



LAND DEVELOPMENT APPLICATION

APPLICANT Andrew S. Cleveland TELEPHONE 920-712-2328

MAILING ADDRESS 2260 Salscheider Ct., Green Bay, WI 54313
(Street) (City) (State) (Zip)

PROPERTY OWNER RENEW CHURCH INC. TELEPHONE (920) 794-1674

MAILING ADDRESS 1029 33rd Street, Two Rivers, WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

| | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request |
| <input checked="" type="checkbox"/> Subdivision Plat or CSM Review | <input type="checkbox"/> Variance/Board of Appeals |
| <input checked="" type="checkbox"/> Zoning District Change | <input type="checkbox"/> Other |

STATUS OF APPLICANT: ☐ Owner ☒ Agent ☐ Buyer ☐ Other

PROJECT LOCATION 1029 33rd Street TYPE OF STRUCTURE Church / House

PRESENT ZONING IPF REQUESTED ZONING R-3 (Lot 2 & 3 Only)

PROPOSED LAND USE Church / Residential

PARCEL 053-162-301-074.09 ACREAGE 3.0222

LEGAL DESCRIPTION PART OF LOTS 1- 3, ALL OF LOTS 5 - 20, BLOCK 1, CHAS SAYER'S SUBD NO. 3

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 *Robert C. Lundy* Date 12-18-25
(Property Owner)

Fee Required

| | |
|----------|--|
| \$ 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) |
| | Subdivision Plat (fee to be determined) |
| \$ 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 |

Schedule

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

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

December 16, 2025

RENEW CHURCH INC.
1029 33RD STREET
TWO RIVERS, WI 54241



PARCEL NUMBER 053-162-301-074.09

RE: CSM AND REZONING DESCRIPTION OF REQUEST

RENEW CHURCH INC. IS LOOKING TO DIVIDE ITS EXISTING PARCEL INTO 3 LOTS. LOT 1 WILL BE THE CHURCH LOT. LOT 2 IS CURRENTLY A VACANT LOT THAT WILL BE DEVELOPED AT SOME POINT IN THE FUTURE AND LOT 3 HAS AN EXISTING HOME ON IT.

LOT 1 WILL REMAIN IN ZONING DISTRICT IPF. LOTS 2 AND 3 ARE BEING REQUESTED TO CHANGE FROM IPF TO R-3.

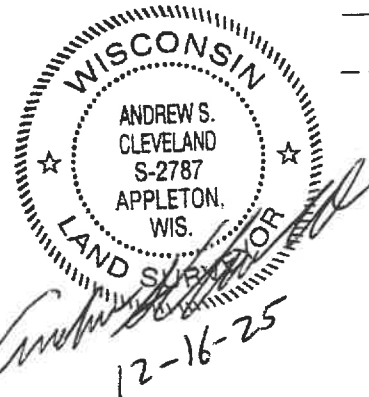
CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

100 50 0 100 200 300

GRAPHIC SCALE

NORTHEAST CORNER OF
SECTION 36-20-24
(EX. CORNER OF RECORD)



NORTH IS REFERENCED TO THE EAST
LINE OF THE NORTHEAST 1/4 OF SECTION
36 WHICH BEARS N00°32'42"E PER THE
WISCONSIN COUNTY COORDINATE
SYSTEM (MANITOWOC COUNTY).

LEGEND

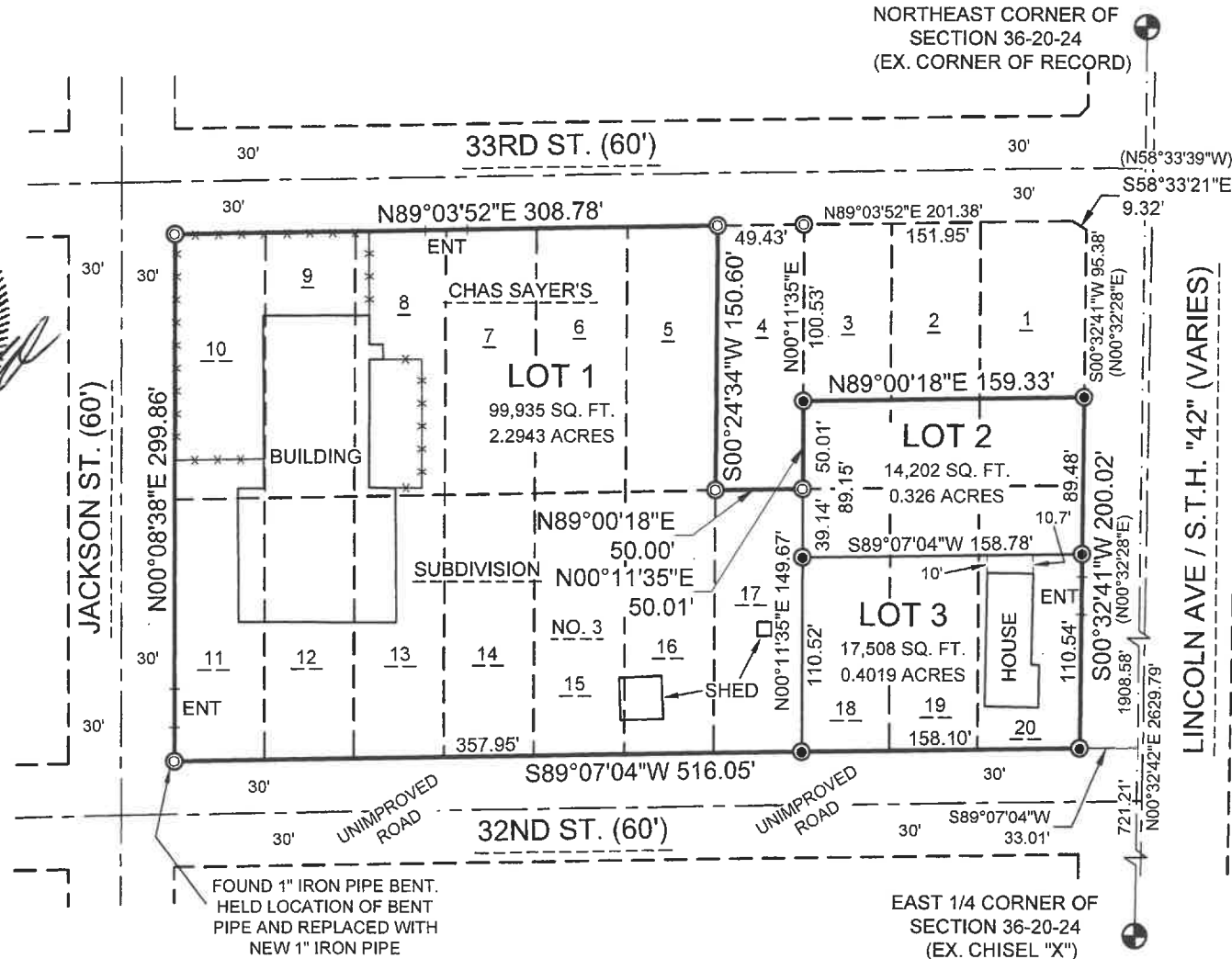
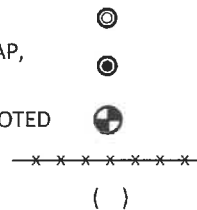
1" IRON PIPE FOUND

1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.68 # / L.F. SET

MONUMENT FOUND, TYPE NOTED

FENCE

RECORDED AS DIMENSION



STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
12/30/2025 3:12:44 PM

SHEET: 1 OF 3
PROJECT NO. 2416-01-25S
DRAWING NO.

SCALE:
1" = 100'

CLIENT: RENEW CHURCH INC.
1029 33RD ST., TWO RIVERS, WI 54241
DRAFTED BY: ASC
TAX PARCEL NO.: 053-162-301-074.09

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
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54313 PH: 920.565.5765 Fax: 920.565.5767
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CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 36; THENCE N00°32'42"E, 721.21 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF 32ND STREET; THENCE S89°07'04"W, 33.01 FEET ALONG SAID EXTENSION TO THE WEST LINE OF LINCOLN AVE / S.T.H. "42" PER TRANSPORTATION PROJECT PLAT NUMBER 1470-18-21-4.03, RECORDED IN DOCUMENT NUMBER 1154577, MANITOWOC COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE S89°07'04"W, 516.05 FEET ALONG THE NORTH LINE OF 32ND STREET TO THE EAST LINE OF JACKSON STREET; THENCE N00°08'38"E, 299.86 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF 33RD STREET; THENCE N89°03'52"E, 308.78 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 OF CHAS SAYER'S SUBDIVISION NUMBER 3; THENCE S00°24'34"W, 150.60 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE N89°00'18"E, 50.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 4; THENCE N00°11'35"E, 50.01 FEET ALONG SAID EAST LINE TO A NORTH LINE OF DOCUMENT NUMBER 1187616, MANITOWOC COUNTY RECORDS; THENCE N89°00'18"E, 159.33 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LINCOLN AVE / S.T.H. "42" PER TRANSPORTATION PROJECT PLAT NUMBER 1470-18-21-4.03, RECORDED IN DOCUMENT NUMBER 1154577, MANITOWOC COUNTY RECORDS; THENCE S00°32'41"W, 200.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

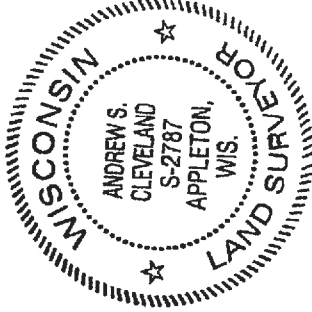
SAID PARCEL CONTAINS 131,645 SQ. FT. / 3.0222 ACRES.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEY AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF TWO RIVERS IN SURVEYING, MAPPING AND DIVIDING THE LAND.


ANDREW S. CLEVELAND
DECEMBER 16, 2025
FIELD WORK WAS COMPLETED ON DECEMBER 9, 2025

PLS-2787

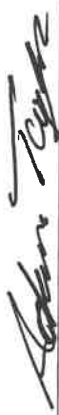


NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO(S): 053-162-301-074.09.
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: RENEW CHURCH INC.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT #1187616.

CERTIFICATE FOR THE CITY OF TWO RIVERS

THIS CERTIFIED SURVEY MAP HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF TWO RIVERS THIS 30 DAY OF December, 2025.



3

STATE OF WI - MTWC CO
KRISTI TUESBURG REGIDEEDS
RECEIVED FOR RECORD
12/30/2025 3:12:44 PM

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, AND 3, AND ALL OF LOTS 5 THROUGH 20, ALL IN BLOCK 1, CHAS SAYER'S SUBDIVISION NO. 3, RECORDED IN VOLUME 3, MAPS, PAGE 74, DOCUMENT NUMBER 166626, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 24 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

RENEW CHURCH INC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. RENEW CHURCH INC ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF TWO RIVERS

IN WITNESS WHEREOF, THE SAID RENEW CHURCH INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Randa H d. Lassila MEMBER, ON THIS 30th DAY OF December, 20 25
(PRINT NAME)

Randall C. Lassila
(SIGNATURE)

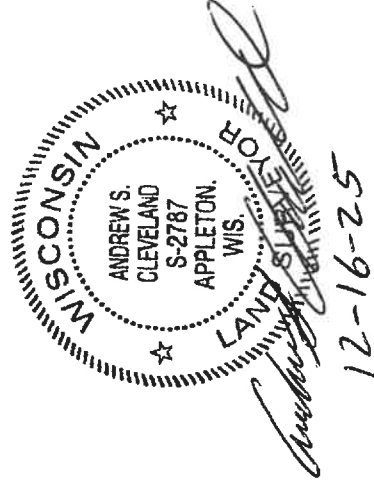
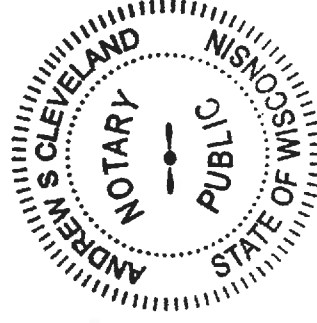
PERSONALLY CAME BEFORE ME THIS 30 DAY OF December, 2025, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Andrew S. Cleveland
NOTARY PUBLIC MY COMMISSION EXPIRES 1-4-28

STATE OF WISCONSIN]

1 SS

COUNTY OF Manitowoc]



DOC# 1290915

VOL 38

PG 195

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www.mach-in.com

CLIENT: RENEW CHURCH INC.
1029 33RD ST., TWO RIVERS, WI 54241

DRAFTED BY: ASC
TAX PARCEL NO.: 053-162-301-074.09

SCALE:

SHEET: 3 OF 3

PROJECT NO. 2416-01-25S

DRAWING NO.