

**VILLAGE OF CLEVELAND  
MANITOWOC COUNTY, WISCONSIN  
ORDINANCE NO. 2023-O-13  
ZONING ORDINANCE AMENDMENT  
THE SANDERS TRUST LLC for the  
MARK E LEISTICKOW REVOCABLE TRUST**

**WHEREAS**, The Sanders Trust LLC has filed a petition on behalf of the Mark E Leistikow Revocable Trust to zone the parcels located at 7929 North Ave. to B-2 Special Business District for the purpose of constructing a medical rehabilitation hospital; and

**WHEREAS**, the Cleveland Plan Commission recommended approval of the petition at its October 4, 2023, meeting, with the exception that zoning remain unchanged in all areas zoned C-1 *Conservancy District* and that portion zoned R-1 *Single-Family Residential District* lying south of the north branch of Centerville Creek; and

**WHEREAS**, the Village Board considered the zoning request on Tuesday, October 17, 2023, after considering comments at a properly noticed public hearing and adoption [and amendment] of the Plan Commission's findings; and

**WHEREAS**, the proposed zoning change is consistent with the Official Map;

**NOW, THEREFORE**, the Village Board of the Village of Cleveland, pursuant to Sec. 62.23, Wis. Stats., do ordain as follows:

Section 1. The following described land is zoned B-2 *Special Business District*, excluding areas zoned C-1 *Conservancy District* and zoned R-1 *Single-Family Residential District* south of the north branch of Centerville Creek (map attached):

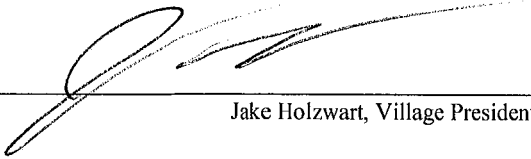
PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 23 EAST, IN THE TOWN OF CENTERVILLE, MANITOWOC COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°17'45"W ALONG THE NORTH LINE OF SAID 1/4 SECTION 412.48 FEET; THENCE S00°10'49"E 62.00 FEET TO A POINT ON THE SOUTH LINE OF NORTH AVENUE AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; ; THENCE S00°10'49"E ALONG THE WEST LINE OF CERTIFIED SURVEY MAPS RECORDED AS DOCUMENT NO.'S 440918 AND 607837 AND BEING PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 987.80 FEET; THENCE N89°49'11"E 12.50 FEET; THENCE S00°10'49"E 1089.00 FEET; THENCE S89°49'11"W 920.00 FEET; THENCE N00°10'49"W 1377.45 FEET TO A POINT ON THE EASTERLY LINE OF INTERSTATE "43"; THENCE NORTHEASTERLY 189.47 FEET ALONG A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1332.39 FEET AND WHOSE CHORD BEARS N37°29'25"E 189.31 FEET; THENCE N41°34'12"E 190.16 FEET; THENCE NORTHEASTERLY 172.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 1054.93 FEET AND WHOSE CHORD BEARS N36°52'59"E 172.40 FEET; THENCE N30°01'34"E 217.08 FEET; THENCE N79°28'55"E 459.52 FEET TO THE POINT OF BEGINNING.

Section 2. This ordinance shall become effective upon posting.

Adopted this 17<sup>th</sup> day of October, 2023.

**VILLAGE OF CLEVELAND, WISCONSIN**

  
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Jake Holzwart, Village President  
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ATTEST: Stacy Grunwald, Village Clerk-Treasurer

MOTION: WAROSH/ADER

VOTE: 7 Ayes 0 Noes 0 Abstentions

EFFECTIVE DATE: 10/25/2023