

**VILLAGE OF CLEVELAND  
MANITOWOC COUNTY, WISCONSIN  
ORDINANCE NO. 2026-O-04  
ZONING ORDINANCE AMENDMENT  
WAYNE CLENDENIN PROPERTY**

**WHEREAS**, Wayne Clendenin and the Cleveland Plan Commission filed a petition to establish permanent zoning on vacant land owned by Wayne Clendenin and annexed to the Village of Cleveland on November 17, 2023, located on the west side of N Westview St, 660 feet north of the intersection of N Westview St and W Washington Ave; and

**WHEREAS**, the Plan Commission filed the Petition for Rezoning at its March 4, 2026, meeting and on April 1, 2026, issued findings and unconditionally recommended the Village Board rezone the Regulatory Floodway to C-1 *Conservancy District* and the Flood Fringe and areas outside the floodplain to R-1 *Single-Family Residential District*, as these areas are defined by the FEMA Flood Insurance Rate Map (FIRM) for the Village of Cleveland, Manitowoc County, Panel Number 55071C0417, Suffix D, effective 08/02/2011; and

**WHEREAS**, the Village Board held a public hearing and reviewed the Plan Commission's recommendation at its April 14, 2026, meeting, and adopted the Plan Commission's findings as stated below:

The Petition for Rezoning is required for public necessity, convenience, general welfare, or good zoning practice for the following reason(s): C-1 and R-1 districts are consistent with neighboring properties; vacant land zoned R-1 could be used for development, bringing tax and utility revenues to the Village; and establishing permanent zoning makes the property compliant with zoning requirements for annexed property.

The Petition for Rezoning is consistent with the 20-Year Comprehensive Plan because it does support the recommendations of the *Environmental Preserve* and *Open Space Residential* classifications for the following reason(s): floodproofing requirements for development in the flood fringe protect the environmental corridor, so it's unnecessarily restrictive to require the flood fringe to be zoned C-1; R-1 zoning may encourage someone to consider the property for development, especially if part of a larger project that includes the neighboring parcel; and a survey delineating the wetland would be required as part of a building permit application.

**NOW, THEREFORE**, the Village Board of the Village of Cleveland, pursuant to Sec. 62.23, Wis. Stats. do ordain as follows:

Section 1. Define the Exterior Boundary. The exterior boundaries of the parcel owned by Wayne Clendenin located on the west side of N. Westview St., 660 feet north of the intersection of N Westview St and W Washington Ave are described as:

Parcel 031-029-004-007.00 (in its entirety): 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 Village of Cleveland, 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°10'49"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°10'49"W 394.00 feet to the point of beginning.

Lands containing 143,997 Square Feet Or 3.3057 Acres.

Section 2. Establish Zoning Districts. The following areas within the exterior boundary are to be added to the zoning districts identified below:

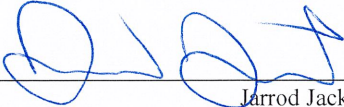
*C-1 Conservancy District.* The area established as Regulatory Floodway within Zone AE, FEMA Flood Insurance Rate Map (FIRM) for the Village of Cleveland, Manitowoc County, Panel Number 55071C0417, Suffix D, effective 08/02/2011.

*R-1 Single- and Two-Family Residential District.* The area established as Flood Fringe within Zone AE and the area outside the floodplain, FEMA Flood Insurance Rate Map (FIRM) for the Village of Cleveland, Manitowoc County, Panel Number 55071C0417, Suffix D, effective 08/02/2011.

Section 3. Effective Date. This ordinance shall become effective upon posting.

Adopted this 14<sup>th</sup> day of April, 2026.

**VILLAGE OF CLEVELAND, WISCONSIN**

  
Jarrod Jackett, Village President



ATTEST: Stacy Gruhwald, Village Clerk-Treasurer

MOTION: JOHN ADER/JAKE HOLZWART

VOTE: 7 Ayes 0 Noes 0 Abstentions

EFFECTIVE DATE: 05/27/2026