



**TWO
RIVERS**
WISCONSIN

BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE - COMMUNITY DEVELOPMENT AUTHORITY MEETING

Tuesday, October 28, 2025 at 5:15 PM
Council Chambers - City Hall, 3rd Floor
1717 E. Park Street, Two Rivers, WI 54241

MINUTES

1. CALL TO ORDER

Chairperson Coenen called the meeting to order at 5:15 PM.

2. ROLL CALL

BIDC Members: Thomas Christensen, Gregory Coenen, Tracey Koach, Keith Lyons, Doug Brandt

CDA Members: Gregory Coenen, Tracey Koach, Keith Lyons, Daniel Wettstein, Doug Brandt

Absent: Elizabeth Bittner, Darla LeClair

3. APPROVAL OF MEETING MINUTES

A. Approval of the Minutes of the September 18, 2025 Joint Meeting

-Approval by BIDC

-Approval by CDA

Motion to approve the September 18, 2025 minutes was made by Lyons, seconded by Koach
Motion was approved by voice vote, without dissent.

4. INTRODUCTION OF NEW COMMUNITY DEVELOPMENT DIRECTOR AND REVIEW OF GOALS

5. CDA BUSINESS

A. Update on Construction Activity, Marketing Activity, and Lot Sales at Sandy Bay Subdivision

Staff gave an update on recent sales in the subdivision including year-to-date sales data.

B. Consideration of purchase offer for Lot 24 Sandy Ridge Drive

The committee reviewed an offer of \$52,000 for Lot 24, which they countered at \$54,500.

Motion made by Coenen, seconded by Koach
Motion was approved by voice vote, without dissent.

C. Consideration of rezoning of city-owned property at 18th and Hawthorne for residential development

Staff informed the CDA of the Plan Commission's recommendation to rezone the city-owned land from industrial to residential, with the intention of future multi-family development. CDA agreed that is a good plan.

Motion made by Koach, seconded by Brandt to rezone this industrial land to residential with the purpose of marketing and selling.

Motion was approved by voice vote, without dissent.

D. Consideration of subdivision of Lot 25 for purchase by adjoining property

Fire Chief David Murack, who lives at 412 Lake Breeze explained his desire for the City to subdivide Lot 25, adjacent to his primary residence, with the intention of purchasing a 0.18 acre portion of it. There would be no structures built here, this would be an extension of their backyard and dedicated for wildlife and vegetation.

Motion made by Lyons, seconded by Koach to give the City Manager authority to sell at fair market rate and subdivide the back 0.18 acres of Lot 25.

Motion was approved by voice vote, without dissent.

6. BIDC BUSINESS

A. Status Updates on:

1. Pop-Start Pizza
2. Violet Inn Lounge & Spa
3. The Hook Lanes & Games
4. All Energy Management
5. D&D Woodcrafters

B. Discussion of per acre pricing for City-owned land in Woodland Industrial Park

Staff reviewed historical pricing data for the city-owned industrial land and the BIDC discussed current comparable rates. The BIDC reached consensus to increase the price per acre to a more competitive average.

C. Review of RLF fund balances and current activity

7. NEXT REGULARLY SCHEDULED MEETING

- Tuesday, November 25, 2025, 5:15 PM

8. ADJOURNMENT

Motion made by Coenen, seconded by Koach to adjourn meeting at 6:38 PM.

Motion was approved by voice vote, without dissent.

Respectfully submitted,



Kyle Kordell
City Manager
Secretary for BIDC and CDA