

## **CITY OF TWO RIVERS**

### **ORDINANCE**

#### **An Ordinance to amend the Zoning Map of the City of Two Rivers, based on the application of Renew Church:**

**WHEREAS**, Renew Church Inc. is the owner of property located at 1029 33rd Street, currently identified as Parcel 053-162-301-074.09; and Parcel No. 053-162-301-075.00; and

**WHEREAS**, a recently approved Certified Survey Map (CSM) has divided said property into three separate lots: Lot 1, containing the existing church; Lot 2, which is currently vacant; and Lot 3, which contains an existing single-family home; and

**WHEREAS**, the property is currently zoned as IPF (Institutional / Public Facilities District), a classification that does not align with the existing and proposed residential uses for Lots 2 and 3; and

**WHEREAS**, the City's adopted Comprehensive Plan identifies this area for mixed-use development, and the rezoning of residential lots to an R-3 Single and Double-Family Residence District is consistent with that intent; and

**WHEREAS**, the Plan Commission reviewed the request on January 12, 2026, and recommended approval of the zoning amendment to facilitate the proper use and potential future development of these parcels;

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

**SECTION 1.** The Zoning Map of the City of Two Rivers, Wisconsin, is hereby amended from IPF Institutional / Public Facilities District to R-3 Single and Double-Family Residence District for the following real property:

Lots Two (2) and Three (3) of the Certified Survey Map recorded for the property located at 1029 33rd Street (also described as 3204 Lincoln Ave), being a part of Lots 1-3 and all of Lots 5-20, Block 1, Chas Sayer's Subd. No. 3, City of Two Rivers, Manitowoc County, Wisconsin.

Parcel No. 053-162-301-074.09 and Parcel No. 053-162-301-075.00

**SECTION 2.** Lot One (1) of said Certified Survey Map, containing the church facility, shall remain in the IPF Institutional / Public Facilities District.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this  
\_\_\_\_ day of \_\_\_\_\_, 2026.

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Scott Stechmesser  
President, City Council

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Kyle Kordell  
City Manager

Attest:

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Amanda Baryenbruch, City Clerk

Approved as to form and legality:

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Sean P. Griffin  
City Attorney