

VILLAGE OF TWIN LAKES

ORDINANCE NO. 2025-10-02

An Ordinance to Rezone from the Residential Zone to Commercial Zone Parcel 86-4-119-281-4001

WHEREAS, upon receipt of a request for rezoning of the parcel from Place For God LLC, Owner, of Parcel 86-4-119-281-4001, the Village of Twin Lakes Plan Commission considered the proposed zoning of the property; and,

WHEREAS, the matter was considered at a public hearing of the Village Plan Commission on January 8, 2025, at which comment was taken on the proposed rezoning to Commercial; and,

WHEREAS, the Village Board of the Village of Twin Lakes hereby finds that the change in Zoning designation to Commercial is appropriate and finds that such change is in the best interest of public necessity, convenience, general welfare, or good zoning practice.

NOW, THEREFORE, the President and the Trustees of the VILLAGE OF TWIN LAKES, Kenosha County, Wisconsin, do herewith ordain as follows, to wit:

SECTION I

The foregoing clauses are incorporated herein as if specifically restated and are hereby included as part of the findings of this ordinance.

SECTION II

The following-described property is hereby re-zoned from the Residential Zone (Under the Twin Lakes Code of Ordinances) to Commercial Zone (under the Village of Twin Lakes Code of Ordinances):

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.

The Zoning maps for the District shall be amended accordingly. (Reference Village Chapter 17.16)

SECTION III

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.


SECTION IV

This ordinance shall take effect upon passage as provided by law.

Dated this 20th day of October, 2025.

VILLAGE OF TWIN LAKES

ATTEST:



Howard K. Skinner, Village President



Sabrina Waswo, Village Clerk

Members Voting:

- Aye
- Nay
- Absent
- Abstained