

CITY OF TWO RIVERS

Resolution

RESOLUTION ADOPTING THE 2026 SHARED COMMUNITY VISION FOR THE REDEVELOPMENT OF THE FORMER HAMILTON PROPERTY

WHEREAS, the former Hamilton Manufacturing site (“the Property”) represents a significant redevelopment opportunity within the City of Two Rivers (“City”) and offers the potential to create long-term community, economic, recreational, and waterfront benefits; and

WHEREAS, recognizing the importance of this property to the future of the community, the City initiated a public engagement and visioning process in 2026 to better understand the priorities, ideas, concerns, and aspirations of residents and community stakeholders regarding its future redevelopment; and

WHEREAS, that process included multiple opportunities for public participation, including community listening sessions, stakeholder conversations, public meetings, and a community survey; and

WHEREAS, the input received through that process has been compiled into the 2026 Shared Community Vision for the Redevelopment of the Former Hamilton Property, attached hereto as Exhibit A; and

WHEREAS, the Shared Community Vision is intended to establish a broad framework for the future of the property rather than prescribe a specific site plan or development proposal, recognizing that redevelopment will require additional planning, environmental review, market analysis, developer engagement, financial analysis, and future actions by the City Council; and

WHEREAS, the City Council desires that future planning and redevelopment efforts for the former Hamilton property remain grounded in the priorities expressed through the community engagement process while retaining sufficient flexibility to respond to changing market conditions, development opportunities, environmental considerations, financial feasibility, and other circumstances; and

WHEREAS, adoption of the Shared Community Vision will provide guidance to City staff, consultants, prospective developers, property owners, and other partners as the City evaluates potential acquisition and redevelopment of the property and considers future master planning, development agreements, tax incremental financing, infrastructure investments, and related actions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Two Rivers, Wisconsin, as follows:

1. **Adoption of Shared Community Vision.** The City Council hereby adopts the 2026 Shared Community Vision for the Redevelopment of the Former Hamilton Property, attached as Exhibit A, as the City's guiding policy framework for future planning and redevelopment of the property.
2. **Guidance for Future Redevelopment.** The City Council directs that the Shared Community Vision be used to inform future discussions and evaluations involving property acquisition, master planning, developer solicitation and negotiations, land use, public improvements, financing strategies, development agreements, and other actions associated with redevelopment of the former Hamilton property.
3. **Community Vision, Not a Specific Development Plan.** Adoption of the Shared Community Vision does not constitute approval of a specific site plan, developer, development agreement, property acquisition, land use approval, Tax Incremental District, public expenditure, or financing commitment. Any such action requiring City Council approval shall be considered separately through the appropriate public process.
4. **Implementation Flexibility.** The City Council recognizes that successful redevelopment will require the City to balance the community's aspirations with environmental conditions, infrastructure needs, market realities, financial feasibility, private investment, and other considerations. The Shared Community Vision is therefore intended to guide, not unnecessarily constrain, the City's evaluation of future opportunities.
5. **Direction to City Staff.** City staff are authorized and encouraged to use the Shared Community Vision when communicating with prospective developers, real estate professionals, consultants, governmental agencies, funding partners, and other stakeholders regarding the future of the former Hamilton property and to advance redevelopment opportunities consistent with the overall direction established by the Vision.

BE IT FURTHER RESOLVED, that the City Council expresses its appreciation to the residents, businesses, community organizations, stakeholders, and other participants who contributed their time, ideas, and perspectives to the 2026 community visioning process.

Adopted by the City Council of the City of Two Rivers, Wisconsin, this 21st day of September, 2026.

Scott Stechmesser, City Council President

Kyle Kordell, City Manager