

C APR 13 2023

VILLAGE OF CLEVELAND, WISCONSIN

CONCEPT PLAN SUBMITTAL

PETITION TO AMEND THE ZONING ORDINANCE

APPLICANT

Name (please print)

Steinpreis Properties, LLC

Mailing Address

N8445 Dairyland Drive

City Sheboygan

State WI

Zip Code 53083

Phone (920) 627-2062

Email 392-taylor@gmail.com

PROJECT LOCATION

Property Owner, if different from applicant (please print)

Steinpreis Properties, LLC

Owner's Address

N8445 Dairyland Drive

City Sheboygan

State WI

Zip Code 53083

Project Address, if different than mailing address

1270 Hickory Street

City Cleveland

State WI

Zip Code 53015

Parcel No. 03102800200401

Current Zoning - Industrial

PROJECT DESCRIPTION

Description of existing operation or use Industrial Property used for semi truck and heavy equipment repair; Body shop for campers, boats, and cars to start 5-1-23

Description of proposed operation or use, including proposed structures, parking, landscaping, etc.

Petitioning for parking campers, boats, or recreational vehicles outside on gravel inside fence in an orderly fashion. I will be cleaning up existing gravel and bringing in new gravel as needed. I will also be using some of the existing buildings to store vehicles inside. Plans to clean up and paint existing buildings as time permits.

Maximum Number of Employees on Any One Shift

6

Total Full Time in Operation

6

Total Part Time in Operation

2

APPLICANT NAME:

Steinpreis Trucking, LLC

DATE OF APPLICATION:

4-13-23

STAFF REVIEW

Your concept plan must undergo a general Staff Review prior to submittal before the Plan Commission. The purpose of the Staff Review is to provide an opportunity for both you and the Village to consider your proposal in the context of local ordinances, regulations, and land use plans. For this reason, your plan must be submitted at least three weeks prior to a regularly-scheduled Plan Commission meeting.

CERTIFICATION

I hereby certify that all the information provided herein, including all attachments and additional information provided as required by the Village Board or its designees, is true and correct, and I understand that the approval of a Conditional Use Permit application does not relieve me of compliance with other applicable codes and ordinances.

Applicant's signature

Property Owner's signature



Date Signed

4-13-23



Date Signed

4-13-23

APR 13 2023

Sec. 10-1-50. - Industrial district (I-1).

- (a) *Purpose.* This district is intended to provide for areas devoted to manufacturing and similar enterprises in which community water and sewers are available.
- (b) *Permitted uses.* Land may be used and buildings or structures may be erected, altered, enlarged or used for only one or more of the following purposes:
 - (1) Manufacturing establishments, usually described as factories, mills, plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component parts of manufactured products.
 - (2) Fabrication establishments, including, but not limited to, shops for tool and die, machine, blacksmith, plumbing, sheet metal and woodworking.
 - (3) Signs as regulated by article G of this chapter.
 - (4) The outdoor storage of industrial products, machinery equipment, or other materials, provided that such storage be enclosed by a suitable fence or other manner of screening. This includes but is not limited to lumber and building material sales, contractors supply sales and storage yards including equipment storage, and bulk storage yards, excluding petroleum products.
 - (5) Sales, service and repair of motor vehicles, farm machinery, boat trailers and heavy equipment.
 - (6) Wholesaling, warehousing, truck terminals and transshipment facilities.
 - (7) Railroads, including rights-of-way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms and signal towers.
 - (8) Public service installations, including public utility buildings and structures for gas, water and electrical service, telephone exchanges, transformer stations, substations, power generating plants including storage of equipment vehicles.
 - (9) Uses customarily accessory to the preceding listed permitted principal uses.
 - (10) Laboratory.
- (c) *Conditional uses.* Land may be used and buildings or structures may be erected, altered, enlarged or used for only one or more of the following purposes if a conditional use permit for each purpose is granted by the village board:
 - (1) Acid manufacture.
 - (2) Aircraft landing fields, hangars or accessory structures.
 - (3) Automobile wrecking yards, junk yards and salvage yards.
 - (4) Cement, lime, gypsum or plaster of Paris manufacture.
 - (5) Distillation of bones.
 - (6) Explosives manufacture or storage.

Fat rendering.

- (7) (8) Fertilizer manufacture.
- (9) Glue manufacture.
- (10) Petroleum or petroleum products storage or refining.
- (11) Refuse disposal sites, dumping grounds, sanitary landfill operations or similar uses; provided that such uses comply with solid waste disposal standards and polluting control requirements of the State of Wisconsin.
- (12) Sand and gravel extraction and mining, including processing and storage.
- (13) Slaughterhouses.
- (14) Smelting.
- (15) Stockyards.
- (16) Adult-oriented land uses, according to the terms of article M of this chapter.
- (d) *Area and height regulations.* No building shall be erected or structurally altered unless the following lot area requirements and yards are provided. No structure shall exceed the maximum height specified:
 - (1) There shall be a front yard provided of not less than 50 feet.
 - (2) There shall be side and rear yards provided of not less than 100 feet where a lot in this zoning district abuts a residential zoning district. Side and rear yards may be used for off-street parking and loading.
 - (3) The maximum lot coverage permitted in this zoning district shall be 40 percent.
 - (4) No building or structure shall exceed a height of 45 feet or 2½ stories in this district.
- (e) *Other development regulations.*
 - (1) A site development plan, prepared in accordance with section 10-1-136 of this chapter, shall be submitted before a permit can be granted for any use in this district.
 - (2) No outdoor storage of any material shall be permitted in this zoning district except within enclosed containers.
 - (3) No lighting shall be permitted which would glare from this zone onto any street right-of-way or onto any adjacent property.

(Ord. No. 2006-O-05, § 1(10-1-50), 7-11-2006)

**VILLAGE OF CLEVELAND
MANITOWOC COUNTY, WISCONSIN**

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND PERMITTED USES
IN THE I-1 INDUSTRIAL DISTRICT**

The Village Board of the Village of Cleveland, pursuant to Sec. 61.35 and Sec. 62.23, Wis. Stats., do amend Title 10, Chapter 1 *Zoning Ordinance* of the Village of Cleveland Code of Ordinances and ordain as follows:

Section 1. Section 10-1-50 (b) (4) of the Village of Cleveland Code of Ordinances is amended.

Sec. 10-1-50 Industrial district (I-1)

(b) *Permitted uses.*

- (4) The outdoor storage of industrial products, machinery equipment, or other materials, **or of motor vehicles, farm machinery, boat trailers, heavy equipment, or watercraft,** provided that such storage be enclosed by a suitable fence or other manner of screening. This includes but is not limited to lumber and building material sales, contractors supply sales and storage yards including equipment storage, and bulk storage yards, excluding petroleum products.

Section 2. This ordinance shall be effective upon adoption and posting.

Adopted this _____ day of _____, 2023.

VILLAGE OF CLEVELAND

Jake Holzwart, Village President

ATTEST:

Stacy Grunwald, Village Clerk-Treasurer

MOTION: _____

VOTE: 0 Ayes 0 Noes 0 Abstentions

EFFECTIVE DATE: _____