



VILLAGE OF TWIN LAKES

105 East Main Street P O Box 1024 Twin Lakes, Wisconsin 53181
Phone (262) 877-2858 Fax (262) 877-4019

AGENDA

PLAN COMMISSION MEETING Wednesday, October 25th, 2023 at 6:30pm VILLAGE HALL

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Consideration of a motion to approve Plan Commission minutes from February 1, 2023
5. Consideration of a motion to approve Plan Commission minutes from March 1, 2023
6. Consideration of a motion to approve Plan Commission minutes from April 12, 2023
7. Consideration of a motion to approve Plan Commission minutes from August 30, 2023
8. Review and recommendation to the Village Board a CSM for parcels 86-4-119-282-3080, 86-4-119-282-3075, 86-4-119-282-3070.
9. Review and recommendation to the Village Board a CSM for parcel 85-4-119-214-1300.
10. Review and recommendation to the Village Board a CSM for parcels 86-4-119-324-3091 and #86-4-119-324-3092.
11. Adjourn

Roll Call:

Destree, Todd
Diedrich, Richard
Karow, Aaron
Perl, Ken
Richter, Bran
Smith, Carl
Skinner, Howard- Chair

LEGAL DISCLAIMER: THE BOARD MAY AT ANY TIME MAKE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO SEC. 19.85(1)(A) AND 19.85(1)(G), WIS. STAT., DELIBERATING CONCERNING A CASE SUBJECT TO A QUASI-JUDICIAL HEARING BEFORE THIS GOVERNMENTAL BODY; AND, CONFERRING WITH LEGAL COUNSEL REGARDING STRATEGY AS TO LIKELY LITIGATION.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE VILLAGE BOARD AND/OR LAKE PROTECTION AND REHABILITATION DISTRICT BOARD OF COMMISSIONERS OR OTHER RELATED GOVERNMENTAL BODIES MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY. NO ACTION WILL BE TAKEN BY ANY GOVERNMENTAL BODY AT THIS MEETING OTHER THAN THE GOVERNMENTAL BODIES SPECIFICALLY REFERRED TO IN THIS INSTANT NOTICE. THIS CONSTITUTES A MEETING OF THE VILLAGE BOARD PURSUANT TO STAT EX REL BADKE VS. GREENDALE VILLAGE BOARD, 173 WIS 2D 553, 494 NW 2D 408 (1993), AND MUST BE NOTICED AS SUCH.

PLAN COMMISSION MEETING MINUTES
FEBURARY 1, 2023
VILLAGE HALL @ 6:30PM

wav file available indefinitely
transcribed by Laura Roesslein
unapproved minutes' subject to approval

CALL TO ORDER – 6:30 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Busse, Destree, Karow, Perl, Richter, Smith -present, with Skinner presiding. Laura Roesslein- Village Administrator also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE THE PLAN COMMISSION MEETING MINUTES FROM JANURARY 18, 2023.

Conceptual Plan Review for Sunset Subdivision at 2301 East Lakeshore Drive. Dominic Marlow, Village Planner, presented to the Plan Commission on the proposed subdivision. In summary, the applicant is looking to put 20 units to the East of E. Lakeshore Drive and 2 parcels to the west of E. Lakeshore Drive. The parcel is currently zoned Residential. The land was recently woodlands and was designated as a Primary Environmental Corridor by the Southeast Wisconsin Regional Planning Commission (SWRPC). The parcel was cleared of the majority of the trees prior to this meeting. Marlow noted that this proposal is currently under review by SERPC because of the environmental features on the site.

Bill Busse asked how and when this property stopped being an environmental corridor. Dominic Marlow responded that he is still trying to figure out if Kenosha County considers it an environmental corridor. Marlow believes that this property may have stopped qualifying as an environmental corridor before this development was proposed but he is not certain on the timeline of that yet. He is working with SWRPC for further clarification.

Chris Hodges, Applicant Engineer, asked for guidance from the Plan Commission on three items. The items being: direction on the subdivision, the sewer connection, and driveway access. Skinner responded that the Plan Commission would not have a problem with the sewer placement and that it should be cut through the road before the East Lakeshore Drive project starts in the spring. The rest of the Plan Commission members agreed.

Bill Busse asked about drainage for this subdivision. He asked about the storm water areas and who is going to maintain those areas. Chris Hodges responded that the plan would be for the homeowner's association to maintain them.

Rob Gauger, 216 Schoors Ln, expressed concern over the extra volume of homes contributing to water issues in the surrounding area.

Skinner stated that this plan should be looked at closely by SERPC to find out about the density of this plan as well as the status of the environmental corridor. Skinner added that this Plan Commission would like to see a plan that has significantly less units than the plan in front of them tonight. Busse agreed. Karow also agreed. Karow added that all of the new development in that area has been larger lots with larger setbacks from the road. Destree asked if the connection of the road to the East to Matthew would be able to happen. Skinner answered that he thinks that the property in-between the proposed road and Matthew is owned by the Whispering Oaks subdivision. Skinner added that there is still the outstanding issue of the clear cutting of the trees that needs to be addressed before this proposal can move any further. Carol Smith added that he would not support the connection of this road to Matthew Ave. because Matthew is already a busy street.

Chris Hodges asked the Plan Commission if they would be okay with two lots on the lake side and three lots on the non-lake side. Skinner responded that number of lots would work. Hodges asked for 5 lots on the non-lake side. Skinner responded that the Plan Commission would be much more interested in that then the plans that they have in front of them tonight.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 7:17PM

PLAN COMMISSION MEETING MINUTES
MARCH 1, 2023
VILLAGE HALL @ 6:30PM

wav file available indefinitely
transcribed by Colleen Hoyt
unapproved minutes' subject to approval

CALL TO ORDER- 6:30 PM / PLEDGE OF ALLEGIANCE / ROLL CALL: Destree, Busse, Perl, Karow, Richter – present. Dominic Marlow – Village Planner, and Laura Roesslein – Village Administrator also present. Skinner absent.

Motion by Smith, Busse, Carried to approve the Plan Commission meeting minutes from February 1, 2023.

Review and recommend to the Village Board a CSM for parcel #85-4-119-164-1000.

This is a request from the property owner as well as Kenosha County to clean up the property lines in this area.

Motion by Destree, Smith Carried to recommend to the Village Board a CSM for parcel #85-4-119-164-1000.

Discussion regarding a Preliminary Certified Survey Map for parcel #85-4-119-211-3540.

Ivan Pernell N 941 Daisy Drive, Genoa City WI. Ivan Pernell Lot 4 has been sold, survey map, preliminary hearing. Wants to move the lot line. Will have to come back next month.

Discuss and consider for approval the Design Review for Family Dollar/Dollar Tree at parcels # 85-4-119-211-4880 & # 85-4-119-211-4890.

Andy Gabbart appeared by phone. was called and stated that all the requested changes were made. Motion to approve Busse, no opposed added to March agenda

Dominic Marlow stated that in correspondence with the village engineer during the preliminary review, the engineer had no concerns but noted a suggestion to move the silt fence out of the wetland boundary but nothing else was important enough to be brought up during the design review process.

Karow asked if Gabbart had fully reviewed the memorandum from Graeff and made the appropriate adjustments and agreed to the recommendations. Andy Gabbart confirmed.

Motion by Karow, Smith Carried to recommend to the Village Board the building of a Family Dollar/Dollar Tree at parcels #85-4-119-211-4880 & #85-4-119-211-4890.

Discussion on the Conceptual Plan Review for a proposed subdivision at 2020 East Lake Shore Drive.

Mark Pollinaro – Principles of Partners and Design. Applicant is looking to put (6) 2 units of residential buildings, (10) independent garage units (2 cars each) on a 3.2 acre site. 10 garages will be rented by residents only and will match the homes in style. Looking for an exception to the impervious surfaces' requirement. Board has concerns about parking there is only 10 garage units for 12 homes. Board also has concerns about how people will get in and out of the property

including emergency services, if the condo association would take ownership of the maintenance of the retention pond. Sent letters to neighbors to gauge level of support for the project.

Jeff Martin 2010 E Lakeshore drive expressed concern about the lake access easement and how 12 families would add to the congestion of the unimproved easement. There is a court order concerning this easement and its usage. Stated that the development is geared towards adults without children when the area is oriented towards families with children.

Don Schmidt 2023 Matthew. East of development expressed concerns about drainage, does not believe that houses built on this parcel can have basements due to all the water. The property is in a bowl and all the water from the surrounding areas goes to this property. States that if these condo's are built it would depreciate his property due to no longer being able to look out the windows and see woods, you will see condos.

Rhett Surre 2023 E Lakeshore Drive. Lives directly across from the property. Says there are plenty of other lots zoned for this type of property development. States that he is concerned for safety. There is a sharp turn and a blind hill. States that DNR regulations were not followed when the retention pond was moved. States that there are wetlands in the area of development.

Harry Nigidone 2013 East Lakeshore Drive. Expressing concerns with the water and where it flows. Owns easement, has concerns about safety.

Chris Sturgeon 2027 Matthew – has a wall behind his house that is blown out due to storm water runoff. Requesting an impact study concerning the water and drainage and storm water management.

Board wants the following issues addressed:

1. Emergency Services access
2. Density and Stormwater concerns
3. Engage the Village engineer on how to manage water issues.
4. Cut the buildings down to 4 instead of 6 due to safety.

Motion by Karow, Destree, carried to adjourn at 8:10pm

PLAN COMMISSION MEETING MINUTES
APRIL 12, 2023
VILLAGE HALL @ 6:30PM

wav file available indefinitely
transcribed by Laura Roesslein
unapproved minutes' subject to approval

CALL TO ORDER – 6:30 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Busse, Destree, Perl, Skinner -present, Karow, Richter, and Smith- absent. Laura Roesslein- Village Administrator also present.

Motion by Skinner, Busse, Carried to recommend to the Village Board a CSM for parcel #85-4-119-211-3540.

Motion by Skinner, Busse, Carried to recommend to the Village Board a CSM for parcels #85-4-119-211-4880 & #85-4-119-211-4890.

Motion by Skinner, Destree, carried to Adjourn at 6:35pm.

DISTRIBUTION

Administrator

Clerk

Treasurer

Plan Commission

Building Inspector

President/Trustees

PLAN COMMISSION MEETING MINUTES
AUGUST 30, 2023, 2023
VILLAGE HALL @ 6:30PM

wav file available indefinitely
transcribed by Colleen Hoyt
unapproved minutes' subject to approval

CALL TO ORDER- 6:30 PM / PLEDGE OF ALLEGIANCE / ROLL CALL: Present: Howard Skinner, Aaron Karow, Bill Busse, Bran Richter, Todd Destree, Ken Perl, Carl Smith. Also present: Village Administrator Laura Roesslein, Village Deputy Clerk - Colleen Hoyt.

Motion by Skinner, Smith, Carried to recommend to the Village Board a CSM for parcel #86-4-119-2026.

Design review for an exterior update for 600 N. Lake Ave.

Aaron Karow questioned if the light fixtures on the building will be altered to have light shining into the parking lot, Luke Kotara stated that the lights will face the same way; the plans are to update the existing structure, not to make any changes to the structure.

Motion by Skinner, Smith, Carried to approve design review for 600 N. Lake.

Discussion regarding zoning code update recommendations from the Zoning Administrator.

Bonnie Schaffer, Zoning Administer contacted Howard Skinner by email to request changes.

Motion by Skinner, Smith, Carried to approve the zoning code update recommendations from the Zoning Administrator.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 7:17PM

8.)



Department of Building and Zoning
Plan Commission / Design Review
Application and Checklist

Section 17.42.020 of the Village Code lists all projects that must go before the Plan Commission and undergo a Design Review. Please read this section to determine if your project must go through this process. You may also be required to complete this application if the Building Inspector, upon review of your project, has determined that a Design Review is necessary.

Please Print Clearly:

Legal Property Owner:

Name: Sean Harper Revocable Trust, by Sean Harper, Trustee
Mailing Address: 1737 Highland Drive, Wilmette, IL 60091
City State Zip

Applicant/Petitioner:

Name: Sean Harper Revocable Trust, by Sean Harper, Trustee
Mailing Address: 1737 Highland Drive, Wilmette, IL 60091
City State Zip
Telephone #: 262-657-3500
(Area Code)
Fax Number:
E-Mail Address: harper.sean@gmail.com

Property Information

Property Address: 401 - 411 W. Park Drive - Lot 8, 9 and 10 Mount Moriah Sub.
Village of Twin Lakes, WI 53181
City State Zip
Parcel Number: 86-4-119-282-3080, 86-4-119-282-3075, and 86-4-119-282-3070
General Project Location: Same
Proposed Project Use: Single Family Residential
Current Use: Single Family Residential
Existing Zoning: Residential

Next Steps:

Before submitting materials to the Plan Commission/Design Review Board, please follow the steps below:

1.) You may schedule a meeting with the Building Inspector to review your proposed project plans: 262.877.3700 Tuesdays and Thursdays, 12:30pm-2:00pm.

2.) Submit required plans and monies 30 days prior to the next scheduled Plan Commission/Design Review meeting. Plan Commission/Design Review meets the fourth Wednesday of each month at 6:30PM at the Village Hall, 108 E. Main Street, unless rescheduling is needed due to availability. All required paperwork must be submitted before the project will be placed on the agenda.

Next Plan Commission Date: _____

3.) Submit 19 copies of the plans. Anything larger than letter-sized paper will need to be folded for mailing purposes.

Plan Commission / Design Review Checklist

The design review plan must include the following information. For more detailed specifications for the different aspects of your project, it is important that you review 17.42.040 of the Village Code available at www.villageoftwinlakes.net/documents/village-code/

- Drawing of the site plan and/or survey. Must be drawn to a recognized engineering scale, with graphic scale and north arrow
- Name, address, e-mail, and telephone number of the developer, engineer, or architect
- Environmental features of the property
- Artist renderings of structures, signs, elevations of all 4 sides, and photos
- Floor plans
- Examples of possible building materials
- Location of utilities, gas meter, electric transformer, HVAC equipment, dumpsters, etc.
- Landscaping
- Fire protection
- Storage and screening of garbage and refuse
- Snow removal areas and procedures
- Sign rendering including the following:
 - Height
 - Location
 - Light wattage
 - Illumination
- Proposed techniques for on-site stormwater retention / detention
- Parking lot layout
- The type, size, and location of existing and proposed buildings and their uses
- Written and signed statement by the legal owner authorizing the agent to act on their behalf
- Any other information helpful in reviewing the Design Review Plan

Are you requesting zoning changes? ** Yes No

If yes, fill in the fields immediately below:

Current Zoning: _____ Proposed Zoning: _____

** Zoning change requests are \$325

Village staff may determine that an escrow account is to be set up with the Village Treasurer to cover attorney/engineer and/or Village Planner fees. Applicant/petitioner is hereby duly advised that the engineer and/or attorney or any professional assistance as deemed necessary by the Village of Twin Lakes may be employed for this project, issue, or matter. Escrow money required from the applicant will be put into an account for use in the payment of any professional fees and any balance will be returned within 45 days after the matter is completed.

To accompany this application: \$250.00 fee for Plan Commission/Design Review appearance, additional fees and escrow money as noted below, and all completed paperwork.

Owner's Signature: 

Applicant/Petitioner's Signature: 

Date: 08 / 21 / 2023

Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2):	\$ <u>250</u>
Zoning Change Request Fee: \$325 if applicable (Municipal Code 17.44.050 (C)):	\$ _____
Escrow, as required by Village Administrator and Building Inspector:	\$ _____
Total Amount Due:	\$ <u>250</u>

Developer's Agreement Required? Yes No

**GODIN GERAGHTY
PUNTILLO CAMILLI
& HUGHES, S.C.**
ATTORNEYS AT LAW

Roberta N. Puntillo
Thomas A. Camilli, Jr.
David O. Hughes
Mary J. Kotleski

Of Counsel
Phillip R. Godin
Timothy J. Geraghty

6301 Green Bay Road
Kenosha, WI 53142

P: 262-657-3500
F: 262-657-1690

August 31, 2023

Via Hand Delivery

Laura Roesslein, Administrator
Village of Twin Lakes Hall
105 E. Main Street
Twin Lakes, Wisconsin 53181

Re: **Design Review Application**
Owner: Sean Harper Revocable Trust
Property: Lots 8, 9 and 10 Mount Moriah Subdivision
401-411 W. Park Drive, Village of Twin Lakes

Dear Ms. Roesslein:

This firm represents the Sean Harper Revocable Trust, the owner of Lots 8, 9 and 10 of the Mount Moriah Subdivision, 401-411 W. Park Drive, Village of Twin Lakes, Wisconsin. Enclosed for the review and consideration of the Plan Commission please find nineteen (19) copies of the following documents:

1. Design Review Application;
2. Attachment to Design Review Application;
3. Proposed Certified Survey Map; and
4. A check for the \$250 application fee.

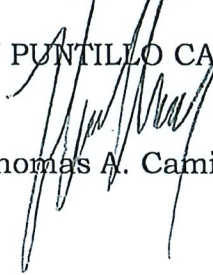
As indicated in the attached materials, my client is simply seeking approval of the enclosed certified survey map for the subject property for the reasons noted in the application. My client is not seeking any development approval at present. Please let me know if you have any questions, comments or require further information. I look forward to having this matter placed before the Plan Commission at its earliest opportunity.

Sean Harper
Page 2

Thank you very much for your consideration in this regard. I look forward to hearing from you.

Sincerely,

GODIN GERAGHTY PUNTILLO CAMILLI & HUGHES, SC


Thomas A. Camilli, Jr.

TAC:rl
Enc.

ATTACHMENT TO DESIGN REVIEW APPLICATION

OWNER AND PETITIONER:
SEAN HARPER REVOCABLE TRUST

AFFECTED PROPERTY:
LOTS 8, 9 & 10, MOUNT MORIAH SUBDIVISION
VILLAGE OF TWIN LAKES, WISCONSIN

PARCEL NUMBERS:
86-4-119-282-3080, 86-4-119-282-3075, and 86-4-119-282-3070

Additional Explanation

On October 28, 2022, The Sean Harper Revocable Trust, by Sean Harper, Trustee (the "Petitioner"), acquired Lots 8, 9 and 10 of the Mount Moriah Subdivision, commonly known and referred to as 401 – 411 W. Park Drive in the Village of Twin Lakes, Parcel Numbers: 86-4-119-282-3080, 86-4-119-282-3075, and 86-4-119-282-3070. Lot 8 is currently a non-conforming lot with a one store cottage situated thereon. Lot 9 is currently vacant. Lot 10 contains a 2.5 story single family residence with a one car garage. The Petitioner wishes to eliminate the vacant Lot 9 entirely, and combine a portion of existing Lot 9 with the adjacent Lots 8 and 10. By doing so, Lot 8 is then rendered a fully conforming lot and Lot 10 is made larger to accommodate the potential future development of a single family residence upon the lot.

The Petitioner engaged the services of professional engineer Mark R. Madsen of the firm Nielsen, Madsen & Barber of Racine to propose the attached certified survey map (CSM). Mr. Madsen's contact information is 1458 Horizon, Blvd., Suite 200, Racine, Wisconsin, 53406, (262) 634-5588, E: MMadsen@nmbasc.net

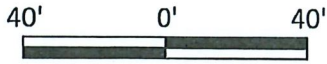
As indicated in the attached CSM, existing Lots 8, 9 and 10 will simply become Lots 1 and 2 of the new CSM. Both new lots exceed 8,000 square feet in size and, upon information and belief, comply with all relevant zoning requirements. The Petitioner previously forwarded the CSM to Ms. Bonnie Schaeffer, Village Zoning Administrator, for her review and comment. Ms. Schaeffer raised no objections from a zoning standing point. At this time, Petitioner is only interested in recording and implementing the attached CSM for the reasons noted above and there will be no other development occurring at the present time

Petitioner requests that this Application be placed on for hearing before the Plan Commission at its earliest opportunity. Questions or concerns may be referred to Petitioner's attorney, Attorney Thomas A. Camilli, Jr. at Puntillo Camilli & Hughes, 6301 Green Bay Road, Kenosha, Wisconsin 53142. Tel: 262-657-3500, E: tom@ggplawyers.com.

CERTIFIED SURVEY MAP NO. _____

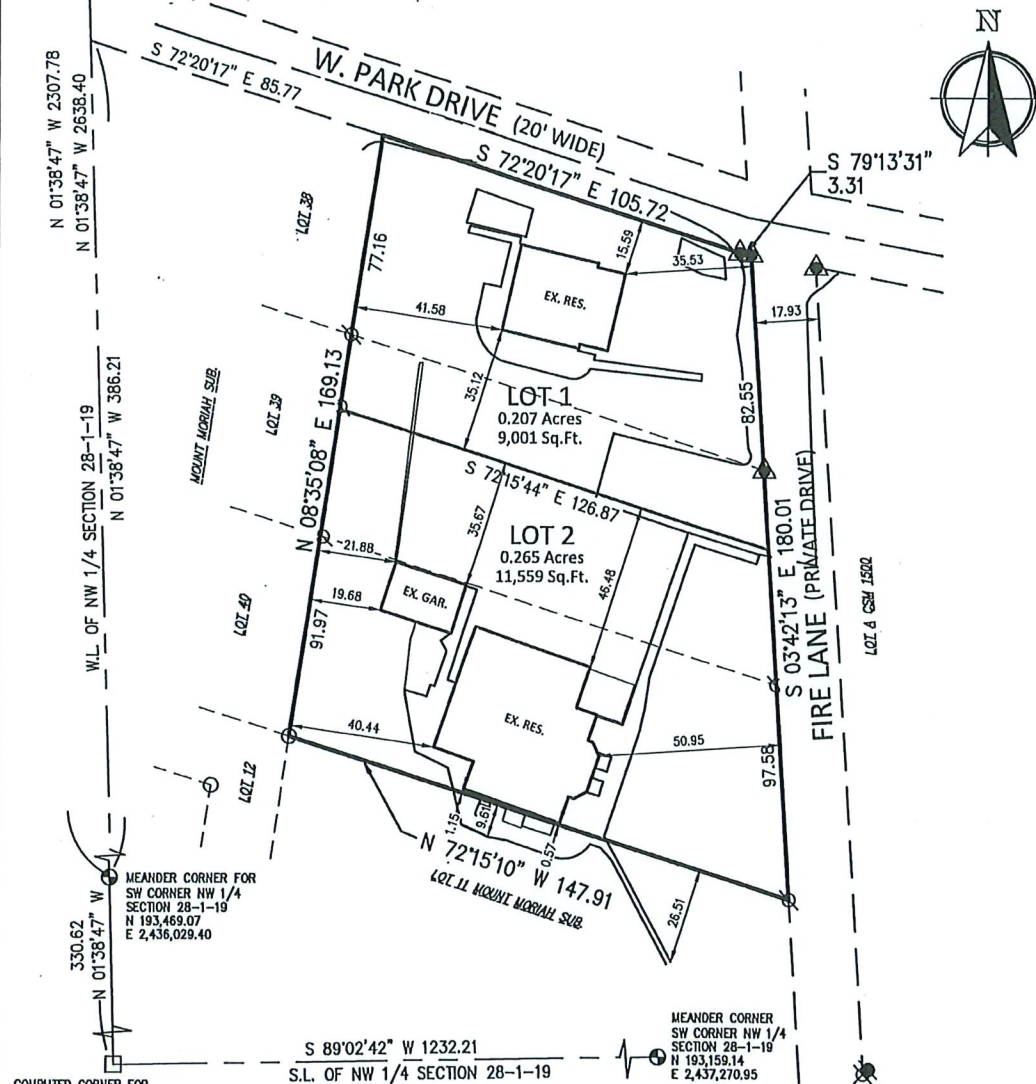
LOTS 8, 9 AND 10 MOUNT MORIAH SUBDIVISION BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.

NW CORNER NW 1/4 SECTION 28-1-19
N 195,775.90
E 2,435,963.10



SCALE 1"=40'

RECORDING DATA



**SEE SHEET 2 FOR LOCATION
MAP AND NOTES**



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

- LEGEND:**
- CONCRETE MONUMENT FOUND
 - 1-1/2" O.D. IRON PIPE FOUND
 - ⊗ 1-1/4" O.D. IRON PIPE FOUND
 - ⊗ 1" O.D. IRON PIPE FOUND
 - ▲ "PK" NAIL FOUND
 - 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
 - ⊗ 6" CONC. MON. W / BRASS CAP FOUND
 - COMPUTED CORNER
 - ⊗ CONC. MON. W / SEWRPC BRASS CAP FOUND

CERTIFIED SURVEY MAP NO. _____

LOTS 8, 9 AND 10 MOUNT MORIAH SUBDIVISION BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of The Sean Harper Revocable Trust dated April 6, 2022, Owner; THAT such Map is a correct representation of the exterior boundaries of the lands surveyed and are described as: Lots 8, 9 and 10 of Mount Moriah Subdivision, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on January 29, 1923, as Document No. 131943, being part of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 19 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Meander corner for the Southwest corner of the Northwest 1/4 of said Section 28; run thence N01°38'47"W, 387.33 feet along the West line of the Northwest 1/4 of said Section 28 to the South line of West Park Drive; thence S72°10'16"E 86.01 feet along the South line of said West Park Drive to the Northwest corner of Lot 8 of said Mount Moriah Subdivision and the point of beginning of this description;

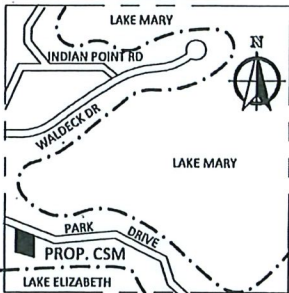
to the point of beginning of this description. Said land being in the Village of Salem Lakes, County of Kenosha and State of Wisconsin. Containing 626,660 square feet or 14.386 acres more or less.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Code of General Ordinances for the Village of Twin Lakes. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

February XX, 2023

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262) 634-5588

LOCATION MAP



NW 1/4 SECTION 28-1-19

NOTES:

ZONING OF PARCELS IS R - RESIDENTIAL

OWNER/LAND SPLITTER: SEAN HARPER
REVOCABLE TRUST DATED APRIL 6, 2022
ADDRESS: 401 W. PARK DRIVE, TWIN LAKES, WI,
53181.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983 / 2011. THE WEST LINE OF THE
NW 1/4 OF SECTION 28-1-19 IS ASSUMED TO
BEAR N 01°38'47" W.



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

CERTIFIED SURVEY MAP NO. _____

LOTS 8, 9 AND 10 MOUNT MORIAH SUBDIVISION BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

The Sean Harper Revocable Trust dated April 6, 2022, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the the following for approval: Village Board of the Village of Twin Lakes.

IN WITNESS WHEREOF the said Sean Harper Revocable Trust dated April 6, 2022 has caused these presents to be signed as Owner, at _____ Wisconsin on this ____ day of _____ 202_.

Sean Harper, Trustee
401 W. Park Drive
Twin Lakes, Wisconsin 53181.

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 202_, Sean Harper, of the above-named Sean Harper Revocable Trust dated April 6, 2022, to me known to be the person who executed the foregoing instrument, and to me known to be such Trustee of said Sean Harper Revocable Trust dated April 6, 2022, and acknowledged that he executed the foregoing as such Trustee as the deed of said Sean Harper Revocable Trust dated April 6, 2022, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 202_.

Sabrina Waswo, Clerk
VILLAGE OF TWIN LAKES

9.)



Department of Building and Zoning Plan Commission / Design Review Application and Checklist

Section 17.42.020 of the Village Code lists all projects that must go before the Plan Commission and undergo a Design Review. Please read this section to determine if your project must go through this process. You may also be required to complete this application if the Building Inspector, upon review of your project, has determined that a Design Review is necessary.

Please Print Clearly:

Legal Property Owner:

Name: Norma Rasmussen

Mailing Address: 12304 - 75th

Kenosha WI 53142

City State Zip

Applicant/Petitioner:

Name: William & Deborah Glembocki

Mailing Address: 33911 Geneva Road

Burlington WI 53105

City State Zip

Telephone #: 262-206-0398 - Bill 262-206-0401 Deb

(Area Code)

Fax Number: _____

E-Mail Address: dglembocki@hotmail.com

Property Information

Property Address: _____

TWIN LAKES WI 53181

City State Zip

Parcel Number: _____

General Project Location: _____

Proposed Project Use: _____

Current Use: _____

Existing Zoning: _____

Are you requesting zoning changes? ** Yes _____ No _____

If yes, fill in the fields immediately below:

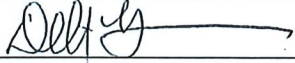
Current Zoning: _____ Proposed Zoning: _____

** Zoning change requests are \$325

Village staff may determine that an escrow account is to be set up with the Village Treasurer to cover attorney/engineer and/or Village Planner fees. Applicant/petitioner is hereby duly advised that the engineer and/or attorney or any professional assistance as deemed necessary by the Village of Twin Lakes may be employed for this project, issue, or matter. Escrow money required from the applicant will be put into an account for use in the payment of any professional fees and any balance will be returned within 45 days after the matter is completed.

To accompany this application: \$250.00 fee for Plan Commission/Design Review appearance, additional fees and escrow money as noted below, and all completed paperwork.

Owner's Signature: _____

Applicant/Petitioner's Signature: 

Date: 10/16/2023

Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2): \$ 250

Zoning Change Request Fee: \$325 if applicable (Municipal Code 17.44.050 (C)): \$ _____

Escrow, as required by Village Administrator and Building Inspector: \$ _____

Total Amount Due: \$ _____

Developer's Agreement Required? Yes _____ No _____

CERTIFIED SURVEY MAP
 for
OWNERS/SUBDIVIDERS

Peter O. & Nicholas P. Klein &
 Norma M. Rasmussen
 82310 Geneva Road
 Salem, WI 53168

in SE 1/4 Section 21-1-19
 VILLAGE OF TWIN LAKES
 KENOSHA COUNTY, WIS.

CERTIFIED SURVEY MAP
 PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 21, TOWN 1 NORTH, RANGE 19 EAST
 IN THE VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN

J.K.R. SURVEYING, INC.
 8121 22ND AVENUE
 KENOSHA, WI 53143

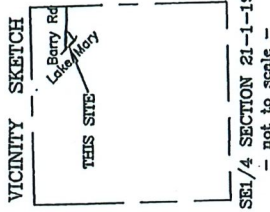
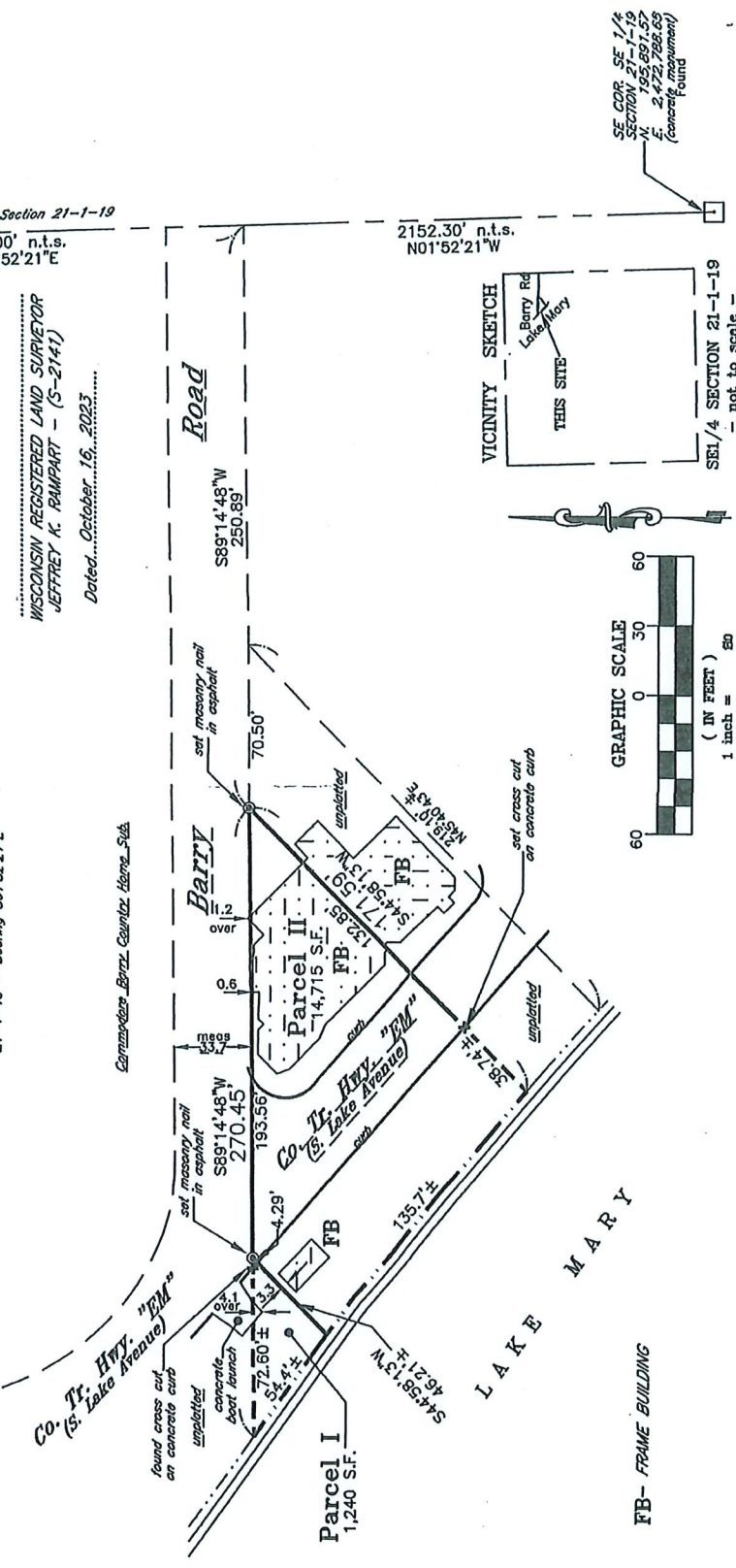
ZONING NOTE:

Existing Zoning = Commercial
 (no required setbacks per Village)

Bearings refer to grid north, state plane
 coordinate system south zone (NAD-27)
 with the East line of the SE 1/4 Section
 21-1-19 - Bearing S01°52'21"E

WISCONSIN REGISTERED LAND SURVEYOR
 JEFFREY K. RAMPART - (S-2141)
 Dated, October 16, 2023

Camryn & Barry County Home, S.D.



CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 1 NORTH, RANGE 19 EAST, IN THE VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Town 1 North, Range 19 East of the Fourth Principal Meridian; lying and being in the Village of Twin Lakes, County of Kenosha, State of Wisconsin and being more particularly described as:

Commence at the northeast corner of said Southeast Quarter of said Section 21; thence S01°52'21"E along the east line of said quarter section 488.00 feet to the south line of Barry Road; thence S89°14'48"W along said south line 250.89 feet to the point of beginning; thence continue S89°14'48"W along said south line 270.45 feet to a point on the shoreline of Lake Mary; thence southeasterly along said shoreline to a point which is S44°58'13"W 171.59 feet from the south line of aforesaid Barry Road; thence N44°58'13"E 171.59 feet to said south line and the point of beginning.

I, Jeffrey K. Rampart, Registered Land Surveyor (S-2141) do hereby certify that this map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof and that the owner(s), Peter O. and Nicholas P. Klein, caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

That I have complied with the provisions of Section 236.34 of the State Statutes on certified surveys and the Village of Twin Lakes Division Ordinance.

Dated this 16th day of October, 2023.

SURVEYOR.....
WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART (S-2141)

OWNER(S): Peter O. and Nicholas P. Klein and Norma M. Rasmussen
32310 Geneva Road. Salem, WI 53168

OWNER/SUBDIVIDER..... OWNER/SUBDIVIDER.....
PETER O. KLEIN NICHOLAS P. KLEIN
OWNER/SUBDIVIDER.....
NORMA M. RASMUSSEN

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Peter O. and Nicholas P. Klein to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Village Board of the Village of Twin Lakes on this day of, 20___.

Howard Skinner VILLAGE PRESIDENT Sabrina Waswo VILLAGE CLERK

VILLAGE ADMINISTRATOR/TREASURER
Laura Roessien

10.)

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
TWIN LAKES MAP NO. 2892

BEING A REDIVISION OF LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2548 AND THAT PART OF HAYTHORN'S SUBDIVISION DESCRIBED AS THE NORTH 10 FEET OF LOT 7 OF SAID SUBDIVISION PER KENOSHA COUNTY DOCUMENT NO. 1681732, SAID LANDS LOCATED IN GOVERNMENT LOT 6 IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, REDIVIDED AND MAPPED LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2548 AND THAT PART OF HAYTHORN'S SUBDIVISION DESCRIBED AS THE NORTH 10 FEET OF LOT 7 OF SAID SUBDIVISION PER KENOSHA COUNTY DOCUMENT NO. 1681732, SAID LANDS BEING LOCATED IN GOVERNMENT LOT 6 IN THE SOUTHEAST FRACTIONAL 1/4 SECTION 32, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE S 88°28'10" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 1648.36 FEET TO A MEANDER CORNER; THENCE N 08°35'33" W, 894.57 FEET TO THE POINT OF BEGINNING; THENCE N 00°39'44" E ALONG THE WEST RIGHT-OF-WAY LINE OF EAST LAKESHORE DRIVE, 43.72 FEET; THENCE N 61°51'34" E ALONG THE NORTHWESTERLY LINE OF SAID DRIVE, 104.54 FEET; THENCE N 65°24'25" W, 337.95 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE ELIZABETH; THENCE SOUTHERLY ALONG SAID SHORELINE TO A POINT THAT IS N 66°15'01" W, 252.65 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE S 66°15'01" E, 252.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 34,930 SQUARE FEET OF LAND, MORE OR LESS.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE STATE OF WISCONSIN (DEPT. OF NATURAL RESOURCES) AND THE VILLAGE OF TWIN LAKES.

THAT SUCH MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE ORDINANCES OF THE VILLAGE OF TWIN LAKES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

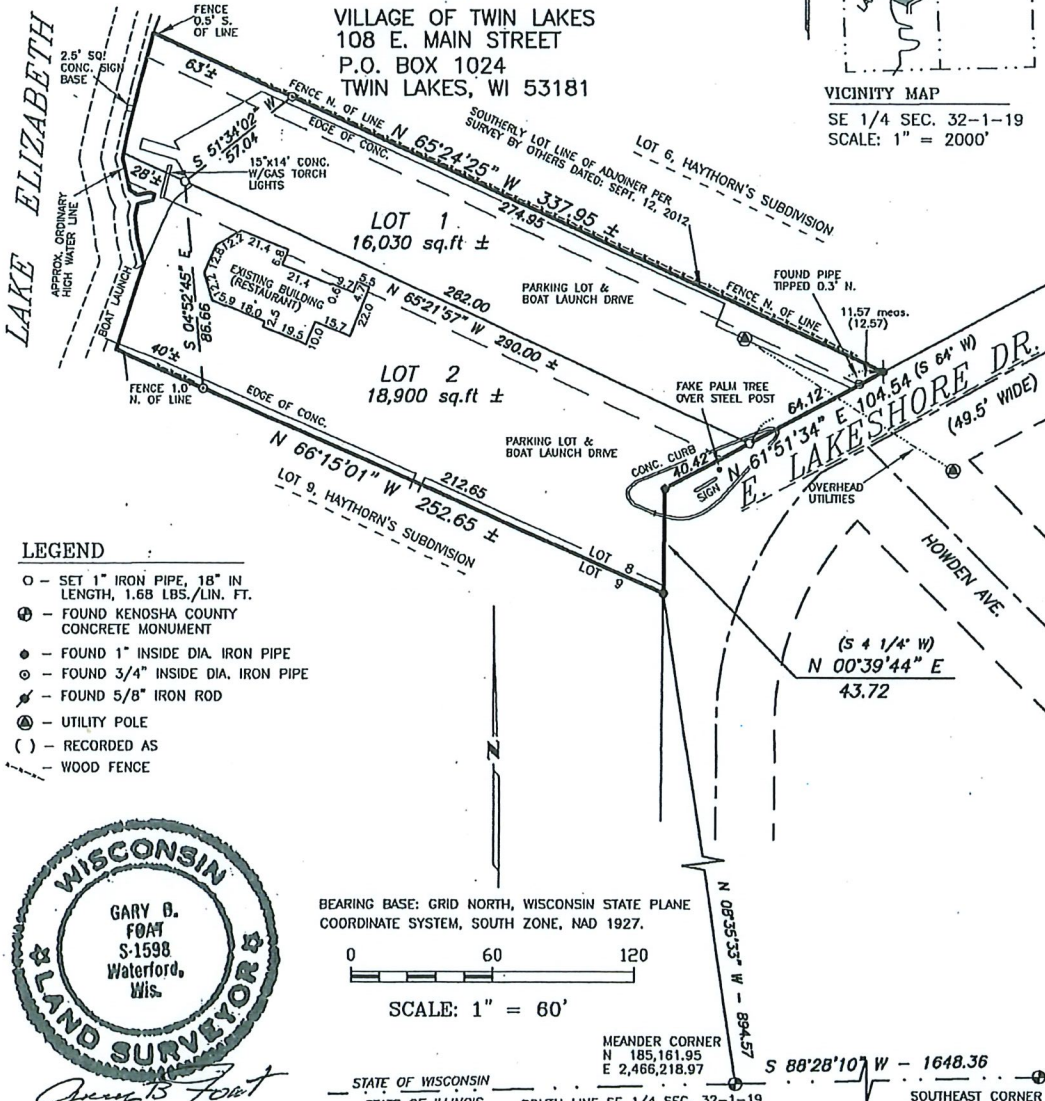
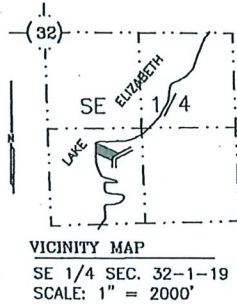
Gary B. Foat
GARY B. FOAT SEPTEMBER 30, 2019
WISCONSIN PROFESSIONAL LAND SURVEYOR S-1598



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
 TWIN LAKES MAP NO. 2892

BEING A REDIVISION OF LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2548 AND THAT PART OF HAYTHORN'S SUBDIVISION DESCRIBED AS THE NORTH 10 FEET OF LOT 7 OF SAID SUBDIVISION PER KENOSHA COUNTY DOCUMENT NO. 1681732, SAID LANDS LOCATED IN GOVERNMENT LOT 6 IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

OWNERS/SUBDIVIDERS: STATE OF WISCONSIN
 (DEPT. OF NATURAL RESOURCES)
 AJOHNSON LF6
 P.O. BOX 7291
 MADISON, WI 53707
 AND
 VILLAGE OF TWIN LAKES
 108 E. MAIN STREET
 P.O. BOX 1024
 TWIN LAKES, WI 53181



DEGEN-FOAT SURVEYING, INC.
 100 SOUTH SECOND STREET
 WATERFORD, WISCONSIN
 (262)634-6404 (FAX)634-2022
 193040\193040CL.DWG
 THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
TWIN LAKES MAP NO. 2892

BEING A REDIVISION OF LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2548 AND THAT PART OF HAYTHORN'S SUBDIVISION DESCRIBED AS THE NORTH 10 FEET OF LOT 7 OF SAID SUBDIVISION PER KENOSHA COUNTY DOCUMENT NO. 1681732, SAID LANDS LOCATED IN GOVERNMENT LOT 6 IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, REDIVIDED, AND MAPPED AS REPRESENTED ON THE MAP, I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION. THE VILLAGE OF TWIN LAKES

STATE OF WISCONSIN
(DEPT. OF NATURAL RESOURCES)
AJOHNSON LF6
P.O. BOX 7291
MADISON, WI 53707



Terry Bay
TERRY BAY
BUREAU DIRECTOR, FACILITIES & LANDS

STATE OF WISCONSIN }
DANE COUNTY }SS

PERSONALLY CAME BEFORE ME THIS 22 DAY OF August 2019.

TERRY BAY, BUREAU DIRECTOR, FACILITIES & LANDS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Aubrey F. Johnson
NOTARY PUBLIC, STATE OF WISCONSIN
Aubrey F. Johnson

11/16/24
MY COMMISSION EXPIRES



Gary B. Foot
SEPTEMBER 30, 2019
SHEET 3 OF 4

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
TWIN LAKES MAP NO. 2892

BEING A REDIVISION OF LOTS 1 AND 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2548 AND THAT PART OF HAYTHORN'S SUBDIVISION DESCRIBED AS THE NORTH 10 FEET OF LOT 7 OF SAID SUBDIVISION PER KENOSHA COUNTY DOCUMENT NO. 1681732, SAID LANDS LOCATED IN GOVERNMENT LOT 6 IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, REDIVIDED, AND MAPPED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION. THE VILLAGE OF TWIN LAKES

VILLAGE OF TWIN LAKES
108 E. MAIN STREET
P.O. BOX 1024
TWIN LAKES, WI 53181


HOWARD K. SKINNER, VILLAGE PRESIDENT.


LAURA ROESSLEIN, VILLAGE CLERK.

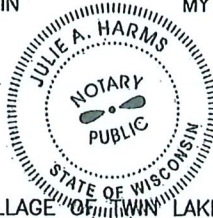
STATE OF WISCONSIN }
KENOSHA COUNTY }SS

PERSONALLY CAME BEFORE ME THIS 21st DAY OF January 2020,

HOWARD K. SKINNER, VILLAGE PRESIDENT AND LAURA ROESSLEIN, VILLAGE CLERK TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, STATE OF WISCONSIN

5/23/2020
MY COMMISSION EXPIRES



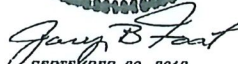
VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF TWIN LAKES ON THIS 20th DAY OF January, 2020.


HOWARD K. SKINNER, VILLAGE PRESIDENT.


LAURA ROESSLEIN, VILLAGE CLERK.




SEPTEMBER 30, 2019
SHEET 4 OF 4