

**VILLAGE OF CLEVELAND
MANITOWOC COUNTY, WISCONSIN**

RESOLUTION NO. 2025-R-13

**CERTIFIED SURVEY MAP
MATT AND SHERYL SCHWOCHERT**

WHEREAS, Matt and Sheryl Schwochert submitted a Certified Survey Map to merge two vacant parcels between N Maple St and Linden St on the north side of W Madison Ave (Parcels 031-515-000-010.00 and 031-515-000-011.00);

WHEREAS, the Plan Commission reviewed the application and Staff Report at its September 3, 2025, 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) was consistent with the purposes of the Village's zoning ordinance in that it promoted the health, safety, prosperity, aesthetics, and general welfare of the Village of Cleveland. The proposal makes use of two parcels by combining them into one; it's zoned for their purpose; the combined parcel is more convenient for construction due to the steep topography on the parcels; and the Village will gain property tax and water/sewer contributors.
- B. The CSM was consistent with the regulations of the R-2 zoning district in that the proposed lot provides areas in which single family and two-family dwellings may be permitted on moderate sized lots that have community water and sewer. Their single-family use fits the current zoning district to build what they want; the size may be more than moderate-sized, but the topography makes it difficult to develop.
- C. The CSM was consistent with the regulations of the zoning ordinance in that the proposed lot meets the requirements for lot area, yards, and structure height, for the *R-2 Single-and Two-Family Residential District*. The combined lot meets the minimum lot area and width requirements. The lot is consistent with the lots to the north, which also front on both Maple St and Linden St.
- D. The CSM was consistent with the purposes of the Village's subdivision ordinance in that it the CSM promoted the public health, safety and general welfare in that the combined lot matches the lots to the north, which also front on Maple St and Linden St. There are better options for street access on the combined lot, given the challenging topography. The utilities will gain another user. Since this is a lot combination, there is no change to the angle of the corners where the combined lot meet the streets. The request doesn't change anything from the original plat other than removing the interior lot line.
- E. The CSM was consistent with the Year 2020 Comprehensive Plan as it supported the objectives of the *Neighborhood Residential* classification in that the proposed lot is consistent with the outer dimensions of the existing lots. The lot and development meet current zoning standards. The change to one lot will not interfere with traffic or pedestrians.
- F. The CSM conformed to the Official Map as no proposed or existing rights-of-way will be affected.
- G. The CSM as submitted appeared consistent with Ch. 236.34, Wis. Stats. No anomalies or inconsistencies were identified, and the County Surveyor will also review the map.

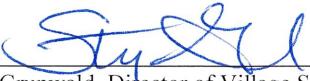
NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Cleveland adopts the findings of the Plan Commission and approves the Certified Survey Map filed by Matt and Sheryl Schwochert to merge Lots 10 and 11, in Parkview Subdivision, for the purpose of constructing a single-family residence in the 'barndominium' style. Based on our findings, the CSM is consistent with the Zoning Ordinance, Subdivision Ordinance, Year 2020 Comprehensive Plan, and Official Map.

Adopted and approved by the Village Board of Cleveland this 16th day of September, 2025.



Jarrod Jackett, Village President

ATTEST:



Stacy Grunwald, Director of Village Services

MOTION: TOM WAROSH/ROB BURKHARD

VOTE: 7 Ayes 0 Noes 0 Abstentions

EFFECTIVE DATE: 09/16/2025