



**TWO  
RIVERS**  
WISCONSIN

**COMMUNITY DEVELOPMENT**

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



**From:** Elizabeth Runge, Community Development Director/Planner  
Vicky Berg, Zoning Administrator

**Agenda Item:** Change in Zoning for a portion of 1723 East Street

**Subject Property:** 1723 East Street

**Current Zoning:** B-1 Business District

**Proposed Zoning:** R-3 Single and Double Family Residence District

**Size of Subject Property:** 26 sq. ft

### **1. Background**

Brandon Gauthier purchased the property at 1723 East Street. Part of the sale agreement was to conduct a survey of the property. It was discovered during this survey that the garage, located on the south end of the property at 1715 East Street, owned by Glen Brower, was over the property line resulting in a wedge-shaped encroachment of approximately 26 square feet onto Mr. Gauthier's property.

Mr. Gauthier and Mr. Brower amicably agreed that it was in both parties' interest, as well as the City of Two Rivers, that the property line be clarified for future sale transactions.

### **2. Need for the Change in Zoning**

Mr. Gauthier's property is currently zoned B-1 Business. Mr. Brower's property is currently zoned R-3 Residential.

To complete the land division and revise the property line, the zoning for the 26 square foot encroachment area must be changed from B-1 to R-3.

### **3. Compliance with City Ordinances**

The proposed land division complies with the subdivision platting ordinance related to land divisions. The applicant has submitted the application for land division with this request for a change in zoning.

### **Recommended Action:**

Staff recommends the approval of the change in zoning.

Should the Plan Commission support the change in zoning, a motion to recommend approval and forward to City Council for public hearing is needed.



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



920.793.5564



920.793.5512



# PLAT OF SURVEY

**LEGAL DESCRIPTIONS:**

**PARCEL 1:**

Part of Lots (1) and Two (2), Block Ten (10), according to the Original Plat of Two Rivers, City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 1 of Block 10 of the Original Plat of Two Rivers; Thence N 00°06'42" W along the East line of said Lot 1, 60.29 feet to the point of beginning; Thence S 89°53'57" W, 51.00 feet; Thence N 76°00'36" W, 57.82 feet to the West line of Lot 2 of said Block 10; Thence N 20°38'33" E along the Westerly line of said Lot 2, 81.75 feet to the Northwest corner of said Lot 2; Thence N 89°57'42" E along the North line of said Lots 1 and 2, 56.61 feet; Thence S 00°06'42" E, 65.00 feet; Thence N 89°57'42" E, 21.50 feet to said East line of Lot 1; Thence S 00°06'42" E along said East line, 25.44 feet to the point of beginning.

Containing 6,790.1 Sq. Feet (0.156 Acres).

Tax Parcel Number: 053-000-010-011.06  
Parcel Address: 1735 East Street

**PARCEL 2:**

The East 21.50 feet of the North 65.00 feet of Lot 1 of Block 10 of the Original Plat of Two Rivers, City of Two Rivers, Manitowoc County, Wisconsin.

Containing 1,397.5 Sq. Feet (0.032 Acres)

Tax Parcel Number: 053-000-010-010.07  
Parcel Address: 1105 18th Street

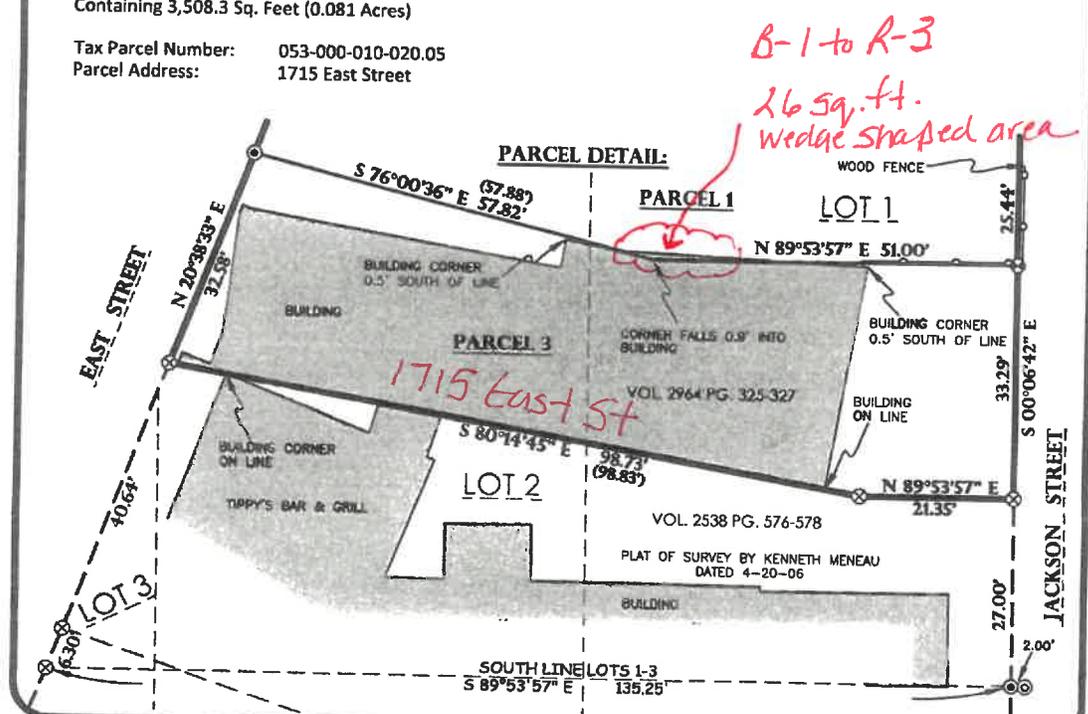
**PARCEL 3:**

Part of Lots One (1) and Two (2), Block Ten (10), according to the recorded Original Plat, City of Two Rivers, Manitowoc County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 1 of Block 10; Thence N 00°06'42" W along the East line of said Lot 1, 27.00 feet to the point of beginning; Thence S 89°53'57" W, 21.35 feet; Thence N 80°14'45" W, 98.73 feet to the Westerly line Lot 2 of said Block 10; Thence N 20°38'33" E along said Westerly line, 32.58 feet; Thence S 76°00'36" E, 57.82 feet; Thence N 89°53'57" E, 51.00 feet to said East line of Lot 1; Thence S 00°06'42" E along said East line, 33.29 feet to the point of beginning.

Containing 3,508.3 Sq. Feet (0.081 Acres)

Tax Parcel Number: 053-000-010-020.05  
Parcel Address: 1715 East Street



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|---|--|--|-----------------------------------|
|  | Land Surveying<br>Civil Engineering<br>Landscape Architecture<br><b>Troy M. Collins, PLS #2995</b><br>1497 6th Street, Suite C<br>Green Bay, WI 54304<br>715.344.9999 (office) | THIS INSTRUMENT WAS DRAFTED BY TROY COLLINS<br>AND DRAWN BY TROY COLLINS |                                   |
|   |  | FIELD BOOK <u>GBS</u> PAGE <u>33</u><br>JOB # <u>20.827</u>              | SHEET <u>2</u> OF <u>2</u> SHEETS |