



# 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, NOVEMBER 29<sup>TH</sup>, 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 October 25, 2023
5. Consideration of a motion to approve Plan Commission minutes from November 1, 2023
6. Review and recommendation to the Village Board a proposed CSM for Parcel# 85-4-119-161-4090.
7. Public Hearing for a Conditional Use Permit for 50 Acre Farm, Parcel# 85-4-119-204-1031.
8. Review and recommendation to the Village Board a Conditional Use Permit for 50 Acre Farm, Parcel# 85-4-119-204-1031.
9. Review and recommendation to the Village Board a proposed CSM for Parcel# 85-4-119-204-3904.
10. Adjourn

#### **Roll Call:**

Destree, Todd  
Busse, Bill  
Karrow, 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.



Department of Building and Zoning  
Subdivision Request  
Application and Checklists

Please Print Clearly:  
Legal Property Owner:

Name: ROBERT & SHARON MCCORMACK  
Mailing Address: P.O. Box 41  
BASSETT WI 53101  
City State Zip

Applicant/Petitioner:

Name: ROBERT & SHARON MCCORMACK  
Mailing Address: P.O. Box 41  
BASSETT WI 53101  
City State Zip  
Telephone #: 262-492-1502  
(Area Code)  
Fax Number:  
E-Mail Address: smack@charter.net

Property Information

Property Address: 526 89th ST  
TWIN LAKES WI 53181  
City State Zip  
Parcel Number: 85-4-119-161-4090  
General Project Location: ACROSS THE STREET AND TO THE NORTH OF  
GEHRING WELL DRILLING & BLUE GOOSE GRILL  
Proposed Project Use: RESIDENCE - SINGLE FAMILY  
Current Use: RESIDENCE - SINGLE FAMILY  
Existing Zoning: RESIDENTIAL  
Metes & Bounds Legal Description: PART OF THE SOUTHEAST QUARTER OF THE  
(More space is available on the next page) NORTHEAST QUARTER OF SECTION 16,

Village staff may determine that an escrow account is to be set up with the Village Treasurer to cover attorney, engineer or 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 on the next page, and all completed paperwork.

Owner's Name (please print): ROBERT & SHARON MCCORMACK

Owner's Signature: Robert McCormack Sharon McCormack 11-09-23  
Date

Applicant/Petitioner's Name (please print): ROBERT MCCORMACK

Applicant/Petitioner's Signature: Robert McCormack 11-09-23  
Date

5.) Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2): \$ 250.00

Zoning Change Request Fee, \$325 if applicable (Municipal Code 17.44.050): \$ \_\_\_\_\_

Escrow, as required by Village Administrator and/or Building Inspector: \$ \_\_\_\_\_

**Total Amount Due:** \$ 250.00

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

Checks shall be made payable to Village of Twin Lakes

6.) Concept Plan Checklist (continued on next page)

- Name, address, and telephone number of developer, engineer, and architect
- Existing and proposed zoning districts and land uses
- Plan must be drawn to a recognized engineering scale with graphic scale and north arrow
- Neighborhood sketch plan (if required, consult with Building Inspector regarding your specific project)
- Pattern of existing and probable future development of the area in question
- How the proposed development will relate to the surrounding area
- Conceptual building layouts and parking areas for all uses (other than single-family residential development)
- If available, artist renderings of structures and facilities and floor plans (other than single-family residential development)
- Identify existing and proposed zoning districts and land uses
- Proposed conceptual landscaping (other than single-family residential development)
- Access and internal traffic movement
- Topographic contours at two-foot intervals
- Existing and proposed public and private street layout pattern and all existing and proposed roads to be named (cannot be similar to existing road names)
- Lot or parcel layout, existing and proposed, including areas and dimensions for each
- Number of dwelling units per acre



TOWN 1 NORTH, RANG 19 EAST OF THE 4<sup>th</sup> PRINCIPAL  
MERIDIAN, VILLAGE OF TWIN LAKES, COUNTY OF  
KENOSHA AND STATE OF WISCONSIN

**Review & Approval Checklists**

1.) Please select the request for which you are applying:

- Minor Land Division (4 parcels or less)       Major Land Division\* (5 or more parcels)

\*May require development agreement

2.) 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

3.) Pre-Application Conference

Prior to applying for approval, schedule a meeting with the Village Building Inspector. This initial review meeting is intended to inform you about the Village Code and the Comprehensive Plan, to review standards, and to identify any potential issues. The Building Inspector can be reached at 262.877.3700 or inspector@twinlakeswi.net. You must first meet with the Building Inspector and submit your Concept Plan *before* you can submit a C.S.M. In some cases, only the Building Inspector needs to review and approve your C.S.M. See the Village Code 16.70.015 for situations that require only Building Inspector approval. For all other cases, the C.S.M. will need to be submitted to the Village Board for approval. Details regarding this procedure can be found in the Village Code 16.12.090 and 16.70.060

4.) Required Submittals

Submit the following plans and materials to the Building Inspector for approval. The Building Inspector's approval must be obtained at least 30 days prior to the next scheduled Plan Commission 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. Review will not commence until all of the following have been submitted:

Next Plan Commission Date: \_\_\_\_\_

Minor Land Division Submittals	Major Land Division Submittals
* Concept Plan (see checklist in section 6)	* Concept Plan, Preliminary & Final (see checklist in section 6)
*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.	*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.
<ul style="list-style-type: none"> <li>~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020</li> <li>~ Must include all contiguous land</li> <li>~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.</li> </ul>	<ul style="list-style-type: none"> <li>~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020</li> <li>~ Must include all contiguous land</li> <li>~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.</li> </ul>
* Check payable to Village of Twin Lakes (see fee schedule in section 5)	*Developer's Agreement ~ Covenants, if applicable ~ Condo documentation, if applicable
	* Check payable to Village of Twin Lakes (see fee schedule in section 5)



- Lands reserved or dedicated for streets, parks, playgrounds, and other public purposes
- Existing and proposed sanitary and stormwater management, utility and drainage easements, and erosion/sediment control
- Significant environmental features including navigable waters, wetlands, floodlands, and woodlands
- Vicinity sketch showing adjacent subdivisions and boundaries of unsubdivided land

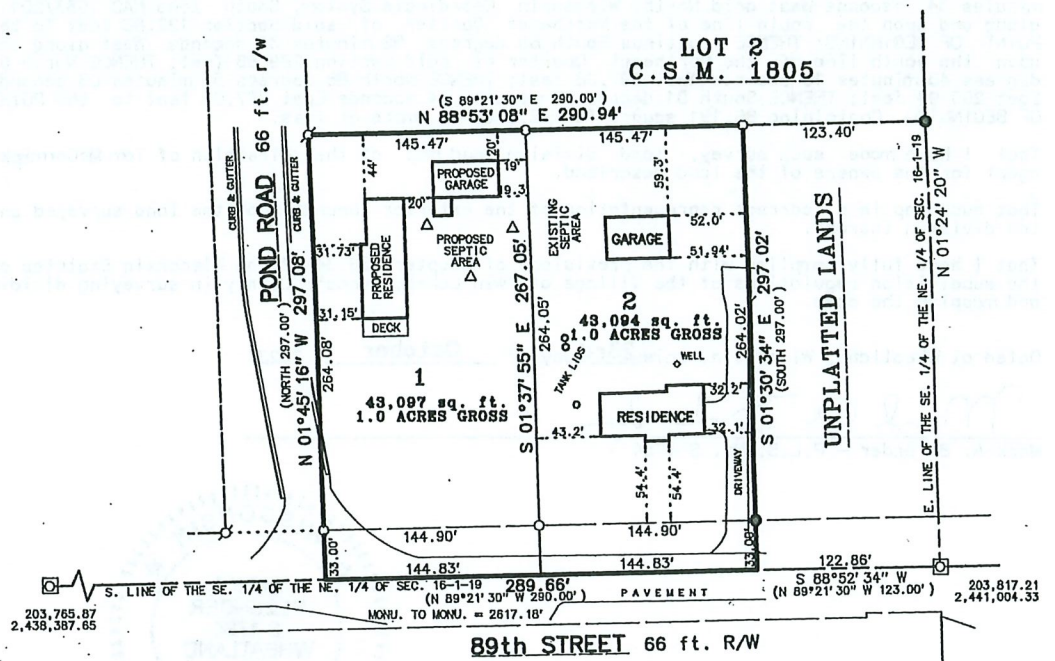
# KENOSHA COUNTY CERTIFIED SURVEY MAP

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16,  
TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, VILLAGE OF  
TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

**SURVEYED & MAPPED BY:**  
Arbit Land Surveying  
8120-312th Ave.  
Wheatland, WI. 53105

**OWNER & SUBDIVIDER:**  
Robert J. & Sharon D. McCormack  
526 89th Street  
Twin Lakes, WI.

TWIN LAKES No. \_\_\_\_\_



**LEGEND:**

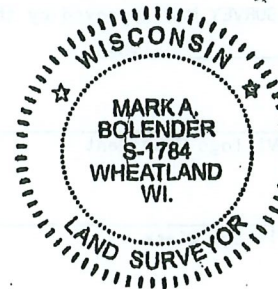
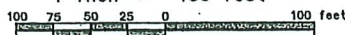
- Denotes Iron Pipe Set—1" Diameter x 18" Length  
Not Less Than 1.13 Pounds Per Linear Foot
- ⊙ Denotes Iron Pipe Found—1" Diameter
- Denotes Iron Pipe Found—1 3/8" Diameter
- Denotes Concrete Monument/Brass Cap Found  
(RECORDED AS)
- △ Denotes Boring Hole



**GRID NORTH**

BEARINGS ARE REFERENCED TO THE  
S. LINE OF THE NE. 1/4 SEC. 16-1-19  
S 88°52'34" W, GRID NORTH, WISCONSIN  
COORDINATE SYSTEM SOUTH ZONE, NAD83/2011

GRAPHIC SCALE  
1 inch = 100 feet



*Mark A. Bolender*

Mark A. Bolender  
Wisconsin Professional Land Surveyor - 1784  
October 23, 2023

KENOSHA COUNTY CERTIFIED SURVEY MAP \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16,  
TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, VILLAGE OF  
TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

TWIN LAKES No. \_\_\_\_\_

SURVEYORS CERTIFICATE

I, Mark A. Bolender, Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped a part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, County of Kenosha and State of Wisconsin, described as follows: COMMENCING at the Southeast corner of the Northeast Quarter of said Section; THENCE South 88 degrees 52 minutes 34 seconds West grid North, Wisconsin Coordinate System, South Zone NAD 1983/2011, along and upon the south line of the Northeast Quarter of said Section 122.86 feet to the POINT OF BEGINNING; THENCE continue South 88 degrees 52 minutes 34 seconds West along and upon the south line of the Northeast Quarter of said Section 289.66 feet; THENCE North 01 degrees 45 minutes 16 seconds West 297.08 feet; THENCE North 88 degrees 53 minutes 08 seconds East 290.94 feet; THENCE South 01 degree 30 minutes 34 seconds East 297.02 feet to the POINT OF BEGINNING. Containing 86,191 square feet/2.0 acres, more or less.

That I have made such survey, land division and map at the direction of Tom McCormick, agent for the owners of the land described.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Twin Lakes, Kenosha County in surveying dividing and mapping the same.

Dated at Wheatland, Wisconsin, this 23rd day of October, 2023.

*Mark A. Bolender*

Mark A. Bolender - P.L.S. No. S-1784



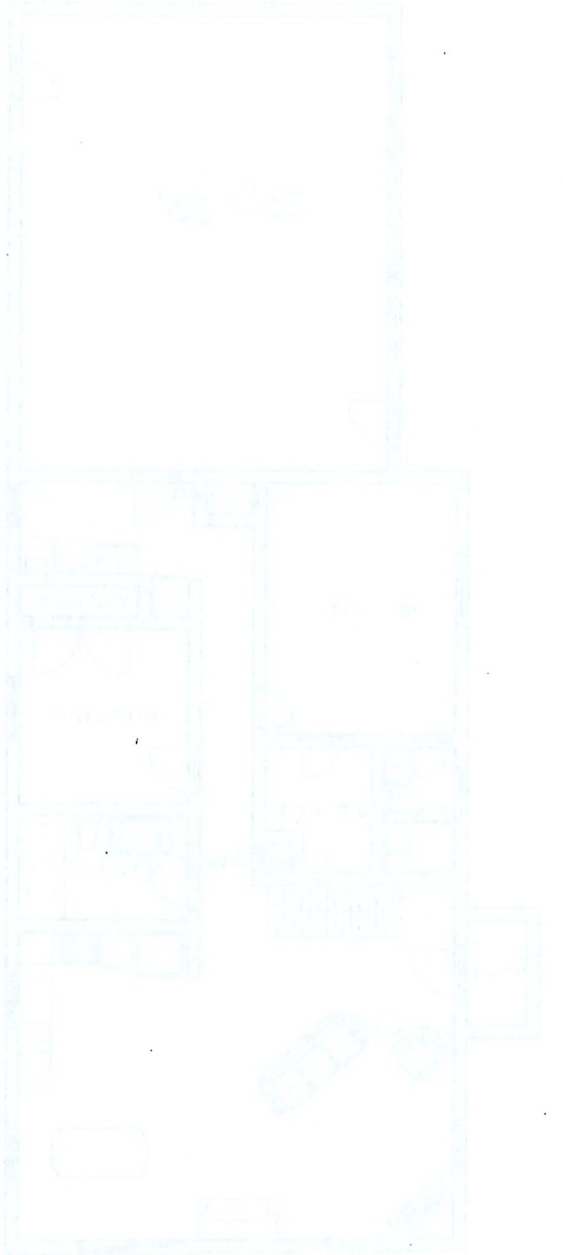
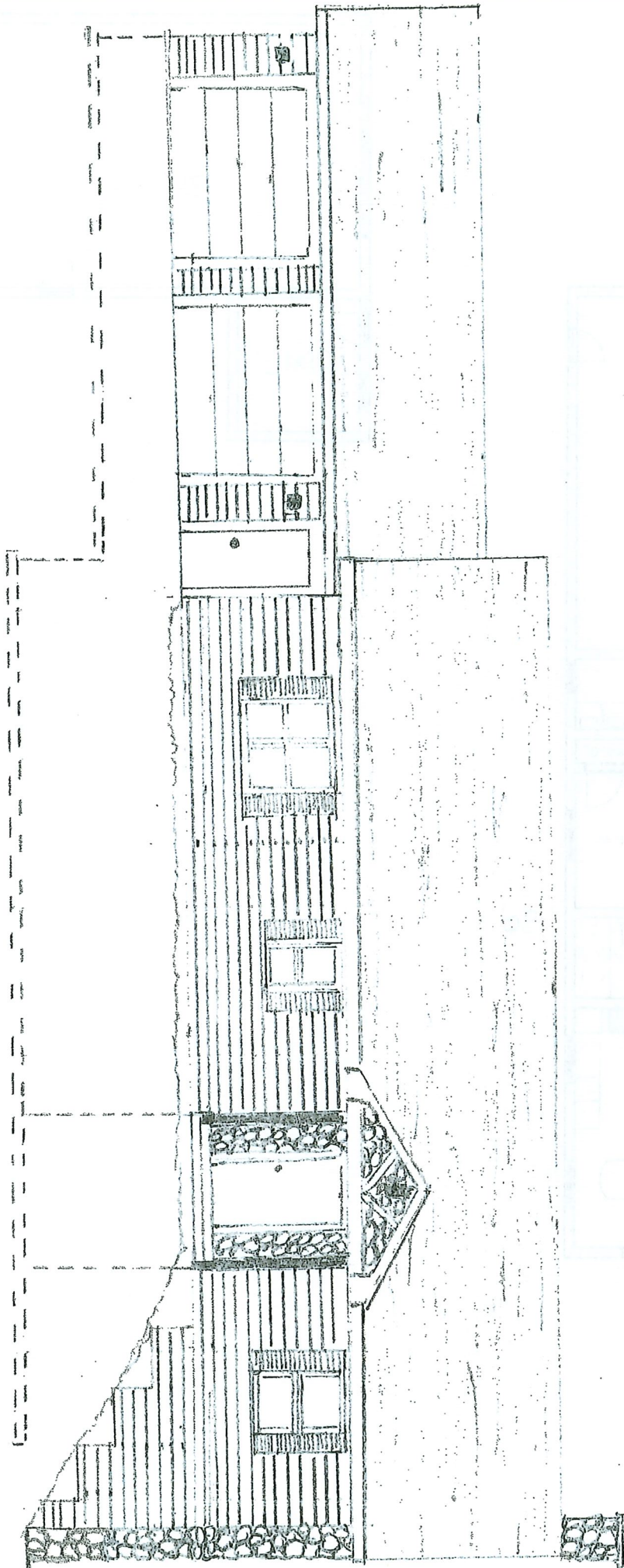
VILLAGE OF TWIN LAKES APPROVAL

This CERTIFIED SURVEY MAP approved by the Village of Twin Lakes on this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

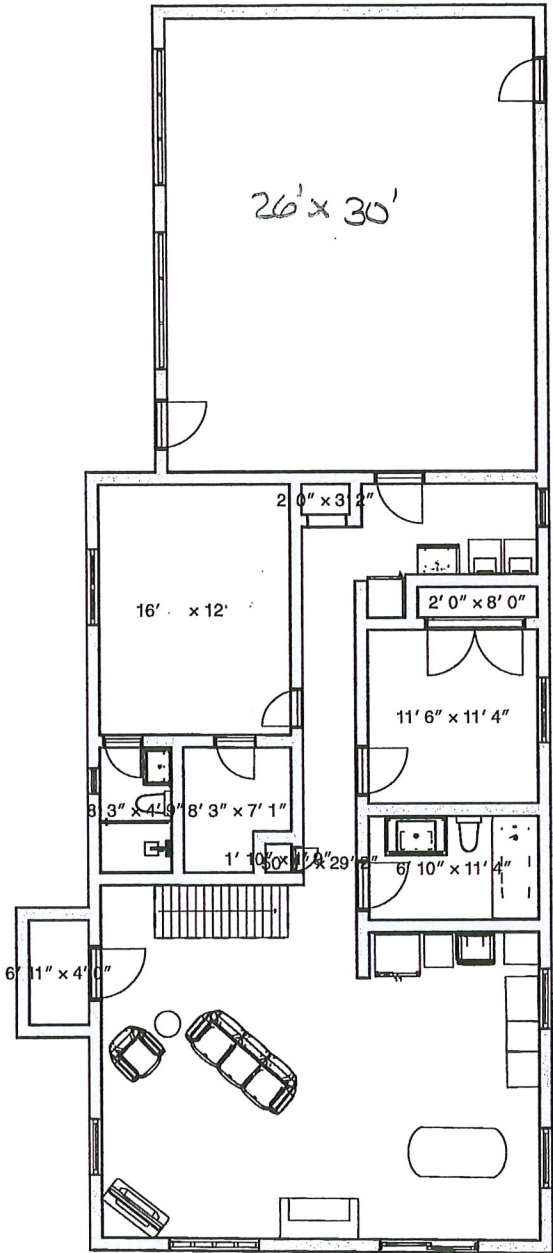
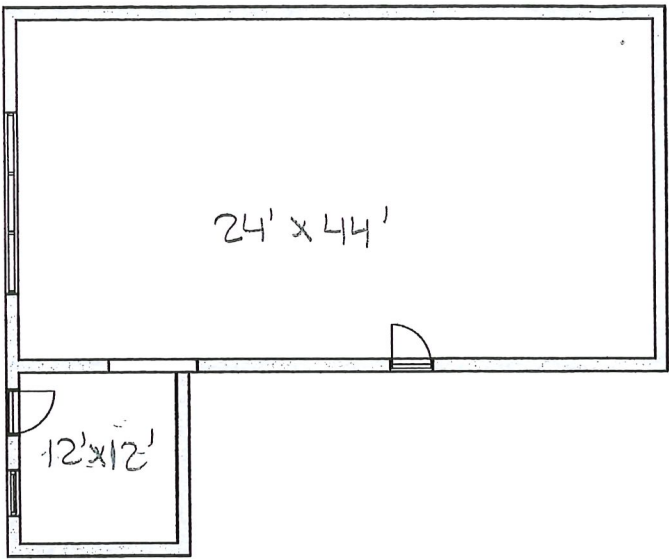
\_\_\_\_\_  
Howard Skinner-Village President

\_\_\_\_\_  
Sabrina Waswo-Village Clerk





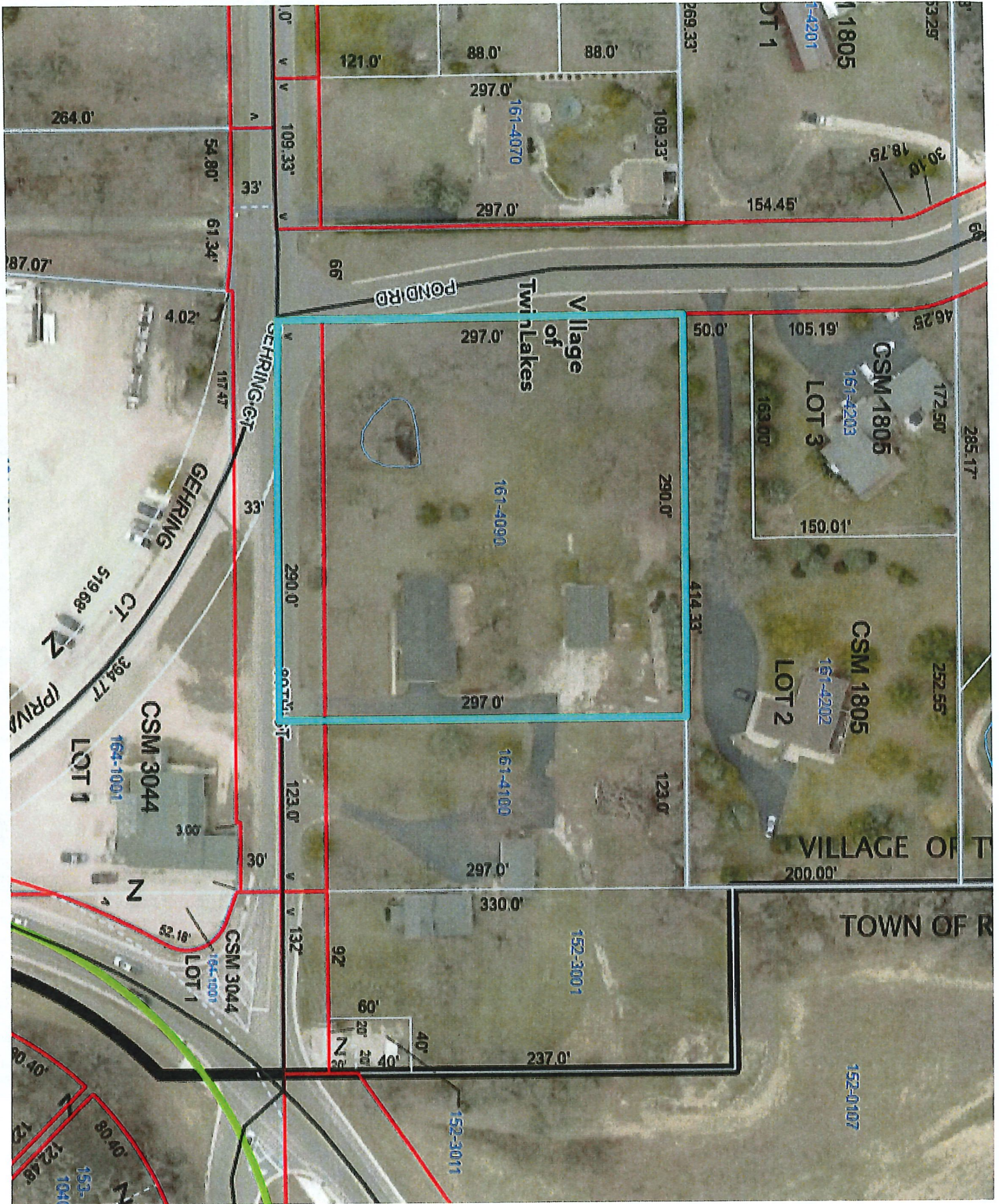
3  
2



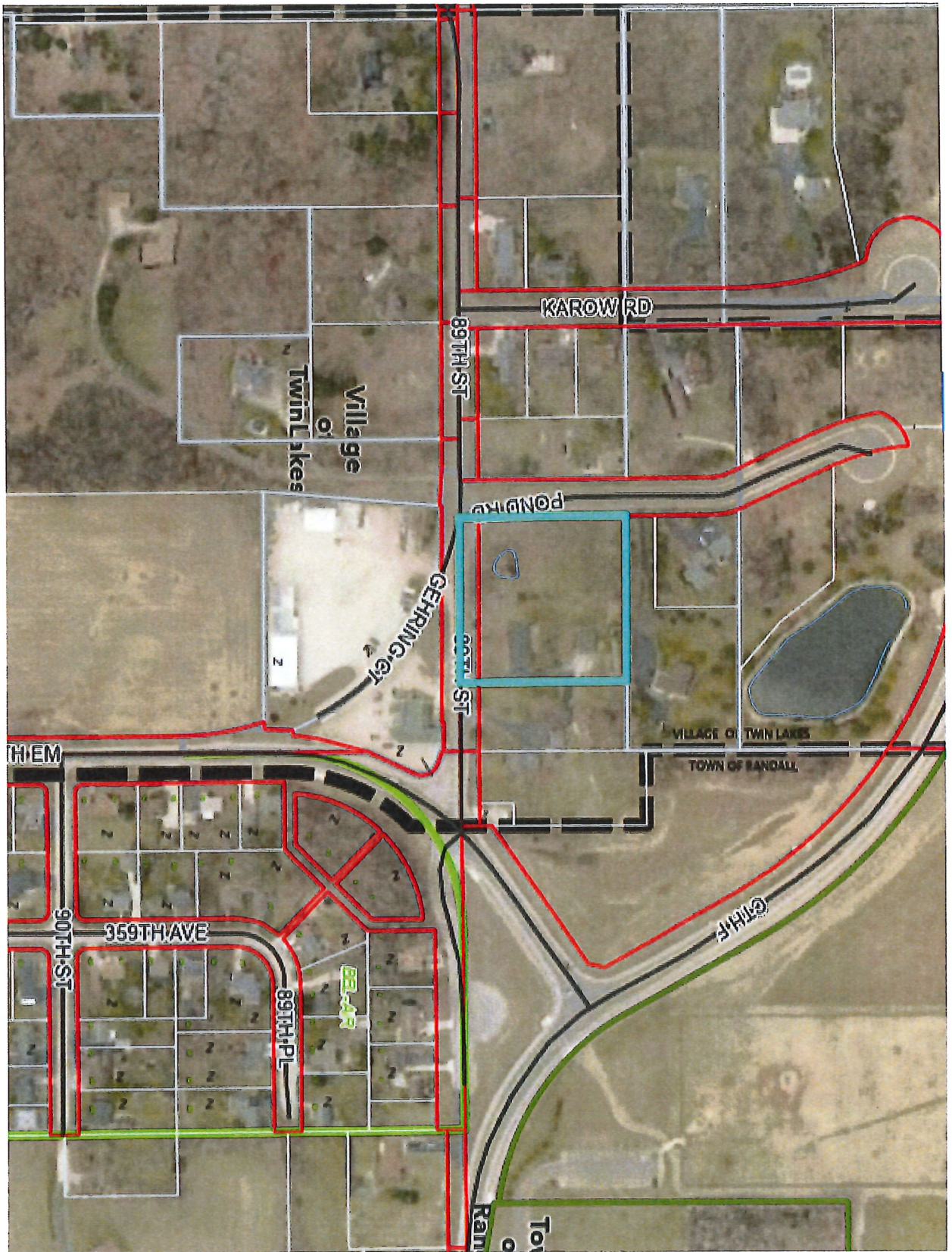
50'















SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Kenosha	Date
Parcel I.D. 85-4-119-161-4090	
Reviewed by	

Property Owner Robert McCormack & Sharon McCormack				Property Location Govt. Lot SE ¼ NE¼ S 16 T 1 N R 19				<input checked="" type="checkbox"/> E	<input type="checkbox"/> W
Property Owner's Mailing Address PO Box 41				Lot #	Block #	Subd. Name or CSM#			
City Bassett	State WI	Zip Code 53101	Phone Number ( )	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village Twin Lakes	<input type="checkbox"/> Town	Nearest Road Pond Road		


<input checked="" type="checkbox"/> New Construction	Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 3	Code derived design flow rate 450 GPD	Site Suitable For: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
<input type="checkbox"/> Replacement	<input type="checkbox"/> Public or commercial - Describe: _____	Flood Plan elevation if applicable _____ ft.	
Parent material <u>Glacial Till</u>			
General comments and recommendations: Proposed System Elevation= (97.3'-98.3') LR .7/1.6 or 36" Down on Contour LR .7/1.6			

1 Boring #  Boring  Pit Ground surface elev. 103.8 ft Depth to limiting factor >114 in. / elev. 94.3 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-----	L	2fgr	Mvfr	AS	2F	0.6	0.8
2	9-24	10yr4/3	-----	GrSL	2fgr	Mvfr	GW	1F	0.6	1.0
3	24-114	10yr6/4	-----	GrMS	0sg	ML	-----	-----	0.7	1.6

2 Boring #  Boring  Pit Ground surface elev. 104.1 ft Depth to limiting factor >118 in. / elev. 94.27 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10yr3/3	-----	L	2fgr	Mvfr	AS	2F	0.6	0.8
2	8-20	10yr4/3	-----	GrSL	2fgr	Mvfr	GW	1F	0.6	1.0
3	20-118	10yr6/4	-----	GrMS	0sg	ML	-----	-----	0.7	1.6

CST Name (Please Print) Logan Mohr		CST Number 1410637
Address W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted 8/1/2023	Telephone Number 262 495 7004

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L \* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

3 Boring #

Boring  
 Pit

Ground surface elev. 101.3 ft.

Depth to limiting factor >84 in. / elev. 94.3 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-----	SiL	2fgr	Mfr	AS	2F	0.6	0.8
2	9-26	10yr4/3	-----	GrSCL	2fsbk	Mfr	CS	1F	0.4	0.6
3	26-36	10yr5/4	-----	GrSL	2fsbk	Mfr	GW	-----	0.6	1.0
4	36-84	10yr6/4	-----	GrMS	0sg	ML	-----	-----	0.7	1.6

4 Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_ft

Depth to limiting factor \_\_\_\_in. / elev. \_\_\_\_ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

5 Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_ft.

Depth to limiting factor \_\_\_\_in. / elev. \_\_\_\_ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L





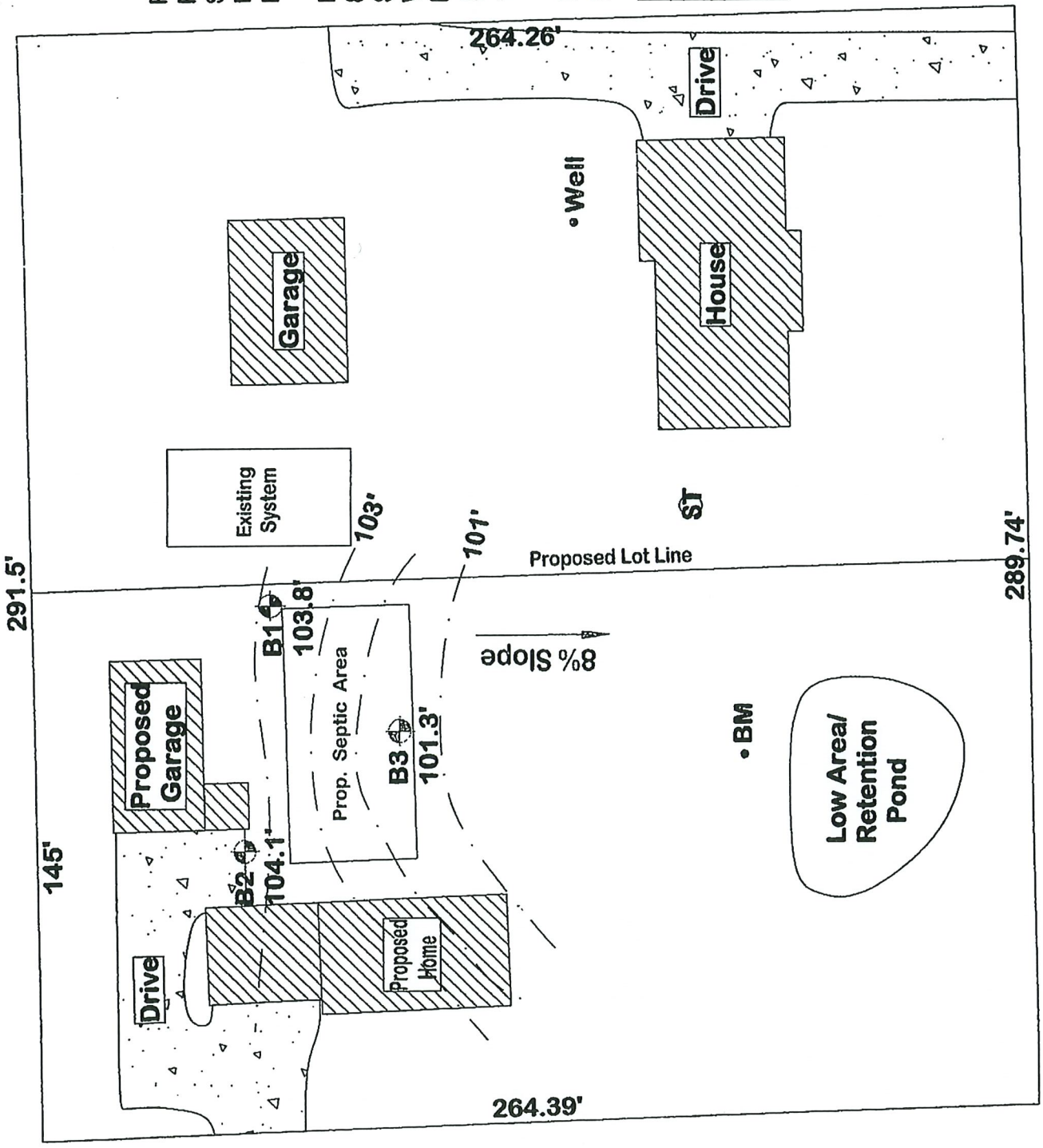
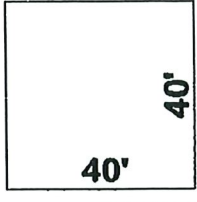
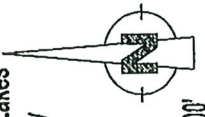


**PROPERTY OWNER**  
ROBERT J MCCORMACK  
SHARON D MCCORMACK  
PO BOX 41  
BASSETT WI 53101

**LOCATION**  
85-4-119-161-4090  
SE, NE 16-IN-19E  
Village of Twin Lakes  
Kenosha County

**SCALE**  
1" = 40'

**BENCHMARK = 100'**  
Spike in Tree



CTH F



7.)

## Department of Building and Zoning Conditional Use Permit Request Application and Checklists

The Building Inspector is authorized to issue a Conditional Use Permit after reviewing all materials and holding a Public Hearing. Conditional uses and structures must be in accordance with the intent of the Village Code, Title 17- Zoning. Permits will not be issued if the conditional use is found to be hazardous, offensive, or adverse to the environment or community. The Plan Commission may impose conditions on use such as landscaping, type of construction, floodproofing, anchoring of structures in floodplain areas, sureties, and construction commencement and completion dates.

All commercial uses of land on lots greater than 2 acres and/or within building footprints over 25,000 square feet require a Conditional Use Permit. There is a wide variety of other projects that require a Conditional Use Permit. Please refer to 17.32.015 of Village Code for a full list of all projects that require a Conditional Use Permit. Village Code can be accessed at <http://www.villageoftwinlakes.net/documents/village-code/>. Commercial conditional uses require Plan Commission review and a 3/4 majority vote of the Village Board.

**Legal Property Owner:**

Name: EDWARD HINZ DYNASTY TRUST

Mailing Address: 3210 GOLFVIEW RD

MCHENRY IL 60050  
City State Zip

**Applicant/Petitioner:**

Name: EDWARD HINZ

Mailing Address: 3210 GOLFVIEW RD

MCHENRY IL 60050  
City State Zip

Telephone #: (847)997-8221  
(Area Code)

Fax Number:

E-Mail Address: EWHINZ@BHXLLC.COM

**Property Information**

Property Address: 726 W MAIN ST

TWIN LAKES WI 53181  
City State Zip

Parcel Number: 85-4-119-204-1031

General Project Location: 50 ACRE FARM, TWIN LAKES

Proposed Project Use: POLE BARN, PERSONAL USE  
REMOVE EXISTING SHED

Current Use: AGRICULTURE

Existing Zoning: ZONED RESIDENTIAL, BUT AGRICULTURE USE

Metes & Bounds  
Legal Description: SEE EXHIBIT A

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**Review & Approval Checklists**

1.) Include the following information in the plans you will present to the Plan Commission/Design Review. 2 copies of the plans must be submitted.

Submit the following plans and materials to the Building Inspector for approval. All dimensions shown relating to the location and size of the lot must be based upon an actual survey. The lot and the location of the existing or proposed building must be staked out on the ground before construction begins. The Building Inspector's approval must be obtained at least 30 days prior to the next scheduled Plan Commission 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. Review will not commence until all of the following items have been submitted. Due notice of all hearings on Conditional Use Permit Applications in a Floodland District will be given to the Wisconsin Department of Natural Resources (DNR) for review and comment. No action on such applications will be taken for 30 days or until the DNR has made its recommendation, whichever comes first.

Next Plan Commission Date: \_\_\_\_\_

- Location, actual shape, and dimensions of the lot of the proposed or existing buildings and accessory structure(s)
- The lines within which the building will be erected, altered, or moved
- Existing and/or intended use of each building or part of a building **PERSONAL, STORAGE (EXHIBIT B)**
- The number of families the building is intended to accommodate **N/A**
- Type of business, if applicable **N/A**
- Hours of operation, if applicable **N/A**
- Off street parking and loading areas **N/A**
- Existing and proposed highway access or restrictions thereto
- Traffic **N/A**
- High water elevations and floodway and floodplain boundaries **N/A**



If the area is subject to inundation by floodwaters, plans must also include the following: N/A

- First floor elevations
- Utility elevations
- Historic and probable future floodwater elevations
- depth of inundation
- Floodproofing measures
- Plans must include dimensions and elevations pertinent to the determination of the hydraulic capacity of structures or their effect on flood flows
- Where floodproofing is required, the applicant must submit a plan or document certified by a registered professional engineer or architect stating that the floodproofing measures are adequate to withstand the flood forces and velocities associated with the 100 year recurrence interval flood
- Prior to the issuance of an Occupancy Permit, the applicant must submit a certification by the registered professional engineer that the floodproofing measures were accomplished in compliance with the Village Code Title 17

Signage N/A

Outdoor seating and other uses N/A

Provisions for avoiding noise, odor, and lighting nuisances N/A

Buffering and fencing N/A

Compatibility with, and impact on, the immediately surrounding properties, neighborhood, or district YES

Visual character GOOD, ALSO REPAIR OF EXISTING VINTAGE BARN & TEARDOWN EXISTING SHED (EXHIBIT C1)

Concept Plan (see checklist in section 5) (EXHIBIT C)

Any other information with regard to the lot and neighboring lots or buildings that will be helpful in the review process

2.) 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, or 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 required supporting documents.

Owner's Name (please print): EDWARD HINZ DYNASTY TRUST

Owner's Signature: 

Applicant/Petitioner's Name (please print): EDWARD HINZ

Applicant/Petitioner's Signature: 

Date: AUGUST 24, 2023

4.) Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2): \$ 250.00  
Zoning Change Request Fee, \$325 if applicable (Municipal Code 17.44.050): \$ \_\_\_\_\_  
Escrow, as required by Village Administrator and Building Inspector: \$ \_\_\_\_\_  
**Total Amount Due:** \$ \_\_\_\_\_  
Developer's Agreement Required? Yes \_\_\_\_\_ No \_\_\_\_\_

Checks shall be made payable to Village of Twin Lakes

5.) Concept Plan Checklist

- Name, address, and telephone number of developer, engineer, and architect PER POLE BARN CONTRACTOR
- Existing and proposed zoning districts and land uses EXISTING - NO CHANGE
- Plan must be drawn to a recognized engineering scale with graphic scale and north arrow EXHIBIT C1
- Neighborhood sketch plan (if required, consult with Building Inspector regarding your specific project) ?
- Pattern of existing and probable future development of the area in question NONE
- How the proposed development will relate to the surrounding area IMPROVED
- Conceptual building layouts and parking areas for all uses (other than single-family residential development)
- If available, artist renderings of structures and facilities and floor plans (other than single-family residential development) EXHIBIT B2
- Identify existing and proposed zoning districts and land uses NO CHANGE
- Proposed conceptual landscaping (other than single-family residential development)
- Access and internal traffic movement
- Topographic contours at two-foot intervals
- Existing and proposed public and private street layout pattern and all existing and proposed roads to be named (cannot be similar to existing road names)
- Lot or parcel layout, existing and proposed; including areas and dimensions for each
- Number of dwelling units per acre
- Lands reserved or dedicated for streets, parks, playgrounds, and other public purposes
- Existing and proposed sanitary and stormwater management, utility and drainage easements, and erosion/sediment control
- Significant environmental features including navigable waters, wetlands, floodlands, and woodlands
- Vicinity sketch showing adjacent subdivisions and boundaries of unsubdivided land



EXHIBIT "A"

That part of the Northeast 1/4 of the Southeast 1/4 and that part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 1 North, Range 19 East of the Fourth Principal Meridian, described as follows: Beginning at a concrete monument at the Northeast corner of the Northeast 1/4 of said Southeast 1/4; thence South 1 degree 34' 08" East, grid bearing from North, Wisconsin Coordinate System, South Zone, along the East line of the Northeast 1/4 of said Southeast 1/4 65.29 feet to the center line of West Main Street; thence Southwesterly a distance of 158.05 feet along said center line and a curve to the left, not tangent to the last described line, radius of 505.00 feet, central angle 17 degrees 55' 55", a chord bearing South 55 degrees 34' 18" West and a chord distance of 157.41 feet; thence South 46 degrees 36' 20" West along tangent and said center line 924.30 feet; thence North 43 degrees 23' 40" West 174.24 feet; thence South 46 degrees 36' 20" West 379.40 feet; thence South 56 degrees 57' 08" East 204.97 feet (previously recorded as 205.01 feet) to the center line of West Main Street; thence Southwesterly along said center line and a curve to the left 17.56 feet, radius of 896.91 feet, central angle 1 degree 07' 18", a chord bearing South 32 degrees 28' 51" West and a chord distance of 17.56 feet; thence South 31 degrees 55' 12" West along tangent and said center line 122.56 feet; thence North 83 degrees 38' 24" West 423.97 feet (line previously recorded in an adjacent conveyance as 426.12 feet); thence North 2 degrees 16' 54" East 6.94 feet; thence South 89 degrees 47' 11" West 1068.92 feet (line previously recorded in adjacent conveyances as 1068.13) to the West line of the Northwest 1/4 of said Southeast 1/4 said point being 257.77 feet Northerly of the Southwest corner of the Northwest 1/4 of said Southeast 1/4; thence North 1 degree 19' 23" West along the West line of the Northwest 1/4 of said Southeast 1/4 1077.17 feet to the Northwest corner of the Northwest 1/4 of said Southeast 1/4; thence North 89 degrees 24' 18" East along the North line of the said Southeast 1/4 2612.51 feet to the point of beginning, lying and being in the Village of Twin lakes, County of Kenosha and State of Wisconsin.

ALSO

That part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Town 1 North, Range 19 E of the Fourth Principal Meridian, described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence South 01 degrees 34' 08" East, grid bearing from North, Wisconsin Coordinate System, South zone, along the East line of said Southeast 1/4 65.29 feet to the center line of West Main Street; thence Southwesterly 158.05 feet along said center line and a curve to the left not tangent to the last line described; said curve has a radius of 505.00 feet, a central angle of 17 degrees 55' 55", a chord bearing of South 55 degrees 34' 18" West and a chord distance of 157.41 feet; thence South 46 degrees 36' 20" West along tangent and the center line of said street 130.96 feet to the most Northwesterly corner of Amended Kenosha County Certified Survey Map No. 1768 on file and of record in the office of the Kenosha County Register of Deeds, also being the point of beginning of the land to be described; thence South 43 degrees 23' 40" East along the Northerly portion of the Westerly line of said Certified Survey Map 232.87 feet; thence South 46 degrees 36' 20" West along Southerly portion of the Northerly line of said Certified Survey Map and parallel with said center line 245.60 feet; thence North 43 degrees 23' 40" West 232.87 feet to the center line of said street; thence North 46 degrees 36' 20" East along said center line 245.60 feet to the point of beginning, lying and being In the Village of Twin Lakes, County of Kenosha and State of Wisconsin.



EDWARD HINZ

726 W. MAIN ST. T.L.

POLE BARN USAGE

PAGE NO.

PREPARED BY

DATE

PROJECT ACTION NOTES

PROJECT PLANNING NOTES

PERSONAL USE:

BOAT & TRAILER STORE

ANTIQUE CARS AND SHOP

BORLOT & ACCESSORIES

TRAILERS

MOTORHOME

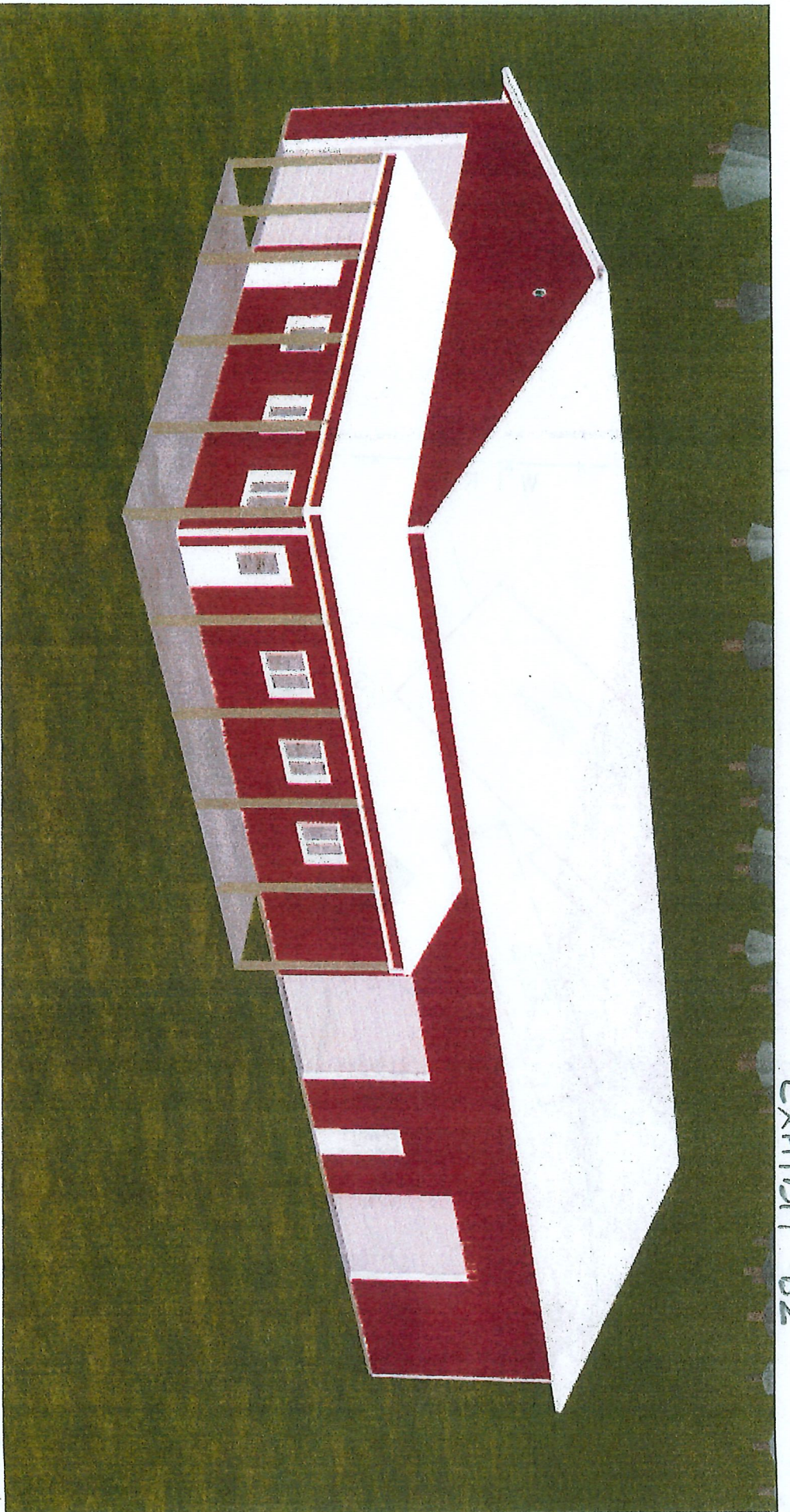
LANDSCAPE PAVERS & BLOCK STORAGE

TRACTOR AND ACCESSORIES

OPEN AREA FOR GOLF/BATTING CAGE

PERSONAL SHOP AND OFFICE

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Thank you,

Jake Izydorek  
Building Sales Specialist  
Call: 262-206-6211  
Email: [jizydorek@clearybuilding.com](mailto:jizydorek@clearybuilding.com)

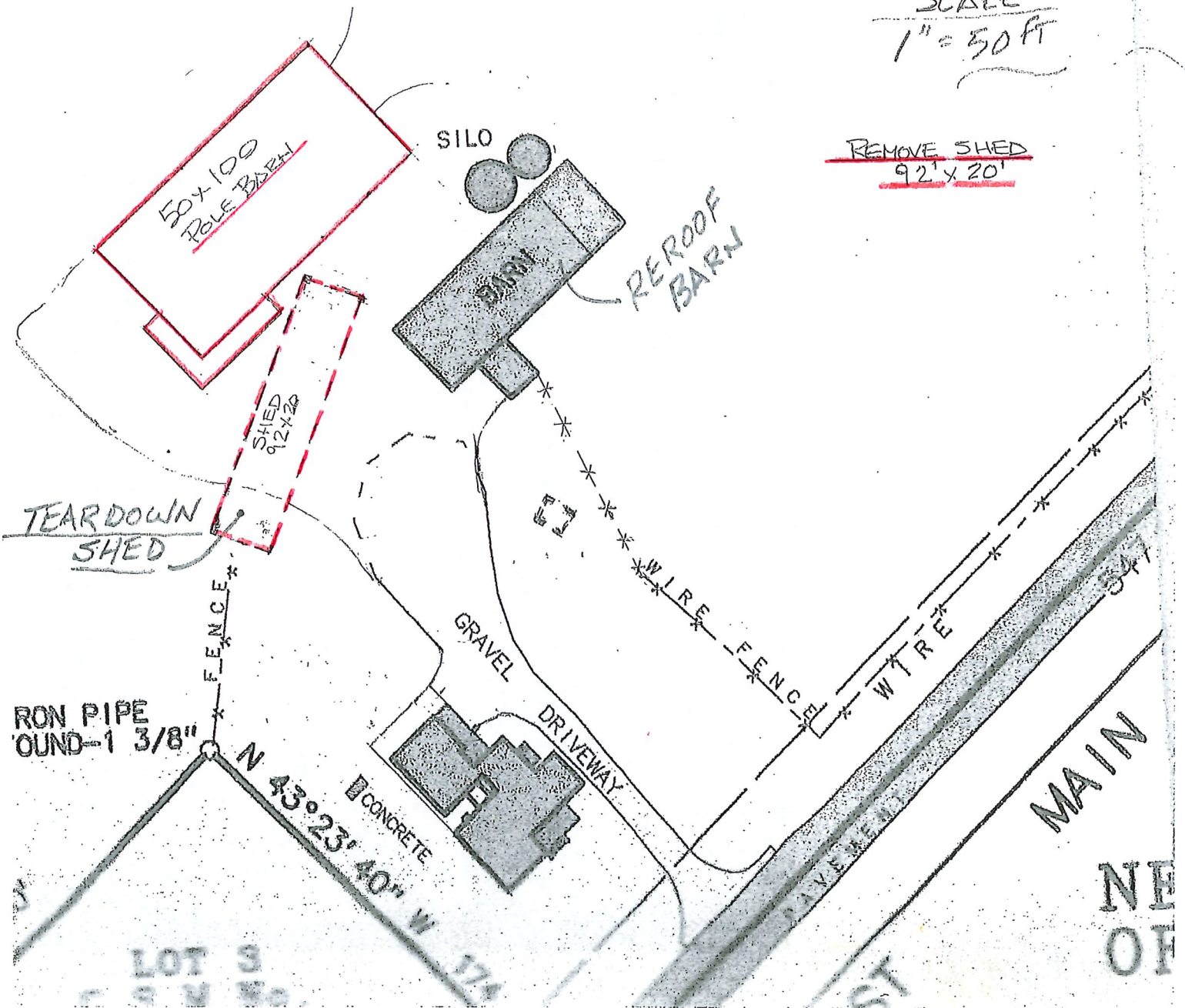


EXHIBIT C1

WIRE FENCE

SCALE  
1" = 50 FT

REMOVE SHED  
92' x 20'



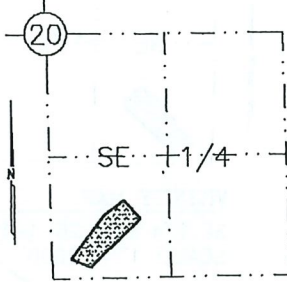
KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2676, RECORDED AS DOCUMENT NO. 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

**OWNERS/SUBDIVIDERS:**

ERWIN HINTZ & MARY J. HINTZ  
TWIN LAKES STORAGE LLC  
N3445 COMO ROAD  
LAKE GENEVA, WI 53147

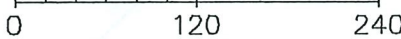


**VICINITY MAP**

SE 1/4 SEC. 20-1-19  
SCALE: 1" = 2000'

SCALE: 1" = 120'

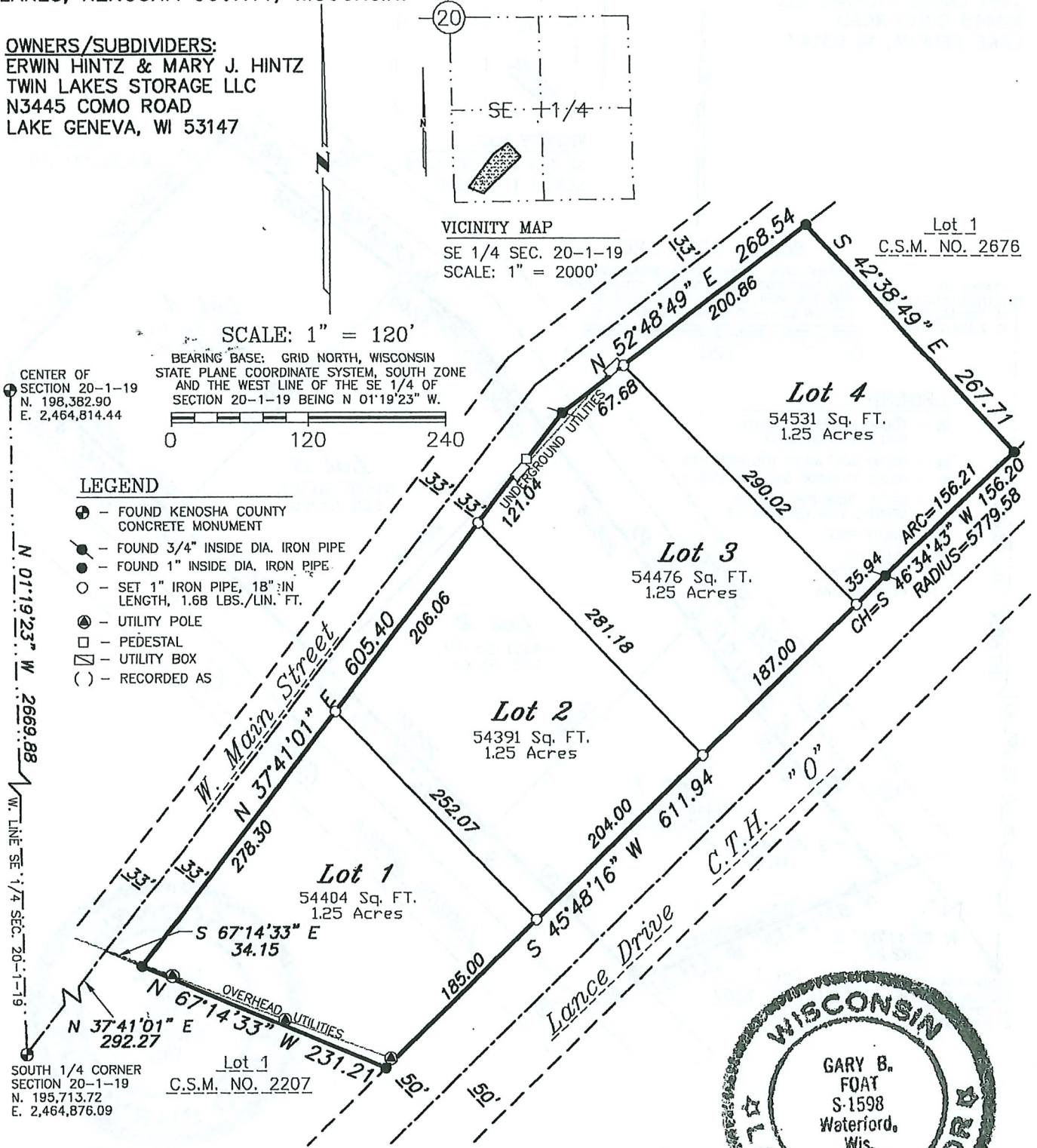
BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE WEST LINE OF THE SE 1/4 OF SECTION 20-1-19 BEING N 01°19'23" W.



CENTER OF SECTION 20-1-19  
N. 198,382.90  
E. 2,464,814.44

**LEGEND**

- ⊕ - FOUND KENOSHA COUNTY CONCRETE MONUMENT
- - FOUND 3/4" INSIDE DIA. IRON PIPE
- - FOUND 1" INSIDE DIA. IRON PIPE
- - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
- ⊙ - UTILITY POLE
- - PEDESTAL
- ▣ - UTILITY BOX
- ( ) - RECORDED AS



SOUTH 1/4 CORNER SECTION 20-1-19  
N. 195,713.72  
E. 2,464,876.09

Lot 1  
C.S.M. NO. 2207



*Gary B. Foat*  
MAY 18th, 2020

DEGEN - FOAT SURVEYING, INC.

100 SOUTH SECOND STREET  
WATERFORD, WISCONSIN 53185  
(262)534-5404 (FAX)534-2022

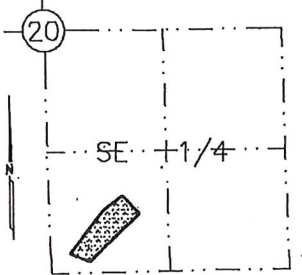
204017\204017C1.DWG

REVISED: OCTOBER 23rd, 2023



Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_  
 BEING A DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED  
 SURVEY MAP NO. 2676, RECORDED AS DOCUMENT NO.  
 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19  
 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN  
 LAKES, KENOSHA COUNTY, WISCONSIN.

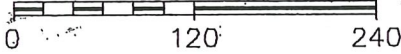
**OWNERS/SUBDIVIDERS:**  
 ERWIN HINTZ & MARY J. HINTZ  
 TWIN LAKES STORAGE LLC  
 N3445 COMO ROAD  
 LAKE GENEVA, WI 53147



VICINITY MAP  
 SE 1/4 SEC. 20-1-19  
 SCALE: 1" = 2000'

SCALE: 1" = 120'

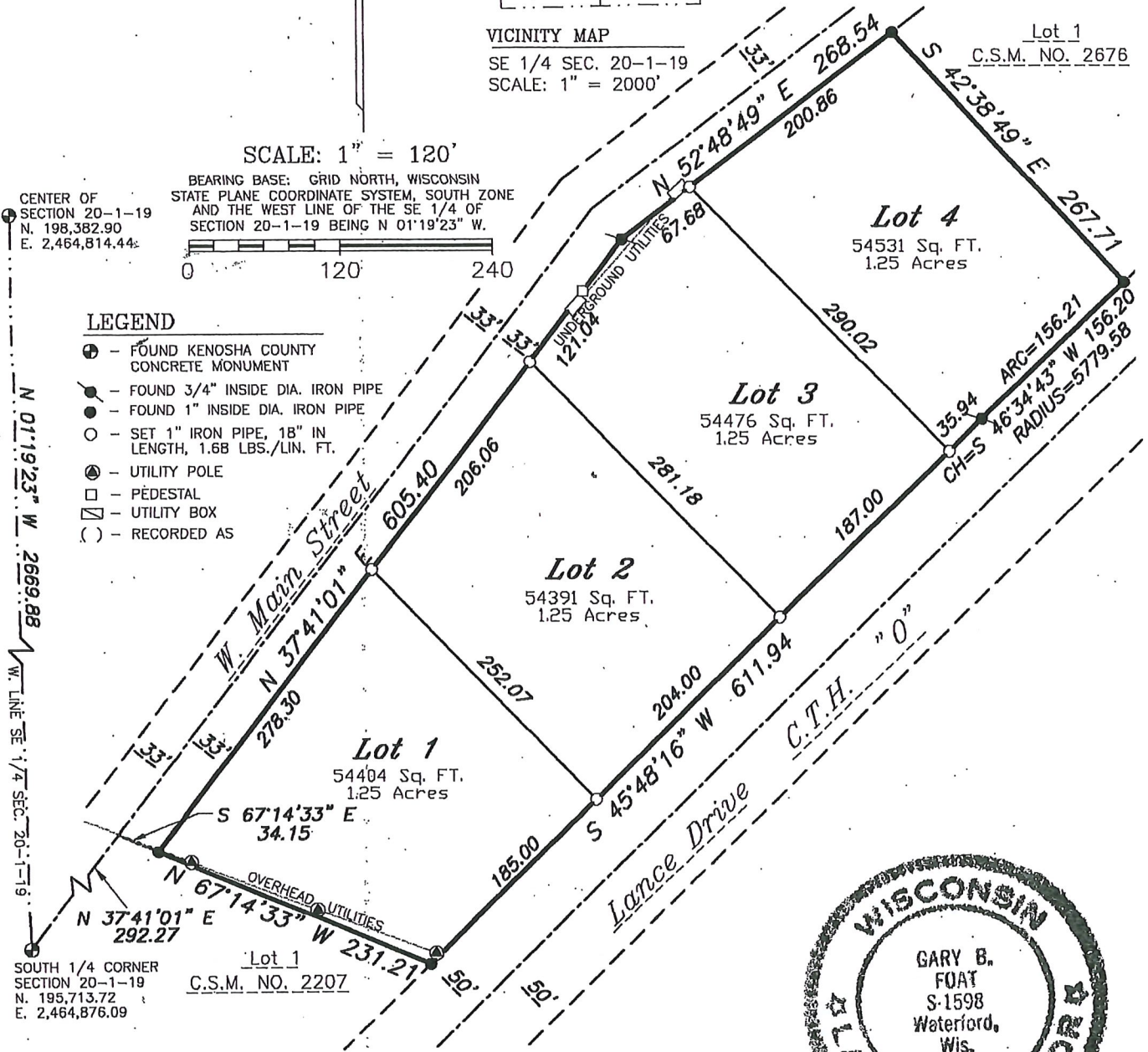
BEARING BASE: GRID NORTH, WISCONSIN  
 STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
 AND THE WEST LINE OF THE SE 1/4 OF  
 SECTION 20-1-19 BEING N 01'19'23" W.



CENTER OF  
 SECTION 20-1-19  
 N. 198,382.90  
 E. 2,464,814.44

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- ▣ - UTILITY BOX
- ( ) - RECORDED AS



SOUTH 1/4 CORNER  
 SECTION 20-1-19  
 N. 195,713.72  
 E. 2,464,876.09

Lot 1  
 C.S.M. NO. 2207

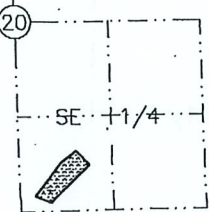


**DEGEN - FOAT SURVEYING, INC.**  
 100 SOUTH SECOND STREET  
 WATERFORD, WISCONSIN 53185  
 (262)534-5404 (FAX)534-2022

*Gary B. Foat*  
 MAY 18th, 2020  
 REVISED: OCTOBER 23rd, 2023

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_  
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 LAKES, KENOSHA COUNTY, WISCONSIN.

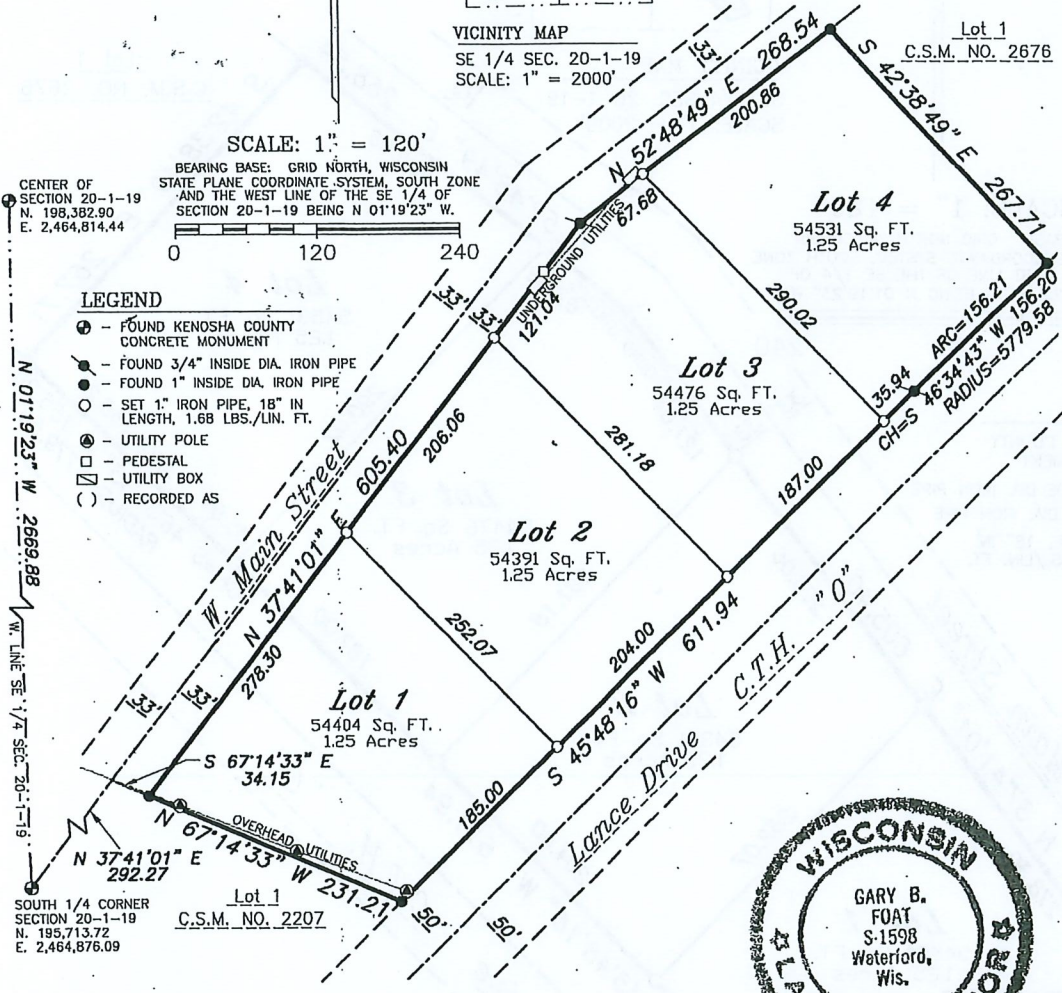
**OWNERS/SUBDIVIDERS:**  
 ERWIN HINTZ & MARY J. HINTZ  
 TWIN LAKES STORAGE LLC  
 N3445 COMO ROAD  
 LAKE GENEVA, WI 53147



SCALE: 1" = 120'  
 BEARING BASE: GRID NORTH, WISCONSIN  
 STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
 AND THE WEST LINE OF THE SE 1/4 OF  
 SECTION 20-1-19 BEING N 01°19'23" W.

CENTER OF SECTION 20-1-19  
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*Gary B. Foat*  
 MAY 18th, 2020  
 REVISED: OCTOBER 23rd, 2023

**DEGEN - FOAT SURVEYING, INC.**  
 100 SOUTH SECOND STREET  
 WATERFORD, WISCONSIN 53185  
 (262)534-5404 (FAX)534-2022  
 204017\204017CL.DWG  
 THIS INSTRUMENT DRAFTED BY: GARY B. FOAT



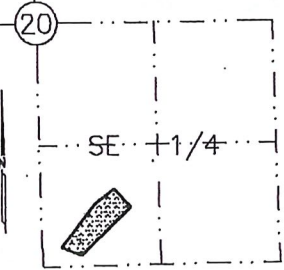
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**OWNERS/SUBDIVIDERS:**

ERWIN HINTZ & MARY J. HINTZ  
TWIN LAKES STORAGE LLC  
N3445 COMO ROAD  
LAKE GENEVA, WI 53147



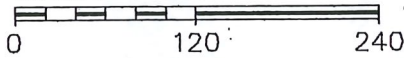
**VICINITY MAP**

SE 1/4 SEC. 20-1-19  
SCALE: 1" = 2000'

SCALE: 1" = 120'

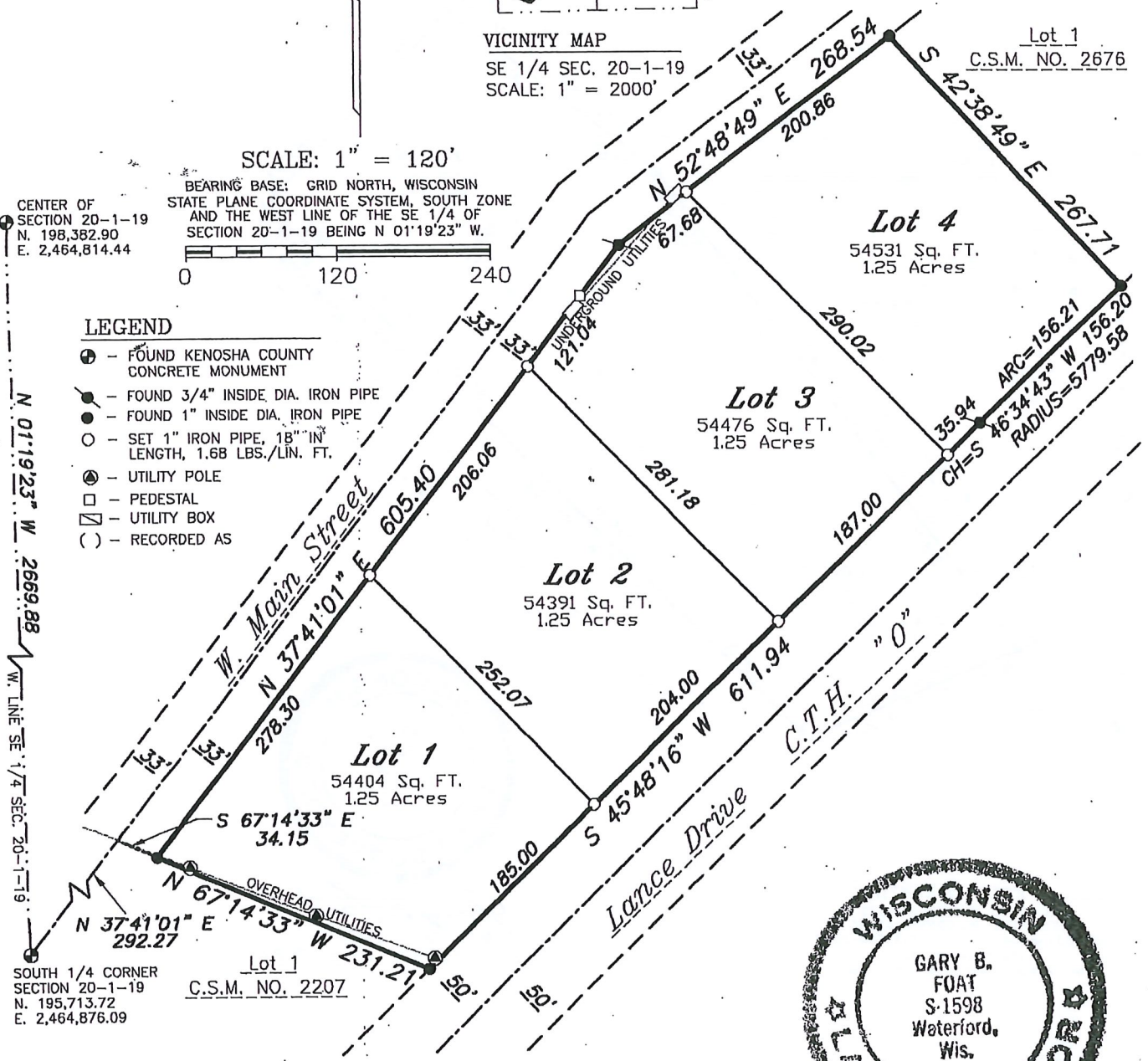
BEARING BASE: GRID NORTH, WISCONSIN  
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
AND THE WEST LINE OF THE SE 1/4 OF  
SECTION 20-1-19 BEING N 01°19'23" W.

CENTER OF SECTION 20-1-19  
N. 198,382.90  
E. 2,464,814.44



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SOUTH 1/4 CORNER SECTION 20-1-19  
N. 195,713.72  
E. 2,464,876.09

Lot 1  
C.S.M. NO. 2207



**DEGEN - FOAT SURVEYING, INC.**  
100 SOUTH SECOND STREET  
WATERFORD, WISCONSIN 53185  
(262)534-5404 (FAX)534-2022

*Gary B. Foat*  
MAY 18th, 2020  
REVISED: OCTOBER 23rd, 2023

4801 LAND SURVEY  
6150 - 214th AVENUE  
LITCHFIELD, WISCONSIN

PLAT OF SURVEY

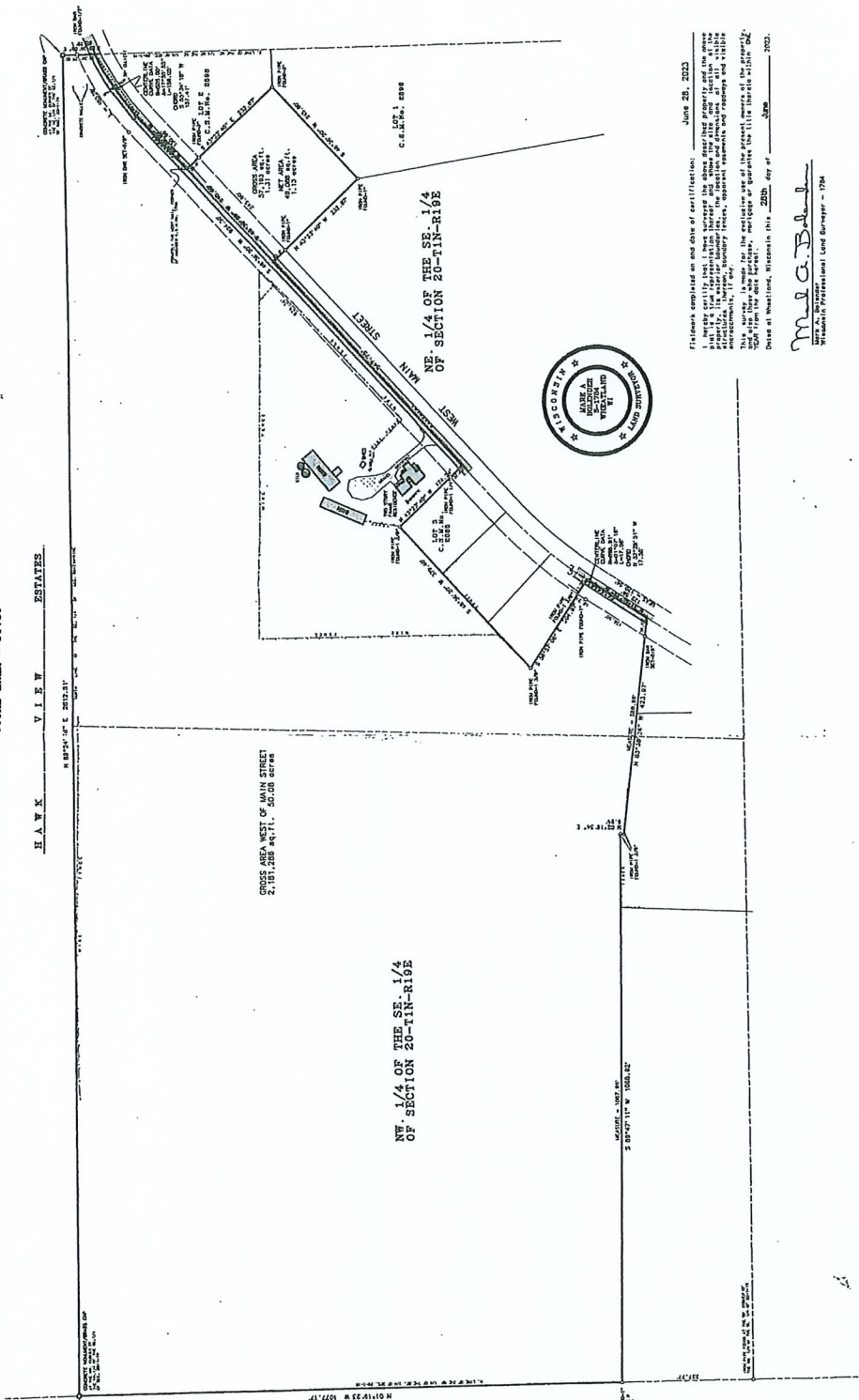
DATE: 6/28/2023  
DRAWN BY: M.C.B.

That part of the Northwest Quarter of Section 20, Township 35 North, Range 10 West, 4th Principal Meridian, described in the plat of the concrete monument... (Detailed survey description text)

That part of the Northwest Quarter of Section 20, Township 35 North, Range 10 West, 4th Principal Meridian, described in the plat of the concrete monument... (Detailed survey description text)

PARCEL IDENTIFICATION No. 85-4-119-204-1031  
TOTAL AREA = 51.39

H.A.W.K. V.I.E.W. ESTATES



SCALE: 1 inch = 100 feet  
ORDERED BY: M.C.B. / M.C.B.  
JOB NO.: 23173

Witnesses completed on and date of certification: June 28, 2023  
This map is made for the exclusive use of the parcel owner of the property... (Professional disclaimer text)

M.C.B. Wisconsin Professional Land Surveyor - 1794





Department of Building and Zoning  
Subdivision Request  
Application and Checklists

Please Print Clearly:

Legal Property Owner:

Name: TWIN LAKES STORAGE LLC.  
Mailing Address: N 3445 COMO ROAD  
LAKE GENEVA WI 53147  
City State Zip

Applicant/Petitioner:

Name: ERWIN HINTZ  
Mailing Address: N 3445 COMO ROAD  
LAKE GENEVA WI 53147  
City State Zip

Telephone #: 847 338 8990  
(Area Code)

Fax Number: \_\_\_\_\_

E-Mail Address: STOREITNOW@OUTLOOK.COM

Property Information

Property Address: CSM 2676 LOT 2 LANCE DRIVE  
TWIN LAKES WI 53147  
City State Zip

Parcel Number: 85-4-119-204-3904

General Project Location: JUST WEST OF POLICE STATION

Proposed Project Use: COMMERCIAL LOTS

Current Use: AGRICULTURE

Existing Zoning: COMMERCIAL

Metes & Bounds  
Legal Description: \_\_\_\_\_  
(More space is available on the next page)

**Review & Approval Checklists**

1.) Please select the request for which you are applying:

Minor Land Division (4 parcels or less)

Major Land Division\* (5 or more parcels)

\*May require development agreement

2.) Are you requesting zoning changes? \*\* Yes \_\_\_\_\_ No

If yes, fill in the fields immediately below:

Current Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

\*\* Zoning change requests are \$325

**3.) Pre-Application Conference**

Prior to applying for approval, schedule a meeting with the Village Building Inspector. This initial review meeting is intended to inform you about the Village Code and the Comprehensive Plan, to review standards, and to identify any potential issues. The Building Inspector can be reached at 262.877.3700 or inspector@twinlakeswi.net. You must first meet with the Building Inspector and submit your Concept Plan *before* you can submit a C.S.M. In some cases, only the Building Inspector needs to review and approve your C.S.M. See the Village Code 16.70.015 for situations that require only Building Inspector approval. For all other cases, the C.S.M. will need to be submitted to the Village Board for approval. Details regarding this procedure can be found in the Village Code 16.12.090 and 16.70.060

**4.) Required Submittals**

Submit the following plans and materials to the Building Inspector for approval. The Building Inspector's approval must be obtained at least 30 days prior to the next scheduled Plan Commission 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. Review will not commence until all of the following have been submitted:

Next Plan Commission Date: \_\_\_\_\_

Minor Land Division Submittals	Major Land Division Submittals
* Concept Plan (see checklist in section 6)	* Concept Plan, Preliminary & Final (see checklist in section 6)
*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.	*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.
~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020	~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020
~ Must include all contiguous land	~ Must include all contiguous land
~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.	~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.
* Check payable to Village of Twin Lakes (see fee schedule in section 5)	* Developer's Agreement ~ Covenants, if applicable ~ Condo documentation, if applicable
	* Check payable to Village of Twin Lakes (see fee schedule in section 5)



Village staff may determine that an escrow account is to be set up with the Village Treasurer to cover attorney, engineer or 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 on the next page, and all completed paperwork.

Owner's Name (please print): ERWIN HINTZ

Owner's Signature: 

Date

Applicant/Petitioner's Name (please print): \_\_\_\_\_

Applicant/Petitioner's Signature: \_\_\_\_\_

Date

5.) Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2): \$ 250.00

Zoning Change Request Fee, \$325 if applicable (Municipal Code 17.44.050): \$ \_\_\_\_\_

Escrow, as required by Village Administrator and/or Building Inspector: \$ \_\_\_\_\_

**Total Amount Due:** \$ \_\_\_\_\_

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

Checks shall be made payable to Village of Twin Lakes

6.) Concept Plan Checklist (continued on next page)

- Name, address, and telephone number of developer, engineer, and architect
- Existing and proposed zoning districts and land uses
- Plan must be drawn to a recognized engineering scale with graphic scale and north arrow
- Neighborhood sketch plan (if required, consult with Building Inspector regarding your specific project)
- Pattern of existing and probable future development of the area in question
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- Lot or parcel layout, existing and proposed; including areas and dimensions for each
- Number of dwelling units per acre

- Lands reserved or dedicated for streets, parks, playgrounds, and other public purposes
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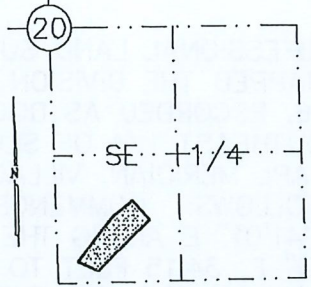
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**OWNERS/SUBDIVIDERS:**

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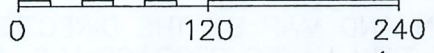
VICINITY MAP  
SE 1/4 SEC. 20-1-19  
SCALE: 1" = 2000'

Lot 1  
C.S.M. NO. 2676

CENTER OF SECTION 20-1-19  
N. 198,382.90  
E. 2,464,814.44

SCALE: 1" = 120'

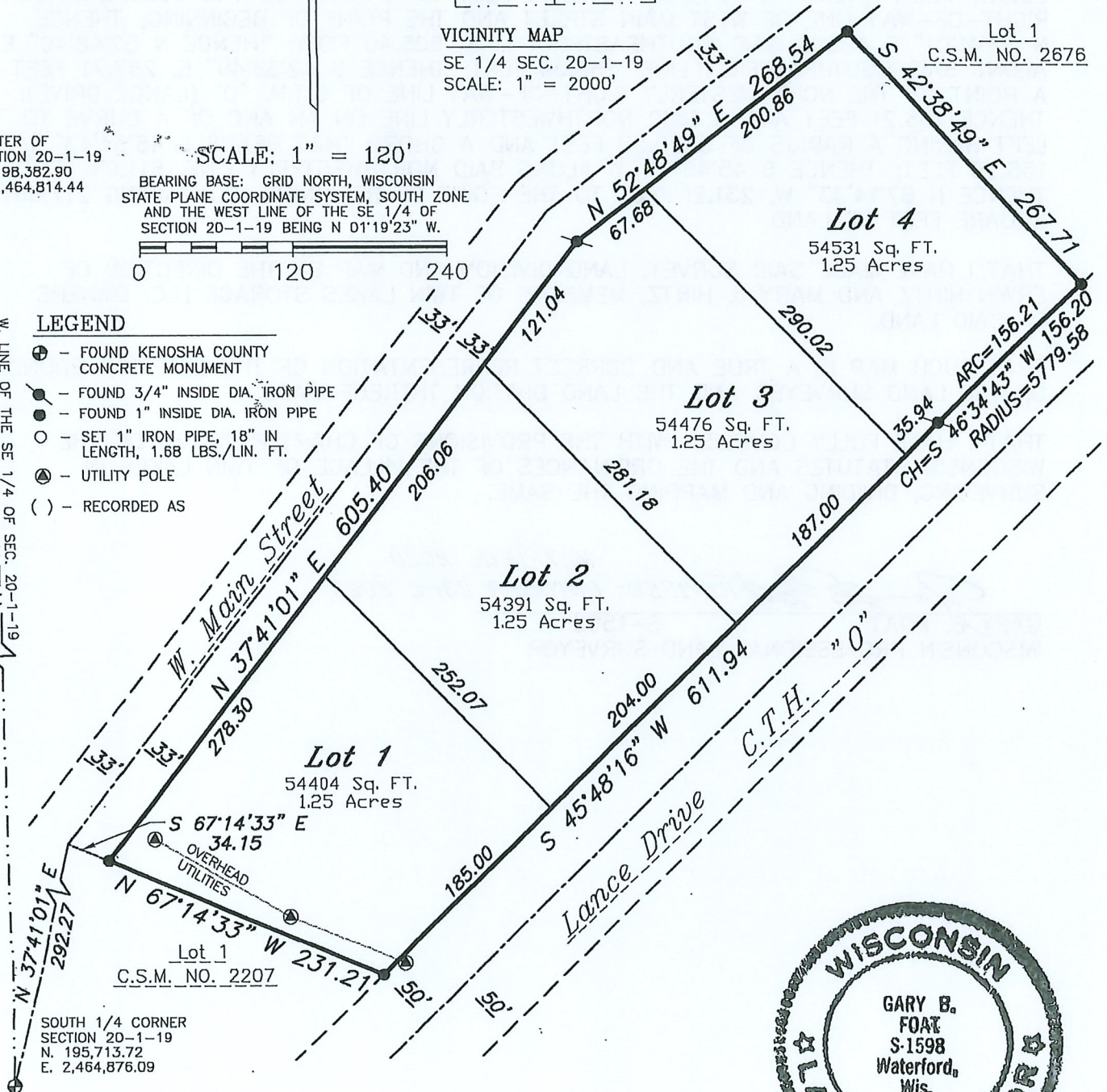
BEARING BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE WEST LINE OF THE SE 1/4 OF SECTION 20-1-19 BEING N 01°19'23" W.



**LEGEND**

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- ⊙ - FOUND 3/4" INSIDE DIA. IRON PIPE
- - FOUND 1" INSIDE DIA. IRON PIPE
- - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
- ⊙ - UTILITY POLE
- ( ) - RECORDED AS

W. LINE OF THE SE 1/4 OF SEC. 20-1-19  
N 01°19'23" W 2669.88



SOUTH 1/4 CORNER SECTION 20-1-19  
N. 195,713.72  
E. 2,464,876.09





KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2676, RECORDED AS DOCUMENT NO. 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, 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, DIVIDED AND MAPPED THE DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2676, RECORDED AS DOCUMENT NO. 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE N 37°41'01" E ALONG THE CENTERLINE OF WEST MAIN STREET, 292.27 FEET; THENCE S 67°14'33" E, 34.15 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET AND THE POINT OF BEGINNING; THENCE N 37°41'01" E ALONG SAID SOUTHEASTERLY LINE, 605.40 FEET; THENCE N 52°48'49" E ALONG SAID SOUTHEASTERLY LINE, 268.54 FEET; THENCE S 42°38'49" E, 267.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF C.T.H. "0" (LANCE DRIVE); THENCE 156.21 FEET ALONG SAID NORTHWESTERLY LINE ON AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET AND A CHORD THAT BEARS S 46°34'43" W, 156.20 FEET; THENCE S 45°48'16" W ALONG SAID NORTHWESTERLY LINE, 611.94 FEET; THENCE N 67°14'33" W, 231.21 FEET TO THE POINT OF BEGINNING. CONTAINING 217,801 SQUARE FEET OF LAND.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF ERWIN HINTZ AND MARY J, HINTZ, MEMBERS OF TWIN LAKES STORAGE LLC, OWNERS OF SAID LAND.

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 236.34 OF THE WISCONSIN STATUTES AND THE ORDINANCES OF THE VILLAGE OF TWIN LAKES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

*MAY 18th, 2020*



REVISED: *OCTOBER 23rd, 2023*

GARY B. FOAT

S-1598

WISCONSIN PROFESSIONAL LAND SURVEYOR



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2676, RECORDED AS DOCUMENT NO. 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, 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, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

VILLAGE OF TWIN LAKES

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

IN THE PRESENCE OF:

TWIN LAKES STORAGE, LLC  
ERWIN HINTZ  
MARY J. HINTZ  
N3445 COMO ROAD  
LAKE GENEVA, WI 53147

\_\_\_\_\_  
ERWIN HINTZ

\_\_\_\_\_  
MARY J. HINTZ

STATE OF WISCONSIN )  
KENOSHA COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, THE ABOVE NAMED ERWIN HINTZ AND MARY J. HINTZ, MEMBERS OF TWIN LAKES STORAGE, LLC. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
COMMISSION EXPIRES

*James B. Scott*

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
Village Of Twin Lakes Certified Survey Map No. \_\_\_\_\_  
BEING A DIVISION OF LOT 2 OF KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2676,  
RECORDED AS DOCUMENT NO. 1629015, LOCATED IN THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 20, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH  
PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

WE, \_\_\_\_\_, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO  
HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON  
THIS MAP AND DO HEREBY CONSENT TO THE OWNERS CERTIFICATE OF ERWIN HINTZ AND  
MARY J. HINTZ.

\_\_\_\_\_

STATE OF WISCONSIN }  
\_\_\_\_\_ COUNTY }SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_ AND \_\_\_\_\_ OF THE ABOVE NAMED CORPORATION,  
TO ME KNOWN TO BE SUCH \_\_\_\_\_ AND \_\_\_\_\_ OF SAID  
CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS  
SUCH OFFICERS OF THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN.  
MY COMMISSION EXPIRES \_\_\_\_\_

VILLAGE OF TWIN LAKES APPROVAL:

APPROVED BY THE VILLAGE OF TWIN LAKES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
HOWARD K. SKINNER, VILLAGE PRESIDENT

\_\_\_\_\_  
SABRINA WASWO, VILLAGE CLERK

*George B. Hintz*  
MAY 18th, 2020