended as follows:

(b) In front yards and street side yards:

[1] Open fire escapes, open porches, decks, patios or terraces, including those with roofs but not walls, extending not more than six feet into a required front yard or street side yard, provided that these projections do not encroach in any vision clearance triangle.

[2] Overhanging eaves and gutters projecting three feet or less into the yard.

[3] Open off-street vehicle parking spaces when approved by the plan commission in business, industrial, institutional and multifamily residence districts.

[4] Open off-street vehicle parking on a paved or graveled driveway, provided no vehicle may be parked within five feet of a front property line or within three feet of a side lot line. The maximum width of driveways on private property shall not exceed 35 percent of the lot width or 35 feet, whichever is less. However, any lot may have a driveway up to 20 feet in width.

[5] Garages in embankments. Where the mean natural grade of a front or street side yard is more than eight feet above the curb level, a private garage may be erected within said yard, provided as follows:

[a] That such private garage shall be located not less than five feet from the street lot line;

[b] That the floor level of such private garage shall be not more than one foot above the curb level; and

[c] That at least one-half the height of such private garage shall be below the mean grade of the yard.

[6] Produce gardening in front yards existing prior to August 1, 2016. Such front yard produce gardens may not be expanded. New front yard produce gardens are prohibited, except as may be authorized by resolution of city council as part of a pilot program that may be put in effect in 2023 and shall expire not later than December 31, 2023. Participation by a property in said pilot program shall not create any vested right to continue such new gardens beyond December 31, 2023.

[7] Produce gardening is permitted in street side yards. Such gardens shall not encroach into the minimum required street side yard.

[8] Garages in front yards.

[a] In the aggregate shall not occupy more than 30 percent of any required front yard and not more than 50 percent of non-required front yard areas;

[b] Shall be located on a lot being not less than 5 acres in size;

[c] The primary structure on the lot shall be located at least 500 feet from the street on which the property fronts;

[d] Garages shall reflect the same minimum setbacks allowed for a principal structure on the lot.

[e] Shall be located no closer than three feet from any part of any other building, or structure, except swimming pools as described in subsection H.

[f] Shall comply with all applicable municipal and state code provisions.

[9] Garages in street side yards.

[a] Shall be no closer than the required front yard setback;

[b] Street side yard setback shall be 25 feet from the lot line;

[c] In the aggregate, shall not occupy more than 30 percent of any required street side yard nor more than 50 percent of non-required street side yard areas.

[d] Shall be located no closer than three feet from any part of any other building, or structure, except swimming pools as described in subsection H.

[e] Shall comply with all applicable municipal and state code provisions.

[f] Permitted only where there is a previously existing driveway.

and to renumber subsequent sections as appropriate.

SECTION 3. This ordinance shall take effect and be in force from and after its date of passage and publication of same.

Dated this 22th day of April, 2024.

Scott Stechmesser
President, City Council

Gregory E. Buckley
City Manager

Attest:

Amanda Baryenbruch
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney