

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.

Scott Stechmesser
President, City Council

Kyle Kordell
City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin
City Attorney