

VILLAGE OF CLEVELAND, WISCONSIN  
PETITION FOR REZONING

MAY 05 2021

Name of petitioner/s: Andrew Williams

Telephone number: [REDACTED]

Email address: [REDACTED]

Owner/s of property to be rezoned: Andrew Williams

Address or location of area to be rezoned: Madison Avenue acreage

Current zoning district(s): R-3

Requested zoning district(s): PUD and R-2

Parcel identification number(s): 03102800300600, 03102800300601, 03102800300603,  
03102800300605

**PURPOSE FOR REZONING**

I/We have requested this rezoning for the following purposes: Creation of a Christmas tree farm and primary residence.

\_\_\_\_\_

\_\_\_\_\_

**LAND USE PLAN**

The Land Use Plan classifies the petition area as: Neighborhood Residential

State why this rezoning is consistent with the Land Use Plan: The smaller Lot 1 will likely be turned into residential parcels in the future. Our proposed use for the remainder will maintain the light density neighborhood feel found in the rest of Cleveland, including our own primary residence.

\_\_\_\_\_

\_\_\_\_\_

**PREVIOUS PETITION**

Date of previous petition (if none, write 'NONE'): \_\_\_\_\_ Disposition: \_\_\_\_\_

If previous petition denied, state fully on a separate sheet the new circumstance that warrants reconsideration.

**PARTIES IN PETITION AREA**

Attach the NAMES AND ADDRESSES of all residents, tenants, or lessors within the area to be rezoned.

**NEIGHBORING PROPERTY OWNERS**

Attach the NAMES AND ADDRESSES of ALL property owners within two hundred (200) feet of the above-described property AND those others that may be affected by the rezoning.

**EXISTING OPERATION OR USE**

Describe the existing operation or use of the area to be rezoned. It is currently being used for feed crops.

**PROPOSED OPERATION OR USE**

Describe the proposed operation or use, including structures, parking, driveways, landscaping, etc. A bulk of the land would be used for tree farming. We propose to build our primary residence within Lot 2 along with 2 outbuildings required for the tree operation.

**ADDITIONAL REQUIRED ITEMS**

- Legal description of property proposed to be rezoned.
- Plot plan drawn to a scale of 1 inch equals 100 feet which includes the location, dimensions, and structures of the area to be rezoned; AND the location, use and zoning of ALL properties that fall within 200 feet of the parcel/s containing the subject area.
- Additional information as may be required by the Village.
- Filing fee of \$300. Publication costs will be billed when known.

**CERTIFICATION**

I/we hereby certify that all the above statements and attachments are true and correct to the best of my/our knowledge and belief.

Petitioner/s (please print):

Name Andrew Williams

Name \_\_\_\_\_

Address 1034 West Grant

Address \_\_\_\_\_

Cleveland, WI 53015

\_\_\_\_\_

Phone [REDACTED]

Phone ( ) \_\_\_\_\_

Signature [Signature]

Signature \_\_\_\_\_

Date Signed 5/2/21

Date Signed \_\_\_\_\_

Property Owner/s, if different from petitioner (please print):

Name _____	Name _____
Address _____	Address _____
_____	_____
Phone ( _____ ) _____	Phone ( _____ ) _____
Signature _____	Signature _____
Date Signed _____	Date Signed _____

**FOR OFFICE USE ONLY**

Date filed:

Date of Commission hearing:

Date of Village Board hearing:

Date notice published:

Date of neighbor mailing:

Disposition:

Date applicant notified:

Land Owners Within 200 Feet of Proposed Rezoning  
5/2/2021

Owner	Address
PERRONNE PROPERTIES LLC	1145 LINDEN ST
PERRONNE PROPERTIES LLC	1147 LINDEN ST
FEHRMANN SUSAN A	1141 LINDEN ST
JOHNSON ROBERT K & LORNA K	1143 LINDEN ST
BRANDT KURT	1127 LINDEN ST
RITTER JEFFREY M & CHERYL E	1129 LINDEN ST
PERRONNE PROPERTIES LLC	1119 LINDEN ST
PERRONNE PROPERTIES LLC	1117 LINDEN ST
FREE GERTRUDE M	1105 LINDEN ST
FREE GERTRUDE M	1107 LINDEN ST
MURPHY RENTAL PROPERTIES LLC	1191 MADISON AVE
MURPHY RENTAL PROPERTIES LLC	1167 MADISON AVE
WOODWARD BENJAMIN	1155 W MADISON AVE
GARDNER DONALD J & DIANNE E	1157 W MADISON AVE
LINDEN STREET APARTMENTS	1051 LINDEN ST
DOERSCH EDWARD	1060 JUNIPER ST
REHME PATRICIA J	1050 JUNIPER ST
ERDMANN MARK	1056 W GRANT AVE
HENSCHER STEVEN W	1158 W MADISON AVE
DOERSCH RICHARD C & PHYLLIS M	1140 W MADISON AVE
AMERICAN MOBILE HOME COM	Conservancy
BESSETTE LLC	1270 HICKORY ST

## **Operations Plan for Andy & Jamie Williams**

### **Christmas Tree Farm**

**10/20/21**

**Projected Number of Residents:** 5

**Project Number of Employees:** 3 Max- mostly self-performed by residents.

**Project Number of Daily Customers:** 15-20

**Hours of Operation:** Weekend after Thanksgiving until weekend prior to Christmas. Fridays 5-8 PM and Sat/Sun 10 AM- 5 PM

**Projected Normal and Peak Water Usage:** Water usage will be similar to normal residential peaks. There will be port-a-potties if demand requires it. Trees will be watered when necessary using the irrigation pond.

**Projected Peak Traffic Generation:** We anticipate a maximum of 4-5 cars at any given time. This is not an out of the normal traffic flow for this intersection based on our perspective.

**Potential for Nuisances:** With the exception of exterior lighting, we don't believe the development will cause any nuisances as outlined in section 10-1-136. There will be lightning near the Madison Avenue signage, along the driveway, and walking paths for safety. The lighting along the pathways to be overhead string lights timed to our hours of operation.

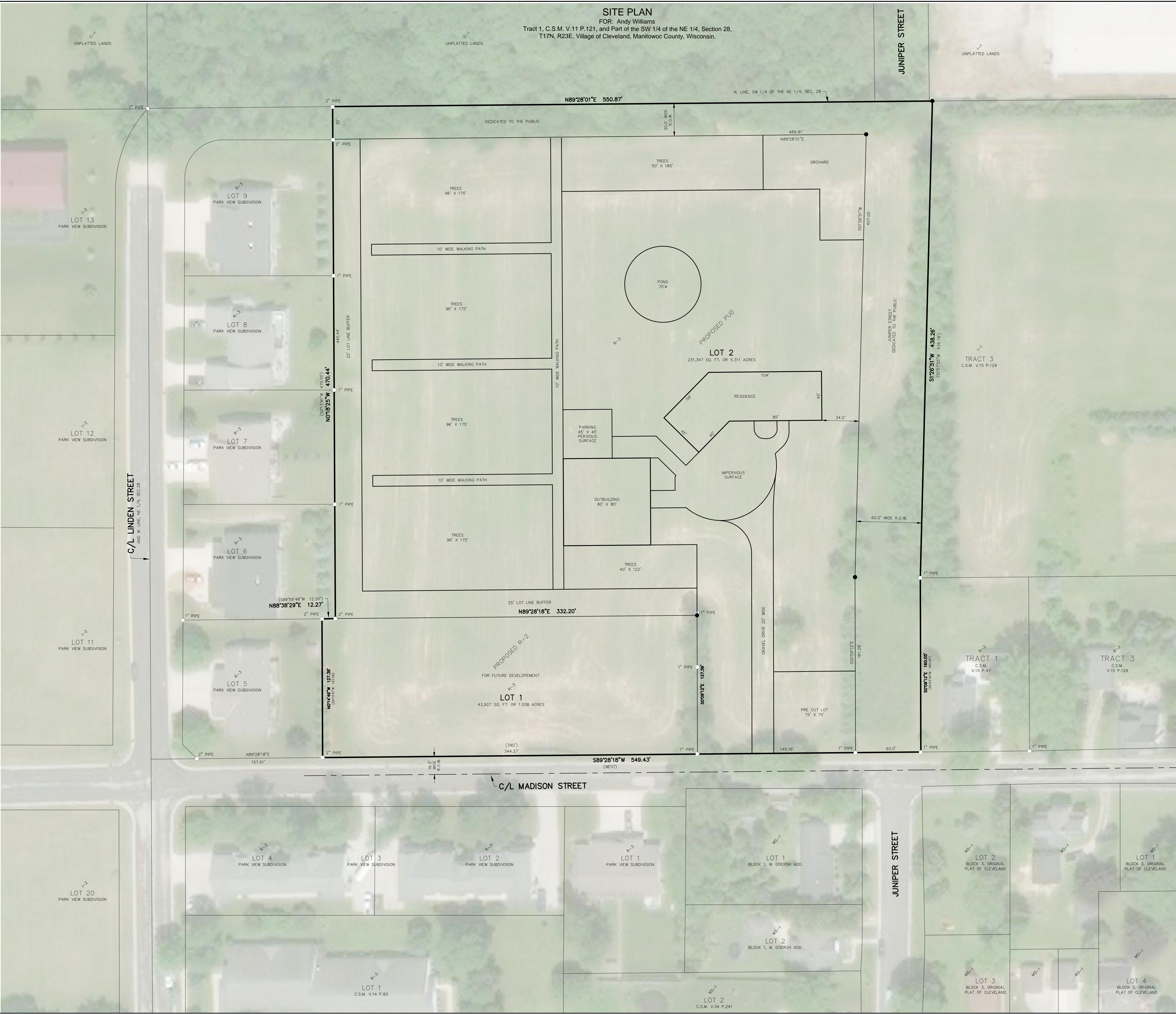
**Parking:** Parking will occur within the developments boundaries with as much parking as possible in dedicated parking areas.

**Signage:** Signage to be free standing dual post type no greater than 20 square feet.

**Future Possible Expansion:** Potential for sleigh rides during operating hours, weather dependent.

**Amplified Audio:** None expected.

**SITE PLAN**  
 FOR: Andy Williams  
 Tract 1, C.S.M. V.11 P.121, and Part of the SW 1/4 of the NE 1/4, Section 28,  
 T17N, R23E, Village of Cleveland, Manitowoc County, Wisconsin.

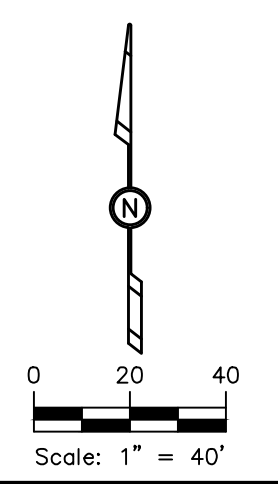


- ZONING DISTRICTS**
- R-2 = SINGLE- AND TWO-FAMILY RESIDENTIAL
  - R-3 = MULTIPLE-FAMILY RESIDENTIAL
  - I-1 = INDUSTRIAL
  - C-1 = CONSERVANCY
  - MS-1 = MAIN STREET

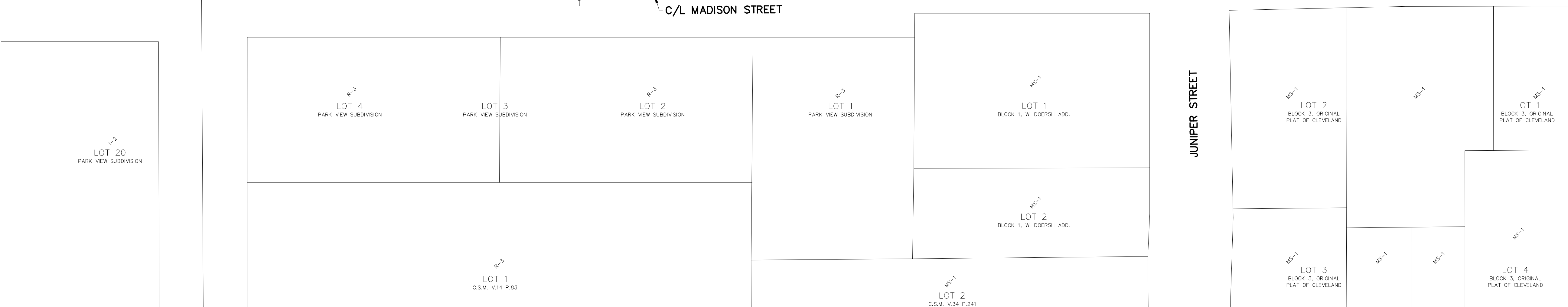
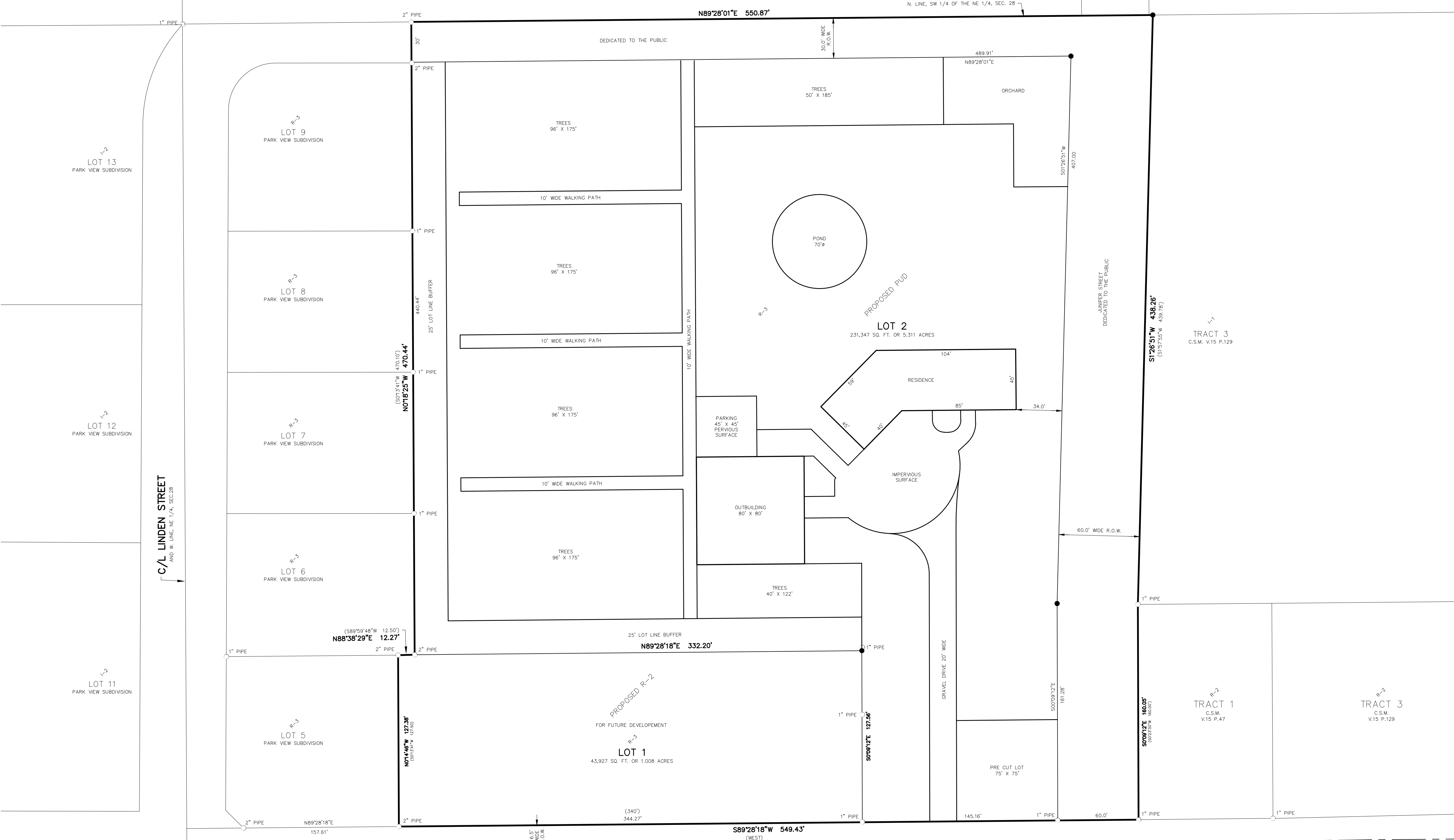
- = Iron Stake Found
- = Iron Stake Set

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

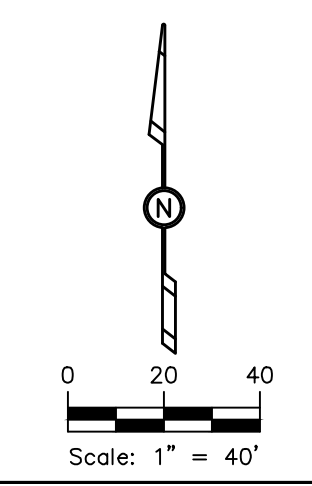
**CEDAR CREEK SURVEYING, LLC**  
[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)



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