

**VILLAGE OF CLEVELAND
MANITOWOC COUNTY, WISCONSIN
RESOLUTION NO. 2025-R-03
CERTIFIED SURVEY MAP
LAKESHORE IRF LLC**

WHEREAS, Lakeshore IRF LLC submitted a Certified Survey Map to subdivide Parcel No. 031-029-004-001.00 at 7929 North Ave (new address to be assigned in future) for the purpose of selling Lot 2; and

WHEREAS, the Plan Commission reviewed the application and staff report at its March 10, 2025, meeting, issued findings, and recommended conditional approval of the Certified Survey Map.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of Cleveland adopts the findings of the Plan Commission as follows:

- A. The Certified Survey Map conformed to the purposes for the zoning ordinance; i.e., the proposal promotes the health, safety, prosperity, aesthetics, and general welfare of the Village of Cleveland, for the following reasons: approval allows sale of the property, which improves prosperity and the general welfare of the community.
- B. The Certified Survey Map conformed to the regulations of the zoning ordinance; i.e., that the CSM meets the requirements for lot area, yards, and structure height, for the following reasons: the map meets area, yard, setback, and structure height requirements.
- C. The Certified Survey Map conformed to the purposes for the subdivision ordinance for the following reasons: promoted the general welfare by lessening congestion and protecting proper ingress and egress by routing traffic to Westview St, and furthers the orderly layout of the land by maximizing the area for Lot 2.
- D. The Certified Survey Map met the minimum requirements of the subdivision ordinance for the following reasons: (1) Perpendicular side lot lines. The boundary between Lots 1 and 2 was placed with the greatest potential for the side lot lines of future lots to access the cul-de-sac consistent with ordinance. (2) Front yard, rear yard, and side yard setbacks would be consistent with ordinance requirements. (3) Other. The location of the cul-de-sac results in Lot 2 coming to a point at the north end, but this was a reasonable trade-off as it allowed location of the stormwater pond on the east side of the cul-de-sac at the topographic low point.
- E. The CSM was consistent with the 20-Year Comprehensive Plan as it supports the objectives of the Roadside Mixed Use classification for the following reasons: The CSM promoted commercial and residential highway-oriented development.
- F. The CSM was consistent with the Official Map for the following reason: There are no rights-of-way designated for this parcel on the map.
- G. The CSM was consistent with Ch 236.34, Wis. Stats. No deviations from statute were identified and the County Surveyor or Village Engineer will verify.

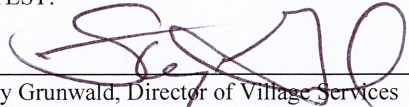
NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Village Board approves the Certified Survey Map filed by Lakeshore IRF LLC to subdivide Parcel No. 031-029-004-001.00 at 7929 North Ave (new address to be assigned in future) for the purpose of selling Lot 2, with the following conditions:

1. Lot 1 of the CSM will be updated to include the paved surfaces, driveways, driveway widths, and setbacks of the paved surfaces from the nearest lot lines.
2. Lot 2 of the CSM will be updated to include the stormwater pond with setback from the nearest lot line and cul-de-sac right-of-way. In the alternative Applicant can indicate the location of the stormwater pond is proposed and will be designed to protect access to Lot 2 for the full width of the right-of-way.
3. The Applicant will record a stormwater easement providing access from Lot 1 to the stormwater pond on Lot 2.
4. The Applicant will require a stormwater pond maintenance agreement as part of its sale of Lot 2 and provide a copy to the Village.

5. The CSM will be updated to show on TRACT B CSM V11 P23 the right-of-way recorded on 11/21/2024 (formerly part of the Daniel and Theresa Kaderabek property).
6. Ownership and responsibility for the unnamed right-of-way will remain with the Applicant until the Village of Cleveland determines the street and utility construction meets or exceeds the Village's construction standards and the Village Board adopts a resolution accepting the right-of-way into the public street system. The right-of-way should be marked as future public street until the Village has inspected and approved the right-of-way as public street.'
7. A CSM consistent with our findings and conditions shall be submitted to the Director of Village Services within 60 days of the Village Board's decision.
8. Failure to meet these conditions within 90 days from the date of Village Board approval will render the CSM invalid and the Applicant must resubmit as if a new application.

Adopted and approved by the Village Board of Cleveland this 18th day of **March, 2025.**

ATTEST:

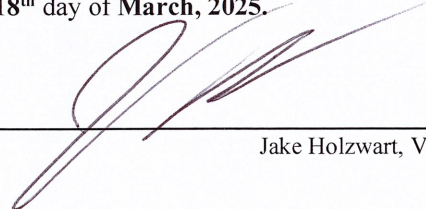


Stacy Grunwald, Director of Village Services

MOTION: JARROD JACKETT/ROB BURKHARD

VOTE: 4 Ayes 1 Noes 0 Abstentions

EFFECTIVE: 03/18/2025



Jake Holzwart, Village President