



**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



PLAN COMMISSION

Action: Possible re-zone to residential
Location: Hawthorne Ave & 18th Street
Current Zoning: Industrial District (I-2)
Date: October 13, 2025

The City of Two Rivers owns the corner of 18th Street and Hawthorne Avenue. The property is currently zoned as Industrial (I-2). Staff is interested in re-zoning this property to a Residential District (R-3) to allow for more housing. There are a few different conceptual ideas on how to develop this lot. The thought currently is to keep frontage off Hawthorne Ave and 18th Street, by developing the rest of Lowell Street, to allow for a Cul-de-sac. This could create about 4 new residential lots, and possibly more if the City acquires more land. The lot could also be developed into townhouses or a multifamily facility. This idea was brought to a City Council Work Session in May of 2025, where interest was expressed. More information was needed in terms of pricing and marketing.

We can market it with Weichert for \$139,900 for the whole site. Weichert would get a 7% commission on the sale. A developer can propose how they want to subdivide the land. This is a discussion item as of now, so that we can bring this to your attention and gauge your thoughts. Any action on this matter could be taken at a future meeting.

See page 2 for aerial images of the lot. The green properties are Industrial (I-2). The purple properties are Residential (R-3). The white properties Residential (R-1). The tan properties are Residential (R-2).



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