

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