



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

Tuesday, January 2, 2024, 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. PLAQUE PRESENTATION TO RANDY EBERT FOR HIS RETIREMENT FROM THE VILLAGE
5. PUBLIC COMMENTS AND QUESTIONS: The Village Board will receive comments on agenda items only.
6. Update on full-time EMS staffing at the Twin Lakes Fire & Rescue Department.
7. Discussion and possible action regarding a proposed CSM for Parcel# 85-4-119-161-4090.
8. Discussion and possible action regarding a Conditional Use Permit for 50 Acre Farm, Parcel# 85-4-119-204-1031.
9. Discussion and possible action regarding a proposed CSM for Parcel# 85-4-119-204-3904.
10. 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.



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 #: 762-492-1502
(Area Code)
Fax Number: _____
E-Mail Address: Sdmack@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, RANGE 19 EAST OF THE 4TH 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)
<p>*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.</p> <ul style="list-style-type: none"> ~ 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 ~ 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. 	<p>*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.</p> <ul style="list-style-type: none"> ~ 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 ~ 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.
<p>* Check payable to Village of Twin Lakes (see fee schedule in section 5)</p>	<p>* Developer's Agreement</p> <ul style="list-style-type: none"> ~ Covenants, if applicable ~ Condo documentation, if applicable <p>* Check payable to Village of Twin Lakes (see fee schedule in section 5)</p>

- 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

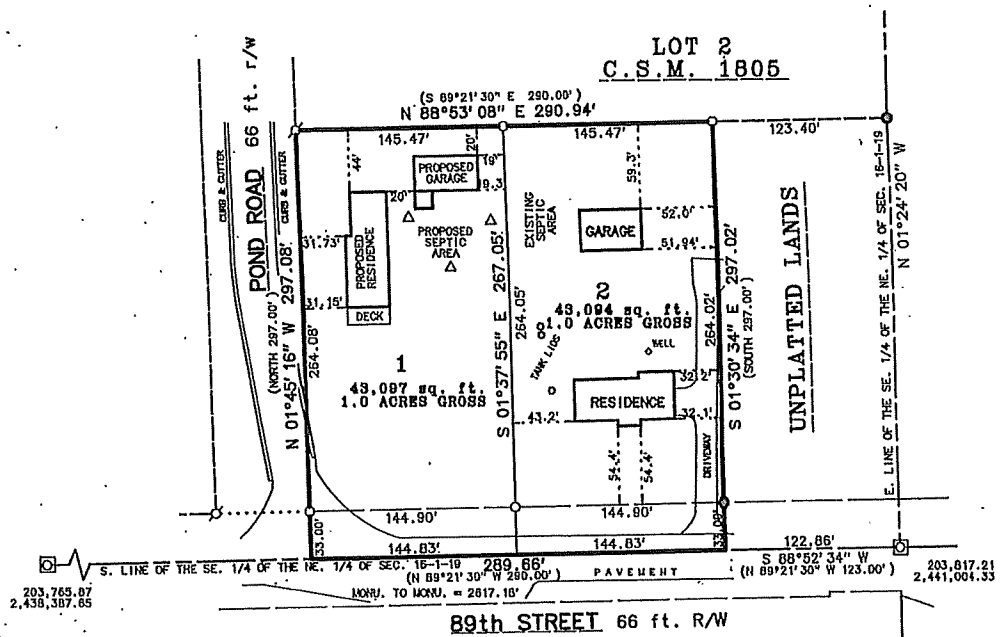
KENOSHA COUNTY CERTIFIED SURVEY MAP

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.

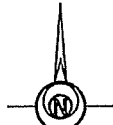
SURVEYED & MAPPED BY:
Arbit Land Surveying
8120-312th Ave.
Wheatland, WI. 53105

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

TWIN LAKES No. _____



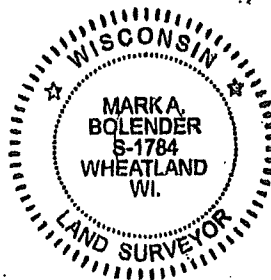
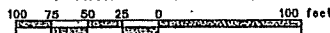
- LEGEND:**
- Denotes Iron Pipe Set—1" Diameter x 18" Length
Not Less Than 1.13 Pounds Per Linear Foot
 - ⊙ Denotes Iron Pipe Found—1" Diameter
 - ⊗ Denotes Iron Pipe Found—1 3/8" Diameter
 - Denotes Concrete Monument/Bross Cop Found
(RECORDED AS)
 - △ Denotes Boring Hole



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

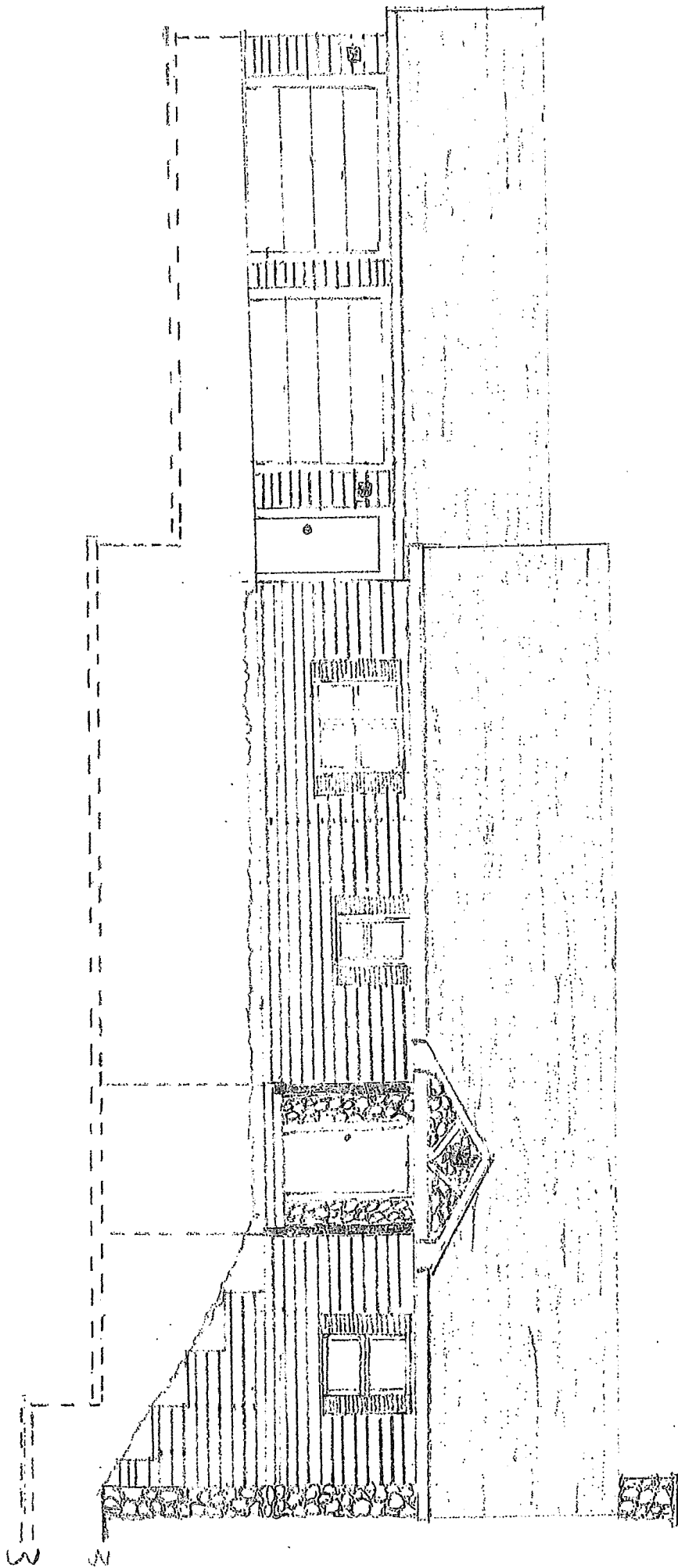


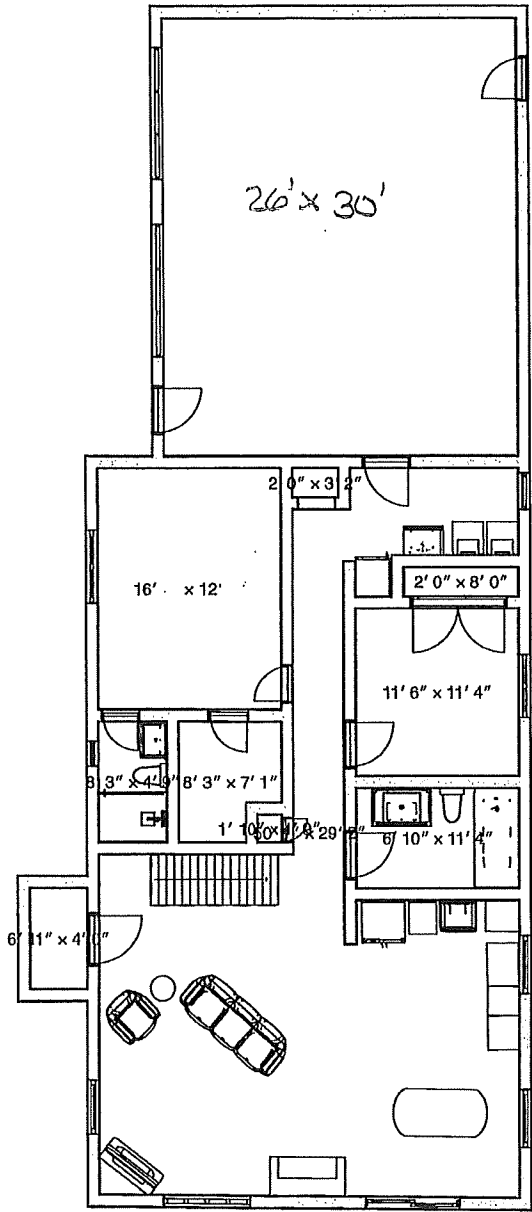
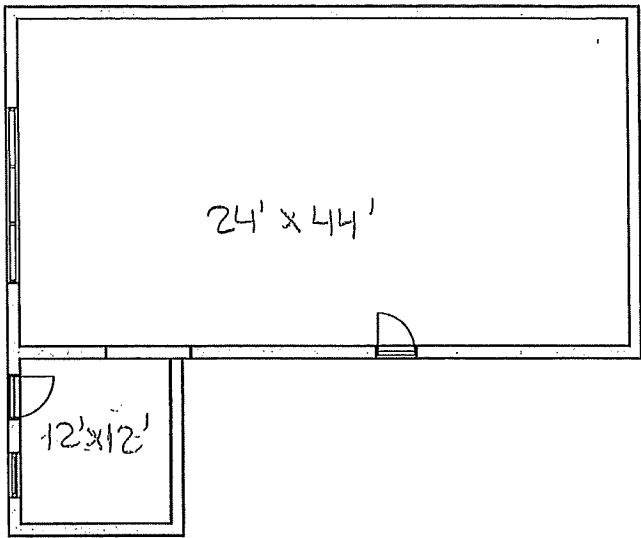
VILLAGE OF TWIN LAKES APPROVAL

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

Howard Skinner-Village President

Sabrina Waswo-Village Clerk

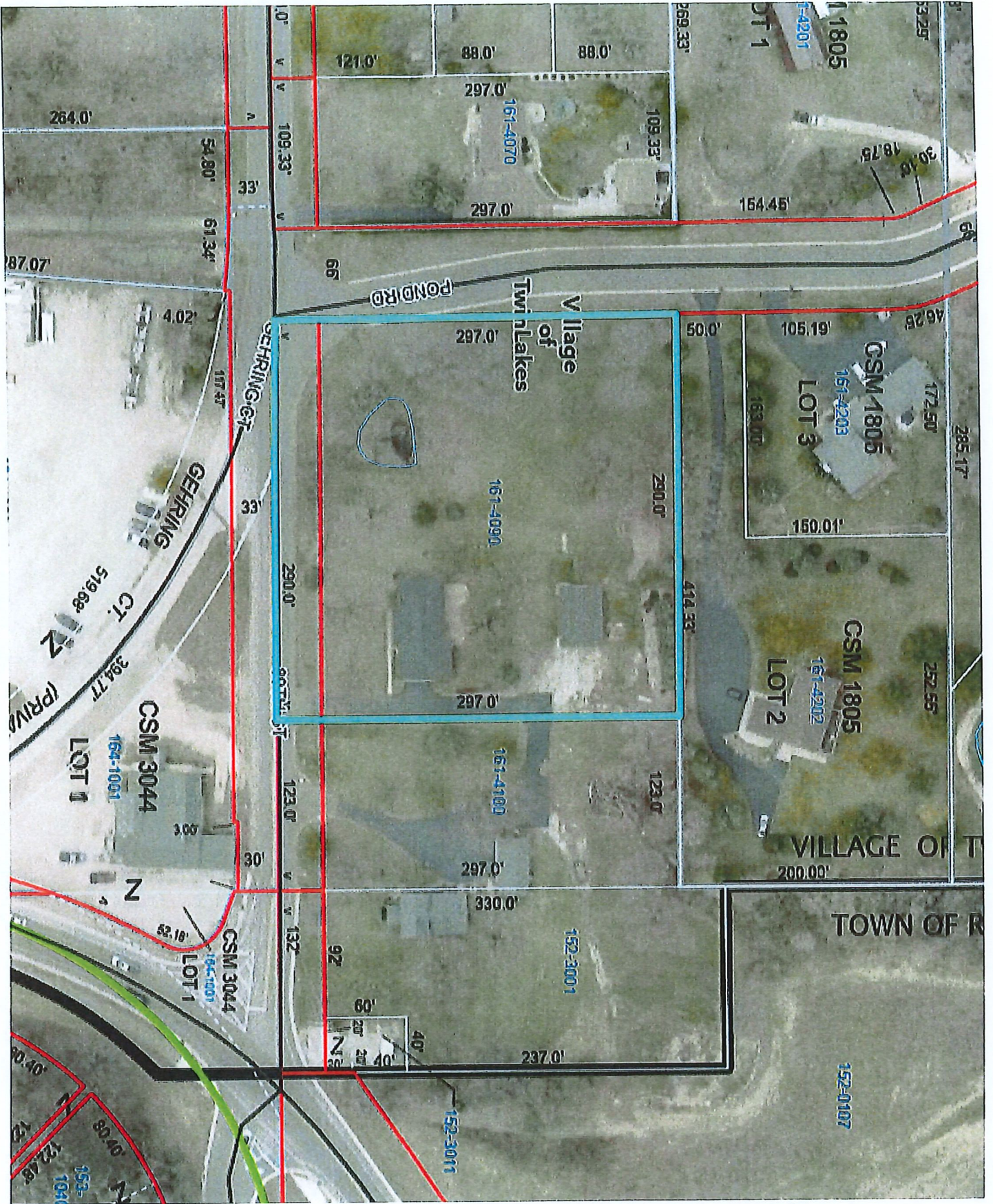


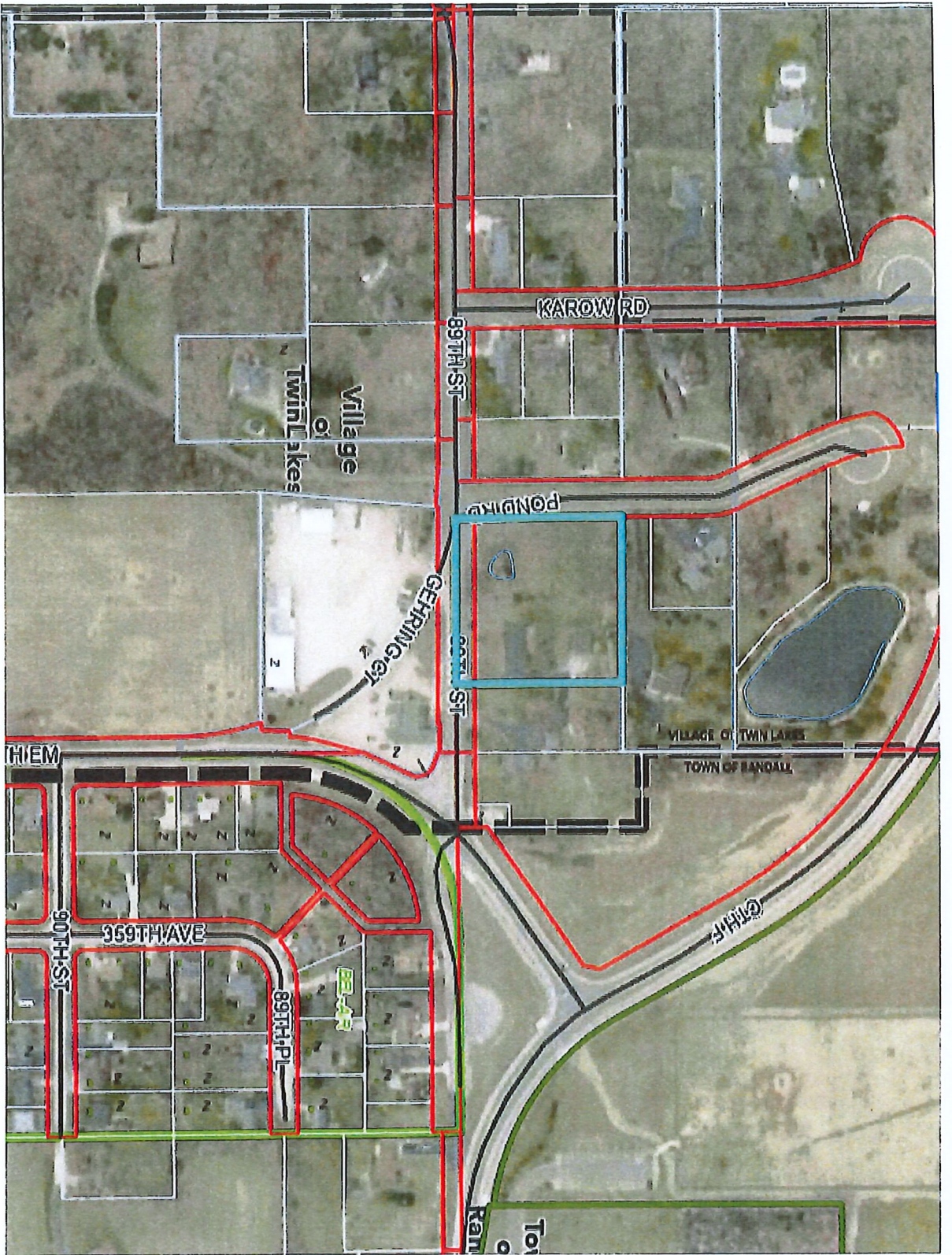


50'

30'









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"/>	<input type="checkbox"/>
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: <u>3</u> Code derived design flow rate <u>450</u> 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: _____	
Parent material <u>Glacial Till</u> Flood Plan elevation if applicable _____ ft.	
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 ²	
									*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 ²	
									*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 ²	
									*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 ²	
									*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 ²	
									*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





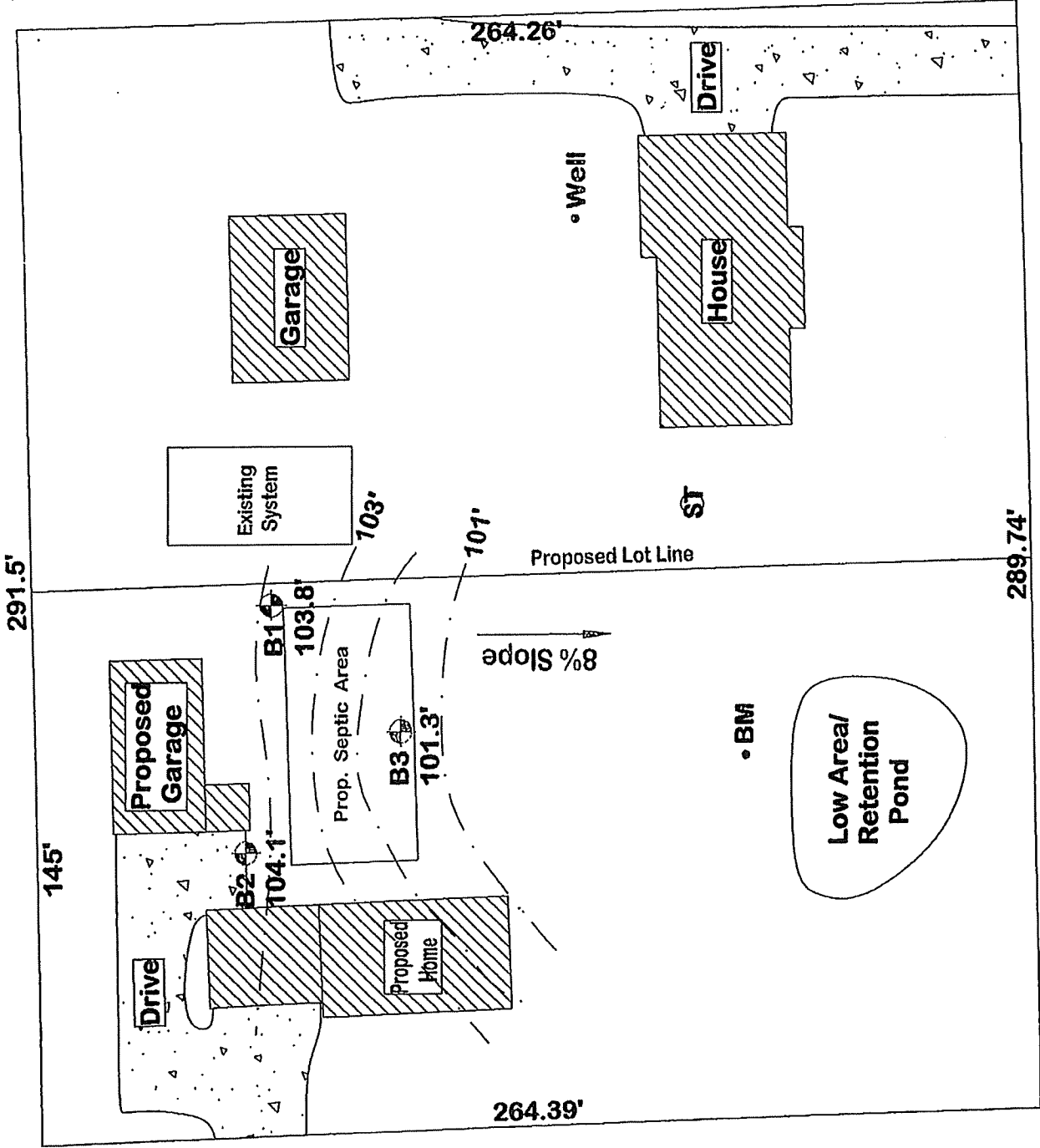
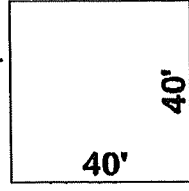
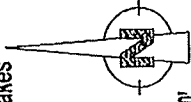
Logon Mstr 1410637

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

Pond Road



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

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
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- Lot or parcel layout, existing and proposed; including areas and dimensions for each
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- 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

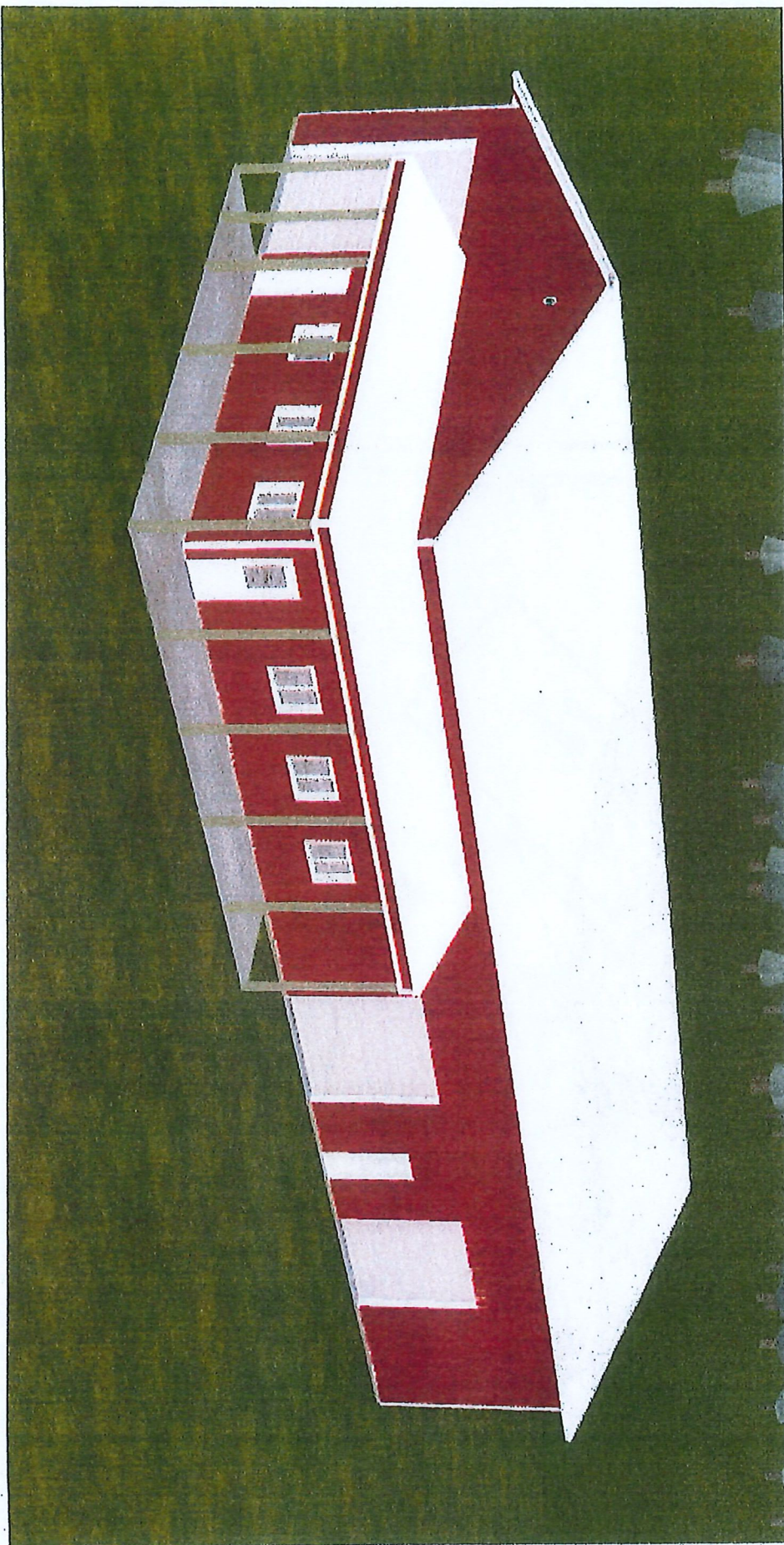
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PROJECT ACTION NOTES

PROJECT PLANNING NOTES

- 1 PERSONAL USE:
- 2 BOAT & TRAILER STORE
- 3 ANTIQUE CARS AND SHOP
- 4 BOAT & ACCESSORIES
- 5 TRAILERS
- 6 MOTORHOME
- 7 LANDSCAPE PAVERS & BLOCK STORAGE
- 8 TRACTOR AND ACCESSORIES
- 9 OPEN AREA FOR GOLF/BATTING CAGE
- 10 PERSONAL SHOP AND OFFICE
- 11
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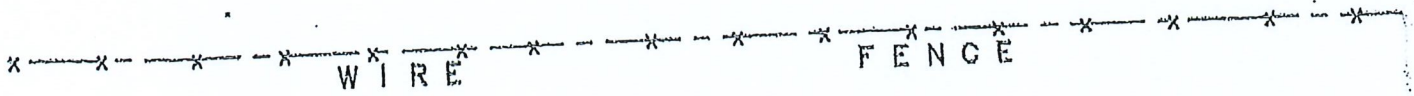
EXHIBIT B2



Thank you,

Jake Izydorek
Building Sales Specialist
Cell: 262-206-6211
Email: jzydorek@clearybuilding.com

EXHIBIT C1



SCALE
1" = 50 FT

REMOVE SHED
92' x 20'

