

**VILLAGE OF CLEVELAND  
APPLICATION FOR CONDITIONAL USE PERMIT**

**PERMIT APPLICANT**

Name (please print)

TDK Group LLC

Mailing Address

16317 Dairyland Dr

City

Cleveland

State

WI

Zip Code

53015

Telephone

Email

**PROJECT LOCATION**

Property Owner, if different from applicant (please print)

Same

Owner's Address

City

State

Zip Code

Project Address, if different than mailing address

Highland Lodge - 1278 Alpine Ct

City

Cleveland

State

WI

Zip Code

53015

Parcel No.

03102700600700

Current Zoning

B2

**PROJECT DESCRIPTION**

Description of existing operation or use

Existing Hotel/Hotel rental space  
with detached 4 car garage.

Description of proposed operation or use, including proposed structures, parking, landscaping, etc. (attach additional sheets if needed)

Requesting CUP per amended ordinance 10-1-49(b)6 to  
allow a dwelling for Innkeepers quarters as an accessory  
use of the hotel. We will be altering a portion of the existing  
garage to UDC code for an Innkeepers quarters (over)

Anticipated number of employees

None

Full Time

-

Part Time

-

**PROJECT TEAM**

Architect

John Washatko, Drexel

General Contractor

N/A

Engineer

N/A

Planner

N/A

The garage footprint will not enlarge in Size or Height. and will include a full bath, kitchenette, bedroom and living room. the remainder of the garage will be used for Hotel Storage. this improved space will be for innkeeper use only and will not be rented or leased. This space will not be Public Space or accessible to hotel guests.

**IDENTIFICATION OF IMPACTED PARTIES**

Provide the NAMES AND ADDRESSES of all property owners within four hundred (400) feet of the above-described property and those others that may be affected by the application approval (attach sheet, if necessary):

Kurt Brandt  
10418 W Washington  
Cleveland WI 53015

LTC  
1290 North Ave  
Cleveland WI 53015

Cleveland Cap LLC  
14186 North Ave  
Cleveland WI 53015

<sup>3400'</sup>  
Paul Priester  
1213 North Ave  
Cleveland WI 53015

**PREVIOUS APPLICATION**

Date of previous application, if any  
None

Disposition of previous application  
 \_\_\_\_\_

If previous application has been denied, state fully on a separate sheet of paper what change of circumstance or condition warrants reconsideration.

**ADDITIONAL REQUIRED ITEMS**

1. Complete legal description of property for which application is filed. - Attached
2. Plat of survey prepared by a registered surveyor (original and three copies) showing the location, boundaries, dimensions, elevations, uses, and sizes of the following: subject site; existing and proposed structures; landscaping; natural ground features; easements; streets and other public ways; off-street parking; loading areas and driveways; existing highway access restrictions; and all existing and proposed yards. IN ADDITION, the plat of survey shall show the location, elevation, and use of any abutting lands and structures within fifty (50) feet of the subject site. - Attached Location
3. Additional information as may be required by the Village Board of Cleveland or other village officials.
4. Fee receipt from the Village Clerk-Treasurer in the amount of Three Hundred (\$300.00) dollars.

**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  
T Kadulak

Date Signed  
3/12/24

Property Owner's signature  
T Kadulak member

Date Signed  
3/12/24

**FOR OFFICE USE ONLY**

Date Filed	Hearing Date	Disposition
Hearing Date Est.	_____	_____
Date Notice Mailed	Date Notice Published	Applicant Notified
_____	_____	_____





VILLAGE OF CLEVELAND  
STACY GRUNWALD, TREASURER  
PO BOX 87  
CLEVELAND WI 53015-0087



67358/03102800600700  
TDK GROUP LLC  
16317 DAIRYLAND DR  
CLEVELAND WI 53015

**MANITOWOC COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE**

TDK GROUP LLC

**Parcel Number: 03102800600700  
Bill Number: 67358**

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**

1278 ALPINE CT  
Sec. 28, T17N, R23E  
3215-557 3273-50,52 LOT 1 CSM V34 P177 RESRVY LOT 1 CSM  
V23 P271 NW1/4 NW1/4  
1.625 ACRES

VILLAGE OF CLEVELAND  
MANITOWOC COUNTY, WISCONSIN  
ORDINANCE NO. 2024-0-\_\_\_\_

AN ORDINANCE TO AMEND CONDITIONAL USES  
IN THE B-2 SPECIAL BUSINESS DISTRICT

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

**Section 1.** Section 10-1-49 (c) (7) of the Village of Cleveland Code of Ordinances is repealed and replaced.

**Sec. 10-1-49 Special business district (B-2)**

(b) *Permitted uses.*

(6) All uses permitted in B-1 except no dwellings shall be permitted in this B-2 zone other than dwellings authorized with a conditional use permit pursuant to 10-1-49 (c) (1).

(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 such purposes is granted by the Village Board.

- (1) Dwelling, but only as an accessory use to a hotel or motel.
- (2) Uses not specifically named but similar to the preceding list of permitted uses provided that the village board, after a public hearing, determines the proposed use to be similar.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

VILLAGE OF CLEVELAND

\_\_\_\_\_  
Jake Holzwart, Village President

ATTEST:

\_\_\_\_\_  
Stacy Grunwald, Village Clerk-Treasurer

MOTION: \_\_\_\_\_

VOTE:      0   Ayes     0   Noes     0   Abstentions

EFFECTIVE DATE: \_\_\_\_\_