



TWO RIVERS

WISCONSIN

COMMUNITY DEVELOPMENT

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



PLAN COMMISSION

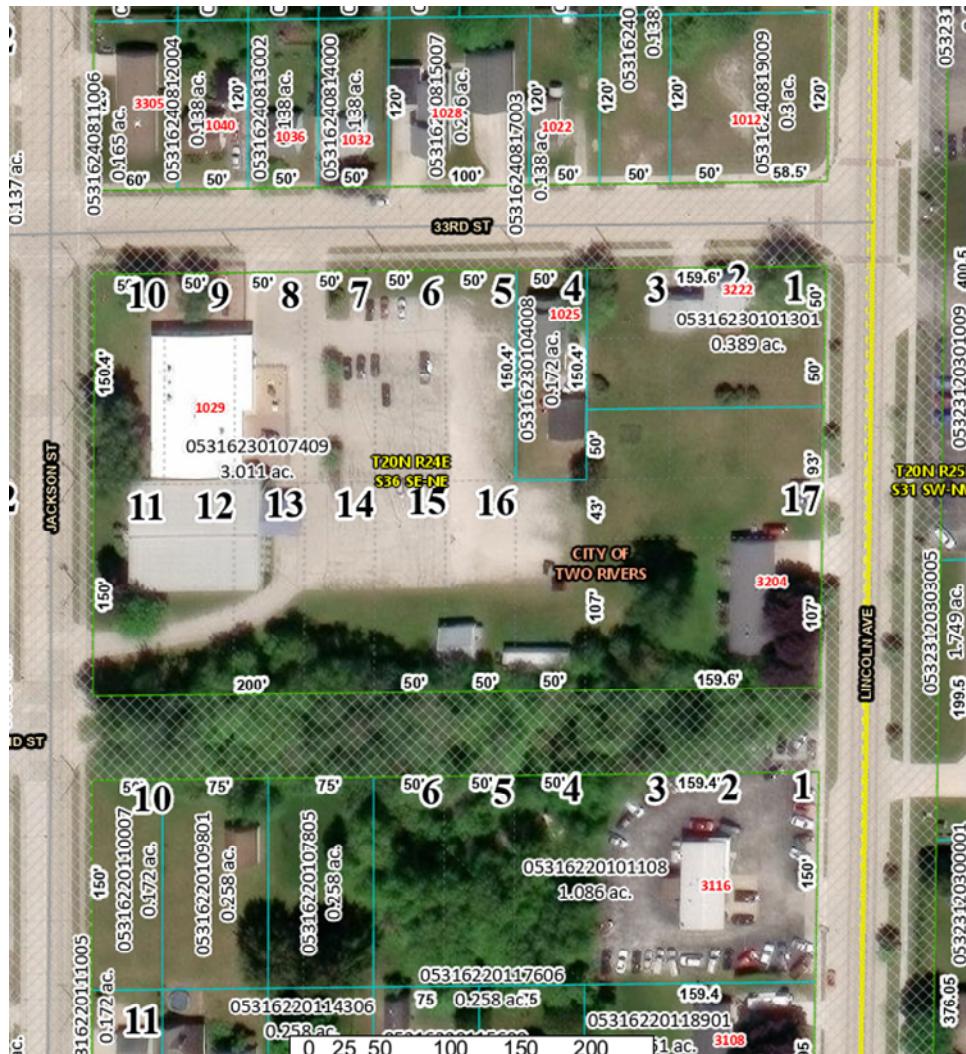
Action: Re-zone to residential

Location: 2 Lots – 3204 Lincoln Ave & Vacant Parcel adjacent to the North

Current Zoning: Institutional / Public Facilities District

Date: January 8, 2026

The owner is requesting a re-zoning of Lots 2 and 3 on the attached Certified Survey Map. The CSM was approved recently, which split the property into 3 separate lots. The two newly created lots on Lincoln Ave contain a single-family home, as well as a vacant lot, which are both currently zoned as IPF. The request is to change the zoning of these two lots to Residential (R-3). This aligns with the City's Comprehensive Plan, as this area is planned for mixed-use development.



www.two-rivers.org



920.793.5564



920.793.5512



TWO RIVERS

WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Andrew S. Cleveland TELEPHONE 920-712-2328

TELEPHONE 920-712-2328

MAILING ADDRESS 2260 Salscheider Ct., Green Bay, WI54313
(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:

Comprehensive Plan Amendment Conditional Use
 Site/Architectural Plan Approval Annexation Request
 Subdivision Plat or CSM Review Variance/Board of Appeals
 Zoning District Change Other

STATUS OF APPLICANT: Owner Agent Buyer Other

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

PROPOSED LAND USE Church / Residential

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 Rodell C. Landa (Property Owner) Date 12-18-25

Fee Required

Schedule

\$ 350	Comprehensive Plan Amendment	Application Submittal Date	
\$ t/b/d	Site/Architectural Plan Approval (Listed in Sec 1-2-1)		
\$ t/b/d	CSM Review (\$10 lot/\$30 min)	Date Fee(s) Paid	
	Subdivision Plat (fee to be determined)		
\$ 350	Zoning District Change	Plan(s) Submittal Date	
\$ 350	Conditional Use		
\$ t/b/d	Annexation Request (State Processing Fees Apply)	Plan Comm Appearance	
\$ 350	Variance/Board of Appeals		
\$ t/b/d	Other		

\$ _____ 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.

2260 Salscheider Court
Green Bay, WI 54313

MACH IV
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Phone: 920-569-5765
Fax: 920-569-5767
www.mach-iv.com

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, 51.16.05 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



NOTES:

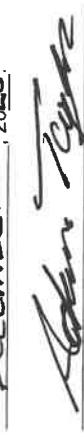
- 1) THIS CSM IS ALL OF TAX PARCEL NO(S).: 063-162-301-074-09.
- 2) THE PROPERTY OWNER(S) OF RECORD ARE: RENEW CHURCH INC.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S): DOCUMENT #1187616.

DOC# 1290915

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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.



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2201 S. 33rd Street, Suite 100
Milwaukee, WI 53211
5313 13200 568-5765 Fax: 5313 568-5767
www.machiv.com

CLIENT: RENEW CHURCH INC.	1029 33RD ST., TWO RIVERS, WI 54241	SCALE:	SHEET: 1 OF 3
DRAFTED BY: ASC	TAX PARCEL NO.: 053-162-301-074-09	PROJECT NO. 2416-01-25S	DRAWING NO.

STATE OF WI-MTWC CO KRISTI TUESBURG REG/DEEDS RECEIVED FOR RECORD 12/30/2025 3:12:44 PM	SCALE:	SHEET: 2 OF 3
	PROJECT NO. 2416-01-25S	DRAWING NO.

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. Lassila MEMBER, ON THIS 30 DAY OF December, 2025
(PRINT NAME)

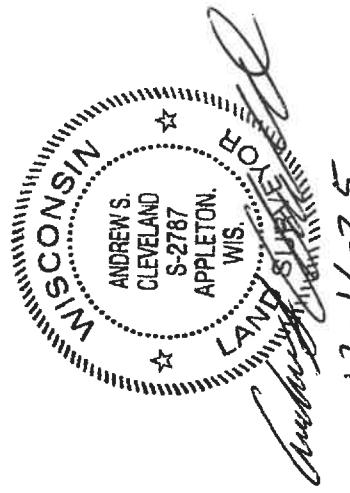
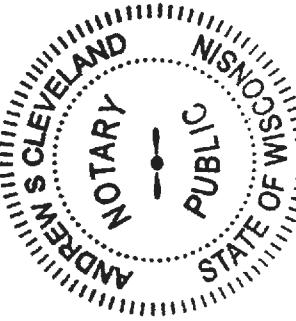
Randa H. Lassila
(SIGNATURE)

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]
ISS

COUNTY OF Manitowoc]



12-16-25