

**VILLAGE OF CLEVELAND
MANITOWOC COUNTY, WISCONSIN**

RESOLUTION NO. 2025-R-08

**CERTIFIED SURVEY MAP
SCOT KESLIN**

WHEREAS, Scot Keslin, 765 Westview St (parcel 031-510-002-018.00), submitted a Certified Survey Map to purchase approximately 0.45 acres from Scott Schieble, Personal Representative for the estate of Marjorie A Schieble, 775 Westview St., and merge it with the east lot line of his 0.48-acre lot for the purpose of gaining frontage on Jackson Dr and easier access to his rear yard; and

WHEREAS, the Plan Commission reviewed a concept plan at its May 7, 2025, meeting and the CSM and staff report at its June 4, 2025, meeting; and issued findings and a recommendation to the Village Board for conditional approval.

NOW, THEREFORE, BE IT RESOLVED, the Village Board of Cleveland, after reviewing the application and Plan Commission recommendation, do adopt the following findings:

- A. The Certified Survey Map conforms to the purposes for the zoning ordinance; i.e., it promotes the health, safety, prosperity, aesthetics, and general welfare of the Village of Cleveland by cleaning up the Schieble, Keslin, and Belitz parcels and removing a narrow 20-foot-strip of land with frontage on Jackson Dr. For the Keslin property, the additional land gained from the Schieble parcel provided access to the rear yard from Jackson Dr.
- B. The Certified Survey Map conforms to the regulations of the zoning ordinance; i.e., that the CSM meets the requirements for lot area, yards, and structure height. The CSM provided more lot area for the parcel; structure heights were not impacted.
- C. The Certified Survey Map conforms to the purposes for the subdivision ordinance for the following reasons: The CSM furthered the orderly layout and use of land by eliminating a 20-foot-deep lot and adding land to an adjacent parcel. This improved rear yard access by allowing a driveway from Jackson Dr to be added.
- D. The Certified Survey Map meets the minimum requirements of the subdivision ordinance by maintaining perpendicular lot lines. Structure setbacks were not affected by the CSM in relationship to front, rear and side-yard setbacks. There are two nonconforming detached accessory structures less than ten feet of each other, one on each side of the Schieble and Keslin shared lot line. The structures have not raised issues in the neighborhood and are in reasonable condition. The CSM makes no changes to the lot line between the two structures. For these reasons, the Commission finds it an unnecessary financial burden to require the owners to move or remove the structures to conform with side yard setback regulations.
- E. The CSM is consistent with the 20-Year Comprehensive Plan as it supports the objectives of the *Neighborhood Residential* classification in that the expansion of the yard space does not conflict with the objectives for this classification. The neighborhood is a traditional, residential development that is consistent with this classification.
- F. The CSM is consistent with the Official Map as the change in lot size does not interfere with anything on the Official Map. The Schieble, Keslin and Belitz CSMs, taken as a whole, do not change the footprint of the existing development.
- G. The CSM is consistent with Ch. 236.34, Wisconsin Statutes, as [no irregularities were identified] and the County Surveyor will verify compliance in their review.

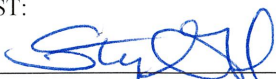
BE IT FURTHER RESOLVED, the Village Board unconditionally approves the Certified Survey Map filed by Scot Keslin, 765 Westview St, for the purposes of acquiring land from the Estate of Marjorie Schieble and merging it with his existing parcel. As a condition, the approved Certified Survey Maps must be recorded concurrently with each other; and the property transfer must be completed from the Schieble estate to Scot Keslin.

Adopted and approved by the Village Board of Cleveland this 17th day of June, 2025.



Jarrod Jackett, Village President

ATTEST:



Stacy Grunwald, Director of Village Services

MOTION: JOHN ADER/THOMAS WAROSH

VOTE: 6 Ayes 0 Noes 0 Abstentions

EFFECTIVE: 06/17/25