



**PLAN COMMISSION
JANUARY 10, 2022**

MINUTES

1. Call to Order

Chairman Buckley called the meeting to order at 5:30 PM.

2. Roll Call

Present: Greg Buckley, Rick Inman, Jim McDonald and Adam Wachowski

Attended remotely: Kristin Lee and Eric Pangburn

Excused: Kay Koach

Also Present: James Elsen, Jessica Wanserski, City Planner Elizabeth Runge and Recording Secretary Vicky Berg. Ed Fisher and Tim Schuelke attended remotely.

3. Action Items

- A. Preapplication Conference for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by 3000 Forest Ave, LLC

The proposed project includes three multi-family apartment buildings with attached garages. Each building consists of four one-bedroom units and eleven two-bedroom units. Each unit includes a single-stall garage and one parking stall in front of the designated garage. Five guest parking spaces are provided.

Discussion included front setback encroachments, on-site vehicle traffic pattern, driveway location and design, parking, mailboxes, vision clearance, interior and exterior finishes.

The final plans may be submitted for the February meeting.

No action was taken by the Commission.

- B. Request to vacate a platted pedestrian way located in the Replat of Sandy Bay Highlands Subdivision No. 1, submitted by the City of Two Rivers/Community Development Authority

Correspondence from Mr. and Mrs. Gerard Neuser indicating their opposition to the request to vacate the pedestrian way was provided to the Commission by email and/or hard copy prior to the meeting.

The City/CDA owns Lot 5 and is open to vacating the pedestrian way.

The buyer of Lot 4 would like more land and prefers to not have the pedestrian way adjacent to their property.

Realtors have commented the pedestrian way was a deterrent when showing these parcels to prospective buyers.

The City is open to researching another location to provide access to picnic hill.

Motion to recommend approval to and forward to Council for public hearing.

Result: Approved by Roll Call Vote

Mover: Adam Wachowski

Second: Rick Inman

Voting For: Gregory Buckley, Kristin Lee, Jim McDonald, Eric Pangburn

Voting Against: None

- C. Review the draft ordinance regulating licensing and registration for short-term rental properties

Ms. Wanserski provided a summary of the tourist home regulations and licensing procedure administered by the Manitowoc County Health Department.

The draft ordinance was reviewed. Discussion included occupancy, rental period, parking, revocation of license and fees.

Staff shall revise the ordinance based on discussion for review at the February meeting.

No action was taken by the Commission.

4. Adjournment

Motion to adjourn at 8:08 PM.

Result: Approved by Voice Vote

Mover: Erick Pangburn

Second: Rick Inman

Voting For: Gregory Buckley, Kristen Lee, Jim McDonald, Adam Wachoski

Vicky Berg, Recording Secretary



Vicky Berg <vicber@two-rivers.org>

1/10/22 Plan Commission Meeting - Written Comments

Gerry Neuser <GerryNeuser@manitowocountywi.gov>
To: "vberg@two-rivers.org" <vberg@two-rivers.org>
Cc: "grebuc@two-rivers.org" <grebuc@two-rivers.org>

Mon, Jan 10, 2022 at 9:17 AM

To: City of Two Rivers Planning Commission

From: Gerard and Carissa Neuser, 419 Highland Ct., Two Rivers

RE: Comments regarding Notice of Proposed Zoning Action-Vacating of Pedestrian Way in Sandy Bay Highlands Subdivision

Hello,

We received the mailed notice of the 1/10 meeting on 1/7.

We cannot attend this afternoon's meeting with such short notice, but we appreciate the opportunity to submit written comments.

We oppose vacating the pedestrian walkway into Picnic Hill Park.

Picnic Hill is a hidden gem, old-growth forested area located in the City limits.

When the subdivision was originally planned, the planners had the foresight to realize this and included the pedestrian way for future generations.

When we decided to move to Two Rivers 12 years ago, purchase a lot and build our home, we saw this amenity as another selling point for living there.

This access to the park is valued not only by the residents of Sandy Bay Highlands, but to the general public.

We use it and we occasionally see people hiking and biking through the park and accessing the pedestrian way, though it is no where near as highly trafficked as the Rawley Point Trail along Sandy Bay Road.

We understand the reasoning to vacate the pedestrian way is to make the (2) adjacent lots more attractive to potential buyers.

- Both of the lots in question literally have hundreds of feet frontage to Picnic Hill where the general public has full access, so how does vacating the pedestrian way make the lots any more "private" ?
- Why are the 20+ current residents (who have been paying high property taxes to support such amenities) and the general public losing this valued subdivision access for the benefit of 2 future buyers?

- We have heard another pedestrian way/public access from the Sandy Bay Subdivision into Picnic Hill Park will be created.....exactly where will that be and how will that be accomplished when all other contiguous lots to Picnic Hill have been sold?

Thank you for taking the time to read this statement.

We hope you will not rush to a decision, as the action you take will be forever and will be unable to be reversed.

On a related note:

Both of the lots in question shed significant amounts of rain/surface water from Picnic Hill that find its way onto our lot as well as to the lot on the west side of the cul-de-sac.

- When the lots are sold and houses are built, it should be mandatory that the property owners do not add to the problem by directing runoff into our lots.
- Site plan approval should require adequate contouring to shed runoff to the street/storm sewer system and City engineering should verify it's built that way.
- Roof gutters should be required to be piped to the storm sewer system and not allowed to surface drain onto neighboring lots.

Please be proactive.....no one wants to require changes after-the-fact and/or deal with angry builders and homeowners.

Respectfully submitted,

Gerard and Carissa Neuser

419 Highland Ct.

Two Rivers WI 54241

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