



**TWO  
RIVERS**  
WISCONSIN

## COMMUNITY DEVELOPMENT

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



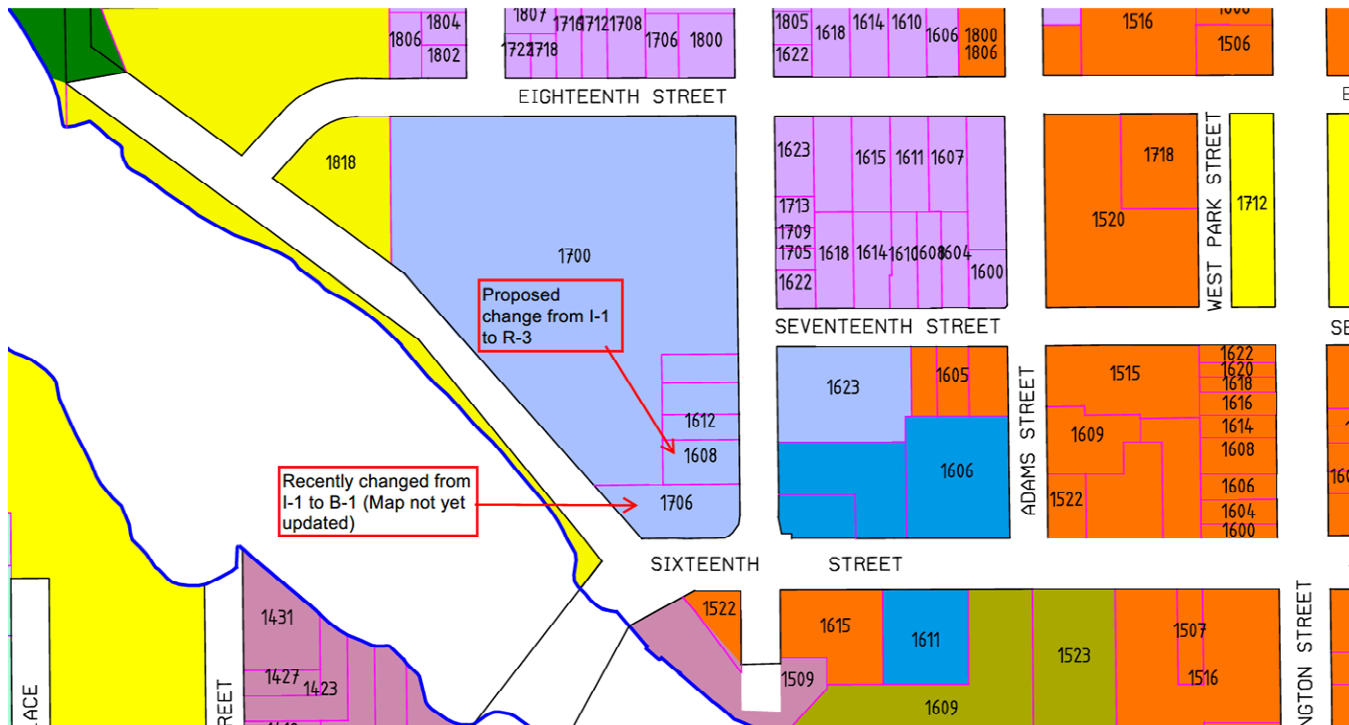
### PLAN COMMISSION

**Action:** Rezoning Request from Industrial District to Residential District  
**Location:** 1608 Monroe Street  
**Current Zoning:** Industrial District (I-1)  
**Date:** June 9, 2025

The owner of this property is requesting a rezoning of this property from Industrial (I-1) to Residential (R-3) to allow for a single-family home. Since the property is zoned industrial, the owner is having issues with selling this property as a dwelling. The surrounding block is zoned for Industrial and Business Uses. Rezoning this property would be considered “Spot Zoning,” in which Staff does not typically recommend. The City’s Comprehensive Plan shows the existing land use as residential, however the future land use is shown as Industrial.

### Background

The existing dwelling has been used as both a business and housing unit in the past. The front section of the house is to be used only for business purposes, while the rest of the house can be used for living quarters. The owner of this property has recently remodeled the inside of the living quarters with hopes of selling the property.



[www.two-rivers.org](http://www.two-rivers.org)



920.793.5564



920.793.5512



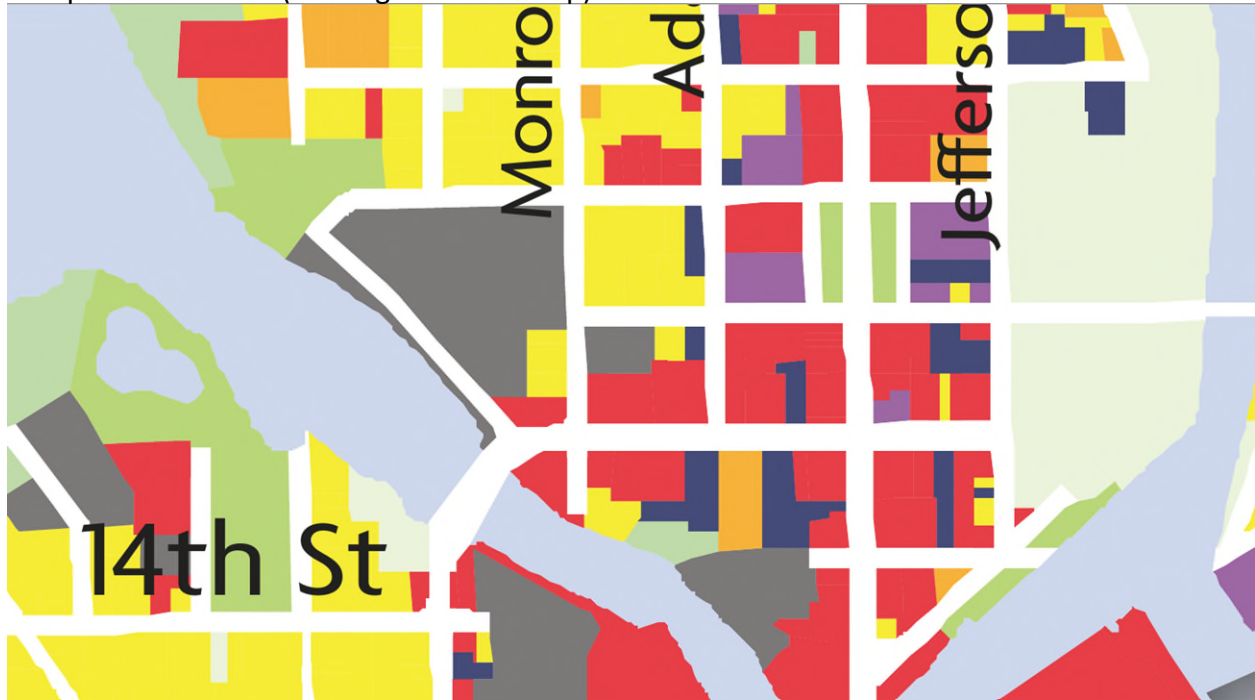
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Comprehensive Plan (Existing Land Use Map):

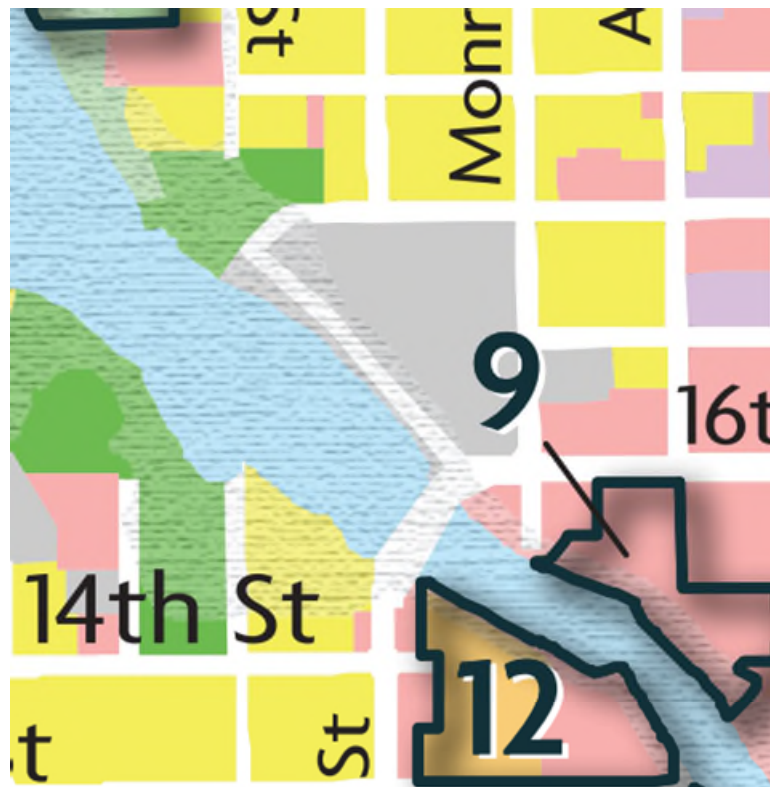


Yellow = Residential

Red = Commercial

Gray = Industrial

Future Land Use Map



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