



# VILLAGE OF TWIN LAKES

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

## SPECIAL VILLAGE BOARD MEETING

**Monday, November 6, 2023 6:30 p.m.**

**Village Hall, 105 E. Main Street, Twin Lakes, WI**

### AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL: Trustees Andres, Bower, Fitzgerald, Karow, Kaskin, Perl, President Skinner
4. PUBLIC COMMENTS AND QUESTIONS: The Village Board will receive comments on agenda items only.
5. Discussion regarding records requests at the Police Department with Deputy District Attorney Carli McNeill.
6. Discussion and possible action regarding a contract with Ehlers for levy limit referendum assistance.
7. Discussion and possible action regarding an Event Permit from Kim Adcock for a market on November 25<sup>th</sup>.
8. Discussion and possible action regarding the date launch piers are removed from the lakes.
9. Discussion and possible action regarding purchasing two computers from Baycom in the amount of \$6,076.00.
10. Consideration of actions taken at previous Plan Commission meetings:
11. Motion to approve a CSM for parcels 86-4-119-282-3080, 86-4-119-282-3075, 86-4-119-282-3070 with contingency that Lot 11 is also included and a new survey map is provided.
12. Motion to approve the Design Review for Randall School (37101 87<sup>th</sup> Street-Parcel #85-4-119-162-0902.
13. 2024 BUDGET WORKSHOP
14. CLOSED SESSION: Motion to go into closed session for the following reasons: pursuant to Wis. §19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session in regards to a Board of Appeals for 200 W. Park Drive
  - a. [Roll Call Vote]
15. OPEN SESSION: Motion to return to open session pursuant to Wis. Stat. §19.85(2) and take action on any items discussed in closed session.
16. ADJOURN

\*\*\*MATTERS MAY BE TAKEN IN ORDER OTHER THAN LISTED

\*\*\**Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Clerk Treasurer's office in advance so the appropriate accommodations can be made.*

## Appendix B

### Levy Limit Referendum Assistance

#### Scope of Service

Client has requested that Ehlers assist Client with undertaking a levy limit referendum pursuant to Wisconsin Statutes Section 66.0602(4) ("Project"). Ehlers proposes and agrees to provide the following scope of services:

##### Phase I – Information Request and Review

- 2023 Levy Limit Worksheet (Final)
- Existing Debt Information
- Three (3) amounts for referendum.

##### Phase II – Referendum Analysis

- Using information supplied by client,
  - Develop three (3) levy amounts based on budgetary needs
  - provide the estimated percentage increase in the 2025 levy over the 2024 levy, and dollar increase in the 2025 levy over the 2024 levy.
  - Provide draft of the referendum question with supporting material for review by the Village's legal counsel.
  - Provide the analysis of the impact of a referendum under 3 various amounts.
  - One (1) presentation to explain the projected impacts of the proposed levy limit increase to the Board or other governing body
  - As requested, assist Village with preparation of public information materials.

#### Compensation

In return for the services set forth in the "Scope of Service," Client agrees to compensate Ehlers at an hourly rate of \$225 for actual hours worked on the Project and **not to exceed \$6,000.**

If more than one presentation is desired and not to exceed limit of \$6,000 is reached, the Client agrees to compensate Ehlers at an hourly rate of \$225 for additional meeting attendance.

If the Client desires Ehlers to develop a website for users to check the impact of the referendum Client agrees to compensate Ehlers \$1,000 for this service.

#### Payment for Services

Ehlers will invoice Client each month for the work completed in the prior month. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and

payable upon receipt by the Client.

### **Client Engagement**

The above Proposal is hereby accepted by the Village of Twin Lakes, Wisconsin,

by its authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_





## VILLAGE OF TWIN LAKES EVENT PERMIT APPLICATION

Please fill in all sections completely. Incomplete applications will be rejected. Applications must be submitted AT LEAST 4 WEEKS prior to the proposed event date for approval.

### Section I- APPLICANT INFORMATION

Name of Applicant Kimberly Adcock  
Name of Event Organizer/Producer Kris Kringle Market (Adcock Farm + Co)  
Production Company/Organization Birch on Main FEIN # \_\_\_\_\_  
Street Address 334 Main St  
City Twin Lakes State WI Zip code 53181  
E-mail Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
☒ For-Profit or ☐ Non-Profit Organization 501(c) \_\_\_\_\_ EIN # (Tax Exempt Number) NA

\*All non-profits must present a copy of their current Tax ID - EIN#

(Vendor fees cover all expenses)

### Section II- EVENT INFORMATION- Check the proper category

All applications are required to submit a detailed Site Plan/Map. Site Plan/Maps must include location, any street closures, barricades, parade routes, stages, alcohol sale location, tents, etc.

Title of Event Kris Kringle Market  
Date(s) of Event 11/25/23  
Location(s) of Event Downtown sidewalks + parking lot (if permitted)  
Start Time for Event 9:00 a.m./p.m. End Time for Event 2:00 a.m./p.m.  
Event Chair/Contact Person Kim Adcock Phone \_\_\_\_\_  
Day of Event Contact Name B Kim Adcock Phone \_\_\_\_\_  
Is the event open to the public? ☒ Yes ☐ No  
Will you charge an admission fee? ☐ Yes ☒ No  
Estimated Attendance Number ~ 4,000

Description of Event

an outdoor market of vendors selling items + kids activities + wreath making + Santa visit  
(we would like to do a carriage ride also but can work w/ TL Country Club trails if need be)

**PERMIT REQUESTED**

☐ Parade Permit - No Charge

☒ **Block Parties:** Small event limited to one street with 4 barricades in a neighborhood. Public Works will provide barricades the business day prior to your event and pick them up on the first business day following the event. It is your responsibility to set up and take down the barricades before and after your event. Main streets that are thoroughfares may not be approved due to safety issues. Residential block parties are not to last more than 6 hours between 9:00 am and 10:00 pm. Sale of alcohol is PROHIBITED at a private block party in a residential area. All consumption must be within the designated area and within the barricades. Public drinking citations will be issued outside of designated area. As a courtesy, please discuss plans with your neighbors prior to the event.

(preferred) and/or ☒ **Park Reservation:** All users of the parks must check in at the Police Department in person or by phone (262-877-9056) on the day of the scheduled event prior to and after use of the facility to insure refund of security deposit. A key is available at the Police Department for entry to the Scout House and for use of electric at Millennium Park. The key must be returned to the Police Department immediately after the event. Prior to leaving, the electric and/or doors need to be locked and all garbage disposed of in outside cans or toters.

Select Park: ☐ Lance Park and Amphitheater ☐ Scout House ☒ Central Park  
☐ West Side Park ☐ Millennium Park Pavilion

Describe Restroom facilities available to all participants

public restrooms in business building

Will you be setting up a tent? ☐ Yes ☒ No \*A Fire Inspection is required per NFPA Code 25.2\*

If yes, list the location, size, Rental Company, and proof of completion of locates.

However, vendors will be setting up 10x10 tents w/ insurance proof

Will there be any animals? ☒ Yes ☐ No

If yes, what type and how many

horses (2) carriage ride

Will there be live performances, loud speakers or a DJ? ☒ Yes ☐ No

If yes, what type and hours

live acoustic music 10am-2pm

Description of plan for handling refuse collection and after-event clean-up

we will clean up

Description of plan for providing event security (if applicable)

we don't think security is needed - hopefully

Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

Will your event include the sale of beer and/or wine?

☐ Yes ☒ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application or provide Proof of Operator's License. Sale of Alcohol is prohibited for residential block parties.

Will you or any other vendors be selling food or merchandise?

☒ Yes ☐ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

We will email list of vendors when completed currently 45 vendors

Do you intend to use the available picnic tables and benches in the location? ☒ Yes ☐ No

public may sit down



### Section III- STREET USE

☐ Check if this section does not apply

#### Description of portion(s) of road(s) to be used

Road closures must include rental of barricades; must be coordinated with the Village of Twin Lakes Department of Public Works

if agreed, we would like to barricade  
Main St, like the summer block parties,  
in front of the businesses

Will any parking stalls be used or blocked during the event?

☒ Yes ☐ No

Dates of Use 11/25/23 7am-1:30pm 3pm

Total Number of Parking Stalls Requested and Location in front of businesses on  
Main St

Description of Signage to be used during event Just road signs promoting  
event prior

#### Anticipated Services

Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s)

☐ Electricity; Explain \_\_\_\_\_

☒ Traffic Control; Explain possibly if needed if road is closed  
barricaded

☐ Police Services; Explain \_\_\_\_\_

☐ Fire/EMS Services; Explain \_\_\_\_\_

☐ Other; Explain \_\_\_\_\_

#### Scout House, Lance, Central, West Side Park

##### Reservation Fee

		# of Parks	# of Days	Applicable Fee
Security Deposit	\$100.00 x	_____	=	_____
Non-Profit or Resident	\$75.00 x	_____	x _____ =	_____
Non-Resident	\$150.00 x	_____	x _____ =	_____

##### Millennium Park Reservation Fee

		# of Days
Security Deposit	\$100.00	_____
Non-Profit or Resident	\$50.00	x _____ = _____
Non-Resident	\$100.00	x _____ = _____

##### Block Party/Street Closure

Security Deposit	\$100.00	<u>100.00</u>
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TOTAL 100.00

Note: The Village of Twin Lakes, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

All parks and public spaces must be left the way they were originally found. A check is required to be placed on file with the Clerk's Office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the applicant prior to processing.

### LIABILITY INSURANCE REQUIREMENT

The applicant or special event sponsoring shall supply the Village with a certificate of insurance demonstrating the required level of insurance coverage in addition to providing the Village with a copy of the insurance policy endorsement language demonstrating that the Village, its officers, agents, employees and contractors are named and endorsed as an additional insured party. Certificate must show Comprehensive General Liability Insurance with coverage for contractual liability with limits no less than \$1,000,000 each occurrence for comprehensive general liability insurance and, \$2,000,000 aggregate limits for bodily injury and property damage, unless otherwise specified by the Village. The Village Board may require a higher limit depending upon the details of the special event, which may include:

- (1) A special event that includes alcohol, or,
- (2) A special event that is anticipated to have attendance greater than 100 people per day, or,
- (3) A multi-day special event.

Proof of this insurance is required to be turned into the Village no less than ten (10) days prior to the start of the special event. If any modifications occur to the insurance terms, the applicant must also notify the Village immediately. Any change to coverage requires Village approval. Also, if coverage is canceled or no longer meets the Village's requirements, the special event permit will be rescinded. The applicant shall also agree to hold the Village, its officers, employees, agents, and contractors harmless against all claims, liability, loss, damage, or expense (including but not limited to actual attorney's fees) incurred by the Village for any damage or injury to a person or property caused by or resulting directly or indirectly from the activities for which the special event permit is granted.

Upon approval, the permit issued by the VILLAGE OF TWIN LAKES authorizes the applicant to conduct the event described in the application and the applicant hereby agrees to comply with all applicable laws, rules and regulations, including any restrictions or conditions imposed by the Village, affecting the holding of an event. The applicant acknowledges and understands that the VILLAGE OF TWIN LAKES reserves the right to cancel any permit for non-compliance by the applicant with the restrictions or conditions imposed by the Village in approving the application or for violating any laws, rules or regulations.

Acknowledged and Agreed YES X NO \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date

10/1/23 10/1/23

### VILLAGE OF TWIN LAKES STAFF USE ONLY

Date Filed with Clerk 10/4/2023 Amount Paid & Receipt # \_\_\_\_\_

Checklist ☐ Map of Event or Site Plans ☐ Insurance

☐ Temporary Class "B"/"Class B" Retailer's License Application, if necessary

Police Chief Signature \_\_\_\_\_ Date \_\_\_\_\_

☐ Approved ☐ Denied Notes \_\_\_\_\_

DPW Signature \_\_\_\_\_ Date \_\_\_\_\_

☐ Approved ☐ Denied Notes \_\_\_\_\_

Fire Chief Signature \_\_\_\_\_ Date \_\_\_\_\_

☐ Approved ☐ Denied Notes \_\_\_\_\_

COW Meeting Date \_\_\_\_\_ Board Meeting Date \_\_\_\_\_ Permit Number \_\_\_\_\_



7.)

motor boat at a speed in excess of slow-no-wake at any time upon the waters of Lake Mary or Elizabeth when the water level reaches or exceeds a sea level elevation of 794.5 feet above sea level as measured at the spillway. For ease of measurement, when the lake level device installed next to Lift Station 3 at the channel between Lakes Mary and Elizabeth reads 794.7 Slow No Wake levels will be reviewed at the spillway. During times of Slow No Wake the spillway measurement will be monitored daily until Slow No Wake is deemed to be lifted by the Village Administrator, Village President or Lake District Steering Committee Chairman.

F. No person shall engage in the act of powering a motor boat on or off a trailer at any Municipal boat launch site within the Village with the engine being operated at a speed greater than idle speed. No person shall continue to operate the engine while engaged in the act of launching or retrieving a motor boat after the motor boat is at rest on the trailer. A sign shall be posted at the Municipal boat launch sites advising of the requirement of this subsection, indicating no power loading, minimum one hundred dollars (\$100.00) forfeiture;

G. Unless a specific penalty is provided elsewhere in this Section, any person violating the provisions of this Section shall, for each offense, be subject to a forfeiture of not less than the minimum penalty as provided in Section 1.12.010 nor more than one thousand dollars (\$1,000.00), with each separate day to be considered a separate offense. (Ord. 2008-11-1) (Ord. 2005-8-3; Ord. 2004-6-3; Ord. 2004-4-6; Ord. 2003-8-3; Ord. 2001-9-1; Ord. 95-4-1; Ord. 94-6-1; Ord. 94-5-1; Ord. 87-7-1; Ord. 87-4-1 (part)).

#### **8.36.060 Launch Permits.**

A. Definitions and Terms. The following definitions shall apply to this Section:

1. The term "boat launch" shall include the public grounds, buildings thereon, waters therein and any other public property or facility which is under the jurisdiction of the Village of Twin Lakes whereon watercraft are launched;

2. The term "permit" shall mean written authorization for the use of boat launch facilities.

B. No person shall launch or remove any watercraft at any boat launch area in the Village between March 1st and September 30th inclusive of any year without first obtaining a boat launching permit and paying the appropriate fee for same, which fee shall be established by the Village Board. Such permit shall be displayed in or on the accompanying motor vehicle in such location as directed by the Village Board.

C. It is unlawful for any person launching or removing any watercraft at any boat launching area in the Village to park, stop or leave standing any motor vehicle, whether attended or unattended, unless such vehicle visibly displays a properly purchased permit as required in subsection B.

D. No person shall launch or remove any watercraft contrary to this Section or disobey reasonable order or direction of official Village enforcing personnel.

E. The Village Board is authorized to adopt additional or revised Rules and Regulations for the proper conduct and administration of boat launch facilities in the Village not inconsistent with this Section; to grant permits in conformity with the provisions hereof and to perform such other acts with reference to the management of such boat launch facilities as are lawful and as the Village Board may deem expedient; to promote beauty and usefulness of such boat launch facilities; and to increase the comfort, safety, convenience and public welfare of the citizens of the Village and of visitors to such boat launch facilities in their use of the same.

F. Any person violating the provisions of this Section shall, for each offense, be subject to a forfeiture of not less than ten dollars (\$10.00) nor more than five hundred dollars (\$500.00), with each separate day to be considered a separate offense. (Ord. 2000-7-3).

#### **8.36.070 Swimming Regulations.**

A. No person shall swim:

1. From any unmanned boat unless such boat is anchored;

2. More than two hundred (200) feet from the shore or more than fifty (50) feet from any pier, unless within marked authorized areas, nor more than twenty-five (25) feet from an anchored raft or boat unless such person is accompanied by a boat manned by a competent person and having readily available a ring buoy. Such boat shall stay reasonably close to and guard such swimmer;

3. More than two hundred (200) feet from the shoreline between sunset and sunrise;

4. With a snorkel within the traffic lane.

B. No person shall be engaged in SCUBA diving activities without the approval of the Police Department



8.)



serious mobility  
when it matters most

TIM COONEY  
2040 RADISSON ST.  
GREEN BAY, WI 54302  
PHONE: 920-544-4282  
FAX: 920-468-8615  
[tcooney@baycominc.com](mailto:tcooney@baycominc.com)

VILLAGE OF TWIN LAKES  
JEFF MISKIE

1/3/2023  
262-215-9350  
[jeff.miskie@nqegr.com](mailto:jeff.miskie@nqegr.com)

QUOTE NO. TC20230301B

PRICING AND FINANCIAL OPTIONS SPECIFIC TO THIS OFFERING:  
EQUIPMENT DETAILS AND PRICING

QTY	MODEL AND DESCRIPTION	UNIT PRICE	TOTAL PRICE
State Contract# 505ENT-O16-NASPOCOMPUT-02			
2	<b>Panasonic Toughbook FZ-55</b> Intel Core i5-1145G7 vPro Processor 14" Full HD LED Gloved Touch Display 16GB SDRAM 512GB Solid State Hard Drive 802.11a/b/g/n/ac Ethernet NIC 10/100/1000 Bluetooth v4.0 Windows 10 Pro (Win 11 downgrade) Emissive Backlit Keyboard Standard Battery and AC Power Adapter 3 Year Parts & Labor Warranty	\$2,567.00	\$5,134.00
<b>OPTIONS:</b> 1 Year Extended Warranty: \$198.00 each 2 Year Extended Warranty: \$321.00 each 3 Year No Fault Warranty Upgrade: \$269.00 each 1 Year Warranty Extension with No Fault: \$469.00 each 2 Year Warranty Extension with No Fault: \$719.00 each CD/DVD Super MULTI Drive: \$85.00 each Add 4G LTE: \$282.00 each			
2	Add 4G LTE w/ Satellite GPS & Dedicated GPS	\$471.00	\$942.00

	<b>EQUIPMENT COST:</b>	\$6,076.00
Payment With Order: Net 30 Days	<b>SHIPPING:</b>	Included
Quotation Good for 90 Days	<b>TAX:</b>	Exempt
We impose a surcharge of 2% on credit card purchases over \$1,000.00 which is not greater than our cost of acceptance.	<b>TOTAL:</b>	\$6,076.00
Your signature is an agreement to purchase and an acceptance of Baycom's Terms & Conditions ( <a href="http://terms.baycominc.com">http://terms.baycominc.com</a> )		

Approved By: \_\_\_\_\_ / \_\_\_\_\_  
 AUTHORIZED CUSTOMER SIGNATURE DATE

All of the information listed on this proposal is confidential and proprietary information.  
 If You Have Any Questions, Please Contact Tim Cooney at 920-544-4282

[www.baycominc.com](http://www.baycominc.com)

920.468.5426

800.726.5426



**MOTOROLA SOLUTIONS**  
Radio Solutions Channel Partner

**TRBO**connection

**BAYCOM WIRELESS**

**TOUGHBOOK**

VESTA 9-1-1

**iSQUAD**

**Arbitrator**

**3M**

9.)a.



**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.

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## 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.villageofwinnetka.net/documents/village-code/](http://www.villageofwinnetka.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 wallage
  - 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 X

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): \$ 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: \$ 250

Developer's Agreement Required? Yes \_\_\_\_\_ No X



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.

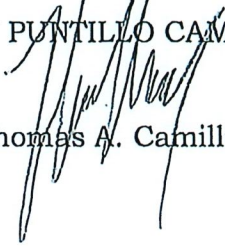


Sean Harper  
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Thank you very much for your consideration in this regard. I look forward to hearing from you.

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. \_\_\_\_\_

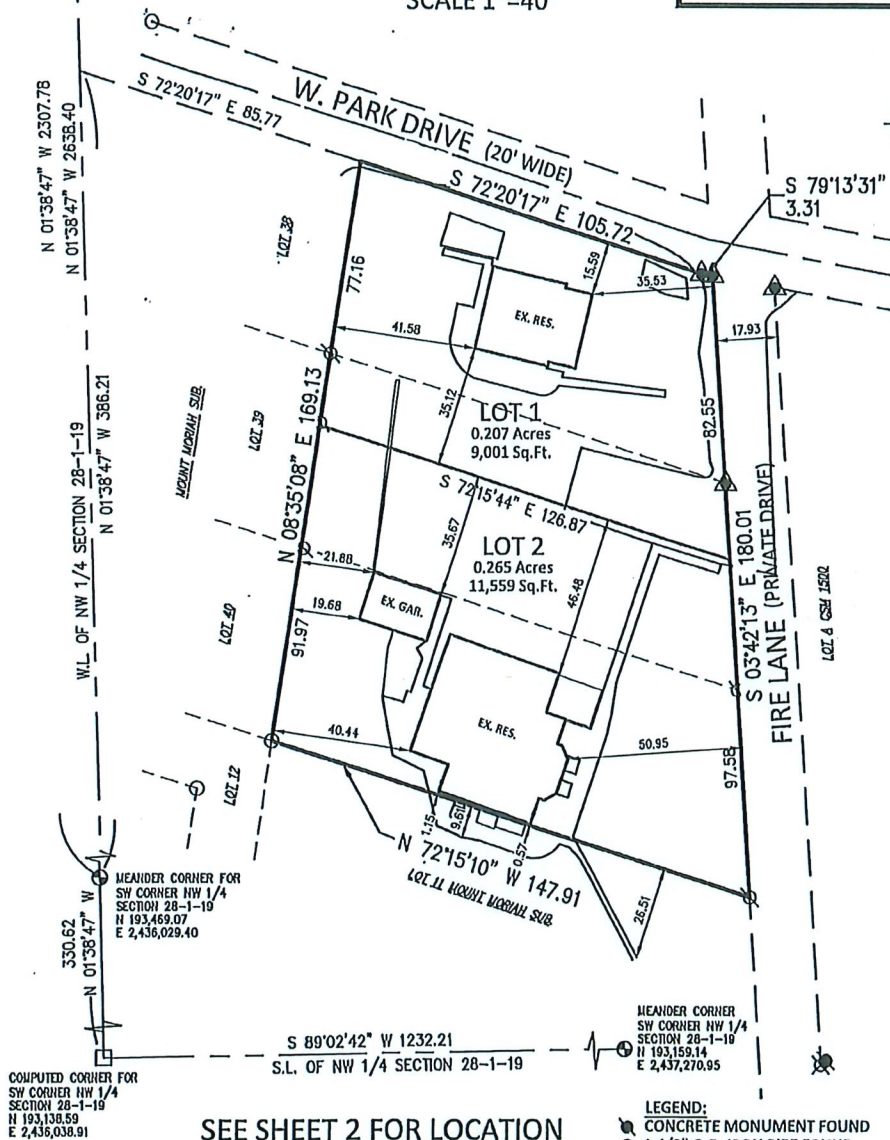
LOTS 8, 9 AND 10 MOUNT MORIAH SUBDIVISION BEING,  
PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28,  
TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH  
PRINCIPAL MERIDIAN, IN THE VILLAGE OF TWIN LAKES,  
COUNTY OF KENOSHA, STATE OF WISCONSIN.

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

40' 0' 40'

SCALE 1"=40'

RECORDING DATA



- 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



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

This Instrument was drafted by Mark R. Madsen February XX, 20XX

2023.0015.01.DWG  
SHEET 1 OF 3 SHEETS



## 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;

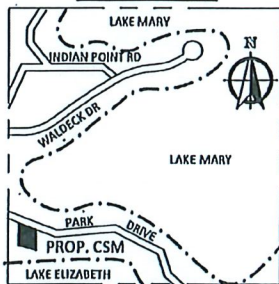
to the point of beginning of this description. Said land being in the Village of Salem Lakes, County of Kenosha and State of Wisconsin. Containing 626,660 square feet or 14.386 acres more or less.

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.nmbssc.net

This Instrument was drafted by Mark R. Madsen February XX, 2023

2023.0015.01  
SHEET 2 OF 3 SHEETS



**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



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

This instrument was drafted by Mark R. Madsen February XX, 2023

2023.0015.01  
SHEET 3 OF 3 SHEETS

9.) b.)



**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: RANDALL CONSOLIDATED SCHOOL JOINT #1  
Mailing Address: 37101 87TH STREET  
BURLINGTON, WISCONSIN 53105  
City State Zip

**Applicant/Petitioner:**

Name: GROTH DESIGN GROUP  
Mailing Address: 600 W VIRGINIA STREET, SUITE 600  
MILWAUKEE, WISCONSIN 53204  
City State Zip  
Telephone #: 414.810.7613  
(Area Code)  
Fax Number: N/A  
E-Mail Address: NSCHIEVE@GDG-ARCHITECTS.COM

**Property Information**

Property Address: 37101 87TH STREET  
BURLINGTON, WISCONSIN 53105  
City State Zip  
Parcel Number: 85-4-119-162-0902  
General Project Location: ADDITION TO EXISTING BUILDING, CENTRAL-NORTH SIDE  
Proposed Project Use: PRE-K THROUGH EIGHTH GRADE PUBLIC SCHOOL  
Current Use: PRE-K THROUGH EIGHTH GRADE PUBLIC SCHOOL  
Existing Zoning: R - 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: OCT 25, 2023

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

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## 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 17.02.040 of the Village Code available at [www.villageofwhitlakes.net/documents/village-code/](http://www.villageofwhitlakes.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: Robert Antholine ROBERT ANTHOLINE, RANDALL SCHOOL

Applicant/Petitioner's Signature: Nathan J Schieve NATHAN J SCHIEVE, GROTH DESIGN GROUP

Date: OCT 10, 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)):

\$ N/A

Escrow, as required by Village Administrator and Building Inspector:

\$ \_\_\_\_\_

Total Amount Due:

\$ 250

Developer's Agreement Required?

Yes ☐ No ☒



The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Plan Commission  
Village of Twin Lakes

**FROM:** GRAEF  
Dominic Marlow, Planner & Urban Designer

**DATE:** October 25, 2023

**SUBJECT:** Design Review for the proposed addition to Randall Consolidated School

### A. PURPOSE

Review and consider for approval the application for Design Review from Groth Design Group (Applicant) and Randall Consolidated School Joint #1 (Owner) for a Site Plan and Signage on tax parcel # 85-4-119-162-0902.

The Design Review should consider the following materials provided by the Applicant:

- Site Plan – Photometric (dated 2023-10-18, prepared by Groth Design Group)
- Building Sign Concept (dated 07-13-23, prepared by Lemberg Electric, Inc.)
- Monument Sign Concept (dated 10.18.2023, prepared by Groth Design Group)
- Application for Design Review (dated Oct 10, 2023)

### B. BACKGROUND

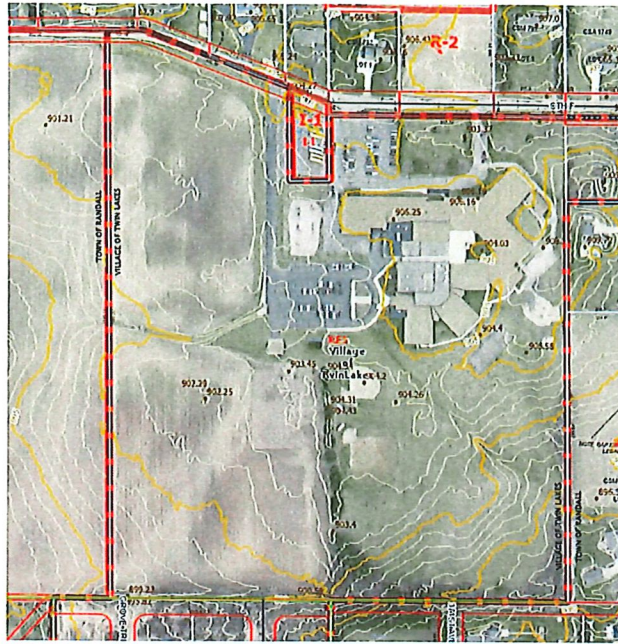
The Applicant is proposing an addition to the existing public school building along the north façade of the principal structure. The building is in the RES Residential District. No rezoning is proposed. The use "public school" is permitted in the RES Residential District. No change in use is proposed. The parcel is located on the border of the Village of Twin Lakes and the Town of Randall, within the Village of Twin Lakes on the south side of CTH F (87<sup>th</sup> St) approximately 600 feet west of CTH O (368<sup>th</sup> Ave). (See Figure 1 – Subject Property)

The Subject Property is 39.9 acres. It contains one principal structure, one accessory structure, several surface parking lots, various play areas and sports facilities, and agricultural fields.

All utility and governmental facilities within the Village are subject to the Design Review process.



**Figure 1: Subject Property – Zoning**



**C. DESIGN REVIEW REQUIREMENTS**

- Conformance with Zoning District: RES Residential

	RES Residential District	Proposed
Use	Public schools – permitted	Public school
Maximum Height	35 ft; 2 stories	1 story; shorter than principal structure
Lot Coverage Ratio	Not more than 25%	Conforms, Staff measures proposed addition brings the proposed structure to around ~21% lot coverage.
Side Yard	10 ft	Conforms, No change to existing
Minimum Floor Area	800 SF	Conforms
Setback	25 ft	Conforms, No change to existing
Rear Yard	25 ft	Conforms, No change to existing

- Building
  - Using the appearance of the façade shown in the "Building Sign Concept" submittal, the proposed building is faced with masonry and glazing. According to the Design Review Requirements (17.42.040) "The front façade and street side (sic) façade shall be faced with concrete, brick masonry, stone, metals or other materials architecturally integrated in the building design. Unfaced concrete block, structural concrete, prefabricated metal siding and the like are not permitted on façade areas."
- Landscaping
  - Additional landscape islands are proposed in the parking lot areas.

- Signs
  - Proposed Building Sign:
    - Orientation – Conforms
    - Height – Conforms
    - Size – Conforms (25-300SF permitted; ~100 SF proposed)
    - Setback – Conforms
    - Type – Conforms
  - Proposed Monument Sign:
    - Orientation – Conforms
    - Height – Conforms
    - Size – Conforms (25-300SF permitted; ~64 SF proposed)
    - Setback – Conforms
    - Type – Conforms
    - Display Surface Size – Conforms
- Parking and Loading Area Standards – A reconfiguration of the existing parking is proposed, converting all parking spaces to angled parking and orienting parking aisles east to west, and replacing the bus parking with standard vehicle parking. An additional 8 parking spaces are proposed, 5 of which are ADA spaces with loading areas shared between every 2 spaces in front of the new building addition. The existing angled parking on the easternmost driveway is being removed and replaced with 6 standard parking spaces. The overall change in the number of parking spaces has not been indicated. The south parking lot has a new garbage screening area proposed and a new row of bus parking stalls proposed along the southern edge. New landscaping islands are proposed throughout the new parking lots. The existing driveway in the middle of the three existing driveways is proposed to be removed.
  - Parking setbacks – Conforms
- Lighting – Conforms
- Garbage and Refuse – The proposed new refuse area appears to include screening. The storage and screening of refuse must be described in the plans. All sites shall be planned to provide screening and storage of garbage and refuse acceptable to the Plan Commission.

#### **D. OTHER CONSIDERATIONS**

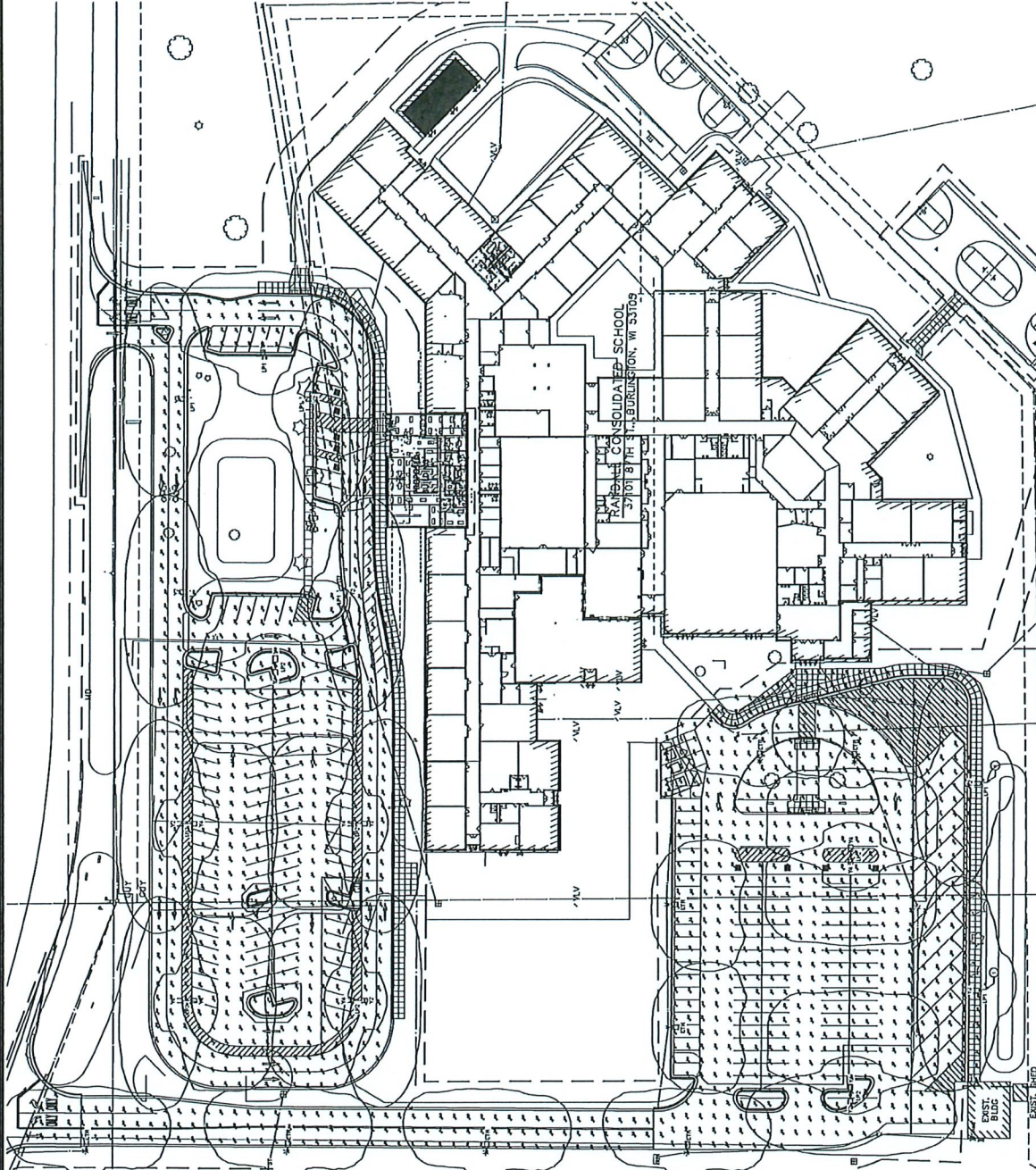
- Access – The proposed design eliminates the center access drive to the parking lot and widens the easternmost driveway access to accommodate three driving/turning lanes. Changes to access and streets are subject to Engineering Review.

#### **E. RECOMMENDATION**

**Design Review Agenda Item:** The request of Groth Design Group (Applicant) and Randall Consolidated School Joint #1 (Owner) for a Design Review on tax parcel #85-4-119-162-0902, Village of Twin Lakes, Kenosha County and State of Wisconsin:

- I. Village Planning Staff recommends the Plan Commission **APPROVE** the Application.



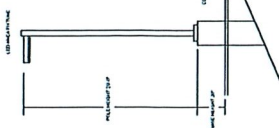


**RANDALL SITE FUTURE SCHEDULE**

NO.	DESCRIPTION	DATE	STATUS
1	CONCEPT SITE PLAN	10/10/18	APPROVED
2	PRELIMINARY SITE PLAN	10/10/18	PENDING
3	FINAL SITE PLAN	10/10/18	PENDING
4	CONSTRUCTION PERMITS	10/10/18	PENDING
5	CONSTRUCTION	10/10/18	PENDING
6	COMPLETION	10/10/18	PENDING

1. SITE PLAN - PHOTOMETRIC  
2. SITE PLAN - PHOTOMETRIC  
3. SITE PLAN - PHOTOMETRIC  
4. SITE PLAN - PHOTOMETRIC  
5. SITE PLAN - PHOTOMETRIC  
6. SITE PLAN - PHOTOMETRIC

1. SITE PLAN - PHOTOMETRIC  
11' x 17' 6"



LP1 & LP2 FIXTURE BASE DETAIL  
SCALE 1/8"

GENERAL NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.  
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.



CONCEPTUAL DRAWING

Flat Cut Logom&Letter Specifications

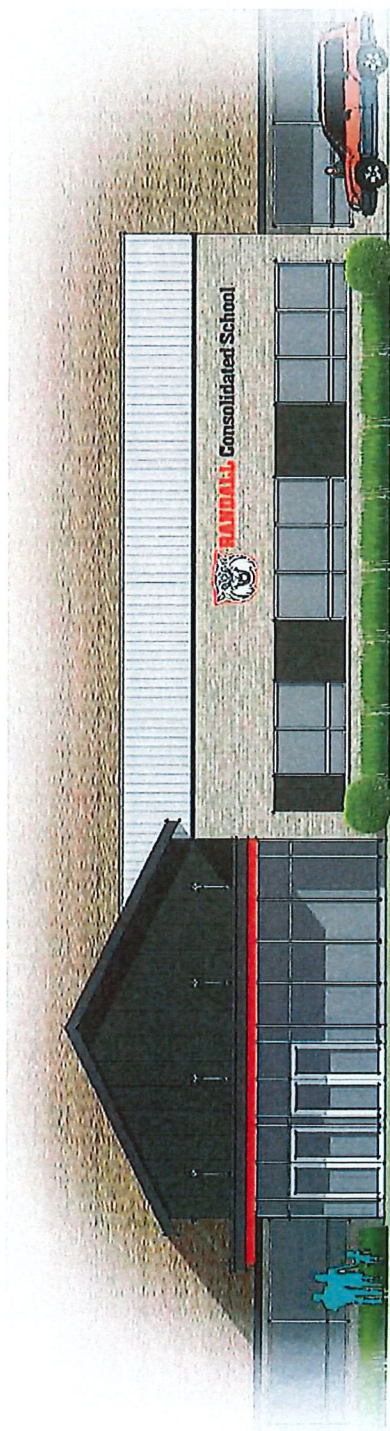
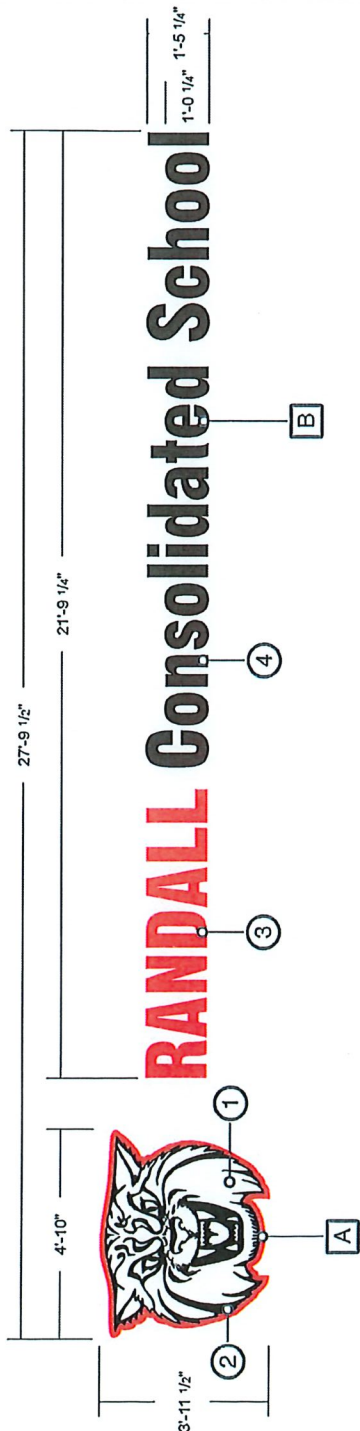
One (1) Set of Flat Cut Aluminum Logo & Letters  
Non-Lit


(A) Logo:  
3/8" thick aluminum, painted Red (satin finish).  
3M vinyl applied to face, Black 7725-12 & White 7725-10

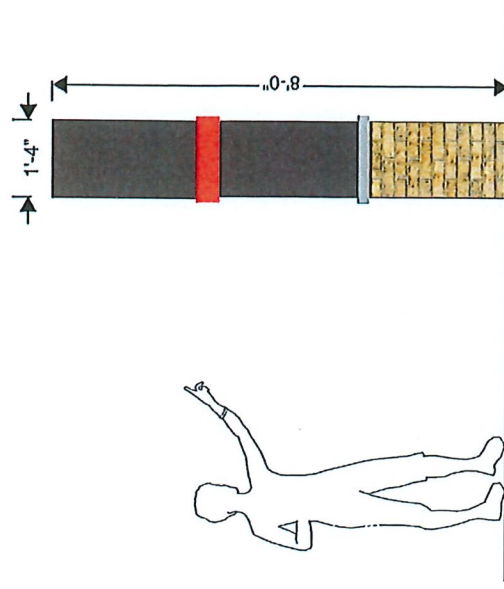
(B) Letters:  
3/8" thick aluminum, painted satin finish, Red & Black

Installation Method:  
Stud mounted flush to building fascia.

Colors:  
1) 3M opaque vinyl, White 7725-10  
2) 3M opaque vinyl, Black 7725-12  
3) Red paint, (returns)  
4) Black paint, (returns)



 4035 North 128th Street Brookfield, WI 53005 P 262-781-1500 www.LembergElectric.com	<p>Client: Randall Consolidated School</p> <p>Address: 37101 87th Street</p> <p>Location: Burlington, Wisconsin 53105</p> <p>Sales Representative: Skip DeBack</p> <p>Project Manager: T.B.D.</p> <p>Designer: Mark Mayzik</p>	<p>Scale: 3/8"=1'-0"</p> <p>Paper Size: 11x17</p> <p>Signature / Date:</p>	<p>Client / Location of Project / Sign Description / Version of Sheet / Revision / Drawing Status</p> <p>Randall_Consolidated_FCO_v01_r00_D</p> <p>Date: 07-13-23</p>
			3 of 4



**NORTH + SOUTH ELEVATION**  
1/2" = 1'-0"

- Total Sign Area - 10.66 SF North Side: 10.66 SF South Side
- Masonry Base - Match Brick to Building Addition
- Sign Cabinet - Metal Housing with Metal/Vinyl Lettering



**EAST + WEST ELEVATIONS**  
1/2" = 1'-0"

- Total Sign Area - 61.33 SF East Side; 61.33 SF West Side
- Electronic Screen Size - 7'-0" x 2'-0"
- Logo, Randall Name, Building Address (non-lit)
- Masonry Base - Match Brick to Building Addition
- Sign Cabinet - Metal Housing with Metal/Vinyl Lettering

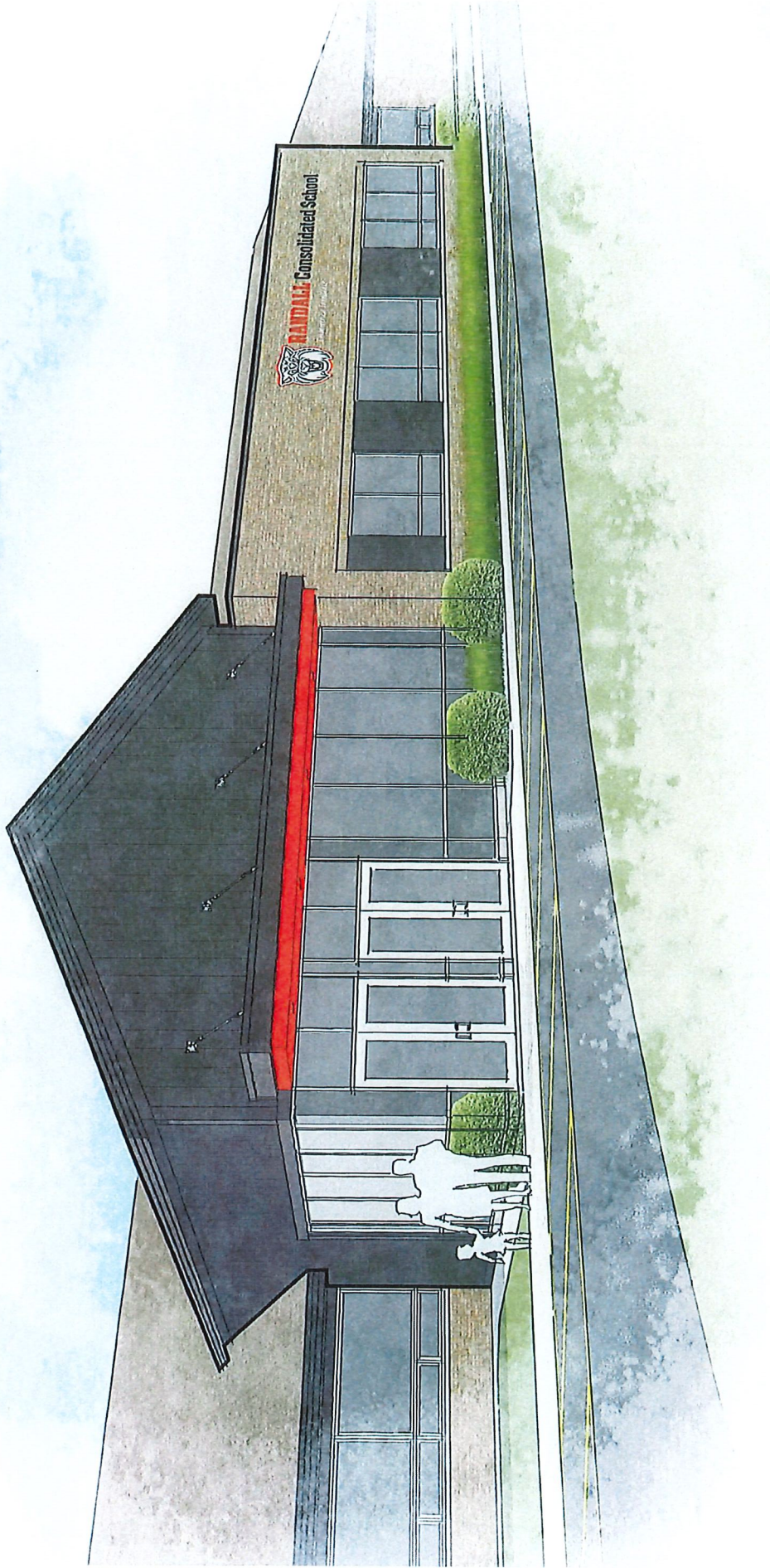
Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.





ADDITION EXTERIOR - VIEW FROM NORTH-WEST





ADDITION EXTERIOR - VIEW FROM NORTH-EAST