

**VILLAGE OF CLEVELAND  
PETITION FOR REZONING**

Name of petitioner/s: GAGE MITCHELL  
Telephone number: \_\_\_\_\_  
Owner/s of property to be rezoned: VILLAGE OF CLEVELAND  
Address or location of area to be rezoned: SE 1/4 - NW 1/4 VILLAGE OF CLEVELAND  
CORNER OF N. LINDEN ST & W. MADISON AVE.  
Current zoning: I-2 Requested zoning: R-2

**PURPOSE FOR REZONING**

I/We have requested this rezoning for the following purposes: TO CREATE 2 RESIDENTIAL LOTS  
FOR NEW HOME CONSTRUCTION

**LAND USE PLAN**

The Land Use Plan designates the petition area as: FOR NEW HOME CONSTRUCTION  
I/We believe that this rezoning is consistent with the Land Use Plan because: MAJORITY OF ADJACENT  
LAND USE IS RESIDENTIAL

**PREVIOUS PETITION**

Date of previous petition (if none, write 'NONE'): NONE Disposition: \_\_\_\_\_  
If previous petition was denied, state fully on a separate sheet what change of circumstance or conditions  
warrant reconsideration.

**PARTIES IN PETITION AREA**

List the NAMES AND ADDRESSES of all residents, tenants, or lessors within the area to be rezoned.  
NONE - LOTS ARE NOT CURRENTLY OCCUPIED

**NEIGHBORING PROPERTY OWNERS**

List the NAMES AND ADDRESSES of ALL property owners within two hundred (200) feet of the above-  
described property AND those others that may be affected by the rezoning. JORDON JONES & MELISSA KREUTER - 1050 LINDEN ST.  
GERTRUDE FREE - 1105 & 1107 N. LINDEN ST. CLEVELAND STATE BANK - 1250 W. WASHINGTON AVE. PERRONNE PROPERTIES - 1117 & 1119 N. LINDEN ST.  
CLEVELAND MINI STORAGE LLC. - 1077 N. MAPLE ST. SHERYL & MATTHEW SCHWOCHERT - 1109 N. MAPLE ST. VILLAGE OF CLEVELAND - 1039 N. LINDEN ST.  
LINDEN STREET APARTMENTS - 1051 N. LINDEN ST. MURPHY RENTAL PROPERTIES - 1191 & 1167 E. MADISON AVE. VILLAGE ART - 1202 W. WASHINGTON ST.  
LAURIE & THOMAS HARTMANN - 1222 W. WASHINGTON ST. JOST FAMILY IRREV. TRUST - 1210 W. WASHINGTON AVE. & N. LINDEN ST.

**EXISTING OPERATION OR USE**

Describe the existing operation or use of the area to be rezoned. N/A LOTS ARE NOT BEING USED

**PROPOSED OPERATION OR USE**

Describe the proposed operation or use, including structures, parking, driveways, landscaping, etc.

**EACH LOT WILL HAVE A RESIDENTIAL BUILDING AND DRIVEWAY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL REQUIRED ITEMS**

- Legal description of property proposed to be rezoned.
- Plot plan drawn to a scale of 1 inch equals 100 feet which includes the location, dimensions, and structures of the area to be rezoned; AND the location, use and zoning of ALL properties that fall within 200 feet of the parcel/s containing the subject area.
- Additional information as may be required by the Village.
- Filing fee of \$300. Publication costs will be billed when known.

**CERTIFICATION**

I/we hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of our/my knowledge and belief.

Petitioner/s (please print):

|                                |                   |
|--------------------------------|-------------------|
| Name <u>GAGE MITCHELL</u>      | Name _____        |
| Address _____                  | Address _____     |
| Phone ( ) _____                | Phone ( ) _____   |
| Signature <u>Gage Mitchell</u> | Signature _____   |
| Date Signed <u>1/8/26</u>      | Date Signed _____ |

Property Owner/s, if different from petitioner (please print):

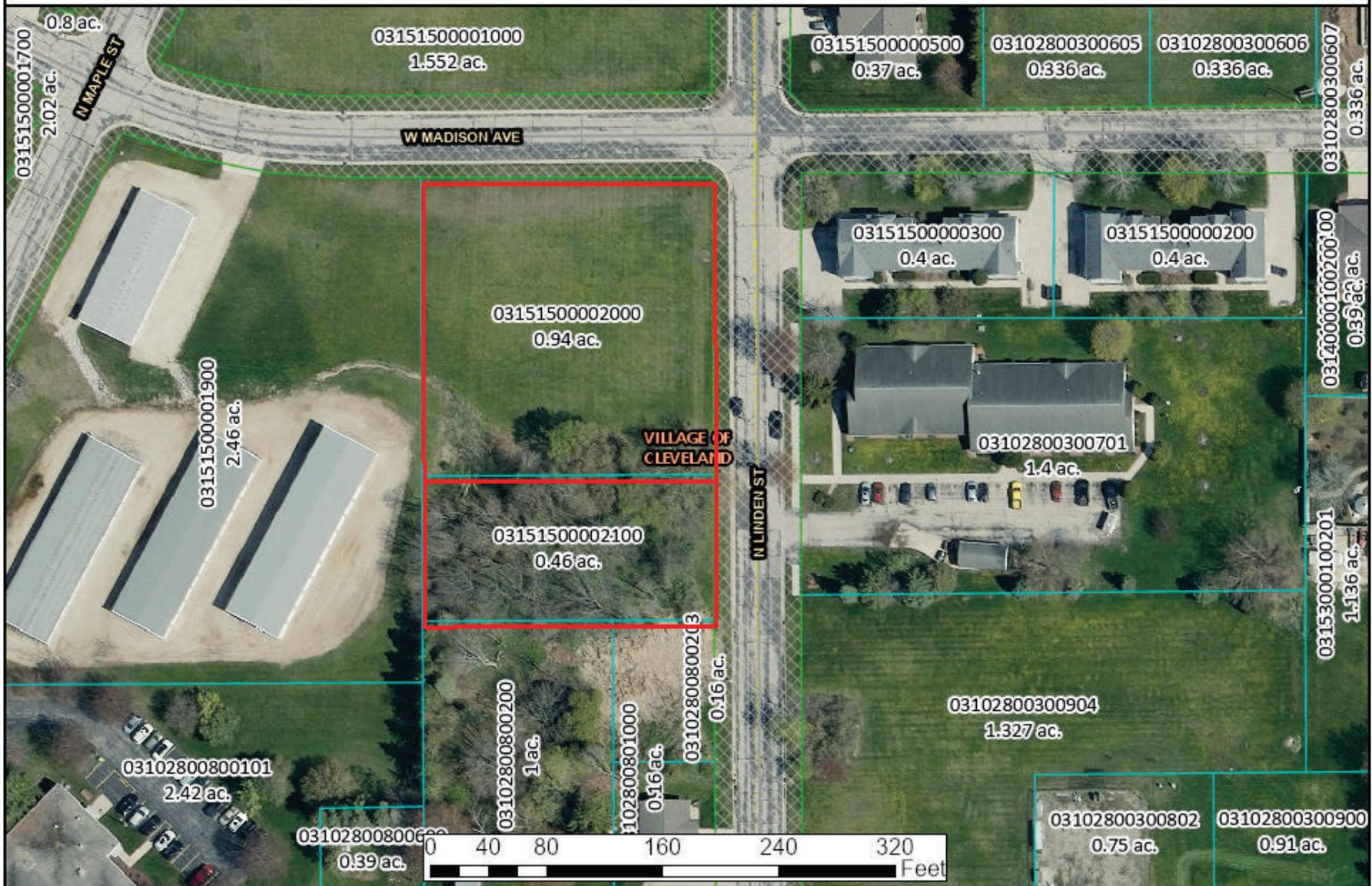
|                   |                   |
|-------------------|-------------------|
| Name _____        | Name _____        |
| Address _____     | Address _____     |
| Phone ( ) _____   | Phone ( ) _____   |
| Signature _____   | Signature _____   |
| Date Signed _____ | Date Signed _____ |

**FOR OFFICE USE ONLY**

Date filed: 01/16/2026  
Date of Commission hearing: \_\_\_\_\_  
Date of Village Board hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Date of neighbor mailing: \_\_\_\_\_  
Disposition: \_\_\_\_\_  
Date applicant notified: \_\_\_\_\_



# VOC - Linden Street Parcels



Author:  
Date Printed: 1/9/2026



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.

The following land use strategies are the result of the Village of Cleveland updating its 2007 plan. The land use classifications depicted on the 20-Year Land Use Plan map (opposite) reveal a strategy for type, location, and development for future growth and preservation in the Village of Cleveland over the next 20 years.

 **Neighborhood Residential** (Page 17)

Allows for higher density residential development within and adjacent to the village where infrastructure can support the additional traffic and utilities. Future growth will emulate traditional Cleveland neighborhoods and will infill some of the vacant land and subdivisions in the central portion of the village to allow for a variety of housing options. There is some less intensive commercial, mixed use development, and light industrial that is found along CTH XX from North Avenue to Washington Avenue.

 **Open Space Residential** (Page 20)

Sustains the rural character of the village by preserving the area's natural and rural environment while maintaining the quality of residential developments.

 **Shoreline Residential** (Page 20)

Includes all residential property along or adjacent to Lake Michigan. The existing smaller lakefront lots are protected while maintaining existing views of the lake.

 **Historic Overlay** (Page 20)

The purpose of the overlay is to identify special areas of historic interest in order to preserve and maintain them. These areas are found in Hika.

 **Open Space Agricultural** (Page 21)

The planning area contains large amounts of prime agriculture land\* the village would like to preserve. When it is appropriate for existing agricultural land to be developed, it should be permitted at a density that does not consume large tracts of agriculture and open space acreage.

\* Includes:

1. An area with a class I or class II land capability classification as identified by the Natural Resources Conservation Service of the United States Department of Agriculture.
2. Land, other than land described in (1) above, which is identified as prime farmland in Manitowoc County's certified farmland preservation plan.

 **Roadside Mixed Use** (Page 21)

Identifies commercial, mixed-use, and light industry in areas where the infrastructure and utilities can support such development. Key locations for this type of land use are the I-43 interchange, CTH XX, and Westview Street. Roadside Mixed-Use contains larger office buildings and larger-scale commercial development than found in the Neighborhood Residential or Village Center land use classifications.

 **Village Center** (Page 21)

Includes a mix of municipal, commercial, and residential uses in the heart of the village that should be maintained to best serve the residents.

 **Governmental/Institutional/Utilities** (Page 22)

Includes government buildings, school facilities, emergency/police facilities, utility sites, religious facilities, etc.

 **Parks and Recreation** (Page 22)

Promotes the existing trails, parks and open spaces within and around the Village of Cleveland, while ensuring that existing and future neighborhoods within the village are served with adequate facilities, ranging from passive to active recreation.

 **Environmental Preserve** (Page 23)

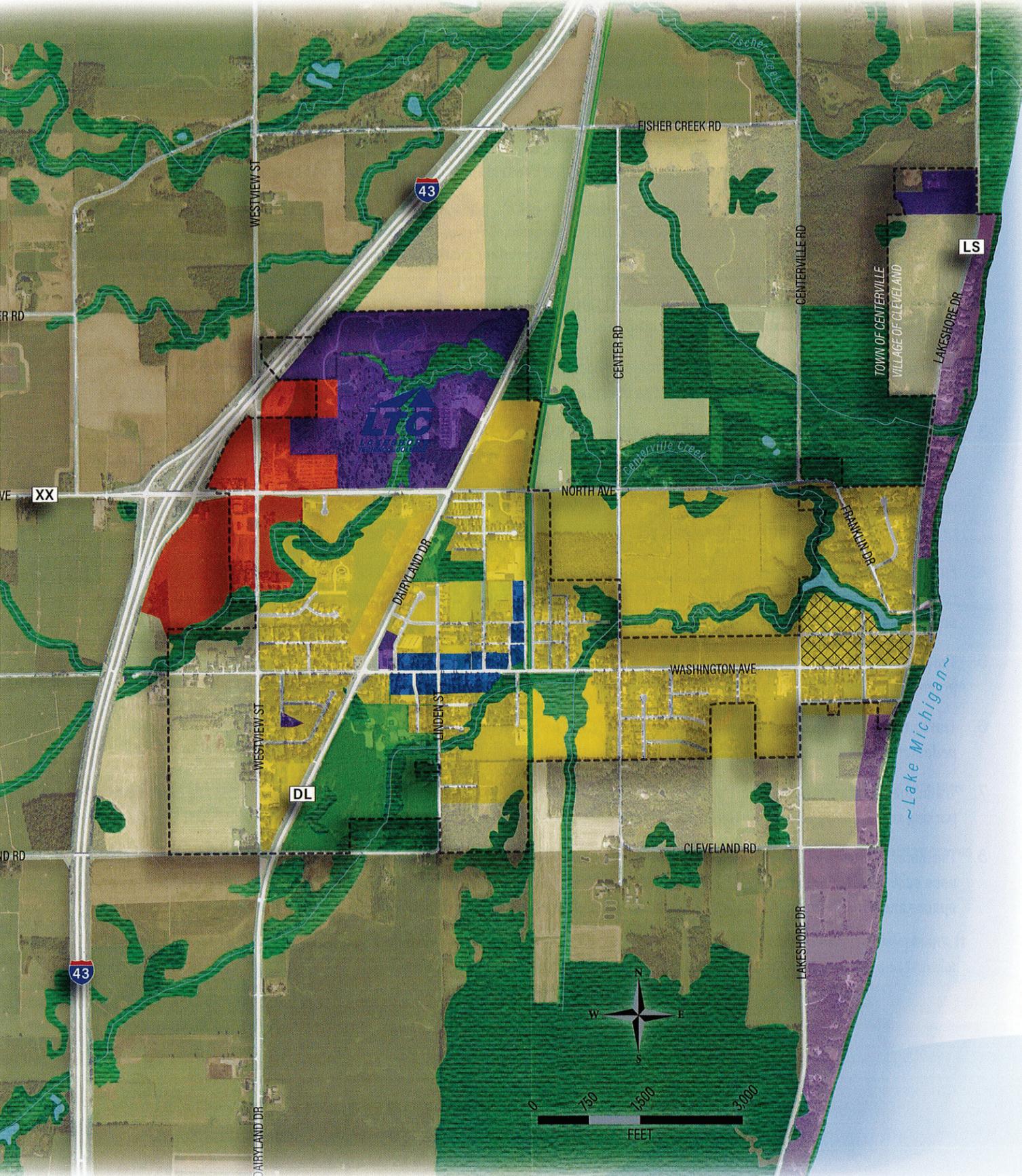
Identifies environmental corridors and conservancy areas that should be preserved and protected within the village and surrounding area as the population and development pressures increase. Considered unsuitable for development, these natural areas enhance the appearance of the village and have characteristics critical to environmental enhancement, ecological stability, and water quality.

 **Transportation** (Page 23)

Identifies the existing transportation facilities. Proposes methods to maintain and improve the area's transportation network.

### Base Map Features

-  Transportation
-  Water Features
-  Interstate Highway
-  County Highway
-  Village Limits



## Future Land Use Designations

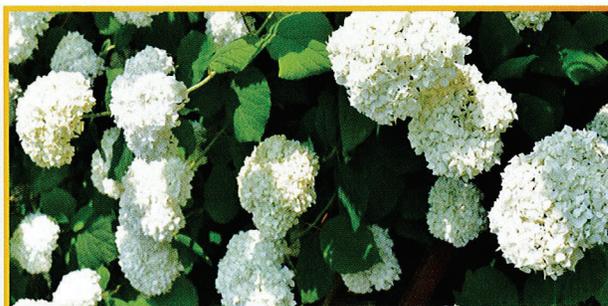
Current land use issues and conflicts, along with anticipated trends, were used to establish a 20-year development scenario for the Village of Cleveland and its 1.5 mile planning area. The future land use plan identifies recommendations for type, location, and density of future land uses and the amount of land needed to accommodate anticipated growth.

The following land use classifications and corresponding strategies were utilized in the preparation of the 20-Year land use plan map located in the center of this document.

### Neighborhood Residential

#### Recommendations:

1. Existing residential neighborhoods found throughout the village will remain during the 20 year planning period with the possibility of infill developments and rehabilitation or redevelopment of existing structures, whenever possible.
2. New residential development within existing neighborhoods should follow the village's current zoning standards. Future developments should correspond to surrounding land uses according to scale and density, especially on a variety of infill lots.
3. New development should correspond with the existing neighborhood residential types to avoid incompatibilities or compromising the area's visual appearance, and to set uniform design standards for use and appearance of the neighborhood. The visual character of this district will be an important component in maintaining symmetry, safety, and traffic flow along CTH XX in and through the village. Duplexes and single-family homes could share the same neighborhood. This is done through careful planning and design resulting in higher densities without any noticeable change in the neighborhood character.
4. Future residential developments shall be sensitive to natural features by preserving wildlife habitat, conforming to setback requirements, incorporating natural features into the landscape, planting trees along streets to maintain road edges and control erosion run off, and encouraging a natural aesthetic appearance along the public right of way.
5. The preservation of the environment and landscape is important to decreasing run off due to an increase of impervious services; providing natural buffers between buildings; and retaining natural features such as clusters of older vegetation and trees.
6. Traffic and circulation standards will require streets to link neighborhoods, allow for parallel parking, slow traffic, and include pedestrian paths, where appropriate.
7. Traffic and circulation patterns are a priority for CTH XX. Proper and uniform signage; street linkages; accessible and identifiable parking areas; and appropriate visual screening methods will offer residents and visitors a safe passage in and out of the village.
8. The mix of land uses will encourage a variety of activities and land uses. The area should invite outdoor activities and pedestrian uses such as outdoor eating, multi-modal transportation options, and community gathering places. The inclusion of shared open spaces and natural features in this district could be used for either passive or active recreational activities.





## Open Space Residential

### Recommendations:

1. Houses should be located around open spaces that include natural environmental areas such as fields, woodlands, pastures, or farmland. Houses should be grouped together in ways that create large, clear naturally landscaped areas between those clusters. These clusters will be offset by the natural features of the landscape.
2. Each home and each cluster of houses will conform to the watershed and water quality regulations by following setbacks for environmental corridors and other natural features.
3. Traffic patterns and flow will involve the integration of linked trail systems; an efficient street design plan; a limited number of cul-de-sacs; and the use of landscaping to provide a visual connection between homes and clusters of homes.
4. Shared open spaces are designed to incorporate the natural features of the landscape that will provide a variety of quiet recreational opportunities.
5. Residential lots should have edges as a natural feature. Developers should design residential developments with as many lots as possible having at least one significant edge bordering a natural feature.
6. Multi-family residential should be incorporated, as appropriate, so long as it follows the same clustering standards as single family development.
7. The land management and controls should include deed restrictions, covenants, and easements that guarantee land control and management of natural areas.
8. It is important to designate open space or common areas during the initial development stages to minimize their future use as developable parcels.

## Shoreline Residential

### Recommendations:

1. The visual character of this scenic and environmentally sensitive area involves maintaining the views shared by residents and visitors; integrating the natural landscape; varying the lot sizes to take advantage of values; and ensuring there are appropriate shoreland setbacks.
2. Existing shoreland vegetation should be protected by establishing regulations to severely limit the clearing of existing shoreline and bluff vegetation and flora.
3. A multi-modal transportation network includes walking and biking trails; allows for minimal parking when needed for public access to park; and incorporates the aesthetic character of the shoreline.
4. Residential development would allow for single family homes, duplexes, and high quality townhouses. Higher density residential should be located in close proximity to the village for access to municipal services.
5. Regular property maintenance is required for common areas and individual properties. Improvements and additions to homes should be in keeping with the existing residential architectural character or land use.

## Historic Overlay

1. The incorporation of architectural elements in new constructions, additions, and alterations should maintain the attractiveness and historic character of these areas.
2. The intent for historic buildings and sites is to retain their original character during their restoration or repair.
3. Any cultural and landscape elements should be retained, such as farmsteads and the natural surroundings.
4. Adaptive reuse of these structures and sites is encouraged for continued use by the owner and the public.
5. Tourism and educational opportunities shall be encouraged through the promotion of special events and hands-on experiences.

## Open Space Agricultural

### Recommendations:

1. Existing farmland in this district will include primarily farming and farm-related activities.
2. Homes should be located in clusters to minimize the parceling of farmland. Homes clustered in groups of 4 or 5 with some areas of up to 8 are to be located where they have open spaces and natural features around them, but are not prominently featured on ridges and hilltops and.
3. Every attempt should be made to maintain the rural character of homesteads when building new homes and out buildings or remodeling existing structures.
4. The natural environment and landscape will be preserved through the protection of prime agriculture land, hedgerows and woodlands, environmental corridors, and the integration of plants and landscaping in areas that will maintain the rural character.
5. Create a transportation system that is safe for residents and visitors to the area by limiting access drives on public roads, utilizing existing roads and drives to fields and homes, and effectively planning for future roads based on traffic counts and natural features.
6. The inclusion of trails, compatible recreational areas, and shared open spaces will help preserve the area's rural character and promote the concept of community.



## Village Center

1. A balance of pedestrian and vehicular movement should be encouraged within the village center.
2. The utilization of appropriate zoning and design regulations will ensure the area maintains a healthy business appearance. Parking lots and garages outside of the prominent locations and the inclusion of proper landscaping, fencing, and vegetation to buffer mixed land uses will help create a village center feel.
3. Community interaction should be encouraged through the planning of cultural, institutional, and other public activities.

## Roadside Mixed-Use

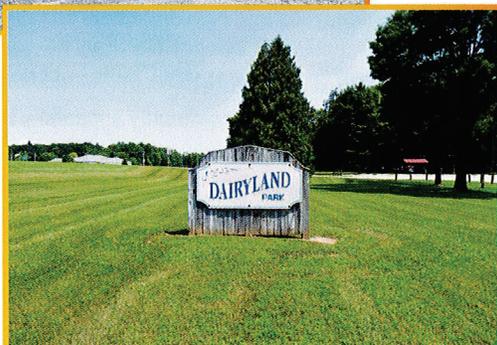
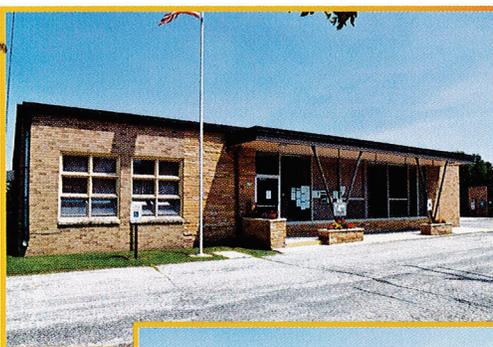
### Recommendations:

1. The district will contain light industrial and commercial development which requires visibility from major traffic routes but is appropriate for the rural character of the area.
2. The incorporation of landscaping and fencing will help create a clear edge on the side of the site that is visible to motorists.
3. The installation of proper signage is important for directing customers to the businesses located in the district.
4. Sufficient parking areas should be accounted for during the development phase to ensure safe and adequate parking for employees and customers.
5. Incorporation of trees, vegetation, and landscaping that will make the area more visually appealing, but also diminish the likelihood of flooding or excessive erosion.
6. Outdoor activities and pedestrian uses are promoted through the integration of bikeways, outdoor eating, seating, gathering spots, and other park-like elements that encourage pedestrian use.

## Governmental/Institutional/Utilities

### Recommendations:

1. Village officials should monitor the services provided to village residents and businesses as development pressures grow to ensure the municipal services meet their needs and are cost efficient.
2. Regular upkeep of the existing governmental/institutional facilities will maintain their safety, functionality, visual appearance, and stature within the village.
3. The Village Board should continue its involvement in the long-range plans of Lakeshore Technical College as they plan for construction of new facilities, improvements to existing structures, curriculum/program changes, etc.
4. Village and town officials should continue to examine the possibility of establishing a visitor/culture center in one of the historically significant structures or in Hika Park.
5. Telecommunication towers and antennas should be installed on available structures (e.g. water tower).
6. Buried underground utilities should be encouraged with new development or redevelopment.



## Parks and Recreation

### Recommendations:

1. The village should update the Outdoor Recreation Plan as needed, to guide creation of new recreation areas or expansion and improvement of existing recreational facilities. An updated plan may make the village eligible for public and private grant funds to finance the stated projects.
2. Plans for future residential developments should be reviewed to determine the need for additional recreational facilities within these areas.
3. The village should work with the Sheboygan Area School District and Lakeshore Technical College to discuss their future plans for new and existing recreational facilities and explore the option of sharing facilities for non-school related events.
4. The village should communicate with other governments in planning of future park and recreational facilities to promote connectivity of recreational uses such as trails and parks.
5. Work with Manitowoc County in the future development and use of the WDNR acquired Canadian National rail corridor into an extension of the Devils River State Trail.
6. The continued use of existing natural areas and environmental corridors as recreational sites (e.g., Hika Park) will help preserve the many natural features located within and around the village, maintain wildlife habitat, and provide for potential linkages to trails.
7. The village should maintain an updated waterfront development plan for the preservation and redevelopment of areas that will enhance the overall appearance of the harbor and other waterfront properties. The types and locations of future developments along with design standards, landscaping and lighting should be taken into consideration.
8. The village should establish management plans to improve village parks.
9. The village should continue to promote recreation/sport activities associated with Lake Michigan and Centerville Creek, and throughout the village.

# Future Land Use Plan

## Environmental Preserve

### Recommendations:

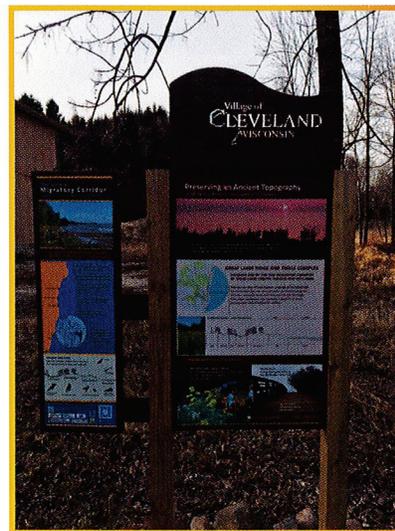
1. Environmental corridors should remain in their natural state or be minimally modified for possible recreational uses. These elements provide limitations to development and are generally regulated by either the federal, state, or county government.
2. Development should be directed away from environmental corridors as much as possible to help minimize the negative effects on water resources, wildlife habitats and the overall character of the area.
3. Future development should retain the woodlands and green space areas. Lands adjacent to these areas may be developed at varying densities by utilizing development options such as conservation subdivisions or residential clustering.
4. The replacement of woodlands (reforestation) is encouraged where possible to replenish any woodlands cleared or altered during the construction process, reestablish wildlife habitats and recreation opportunities, restore clean water resources, prevent erosion, suppress noise, etc.
5. The village should develop and maintain a stormwater management plan to protect the village's water supply. The village should promote best management practices such as detention/retention ponds, establishing erosion controls, preserving vegetative cover, etc. through utilization of the plan.
6. The village should participate in efforts to improve the quality of beaches through programs and opportunities offered by federal, state, and local governments and organizations.
7. This district should encourage passive recreational activities such as biking, walking, jogging, swimming, kayaking, and canoeing (where access to Lake Michigan is available).



## Transportation

### Recommendations:

1. The village has an adopted "Official Map" to delineate future rights-of-way for streets, trails, etc. The Official Map should be reviewed with input from the Town of Centerville, as needed. The Official Map will be consulted when the Village Plan Commission and Village Board review development requests to ensure that all new developments conform to the map.
2. The village should continue to work with Town of Centerville officials on new developments taking place along the village borders to ensure proper infrastructure is in place and design standards are being implemented.
3. The village should establish a trail system to connect residential areas with village parks.
4. The village should consider speed limit adjustments when reviewing plans for new development.
5. The village should consider the construction of traffic calming techniques and accessibility methods to help in maintaining safe travel throughout the village.
6. Village officials should utilize the PASER pavement rating system to monitor street conditions. PASER is used to assess the overall condition of street pavements and help determine street maintenance, restoration, and construction needs.



Sec. 10-1-45. - Single- and two-family residential district (R-2).

- (a) *Purpose.* This district is intended to provide for areas in which single-family and two-family dwellings may be permitted on moderate sized lots that have community water and sewers.
- (b) *Permitted 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:
  - (1) Single-family dwellings.
  - (2) Two-family dwellings.
  - (3) Two accessory detached private garages per lot.
  - (4) Accessory buildings and uses including the keeping of not more than two non-transient roomers or boarders in any dwelling, provided no sign is displayed and no separate cooking facilities shall be maintained in connection with said accessory use.
  - (5) Churches and schools, upon approval of a site development plan pursuant to section 10-1-136.
  - (6) Private swimming pools.
  - (7) Customary home occupations subject to section 10-1-33 of this chapter.
  - (8) Public parks, playgrounds, recreational and community center buildings and grounds.
  - (9) Bed and breakfast establishments and tourist rooming houses.
- (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) Hospitals and clinics.
  - (2) Colleges and vocational schools.
  - (3) Funeral homes.
  - (4) Telephone exchanges, lines and transformer stations excepting service garages and storage yards.
  - (5) Golf courses.
  - (6) Public buildings.
  - (7) Boarding or rooming houses provided the conditional use standards of article D and the following requirements are met:
    - a. No boarding or rooming house may contain or be occupied by more than ten boarders.
    - b. One off-street parking space shall be provided for every two sleeping rooms contained in each residence in addition to the parking required for the manager or permanent household.
    - c. Not more than one non-illuminated sign advertising lodging or boarding not to exceed one square foot in area shall be permitted on the lot or building on which the rooming house is located.
    - d. The maximum lot area required shall be as specified in the zoning district in which the boarding or rooming house is located, plus 500 square feet for each sleeping room, provided beyond that which is required for the owner or managers.
    - e. The boarding or rooming house must meet all other applicable state, county or village codes and regulations.
  - (8) Professional offices of doctors, dentists, attorneys, accountants and other professionals.

- (d) *Area and height regulations.* No building shall be erected or structurally altered unless the following lot area requirements and yards are provided. No structure shall exceed the maximum height specified:
- (1) Minimum lot area shall be not less than 7,200 square feet for single-family dwellings or 12,000 square feet for two-family dwellings.
  - (2) There shall be a front yard provided of not less than 30 feet from the right-of-way line.
  - (3) There shall be a rear yard of not less than 25 feet, except that accessory buildings and structures may be placed in the rear yard, but not less than four feet from the rear property line.
  - (4) There shall be a side yard provided on each side of the lot of not less than ten feet.
  - (5) The minimum lot width shall be 60 feet for single-family dwellings or 80 feet for two-family dwellings at the building line.
  - (6) The ground area occupied by the principal and accessory buildings shall not exceed 35 percent of the total area of the lot.
  - (7) No building or structure shall exceed a height of 35 feet or 2½ stories in this district.

(Ord. No. 2009-O-03, § 1, 4-14-2009)  
(Ord. No. 2019-O-04, § 1, 06-25-2019)  
(Ord. No. 2022-O-03, § 1, 09-27-2022)