

ORDINANCE

AN ORDINANCE to adopt Amendment No. 1 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accordance with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and,

WHEREAS, in 2012, the consulting group Foth/SmithGroup/JJR prepared a Harbor Area Master Plan to address harbor infrastructure needs and harbor area redevelopment opportunities; and,

WHEREAS, the Harbor Master Plan report contains recommendations related to seawall improvements, dredging, surge mitigation, land use, redevelopment opportunities, trails and riverwalk connectivity, marina and dock development, beach restoration and commercial and charter fishing facilities; and

WHEREAS, the Harbor Master Plan recommendations were thoroughly reviewed by the City of Two Rivers Plan Commission and the City's Harbor Master Plan Committee; and

WHEREAS, on December 10, 2012 the City of Two Rivers Plan Commission recommended to the City Council adoption of the Harbor Master Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Two Rivers City Council held a public hearing on January 21, 2013 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
 2. A summary of the proposed Harbor Master Plan;
 3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Harbor Master Plan;
 4. Information relating to where and when the proposed Harbor Master Plan could be inspected before the hearing, and how the Plan could be viewed on the City's website;
- and,

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Harbor Master Plan will serve the general purposes of guiding and accomplishing a coordinated and harmonious development of the City's Central Harbor Area which will promote the

public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The report entitled "City of Two Rivers Harbor Master Plan" is hereby adopted as an element of the City's Comprehensive Plan.

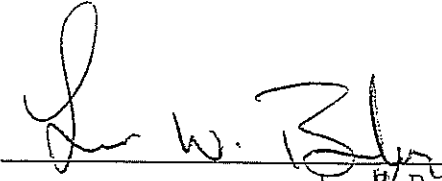
SECTION 2. The City Manager is directed to send a copy of the aforementioned report along with this ordinance to the following entities:


1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

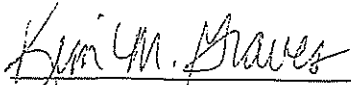
SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 21st day of January, 2013.


Lee W. Brocher
President, City Council


Gregory E. Buckley
City Manager

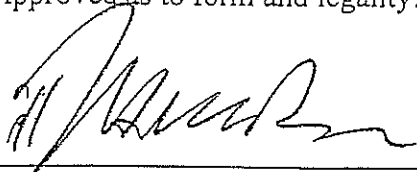
Attest:



Kim M. Graves

City Clerk

Approved as to form and legality:



John M. Bruce

City Attorney

ORDINANCE

AN ORDINANCE to adopt Amendment No. 2 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accord with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and,

WHEREAS, the Comprehensive Plan includes a Land Use Plan element which recommends generic land uses for all land in the City and nearby extraterritorial areas; and

WHEREAS, the Land Use Plan recommends industrial use for the former Formrite Plant Site at 1816 - 10th Street (the subject site) which is being considered for relocation of the Hamilton Wood Type Museum; and

WHEREAS, since the museum is not an industrial use, the Land Use Plan must be amended to facilitate rezoning the subject site to accommodate the relocated museum; and

WHEREAS, alternative land use recommendations were thoroughly reviewed by the City of Two Rivers Plan Commission; and

WHEREAS, on January 14, 2013 the City of Two Rivers Plan Commission recommended to the City Council by resolution, that the planned use be changed to commercial, which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on March 4, 2013 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Amendment;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Amendment;
4. Information relating to where and when the proposed Amendment could be inspected before the hearing; and

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Land Use Plan Amendment will serve the general purposes of guiding and accomplishing a coordinated and harmonious development the City which will promote the public health, safety,

morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The Land Use Plan Amendment described herein is hereby adopted as part of the City's Comprehensive Plan.


SECTION 2. The City Manager is directed to send a copy of the aforementioned Amendment along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

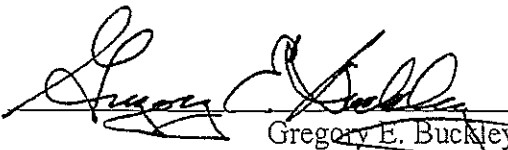
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 4th day of March, 2013.



Lee W. Brocher
President, City Council



Gregory E. Buckley
City Manager

Attest:



Kim M. Graves
City Clerk

Approved as to form and legality:



John M. Bruce
City Attorney

INDUSTRIAL

INDUSTRIAL

1113 1819 1817 1813 1809 1807 1118

1114

1' EXISTING URBAN
DEVELOPMENT

1108

1822

1800

1117

1115

COMMERCIAL
& SERVICE
BUSINESS

1105

1718

ELEVENTH STREET

SCHOOL STREET

INDUSTRIAL

IND

PROPOSED CHANGE IN
PLANNED LAND USE
FROM INDUSTRIAL
TO COMMERCIAL
& SERVICE BUSINESS

MADISON STREET

1013

INDUSTRIAL

LAKE STREET

TENTH STREET

PARKS
& OPEN
SPACES

RAILROAD ROW

SMART GROWTH 7

SCALE
0 50 100 200



ORDINANCE

AN ORDINANCE to adopt Amendment No. 3 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accordance with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and

WHEREAS, in 2012, technical assistance was provided by Wisconsin Department of Administration staff to prepare a Bicycle and Pedestrian Plan to make walking and biking easy, safe and convenient for both residents and tourists; and

WHEREAS, the Bicycle and Pedestrian Plan contains recommendations related to providing enhanced bike and pedestrian connectivity throughout the City, improving linkages between existing trails, creating a 15-mile on-street bike network, adopting a "Complete Streets" ordinance and a Safe Routes to Schools Program as well as other plan implementation activities; and

WHEREAS, the Bicycle and Pedestrian Plan recommendations were thoroughly reviewed by the City of Two Rivers Plan Commission and the Bike Trail Advisory Committee; and

WHEREAS, on March 27, 2013 the City of Two Rivers Plan Commission recommended to the City Council adoption of the Bicycle and Pedestrian Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on May 6, 2013 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Bicycle and Pedestrian Plan;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Bicycle and Pedestrian Plan;
4. Information relating to where and when the proposed Bicycle and Pedestrian Plan could be inspected before the hearing, and how the Plan could be viewed on the City's website; and,

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Bicycle and Pedestrian Plan will serve the general purposes of guiding and accomplishing a coordinated and harmonious development of the City's bicycle and pedestrian trail system which

will promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The Plan entitled "City of Two Rivers Bicycle and Pedestrian Plan" is hereby adopted as an element of the City's Comprehensive Plan.

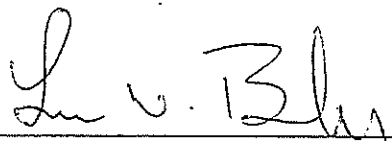
SECTION 2. The City Manager is directed to send a copy of the aforementioned Plan along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

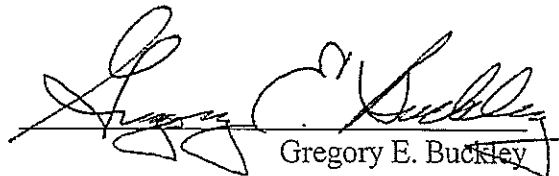
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 6th day of May, 2013.




Lee W. Brocher
President, City Council




Gregory E. Buckley
City Manager

Attest:



Kim M. Graves
City Clerk

Approved as to form and legality:



John M. Bruce
City Attorney

ORDINANCE

AN ORDINANCE to adopt Amendment No. 4 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisconsin Statutes (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was adopted on March 22, 2010 in accordance with the elements and requirements as defined in Section 66.1001, Wisconsin Statutes (Smart Growth); and,

WHEREAS, the Comprehensive Plan includes a Land Use Plan component which recommends generic land uses for all land in the City and nearby extraterritorial areas; and

WHEREAS, the Comprehensive Plan recommends industrial use for the 12.5 acre downtown waterfront site owned by Fisher Scientific International, LLC/Hamilton Site (the subject site) recognizing the land use that was ongoing at that site when the Plan was first adopted; and

WHEREAS, in December 2011, Thermo Fisher Scientific announced that all manufacturing operations on site would cease in 2012; and

WHEREAS, this announcement was followed in 2012 by the sale of the Thermo Fisher Scientific operating subsidiary located in Two Rivers (formerly known as Hamilton Industries) to Open Gate Capital, which announced early in 2013 that it would relocate the remaining office functions out of Two Rivers, leaving a fully-vacated facility that remains owned by Fisher Scientific International, LLC; and

WHEREAS, this now empty industrial complex was determined to be "blighted" based on Wisconsin statutory definition of that term in a Blight Determination Report adopted by the Two Rivers City Council in February 2013 as an amendment to the Harbor Master Plan (which in turn was adopted as an amendment to the Comprehensive Plan); and

WHEREAS, the City of Two Rivers has made considerable capital investments in its downtown and waterfront areas in recent years that will support the redevelopment of the subject site, including construction of a new \$16 million lift bridge in the midst of the site; and planned 2013 dredging of the federal channel in the East Twin Rivers, adjacent to the subject site; and

WHEREAS, the significance of the subject site, located in the very heart of the community, adjacent to the central business district and on a prime piece of waterfront property, justifies the City proceeding to plan for the site's redevelopment, and plan for uses other than the industrial use that has existed on the property for over 130 years; and

WHEREAS, designating the subject site as a Smart Growth Area is the first step to initiate the process to prepare a Redevelopment Plan for the area; and

WHEREAS, on June 10, 2013 the City of Two Rivers Plan Commission recommended to the City Council by resolution, that the subject site be designated as Smart Growth Area No. 1A in the City of Two Rivers 20-Year Comprehensive Plan and that funds be provided and grant funding sought for the preparation of a Redevelopment Plan for the subject site along with the former Eggers property (currently Smart Growth Area No. 1, to be re-designated as Smart Growth Area No. 1B) and the rest of the 55-acre Central Harbor Study Area, and to encourage Fisher Scientific International, LLC to engage with the community in planning for the future of this very important property, which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on August 5, 2013 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least thirty (30) days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Amendment;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Amendment;
4. Information relating to where and when the proposed Amendment could be inspected before the hearing; and

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Amendment described herein will serve the general purposes of guiding and accomplishing a coordinated and harmonious development the City which will promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. Amendment No. 4 described herein is hereby adopted as part of the City's Comprehensive Plan.

SECTION 2. The City Manager is directed to send a copy of the aforementioned Amendment along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

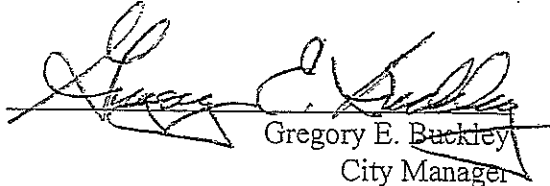
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 5th day of August, 2013.



Lee W. Brocher
President, City Council



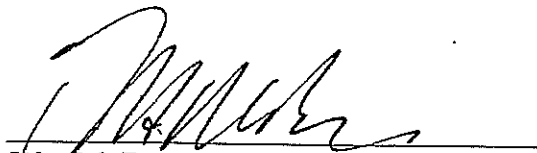
Gregory E. Buckley
City Manager

Attest:

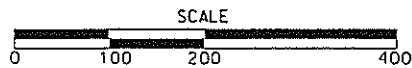
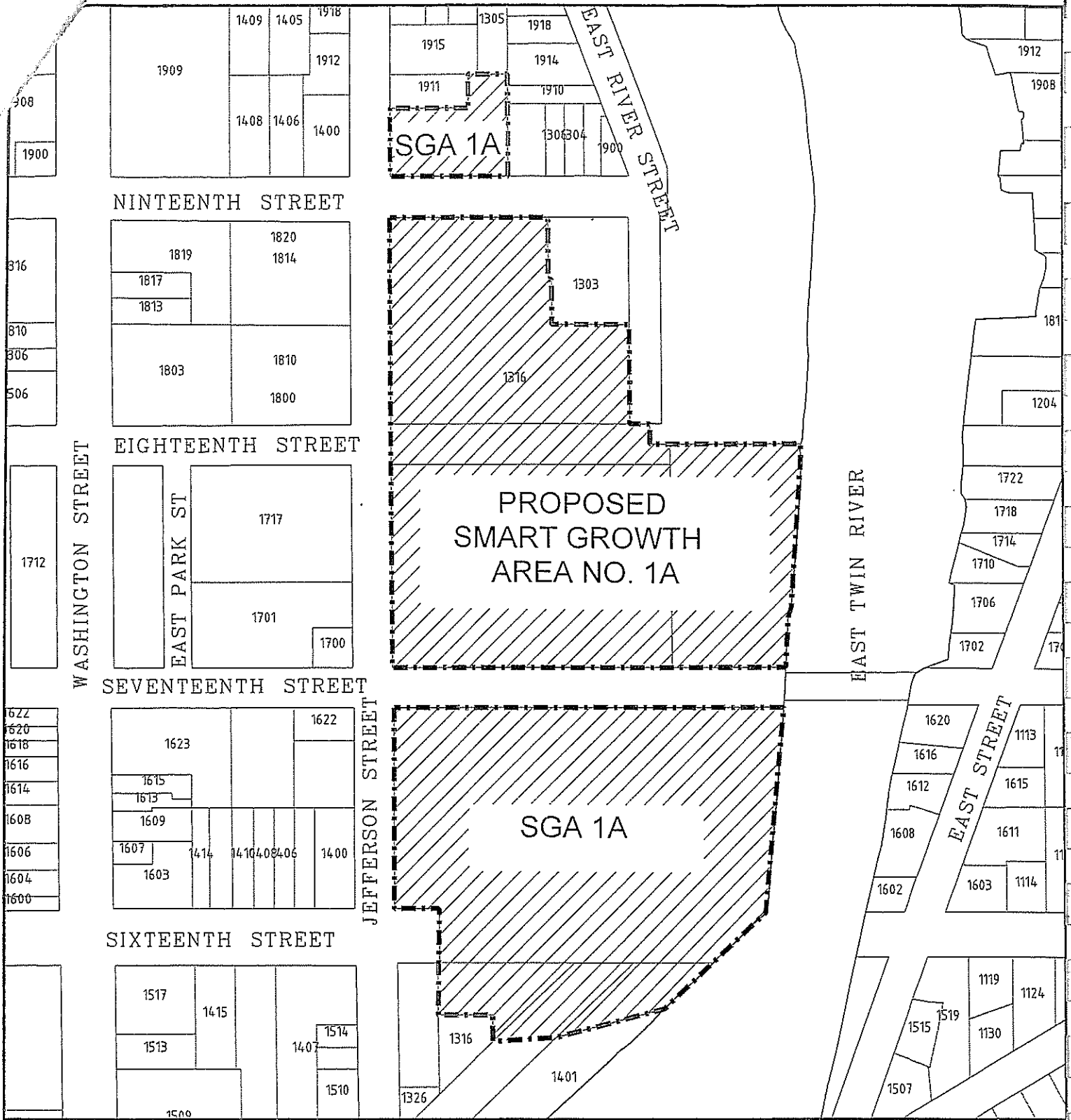


Kim M. Graves
City Clerk

Approved as to form and legality:



John M. Bruce
City Attorney



ORDINANCE

AN ORDINANCE to adopt Amendment No. 5 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accord with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and,

WHEREAS, the Comprehensive Plan includes a Land Use Plan element which recommends generic land uses for all land in the City and nearby extraterritorial areas; and

WHEREAS, the Land Use Plan recommends Park and Open Space use for Lakeshore Park; and

WHEREAS, a portion of Lakeshore Park is being considered for private development, said portion described as Lot 2 on Exhibit A attached; and

WHEREAS, since private development is not a Park or Open Space land use, the Land Use Plan must be amended to facilitate rezoning the subject site to accommodate private development; and

WHEREAS, alternative land use recommendations were thoroughly reviewed by the City of Two Rivers Plan Commission; and

WHEREAS, on January 13, 2014 the City of Two Rivers Plan Commission recommended to the City Council by resolution that the planned use be changed to Commercial and Service Business and which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on February 17, 2014 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Amendment;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Amendment;
4. Information relating to where and when the proposed Amendment could be inspected before the hearing; and

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined

that the Land Use Plan Amendment will serve the general purposes of guiding and accomplishing a coordinated and harmonious development the City which will promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The Land Use Plan Amendment described herein is hereby adopted as part of the City's Comprehensive Plan.

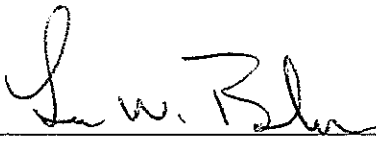
SECTION 2. The City Manager is directed to send a copy of the aforementioned Amendment along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

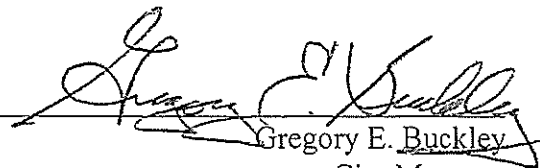
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 17th day of February, 2014.

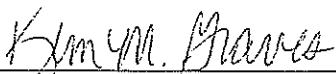


Lee W. Brocher
President, City Council



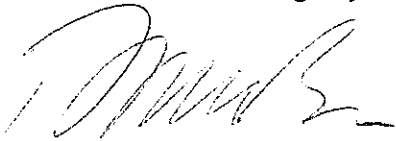
Gregory E. Buckley
City Manager

Attest:



Kim M. Graves
City Clerk

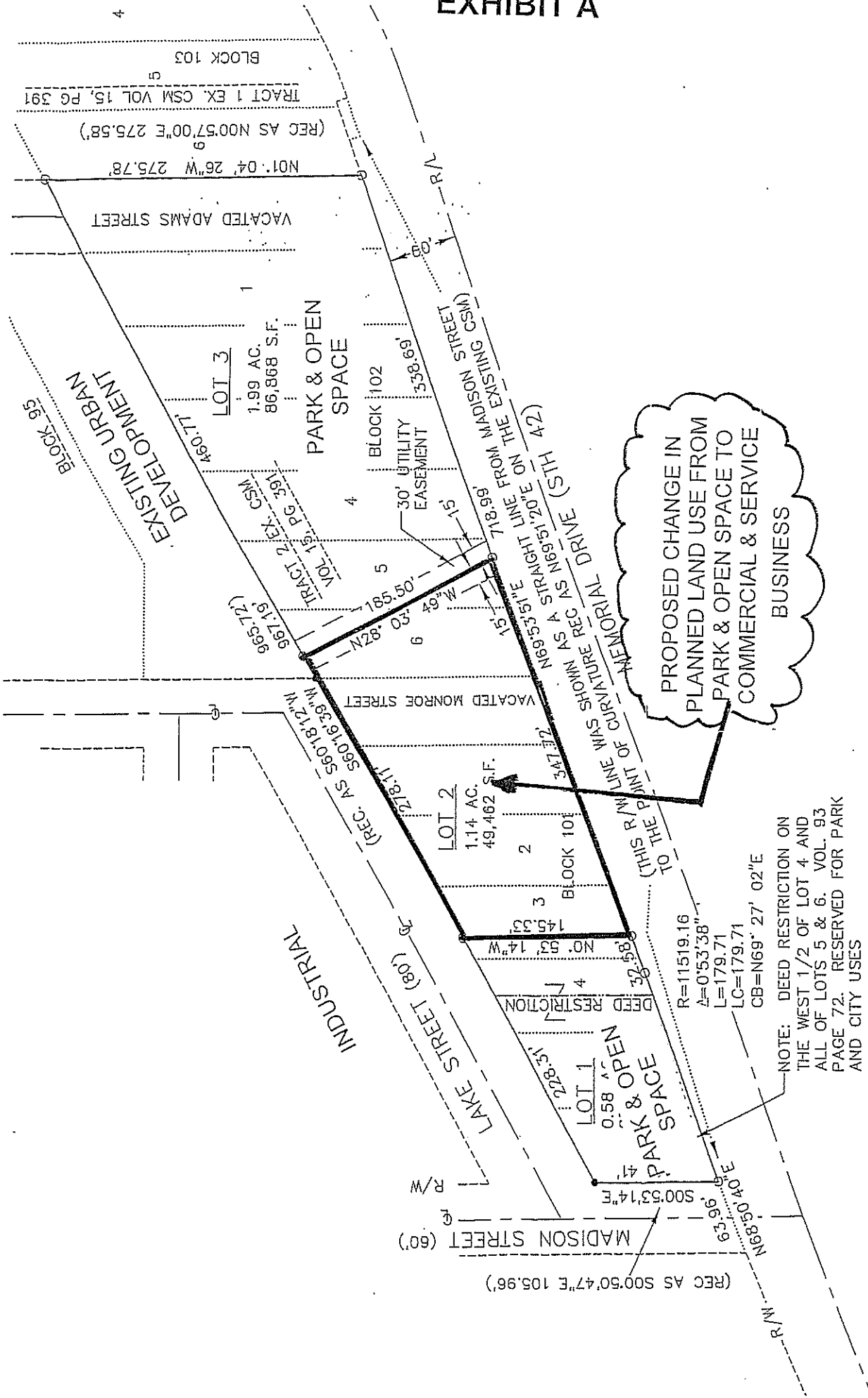
Approved as to form and legality:



John M. Bruce
City Attorney

EXHIBIT A

4



ORDINANCE

AN ORDINANCE to adopt Amendment No. 6 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accord with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and,

WHEREAS, the Comprehensive Plan includes a Land Use Plan element which recommends generic land uses for all land in the City and nearby extraterritorial areas; and

WHEREAS, the Land Use Plan recommends Commercial and Service Business use for the property at 2006 - 14th Street (the subject site) which is being considered for use as a private residence; and

WHEREAS, since a private residence is not a commercial or service business use, the Land Use Plan must be amended to facilitate rezoning the subject site to accommodate the change in use; and

WHEREAS, this proposed change in land use was thoroughly reviewed by the City of Two Rivers Plan Commission; and

WHEREAS, on February 10, 2014 the City of Two Rivers Plan Commission recommended to the City Council by resolution, that the planned use be changed to Existing Urban Development, which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on April 7, 2014 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Amendment;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Amendment;
4. Information relating to where and when the proposed Amendment could be inspected before the hearing; and

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Land Use Plan Amendment will serve the general purposes of guiding and accomplishing a coordinated and harmonious development the City which will promote the public health, safety,

morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The Land Use Plan Amendment described herein is hereby adopted as part of the City's Comprehensive Plan.

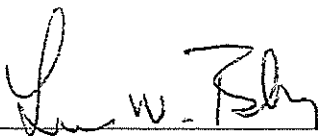
SECTION 2. The City Manager is directed to send a copy of the aforementioned Amendment along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

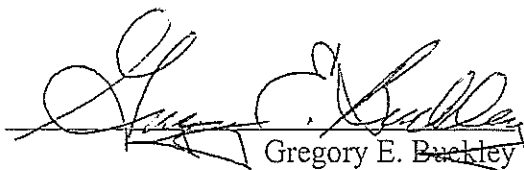
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 7th day of April, 2014.

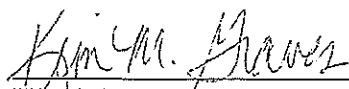


Lee W. Brocher
President, City Council



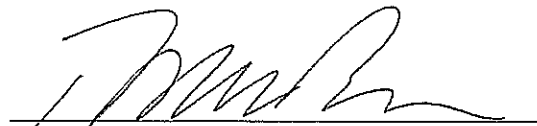
Gregory E. Buckley
City Manager

Attest:

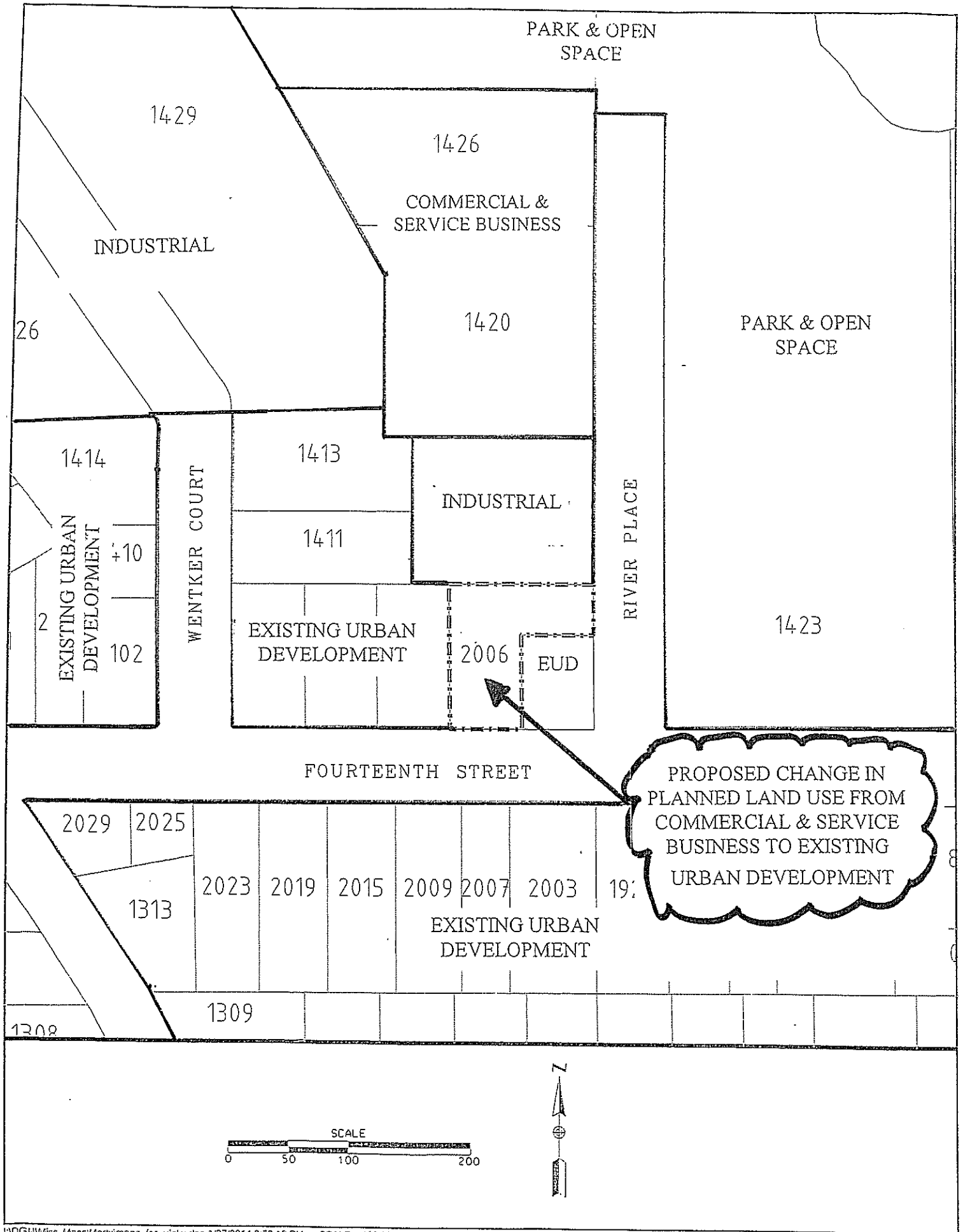


Kim M. Graves
City Clerk

Approved as to form and legality:



John M. Bruce
City Attorney



ORDINANCE

AN ORDINANCE to adopt Amendment No. 7 to the City of Two Rivers Comprehensive Plan pursuant to Section 66.1001, Wisc. Stats. (Smart Growth).

WHEREAS, a Comprehensive Plan for the City was prepared by the Bay-Lake Regional Planning Commission and was adopted on March 22, 2010 in accord with the elements and requirements as defined in Section 66.1001, Wisc. Stats. (Smart Growth); and,

WHEREAS, the Comprehensive Plan includes a Land Use Plan element which recommends generic land uses for all land in the City and nearby extraterritorial areas; and

WHEREAS, the Land Use Plan recommends Industrial use for a 60-acre City-owned property along Woodland Drive (the subject site) which is being considered for sale and development for residential use; and

WHEREAS, since a residential use is not an industrial use, the Land Use Plan must be amended to facilitate rezoning the subject site to accommodate the change in use; and

WHEREAS, this proposed change in land use was thoroughly reviewed by the City of Two Rivers Plan Commission; and

WHEREAS, on August 11, 2014 the City of Two Rivers Plan Commission recommended to the City Council by resolution, that the planned use be changed to Low-Density/Single-Family Residential, which vote is recorded in the official minutes of the Plan Commission; and

WHEREAS, the Two Rivers City Council held a public hearing on October 6, 2014 which was preceded by a Class 1 Notice as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Amendment;
3. The name of the City Manager of Two Rivers who would receive comments and provide additional information regarding the proposed Amendment;
4. Information relating to where and when the proposed Amendment could be inspected before the hearing; and

WHEREAS, the City Council of the City of Two Rivers having carefully reviewed the recommendation of the City Plan Commission, having determined that all procedural requirements and notices have been satisfied, having given the matter due consideration, and having determined that the Land Use Plan Amendment will serve the general purposes of guiding and accomplishing a coordinated and harmonious development the City which will promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, does ordain as follows:

SECTION 1. The Land Use Plan Amendment described herein is hereby adopted as part of the City's Comprehensive Plan.

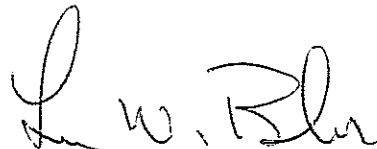
SECTION 2. The City Manager is directed to send a copy of the aforementioned Amendment along with this ordinance to the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the City of Two Rivers;
2. The Clerk of the Town of Two Rivers and the City of Manitowoc;
3. The Wisconsin Department of Administration;
4. The Bay-Lake Regional Planning Commission;
5. The Lester Public Library in the City of Two Rivers.

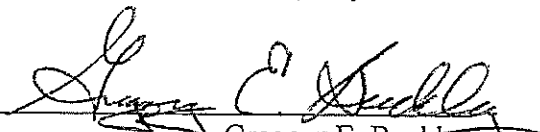
SECTION 3. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 4. This ordinance shall take effect and be in force from and after its date of passage and publication as provided by law.

Dated this 6th day of October, 2014




Lee W. Brocher
President, City Council



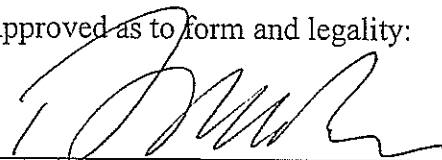
Gregory E. Buckley
City Manager

Attest:



Kim M. Graves
City Clerk

Approved as to form and legality:



John M. Bruce
City Attorney

