

VILLAGE OF CLEVELAND  
MANITOWOC COUNTY, WISCONSIN

RESOLUTION NO. 2024-R-03

CERTIFIED SURVEY MAP  
GREG AND GAIL GRUBE

**WHEREAS**, Greg and Gail Grube submitted a Certified Survey Map to merge two vacant parcels south of 936 Lakeshore Dr for the purpose of selling the property for construction of a single-family residence (Parcels 031-512-011-007.00 and 031-512-011-008.00); and

**WHEREAS**, the Plan Commission reviewed the application and Staff Report at its June 5, 2024, meeting, issued findings and recommended unconditional approval of the Certified Survey Map.

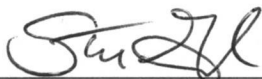
**NOW, THEREFORE, BE IT RESOLVED**, the Village Board of Cleveland adopts the findings of the Plan Commission as follows:

- A. The Certified Survey Map (CSM) is consistent with the purposes of the Village's zoning ordinance in that it promotes the health, safety, prosperity, aesthetics, and general welfare of the Village of Cleveland in that a driveway setback issue will be corrected for future planning, and approval allows an increase in the number of residences in the Village and adds revenues to the water and sewer utilities.
- B. The CSM is consistent with the regulations of the zoning ordinance in that the lot size is sufficient to build a habitable single-family home on the lot.
- C. The Certified Survey Map (CSM) is consistent with the purposes of the Village's subdivision ordinance in that it promotes public health, safety and general welfare by furthering the orderly layout and use of land; providing for adequate light and air; facilitating adequate provision for water, sewerage and other public facilities; protecting for proper ingress and egress; and promoting the proper monumenting of land subdivided, and the conveyance by accurate legal description. A driveway setback issue will be corrected for future planning and furthering orderly layout and the combined lot will provide a better layout for installation of improvements.
- D. The CSM is consistent with the requirements of the Subdivision Ordinance in that the lot size is sufficient to build a habitable single-family home on the lot.
- E. The CSM is consistent with the 20-Year Comprehensive Plan as it supports or is consistent with the objectives of the *Neighborhood Residential* classification by providing new residential development within an existing neighborhood that will correspond to surrounding land uses according to scale and density, and utilize existing water, sewer, and storm systems.
- F. The CSM conforms to the Official Map as there will be no exterior boundary or right-of-way changes.
- G. The CSM is consistent with Ch. 236.34, Wisconsin Statutes, as no issues were flagged as contrary to statute and the County Surveyor will verify compliance in his review.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Village Board unconditionally approves the Certified Survey Map filed by Greg and Gail Grube to merge two vacant parcels south of 936 Lakeshore Dr for the purpose of selling the property for construction of a single-family residence.

Adopted and approved by the Village Board of Cleveland this 18<sup>th</sup> day of June, 2024.

ATTEST:

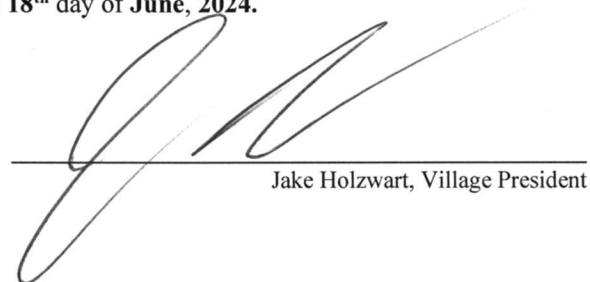


Stacy Grunwald, Director of Village Services

MOTION: TOM WAROSH/BARRETT PAASCH

VOTE: 6 Ayes 0 Noes 0 Abstentions

EFFECTIVE: 06/18/2024

  
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Jake Holzwart, Village President