



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT DOROTHY GIBBS TELEPHONE 414-517-7779

MAILING ADDRESS P.O. Box 364 Two Rivers, WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER DOROTHY GIBBS TELEPHONE 414-517-7779

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

REQUEST FOR:

- 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 2122 E. River ST TYPE OF STRUCTURE Single Fmy House

PRESENT ZONING B-1 REQUESTED ZONING R-3

PROPOSED LAND USE _____

PARCEL # 000-027-010-1 ACREAGE 0.1030

LEGAL DESCRIPTION _____

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 Dorothy Gibbs Date 5-21-2026
(Property Owner)

Fee Required

Schedule

- \$ 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)
- \$ 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

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

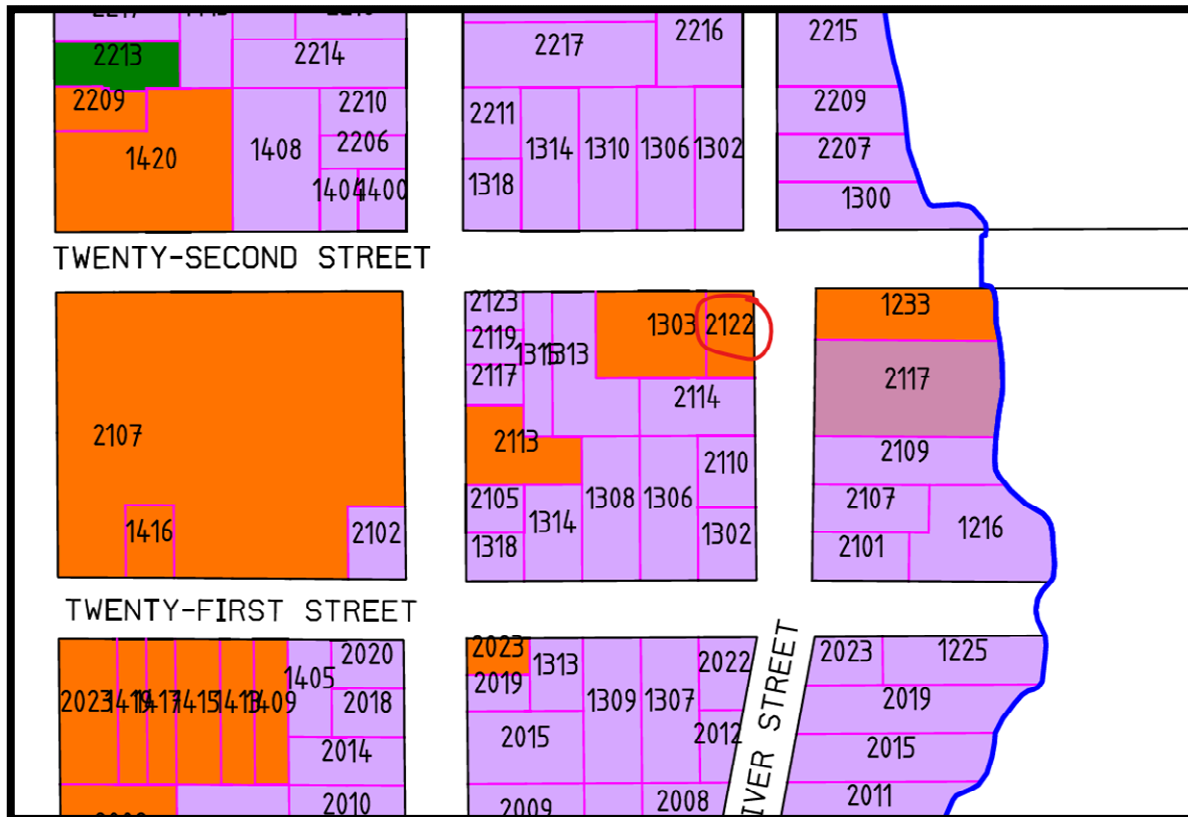


PLAN COMMISSION

Action: Rezoning Request from Business District to Residential District
Location: 2122 East River St
Current Zoning: Business District (B-1)
Proposed Zoning: Residential (R-3)
Date: June 8, 2026

The owner of this property is requesting a rezoning of this property from Business (B-1) to Residential (R-3) to better match the existing use. The property is adjacent to both residential and business zoned properties. A single-family dwelling has always existed on the property. The City's Comprehensive Plan shows the existing land use as residential; the future land use map shows this property as mixed use.

Zoning Map:





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COMMUNITY DEVELOPMENT

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



Comprehensive Plan (Existing Land Use Map):



Yellow = Residential
Red = Commercial
Orange = Mixed Use



Future Land Use Map



www.two-rivers.org



920.793.5564



920.793.5512



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