



**TWO  
RIVERS**  
WISCONSIN

# PLAN COMMISSION MEETING

Monday, September 08, 2025 at 5:30 PM

Council Chambers - City Hall, 3rd Floor  
1717 E. Park Street, Two Rivers, WI 54241

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## AGENDA

### 1. CALL TO ORDER

### 2. ROLL CALL

Commission Members: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

### 3. ACTION ITEMS

- A. Review of Extraterritorial Certified Survey Map completed by Benjamin Reenders, Licensed Surveyor, Parcel 018-125-013-001.00.

### 4. FOR DISCUSSION

- A. Discussion of possible ordinance amendment to create a requirement for a mowed perimeter zone around undeveloped properties – for purposes of providing a fire break and pest control.
- B. Discussion of screening and vision clearance regulations regarding concerns around fences.

### 5. ADJOURNMENT

*In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email [clerk@two-rivers.org](mailto:clerk@two-rivers.org) at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.*

*It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.*



**TWO  
RIVERS**  
WISCONSIN

Section 3, Item A.

## LAND DEVELOPMENT APPLICATION

APPLICANT KAREN STEINGRABER / JOHN DURBROW TELEPHONE 920-726-4850  
MAILING ADDRESS 9601 LAKEHORE ROAD, NEWTON, WI 53063  
(Street) (City) (State) (Zip)  
PROPERTY OWNER KAREN STEINGRABER / JOHN DURBROW TELEPHONE 920-726-4850  
MAILING ADDRESS 9601 LAKEHORE 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 STATE HWY 42 TYPE OF STRUCTURE NONE

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 Durbrow  
(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

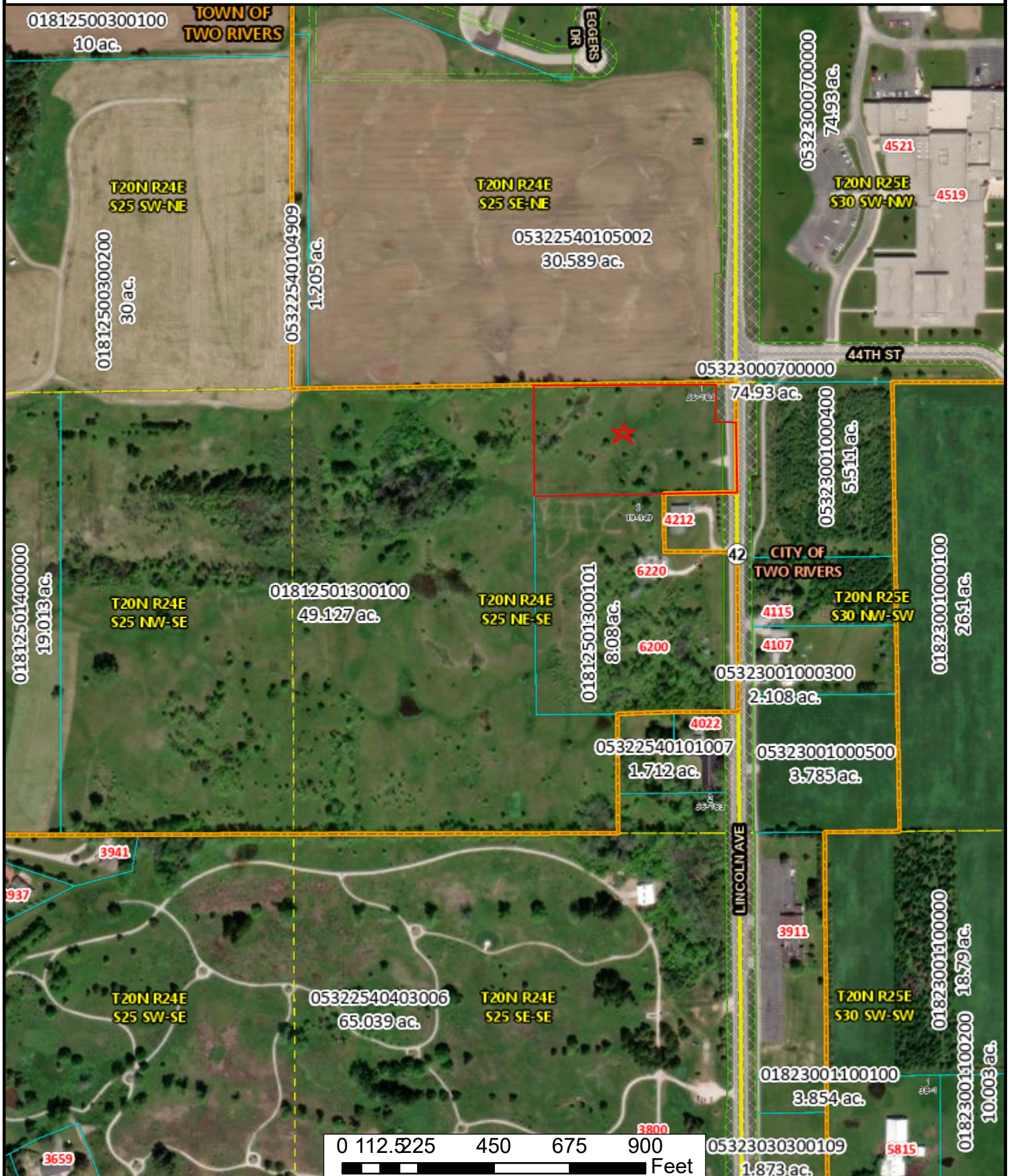
Application Submittal Date \_\_\_\_\_  
Date Fee(s) Paid \_\_\_\_\_  
Plan(s) Submittal Date \_\_\_\_\_  
Plan Comm Appearance \_\_\_\_\_

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

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

# Manitowoc County Parcel Viewer

Section 3, Item A.



Author:  
Date Printed: 9/4/2025



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of data and they assume no responsibility for direct, indirect, consequential, or other damages.



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

Section 3, Item A.

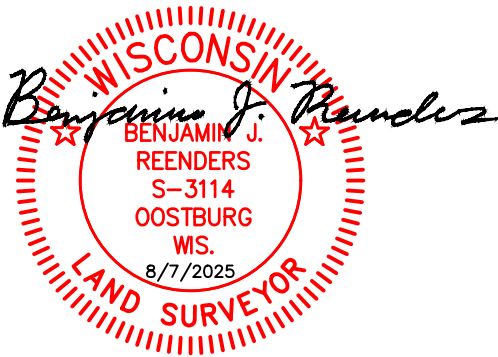
LEGEND

- = 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

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

C/L STATE HIGHWAY 42  
AND E. LINE, SE 1/4, SEC. 25

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'

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 4

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 5

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.

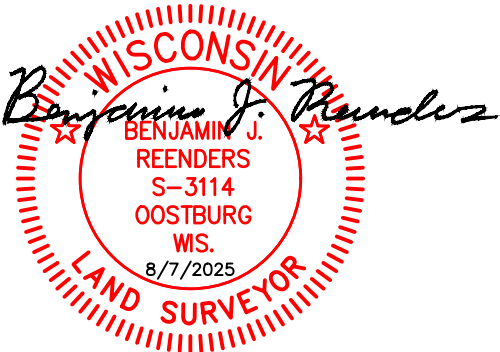
\_\_\_\_\_  
Signature

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

CEDAR CREEK SURVEYING, LLC

www.cedarcreeksurveying.com

FILE No.: 2022178    DATE: 8/7/2025    SHEET: 3 OF 6