



LAND DEVELOPMENT APPLICATION

APPLICANT Karen Steingraber TELEPHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road Newton WI 53063
(Street) (City) (State) (Zip)

PROPERTY OWNER Karen Steingraber TELEPHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road Newton WI 53063
(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 type="checkbox"/> Zoning District Change | <input type="checkbox"/> Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION Town of Two Rivers TYPE OF STRUCTURE N/A

PRESENT ZONING Agriculture REQUESTED ZONING _____

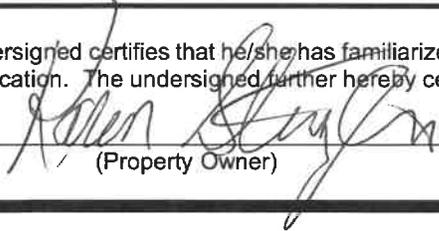
PROPOSED LAND USE Agricultural

PARCEL # 018-125-013-001.00 ACREAGE 4.368

LEGAL DESCRIPTION (See Attached for Legal Description)

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  Date Feb 20, 2026
(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

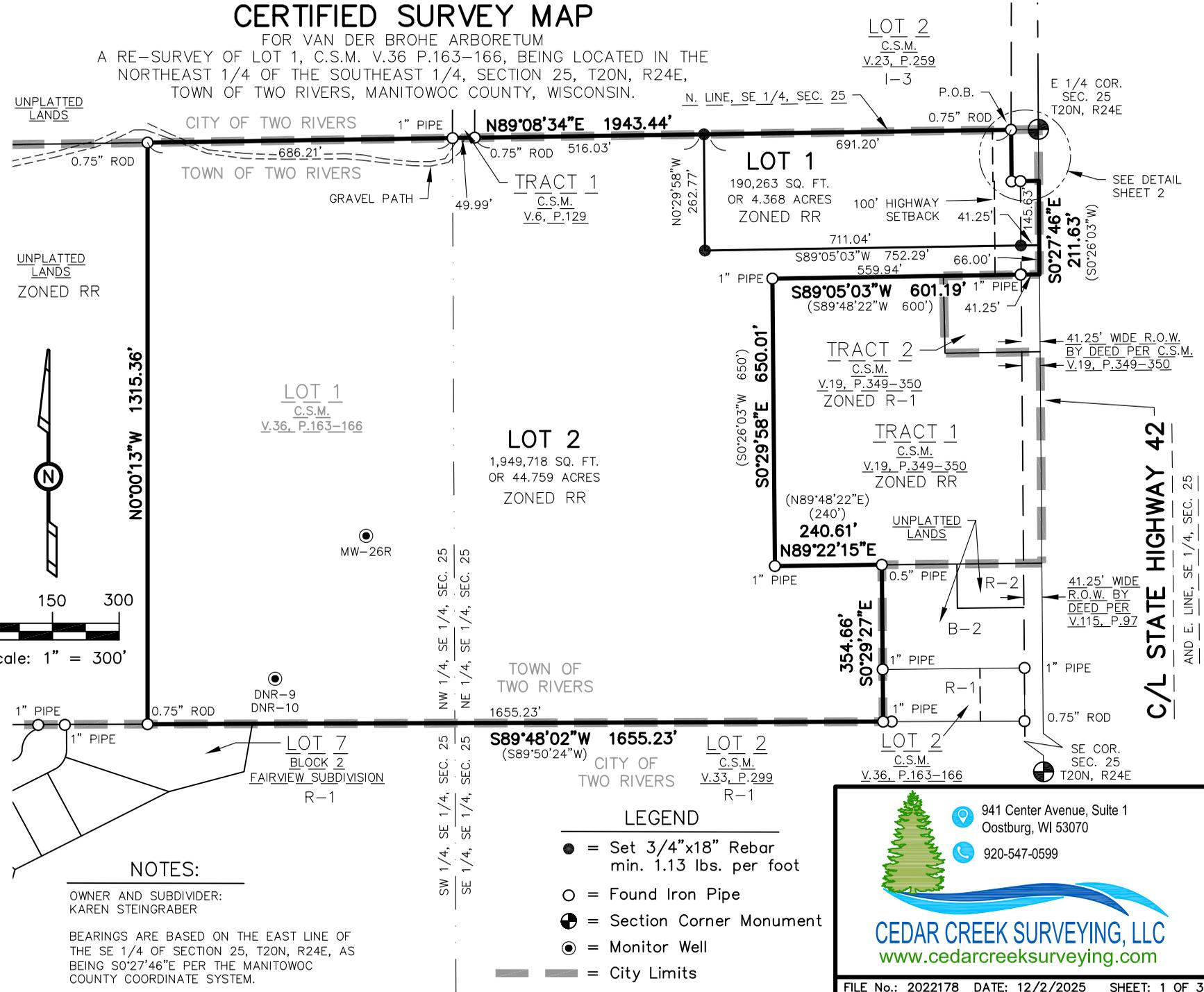
Schedule

- Application Submittal Date 2/23/26
- Date Fee(s) Paid 2/23/26
- Plan(s) Submittal Date 2/23/26
- Plan Comm Appearance 3/9/26

\$ 30 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
 A RE-SURVEY OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E,
 TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

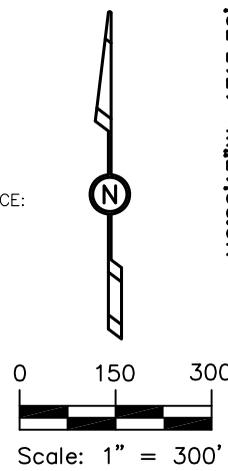


SETBACKS:

SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

LOT 1 DISTRICT RR

FRONT YARD: 100 FEET FROM C/L OR 42' FROM R.O.W.
 WHICHEVER ONE IS GREATER
 SIDE YARD: ACCESSORY STRUCTURES: 10 FEET
 PRINCIPAL STRUCTURES: 25 FEET
 REAR YARD: ACCESSORY STRUCTURES: 10 FEET
 PRINCIPAL STRUCTURES: 25 FEET



This instrument was drafted by Benjamin J. Reenders.

NOTES:

OWNER AND SUBDIVIDER:
 KAREN STEINGRABER

BEARINGS ARE BASED ON THE EAST LINE OF
 THE SE 1/4 OF SECTION 25, T20N, R24E, AS
 BEING S0°27'46"E PER THE MANITOWOC
 COUNTY COORDINATE SYSTEM.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument
- ⦿ = Monitor Well
- = City Limits

941 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 12/2/2025 SHEET: 1 OF 3

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
 A RE-SURVEY OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 25, T20N, R24E,
 TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have re-surveyed, divided and mapped Lot 1, Certified Survey Map recorded in V.36, P.163-166 being a part of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 25, T20N, R24E, Town of Two Rivers and City of Two Rivers, Manitowoc County, Wisconsin bounded and described as follows:

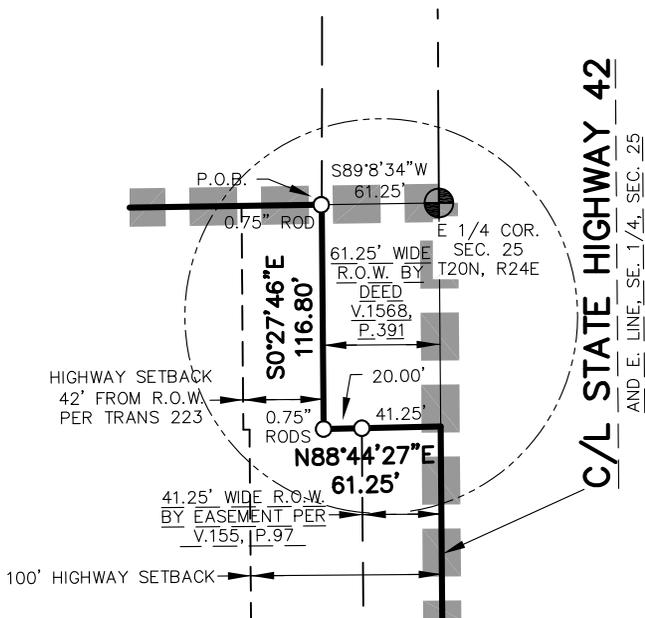
Commencing at the East 1/4 Corner of said Section 25; thence S89°08'34"W 61.25 feet along the North line of the Southeast 1/4 of said Section 25 to the POINT OF BEGINNING of this description; thence S00°27'46"E 116.80 feet along the West Right-of-Way line of State Highway "42"; thence N88°44'27"E 61.25 feet; thence S00°27'46"E 211.63 feet along the East line of the Southeast 1/4 of said Section 25 and the Centerline of State Highway "42"; thence S89°05'03"W 601.19 feet along the North line of Tract 1 of CSM V.19, P.349; thence S00°29'58"E 650.01 feet along the West line of said Tract 1; thence N89°22'15"E 240.61 feet along the South line of said Tract 1; thence S00°29'27"E 354.66 feet; thence S89°48'02"W 1655.23 feet; thence N00°00'13"W 1315.36 feet; thence N89°08'34"E 1943.44 feet to the point of beginning.

This Parcel contains 2,139,981 square feet or 49.127 acres and is subject to Highway Right-of-Way over the Easterly 41.25 feet as depicted on this map.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulation and the Municipal Codes of the Town of Two Rivers and City of Two Rivers in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 12th day of December, 2025
 Benjamin J. Reenders PLS S-3114



DETAIL 1
 SCALE: 1" = 100'

941 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

FILE No.: 2022178 DATE: 12/2/2025 SHEET: 2 OF 3

CERTIFIED SURVEY MAP

FOR VAN DER BROHE ARBORETUM
PART OF LOT 1, C.S.M. V.36 P.163-166, BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 25, T20N, R24E, TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATES

As owner, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Two Rivers, City of Two Rivers, and the Manitowoc County Planning and Park Commission for approval.

_____ Dated _____, 2025
Karen Steingraber

TOWN OF TWO RIVERS APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the town board of the Town of Two Rivers.

on this _____ day of _____, 2025.

Town Chairman

Town Clerk

CITY OF TWO RIVERS EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Two Rivers is hereby approved by the City of Two Rivers.

on this _____ day of _____, 2025.

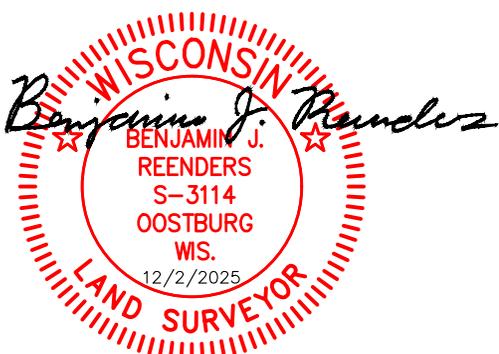
Signature

COUNTY OF MANITOWOC PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town Two Rivers is hereby approved by the Manitowoc County Planning Department.

on this _____ day of _____, 2025.

Title



This instrument was drafted by Benjamin J. Reenders.