



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



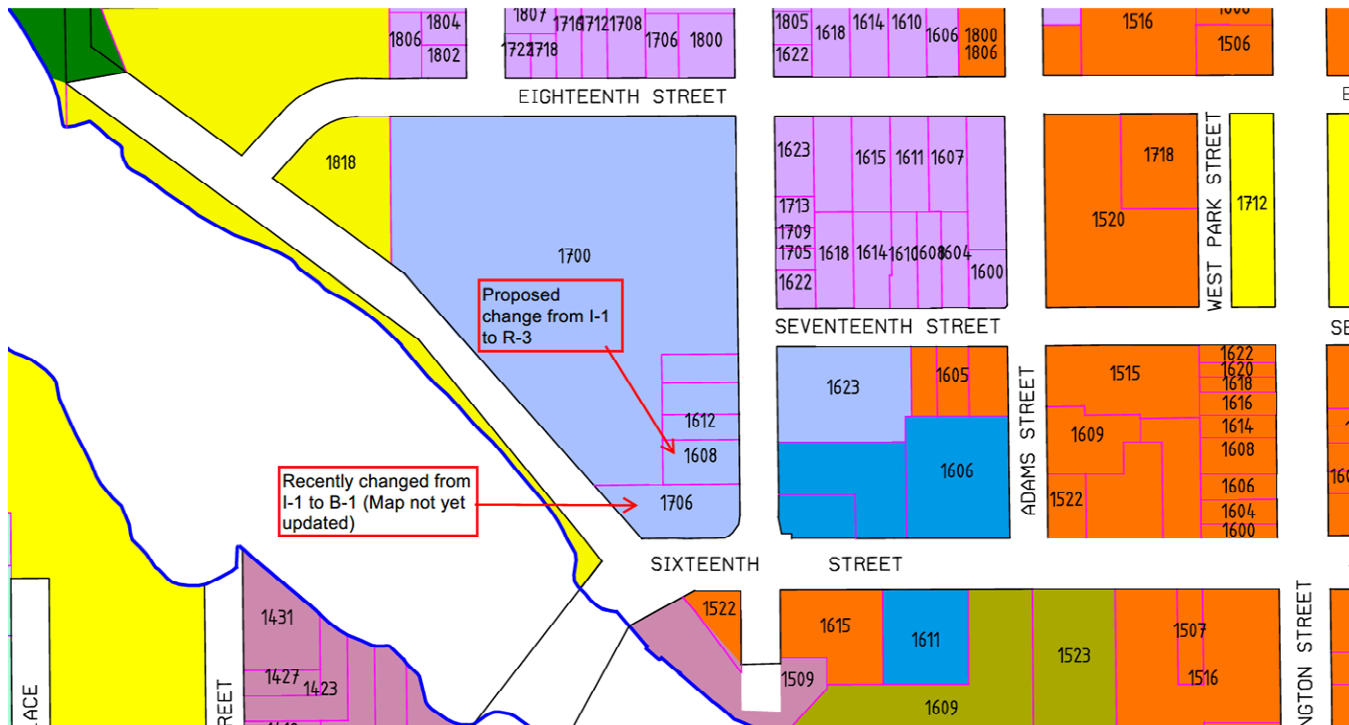
PLAN COMMISSION

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, however, does mark this area as Residential.

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



920.793.5564



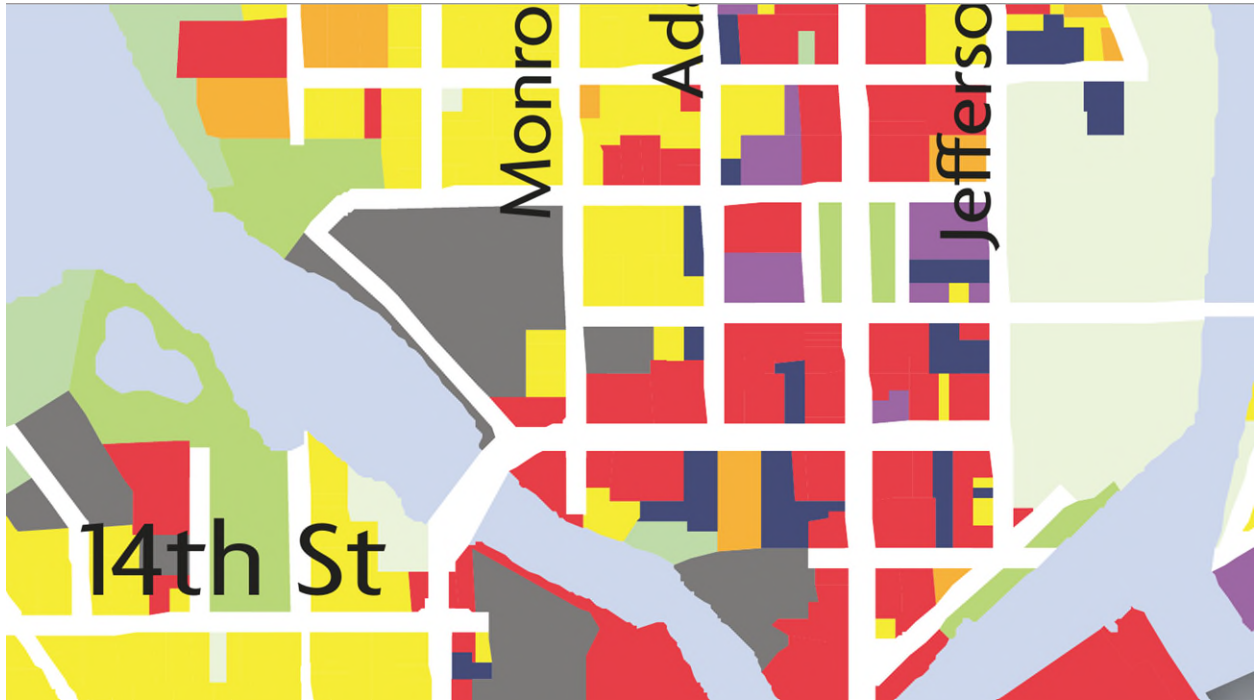
920.793.5512



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Comprehensive Plan:

Yellow = Residential

Red = Commercial

Gray = Industrial



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920.793.5564



920.793.5512



APPLICANT MARC BRAME TELEPHONE 920-918-5711

MAILING ADDRESS 6524 MOENNING RD WI 53081
(Street) (City) (State) (Zip)

PROPERTY OWNER MARC BRAMI TELEPHONE Same

MAILING ADDRESS 1608 MONROE ST Two Rivers 54241
(Street) (City) (State) (Zip)

☐ Comprehensive Plan Amendment
☐ Site/Architectural Plan Approval
☒ Subdivision Plat or CSM Review
☐ Zoning District Change

☐ Conditional Use
☐ Annexation Request
☐ Variance/Board of Appeals
☐ Other

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Buyer ☐ Other

PROJECT LOCATION 608 MONROE TYPE OF STRUCTURE

PRESENT ZONING I-1 REQUESTED ZONING R-3

PROPOSED LAND USE Residential

PARCEL # 05340000637091-08 ACREAGE

LEGAL DESCRIPTION _____

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 Mike Brann Date 5-8-25
(Property Owner)

\$ 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)
<u>\$ 350</u>	<u>Zoning District Change</u>
\$ 350	Conditional Use
\$ t/b/d	Annexation Request (State Processing Fees Apply)
\$ 350	Variance/Board of Appeals
\$ t/b/d	Other

Application Submittal Date _____

Date Fee(s) Paid _____

Plan(s) Submittal Date _____

Plan Comm Appearance _____

APPLICATION, PLANS & FEE RECEIVED BY _____