



**TWO
RIVERS**
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Scott Anderson TELEPHONE _____

MAILING ADDRESS 6175 Rawley Rd Two Rivers WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Same as above TELEPHONE _____

MAILING ADDRESS _____
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request |
| <input type="checkbox"/> Subdivision Plat or CSM Review | <input type="checkbox"/> Variance/Board of Appeals |
| <input checked="" type="checkbox"/> Zoning District Change | <input type="checkbox"/> Other |

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

PROJECT LOCATION 2910 Lincoln Ave TYPE OF STRUCTURE Commercial ↓ res ↑

PRESENT ZONING D-1 REQUESTED ZONING R-3

PROPOSED LAND USE residential

PARCEL # 138-013-012-4 ACREAGE 0.29 + 1-

LEGAL DESCRIPTION LeClair's Add Lts 1 & 2 Blk 13 exc N 50' (aka Tr 3 of CSM Vg P 199) also N 30' of ady val 29 5+
NOTE: Attach a one-page written description of your proposal or request.

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 _____
(Property Owner)

Date 2/16/22

Fee Required

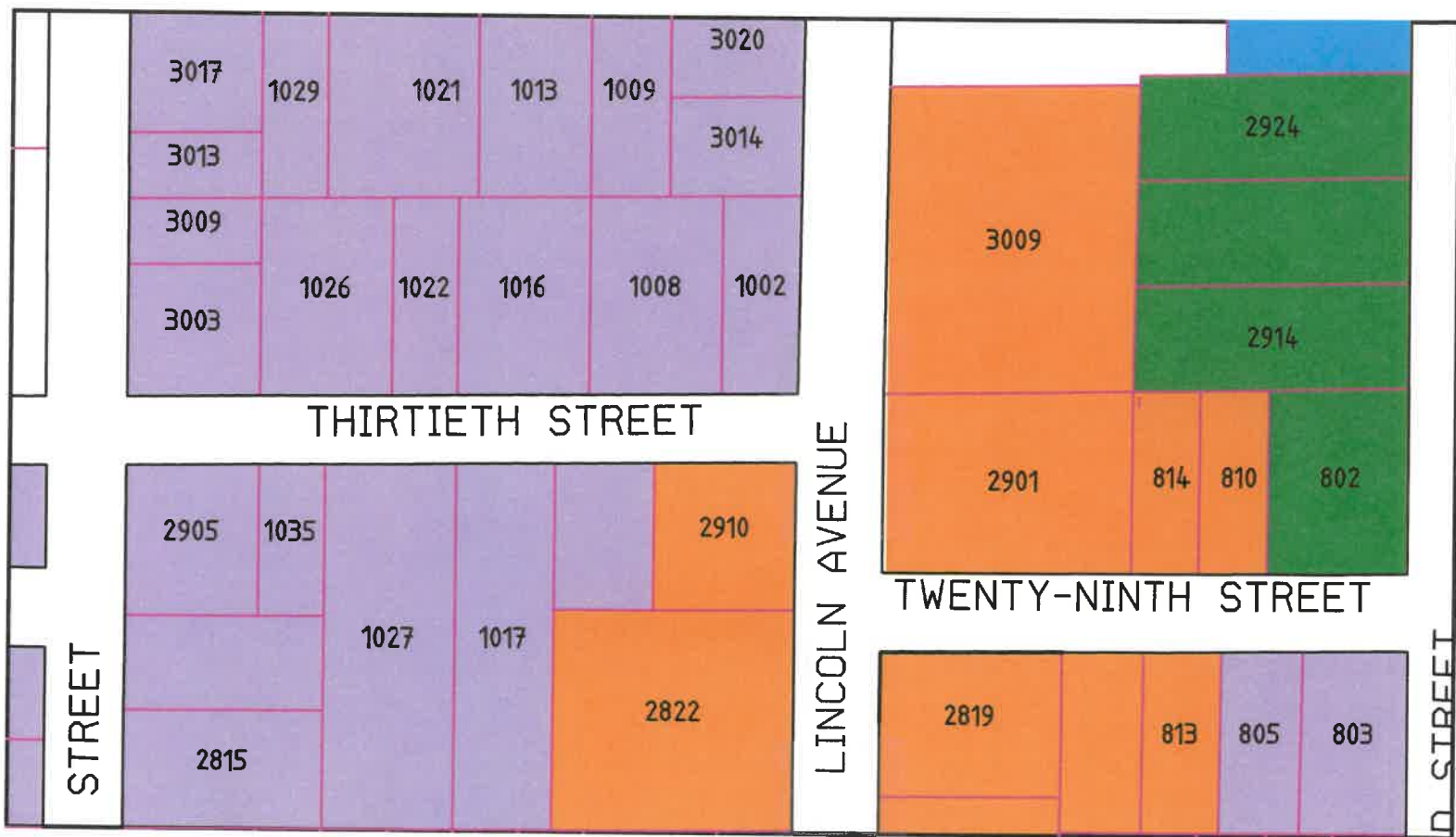
- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

Application Submittal Date 02-16-22
Date Fee(s) Paid 02-16-22
Plan(s) Submittal Date na
Plan Comm Appearance 03-14-22

\$ 350 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY VA



LEGEND

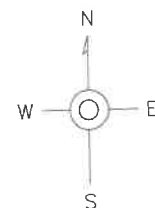
District Zoning Map 2020
Zoning as of January 1, 2020

Residential Districts

- R-1 1-Family Residential
- R-2 1-2 Family Residential
- R-3 1-2 Family Residential
- R-4 Multi-Family Residential
- CSD Conservation Subdivision District
- PUD Planned Unit Development
- PDD Planned Development District
- TND Traditional Neighborhood Development

Business Districts

- B-1 Business District
- B-2 Business District
- B-3 Business District
- IPF Institutional/Public Facilities District
- OSB Office Service Business District
- WFB Waterfront Business District



DRAFT

ORDINANCE

AN ORDINANCE to amend the District Map of the City of Two Rivers, Wisconsin, made part of Section 10-1-3(a)(1) of the Municipal Code:

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

SECTION 1. That the District Map of the City of Two Rivers, Wisconsin, made a part of Section 10-1-3(a)(1) of the Municipal Code be and the same is hereby amended in the following respects:

Lots 1 and 2, Block 12, excluding the North 50 feet (a/k/a Tract 3 of Certified Survey Map, Volume 9, Page 199), also the North 30 feet of adjacent vacated 29th Street, LeClair's Addition in the City of Two Rivers, Manitowoc County, Wisconsin

is hereby zoned R-3 Single and Double Family Residence District.

The above-described property contains 0.29 acres of land, more or less.

SECTION 2. This ordinance shall take effect and be in force from and after its date of passage and publication.

Dated this 4th day of April, 2022.

Adam Wachowski
President, City Council

Gregory E. Buckley
City Manager

Attest:

Jamie Jackson
City Clerk

Approved as to form and legality:

John M. Bruce
City Attorney