



**TWO
RIVERS**
WISCONSIN

PLAN COMMISSION

July 14, 2025 at 5:30 PM

Meeting will take place on site at 2005
Hawthorne Avenue, Two Rivers WI 54241

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, and Pat Klein.

3. ACTION ITEMS

- A. Request to amend a Conditional Use Permit for Ross Auto & Transmission Service located at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).
- B. Request to amend a Conditional Use Permit for Green Acres Landscaping located at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).
 - The Plan Commission reserves the right to recess and reconvene at City Hall for further discussion. This would take place in Council Chambers – City Hall, 3rd Floor 1717 E. Park Street, Two Rivers, WI 54241.

4. ADJOURNMENT

Please note, upon reasonable notice, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Office of the City Manager by calling 793-5532.

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

COMMUNITY DEVELOPMENT

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



PLAN COMMISSION

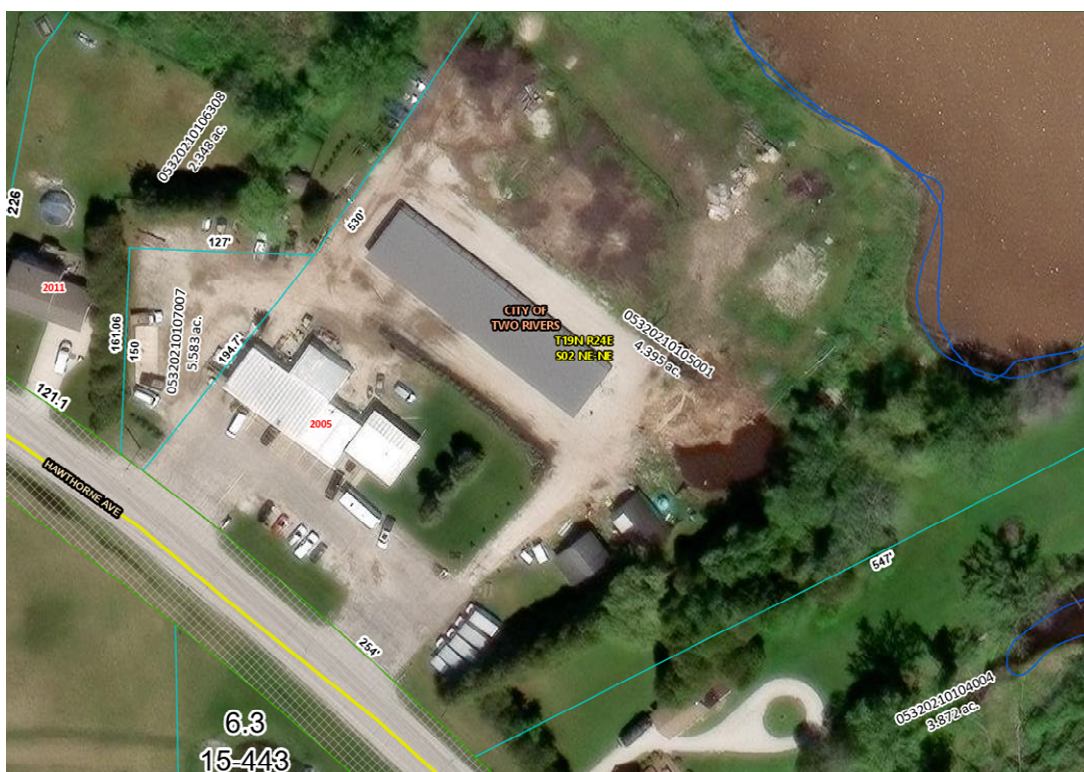
Action: Review of Conditional Use Permit Amendments
Location: 2005 Hawthorne Avenue
Current Zoning: Business District (B-2)
Date: July 14, 2025

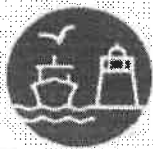
The Plan Commission and City Council recently approved of the TR Storage Conditional Use Permit with the condition that the new storage buildings shall not be occupied until the site is brought into compliance with all previously issued CUP's, either as they exist or as they may be amended prior to such occupancy.

The Ross Auto & Transmission Service business as well as the Landscaping business are being amended to include outdoor storage of materials, as well as retail operations. These locations are shown on the attached site plan as mulch, stone, dirt, plants, trees, tires, and bins.

The owner of the property has decided to discontinue the use of the U-Haul Business, so the CUP regarding U-Hauls will not be amended. The U-Haul location shown on the site plan will be used for parking.

Staff recommends approval of the amended Conditional Use Permits with the designated storage locations shown on the site plan.





**TWO
RIVERS**
WISCONSIN

~~What~~
Totes
Tires

LAND DEVELOPMENT APPLICATION

APPLICANT TR Storage LLC TELEPHONE _____

MAILING ADDRESS 247 Baker Ln Mishicot 54228
(Street) (City) (State) (Zip)

PROPERTY OWNER Same TELEPHONE _____

MAILING ADDRESS _____
(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 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 2005 Hawthorne Ave TYPE OF STRUCTURE _____

PRESENT ZONING B-2 REQUESTED ZONING _____

PROPOSED LAND USE _____

PARCEL # _____ ACREAGE _____

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 Ryan W. Ross Date 6-23-25
(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)
- \$ t/b/d 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 _____



**TWO
RIVERS**
WISCONSIN

Mulch
Stone
Dirt
Plants / trees / shrubs

LAND DEVELOPMENT APPLICATION

APPLICANT TR Storage LLC. TELEPHONE _____

MAILING ADDRESS 247 Baker Ln Missouri
(Street) (City) (State) (Zip)

PROPERTY OWNER TR Storage LLC TELEPHONE _____

MAILING ADDRESS _____
(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 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 2005 Hawthorne Ave TYPE OF STRUCTURE _____

PRESENT ZONING B-2 REQUESTED ZONING _____

PROPOSED LAND USE _____

PARCEL # _____ ACREAGE _____

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 Kyann Redd Date 6-23-25
(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: _____
Date Fee(s) Paid: _____
Plan(s) Submittal Date: _____
Plan Comm Appearance: _____

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

CUP Land development application
TR storage Land owner\

add on / amendment to existing CUP

RE: Selling and storing accessories of the landscape / green house business.
mulch, stone, top soil piles, selling plants, shrubs, trees etc...

areas of approximate designation are on the printed sheet

*** behind the house / shop is a water hose, this is where the sod will be stored that is left over as it will require daily watering to keep fresh for future use

All sales, pick up and delivery will be behind the storage units. The hauling vehicle: truck, trailer, van or car or a customer vehicle will go to the selected item to pick up and be loaded by hand or with a machine. Sometimes the machine will be parked there and stay there for several days as it may load 1 time per day. The area the machine will be will not be in the designated area of the landscaping equipment. Moving it back and forth would not be efficient, practical or wouldn't make any sense.

Seasonal employees add on are 3-4 for the green house and selling / loading

Occasionally there will be a truck parked in a non designated area, it is there for a purpose, not just leaving it there long term

Hours of operation are during the daylight hours usually 7am to 7 pm sometimes in spring the hours are longer.

Previously Approved CUP for 2005 Hawthorn Ave: Ross Auto & Transmission Service, LLC

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2021-05

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

See "Exhibit A" Attached

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Numbers: 053-202-101-050.01
053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for an Automobile Service Establishment.
Mailing Address of the Premises is: Ross Auto & Transmission Service, LLC, c/o Jake Ross, 247 Baker Lane, Mishicot, WI 54228

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the operation of an automobile service establishment.

Permitted by action of the City Council of the City of Two Rivers on November 1, 2021.

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved Site and Operation Plans filed in connection with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to Jake Ross d/b/a Ross Auto & Transmission Service, LLC and shall lapse upon a change in business ownership or tenancy of the subject premises; or if the land uses ceases operation for more than 12 months.
7. Conditions of Operations:
 - a. Hours of operation: 8AM - 5PM, Monday - Saturday. No Sunday operations.
 - b. No outdoor operations. Vehicle service and repairs shall be provided within the building.
 - c. No outdoor storage.
 - d. Dumpster(s) shall be located behind building and screened from adjacent properties.
 - e. Provide make-up air or any other alterations necessary in accord with commercial building code.
 - f. Inspection by the Building Inspector and Fire Department prior to opening for business.
 - g. Signage in accord with the City's Sign Code.

Previously Approved CUP for 2005 Hawthorn Ave: Green Acres Landscaping, Inc.

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2021-06

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

See "Exhibit A" Attached

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Numbers: 053-202-101-050.01
053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Landscape Contractor.
Mailing Address of the Premises is: Green Acres Landscaping, Inc., c/o Ryan Ross, 247 Baker Lane, Mishicot, WI 54228

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a landscaper contractor.

Permitted by action of the City Council of the City of Two Rivers on November 1, 2021.

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved Site and Operation Plans filed in connection with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to Ryan Ross, d/b/a Green Acres Landscaping, Inc. and shall lapse upon a change in business ownership or tenancy of the subject premises; or if the land uses ceases operation for more than 12 months.
7. Conditions of Operations:
 - a. Hours of operation: 24 hours per day, 365 days per year to allow employees to access the vehicles to provide lawn care and snow removal services.
 - b. No vehicle maintenance or repairs in the designated area shown on the approved Site Plan, except for emergency repairs to get said vehicles to a service garage.
 - c. Outdoor storage of vehicles, trailers and equipment limited to designated area shown on the approved Site Plan.
 - d. No retail operations or storage of landscape materials.
 - e. Should the existing tree buffers be removed or diminished, the Permittee shall install a six-foot high privacy fence along the property lines adjacent to any residential use.
 - f. Signage in accord with the City's Sign Code.

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-03

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Parcel 1: NE 1/4 NE 1/4 S2 T19N R24E PARCEL DESC
V 262 P 517 EXC V 269 P 544

Parcel 2: NE 1/4 NE 1/4 S2 T19N R24E COM SE COR TH
W 390` TH NW`LY 89049` TO POB TH NE`LY 1947` TH
W 127` TH S 150` TH SE`LY 20` TO POB

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-202-101-050.01

053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for an Automobile Service Establishment.
Mailing Address of the Premises Operator: Ross Auto & Transmission Service, LLC, c/o Jake Ross, 247 Baker Lane, Mishicot, WI 54228

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the automobile service establishment.

Permitted by action of the City Council of the City of Two Rivers on August 4, 2025. Original
filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved Site and Operation Plans filed in connection with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to Jake Ross d/b/a Ross Auto & Transmission Service, LLC and shall lapse upon a change in business ownership or tenancy of the subject premises; or if the land uses ceases operation for more than 12 months.
7. Conditions of Operations:
 - a. Hours of operation: 8AM - 5PM, Monday - Saturday. No Sunday operations.
 - b. No outdoor operations. Vehicle service and repairs shall be provided within the building.
 - c. Outdoor storage shall be located in the designated locations shown on the approved site plan.

- d. Dumpster(s) shall be located behind the building and screened from adjacent properties.
- e. This permit shall allow for retail operations related to the Auto & Transmission Service business.
- e. Provide make-up air or any other alterations necessary in accord with commercial building code.
- f. Signage in accord with the City's Sign Code.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

Printed Name: _____

Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2025, the above named
_____ and to be the person(s) who executed the foregoing instrument and acknowledge the
same.

Notary Public

Printed Name
_____ County, Wisconsin
My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

Greg Buckley, City Manager

Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2025, the above-named Greg Buckley and Amanda Baryenbruch known to be the
person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, Manitowoc County, Wisconsin
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Adam Taylor, Zoning Administrator

CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-04

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 2005 Hawthorne Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Parcel 1: NE 1/4 NE 1/4 S2 T19N R24E PARCEL DESC V 262 P 517 EXC V 269 P 544

Parcel 2: NE 1/4 NE 1/4 S2 T19N R24E COM SE COR TH W 390` TH NW`LY 89049` TO POB TH NE`LY 1947` TH W 127` TH S 150` TH SE`LY 20` TO POB

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-202-101-050.01

053-202-101-070.07

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for a Landscape Contractor.

Mailing Address of the Premises Operator: Green Acres Landscaping, Inc., c/o Ryan Ross, 247 Baker Lane, Mishicot, WI 54228

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a landscape contractor.

Permitted by action of the City Council of the City of Two Rivers on August 4, 2025. Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made within twelve (12) months of the date hereof.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
4. Construction and operation of the use permitted shall be in strict conformity to the approved Site and Operation Plans filed in connection with the Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
5. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to Ryan Ross, d/b/a Green Acres Landscaping, Inc., and shall lapse upon a change in business ownership or tenancy of the subject premises; or if the land uses ceases operation for more than 12 months.
7. Conditions of Operations:
 - a. Hours of operation: 24 hours per day, 365 days per year to allow employees to access vehicles to provide lawn care and snow removal services.
 - b. No vehicle maintenance or repairs in the designated area shown on the approved Site Plan, except for emergency repairs to

- get said vehicles to a service garage.
- c. Outdoor storage of vehicles, trailers and equipment limited to designated areas shown on the approved Site Plan.
- d. Storage of landscape materials such as mulch, stone, dirt, plants, and trees shall be located in the designated locations on the approved site plan.
- e. This permit shall allow for retail operations related to the landscaping business.
- f. Should the existing tree buffers be removed or diminished, the Permittee shall install a six-foot high privacy fence or plantings along the property lines adjacent to any residential use.
- g. Signage in accord with the City's Sign Code.
- h. Dumpster(s) shall be located behind the building and screened from adjacent properties.
- i. Provide make-up air or any other alterations necessary in accord with commercial building code.
- j. Signage in accord with the City's Sign Code.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

 Printed Name: _____

 Printed Name: _____

STATE OF WISCONSIN
 MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2025, the above named _____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

 Notary Public

 Printed Name
 _____ County, Wisconsin
 My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

 Greg Buckley, City Manager

 Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
 MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2025, the above-named Greg Buckley and Amanda Baryenbruch known to be the person(s) who executed the foregoing instrument and acknowledge the same.

 Printed Name: _____
 Notary Public, Manitowoc County, Wisconsin
 My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
 Adam Taylor, Zoning Administrator



PROPOSED BUILDINGS FOR:
TR STORAGE
2005 HAWTHORNE AVENUE,
TWO RIVERS,

JOB NUMBER: _____

DRAWN BY:

DATE: _____

--	--	--

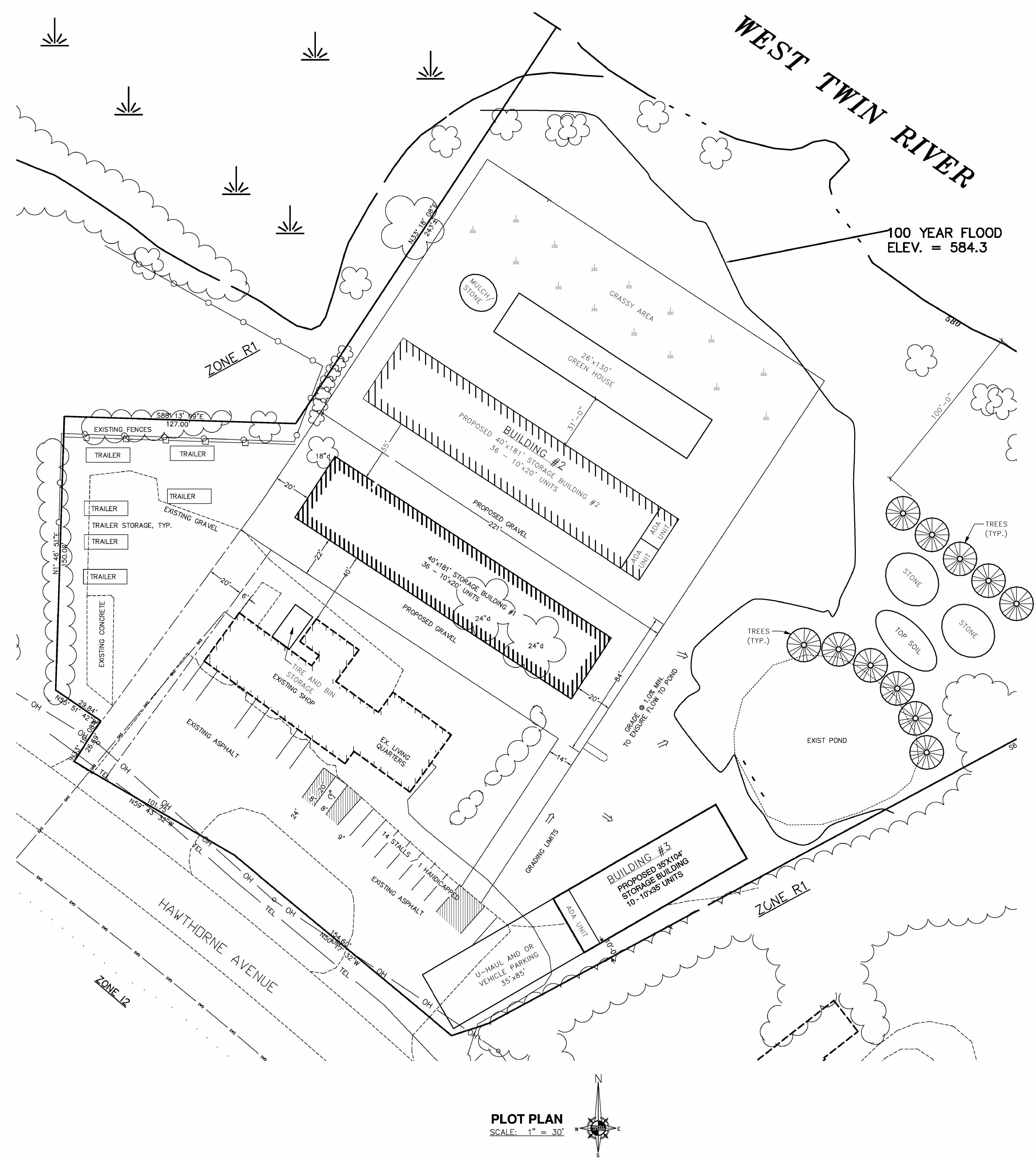
[illegible]

ISSUED FOR:

<input checked="" type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	DESIGN REVIEW
<input type="checkbox"/>	CONSTRUCTION

SHEET: _____

C1.0



PLOT PLAN
SCALE: 1" = 30'