



**TWO  
RIVERS**  
WISCONSIN

## LAND DEVELOPMENT APPLICATION

APPLICANT KAREN STEINGRABER/ TELEPHONE 920-726-4850  
JOHN DUBBROW  
 MAILING ADDRESS 9601 LAKEHORE ROAD, NEWTON, WI 53063  
 (Street) (City) (State) (Zip)  
 PROPERTY OWNER KAREN STEINGRABER/ TELEPHONE 920-726-4850  
JOHN DUBBROW  
 MAILING ADDRESS 9601 LAKEHORE ROAD, NEWTON, WI  
 (Street) (City) (State) (Zip) 53063

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 NONE  
STATE HWY 42

PRESENT ZONING \_\_\_\_\_ REQUESTED ZONING \_\_\_\_\_

PROPOSED LAND USE \_\_\_\_\_

PARCEL # 018-125-013-001.00 ACREAGE 4.168 Acres w/o ROW

LEGAL DESCRIPTION SEE ATTACHMENT

**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 John Dubbrow  
 (Property Owner)

Date 8/8/25

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 \_\_\_\_\_  
 Date Fee(s) Paid \_\_\_\_\_  
 Plan(s) Submittal Date \_\_\_\_\_  
 Plan Comm Appearance \_\_\_\_\_

\$ \_\_\_\_\_ TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_

# Manitowoc County Parcel Viewer



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.

LOT 2  
C.S.M.  
V.23, P.259  
ZONED I-3

- LEGEND
- = Set 3/4"x18" Rebar  
min. 1.13 lbs. per foot
  - = Found Iron Pipe
  - ⊕ = Section Corner Monument
  - (###.###) = Record Dimension
  - = City Limits

SETBACKS:

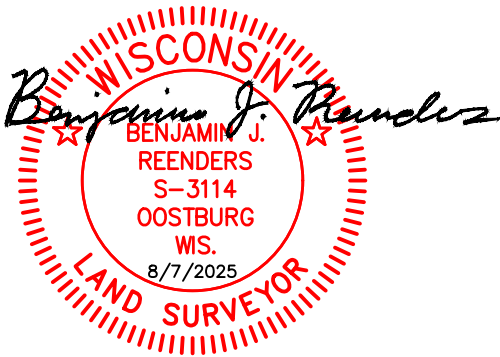
SETBACK REQUIREMENTS PER CURRENT ZONING ORDINANCE:

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

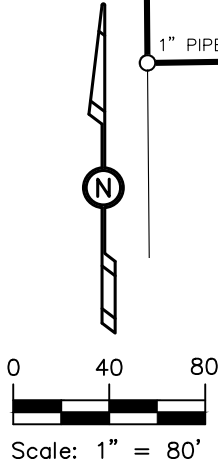
REAR YARD: ACCESSORY STRUCTURES: 10 FEET  
PRINCIPAL STRUCTURES: 25 FEET



This instrument was drafted by Benjamin J. Reenders.

LOT 1  
C.S.M.  
V.36 P.163-166  
ZONED RR

N0°29'58"W 328.61'



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.

| Parcel Line Table |             |         |
|-------------------|-------------|---------|
| Line #            | Direction   | Length  |
| L1                | S89°08'34"W | 61.25'  |
| L2                | S0°27'46"E  | 116.80' |
| L3                | N88°44'27"E | 61.25'  |
| L4                | N88°44'27"E | 20.00'  |
| L5                | N88°44'27"E | 41.25'  |

LOT 1

190,263 SQ. FT. OR 4.368 ACRES W/R.O.W.  
181,538 SQ. FT. OR 4.168 ACRES W/O R.O.W.  
ZONED RR

TRACT 1  
C.S.M.  
V.19, P.349-350  
ZONED RR

S89°05'03"W 601.19'  
(S89°48'22"W 600.00')

TRACT 2  
C.S.M.  
V.19, P.349-350  
ZONED R-1

41.25' WIDE R.O.W.  
BY DEED PER C.S.M.  
V.19, P.349-350

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

**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

FILE No.: 2022178    DATE: 8/7/2025    SHEET: 1 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.

SURVEYOR'S CERTIFICATE

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

That I have surveyed, divided and mapped a part Lot 1, Certified Survey Map recorded in V.36, P.163-166 being part of the Northeast 1/4 of the Southeast 1/4 of Section 25, T20N, R24E, Town 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 Northeast corner of said Lot 1 and 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 N0°29'58"W 328.61 feet; thence N89°08'34"E 540.15 feet to the point of beginning.

This Parcel contains 190,263 square feet or 4.368 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 in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 7th day of August, 2025  
Benjamin J. Reenders PLS S-3114







941 Center Avenue, Suite 1  
Oostburg, WI 53070



920-547-0599

CEDAR CREEK SURVEYING, LLC

www.cedarcreeksurveying.com

FILE No.: 2022178    DATE: 8/7/2025    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.

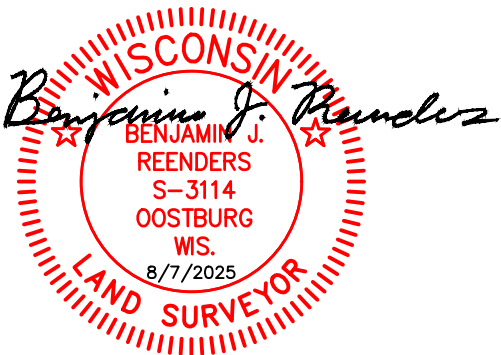
\_\_\_\_\_  
Signature

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





 941 Center Avenue, Suite 1  
Oostburg, WI 53070

 920-547-0599

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FILE No.: 2022178    DATE: 8/7/2025    SHEET: 3 OF 3