

**VILLAGE OF CLEVELAND, WISCONSIN
PETITION FOR REZONING**

Name of petitioner/s: Cleveland Plan Commission/Stacy Grunwald, Zoning Administrator
Petitioner telephone: 920-693-8181
Petitioner email address: sgrunwald@clevelandwi.gov
Owner/s of property to be rezoned: Wayne Clendenin
Owner telephone: _____
Owner email address: _____
Address or location of area to be rezoned: On the west side of N Westview St, approximately 700 feet north of
the N Westview St and W Washington Ave intersection
Current zoning district(s): A-1 Agricultural and Residential District
Requested zoning district(s): C-1 Conservancy District and R-1 Single-Family Residential District
Parcel identification number(s): 031-029-004-007.00

PURPOSE FOR REZONING

I/We have requested this rezoning for the following purposes: Annexed property is zoned A-1 Agricultural and Residential District by ordinance. With the approval of owner Wayne Clendenin, the developer prepared the annexation request as part of the ClearSky Health rehabilitation hospital development and the Village agreed to manage the zoning change.

LAND USE PLAN

The Land Use Plan classifies the petition area as: Environmental Preserve and Open Space Residential
State why this rezoning is consistent with the Land Use Plan: The land north and west of the parcel is zoned C-1 Conservancy District since it is part of the floodway; it is consistent to zone the floodway in this parcel as C-1. County mapping shows the remainder of the parcel is mostly in the flood fringe, which can be developed in certain circumstances, with a small area in the southeast corner entirely outside the floodplain. Zoning this area R-1 Single- and Two-Family Residential District encourages a buyer to look at bringing residential development to this parcel and is consistent with other development in the neighborhood.

PREVIOUS PETITION

Date of previous petition (if none, write 'NONE'): > NONE Disposition: _____
If previous petition denied, state fully on a separate sheet the new circumstance that warrants reconsideration.

PARTIES IN PETITION AREA

Attach the NAMES AND ADDRESSES of all residents, tenants, or lessors within the area to be rezoned.

➤ NONE.

NEIGHBORING PROPERTY OWNERS

Attach 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.

EXISTING OPERATION OR USE

Describe the existing operation or use of the area to be rezoned. crop production

PROPOSED OPERATION OR USE

Describe the proposed operation or use, including structures, parking, driveways, landscaping, etc. crop production, with no anticipated changes to property or operations

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 are true and correct to the best of my/our knowledge and belief.

Petitioner/s (please print):

Property Owner

Cleveland Plan Commission, Stacy Grunwald, Zoning Admin

Wayne Clendenin, Owner

1150 W Washington Ave, Cleveland WI 53015

1620 W Washington Ave, Cleveland WI 53015

(920) 693-8181

Signature _____

Signature < PENDING >

Date Signed _____

Date Signed _____

FOR OFFICE USE ONLY

Date filed:

Date of Commission hearing:

Date of Village Board hearing:

Date notice published:

Date of neighbor mailing:

Disposition:

Date applicant notified:

NEIGHBORING PROPERTY OWNERS with SITE ADDRESSES

Lakeshore IRF LLC
1330 Willow Way
Cleveland WI 53015

Scott A Henschel
1224 N Westview St
Cleveland WI 53015

Adam W Sukowaty
1221 N Westview St
Cleveland WI 53015

Yoursong LLC
1460 Marshall Ave
1523 N 23rd St
Sheboygan WI 53081

Carl A Hemb
Lots 23 and 24, Dairyland Meadows
1450 Meadowbrook Dr
Cleveland WI 53015

Donald Bonde
Lots 1 and 2, Dairyland Meadows
15522 Mineral Springs Rd
Newton WI 53063

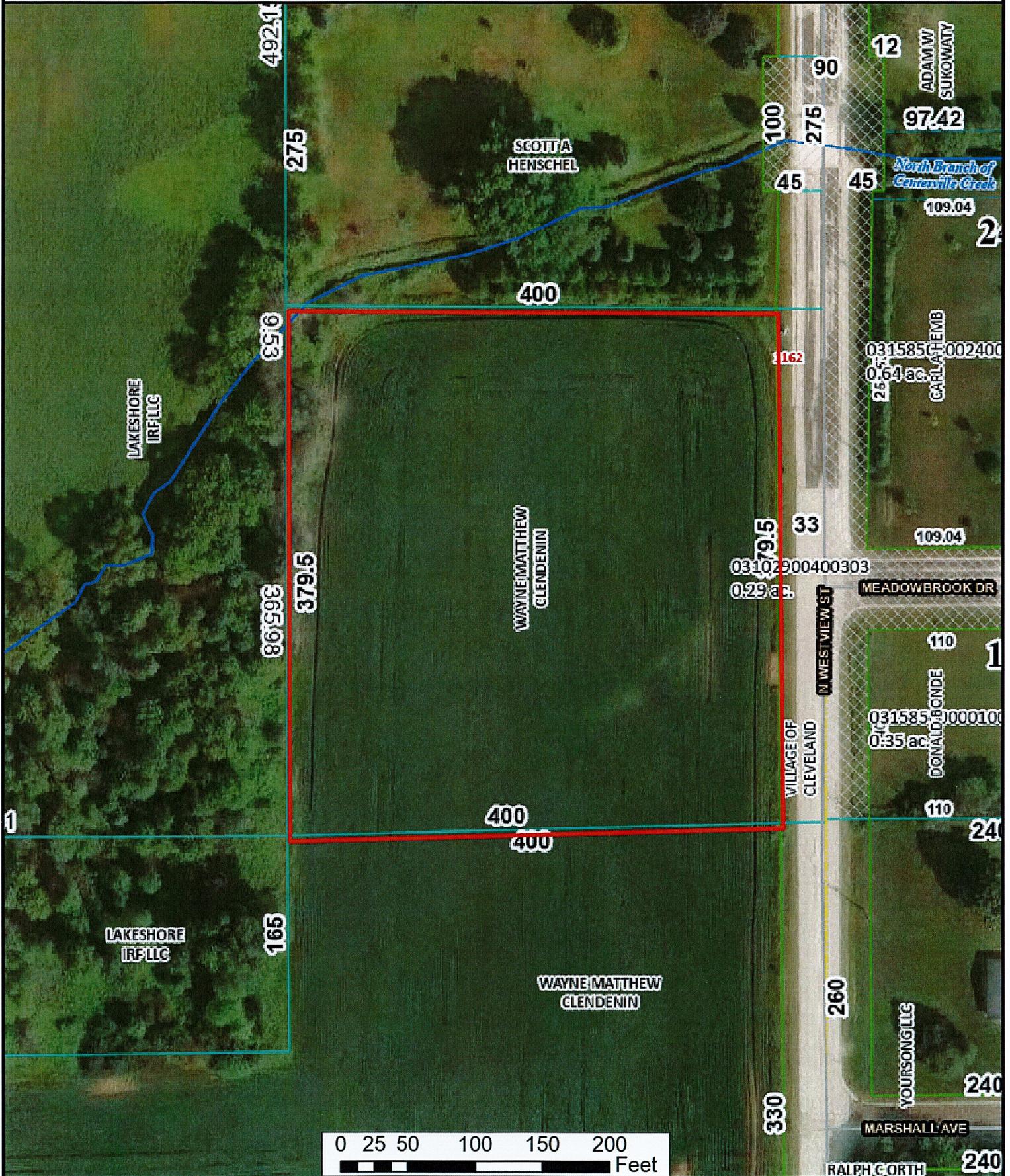
LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 17 NORTH, RANGE 23 EAST, IN THE TOWN OF CENTERVILLE, MANITOWOC COUNTY,
WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89° 17'45"W ALONG
THE NORTH LINE OF SAID 1/4 SECTION 412.48 FEET; THENCE S00° 10'49"E 1049.81 FEET; THENCE
N89°49' 11 "E 12.50 FEET; THENCE S00°1 0'49"E 535.00 FEET TO THE POINT OF BEGINNING OF LANDS
TO BE DESCRIBED: THENCE S89° 40' 49"E 366.98 FEET TO A POINT ON THE WEST LINE OF
WESTVIEW STREET; THENCE S00°10'49"E ALONG SAID WEST LINE 390.80 FEET; THENCE S89°49'11"W
366.97 FEET; THENCE N00° 1 0' 49"W 394.00 FEET TO THE POINT OF BEGINNING.
Lands Containing 143,997 Square Feet Or 3.3057 Acres.

PLOT PLAN (not 1:100 scale since property is undeveloped and not scheduled for development)

Aerial map and zoning map appear on the following pages.

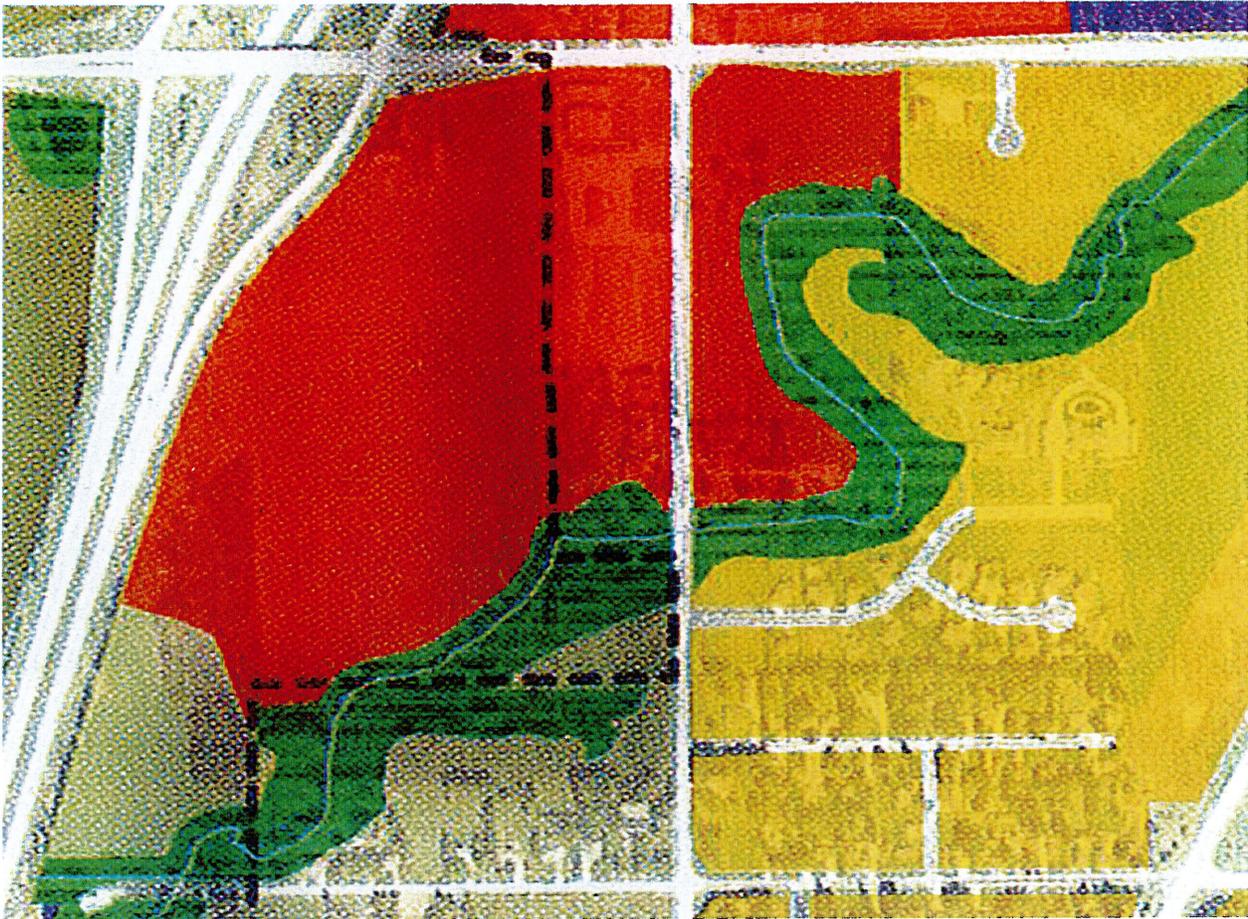
Wayne Clendenin Property



Author:
Date Printed: 2/28/2026



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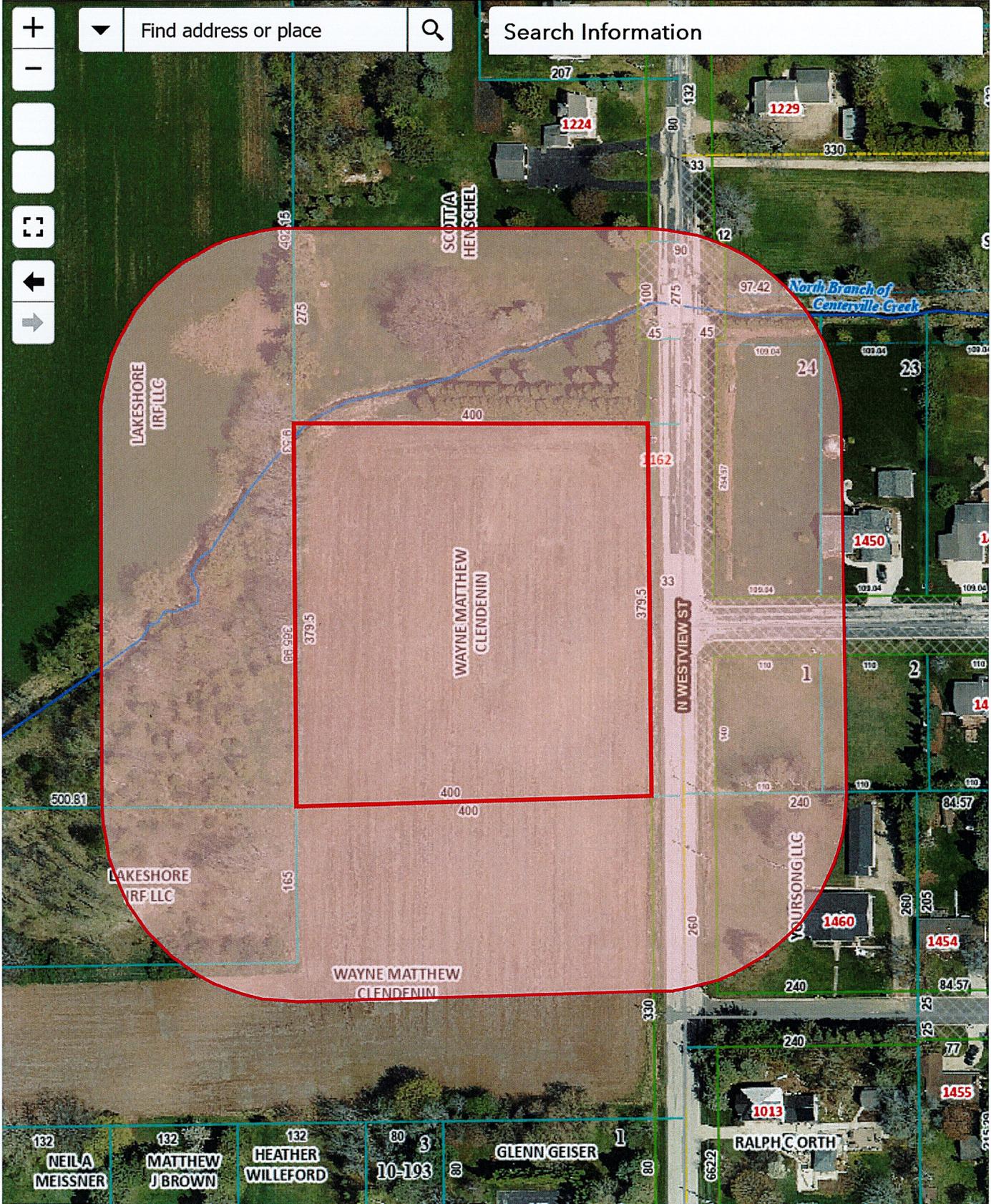


Open Space Residential (Page 20)

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

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.



Find address or place

Search Information

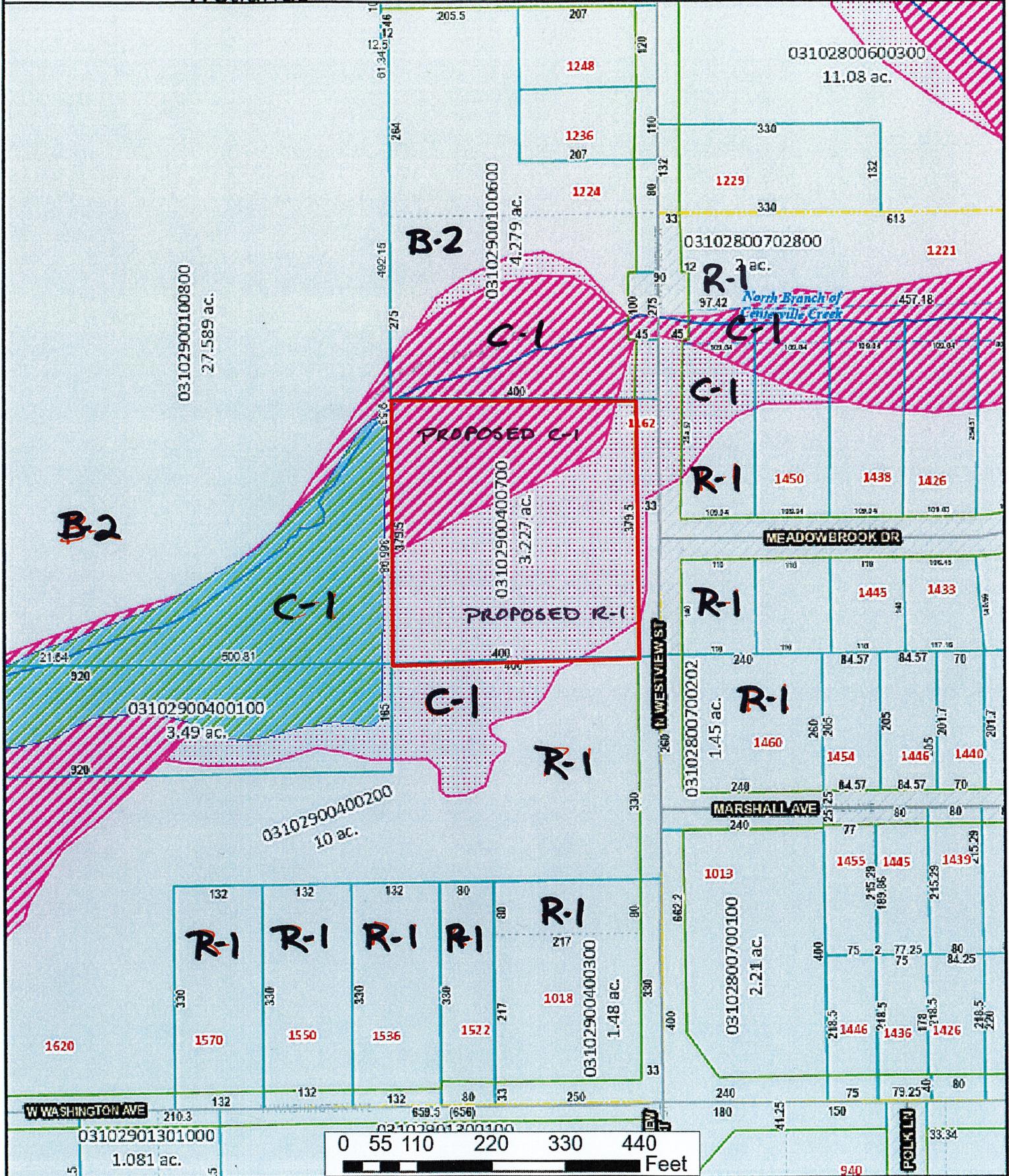


100ft

-87.754 43.918 Degrees

PROPERTIES WITHIN 200 FT

Wayne Clendenin Property w Floodplain and Wetlands



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