



# 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

### DESIGN REVIEW-PLAN COMMISSION MEETING

WEDNESDAY, May 4<sup>th</sup>, 2022 at 6:30pm

VILLAGE HALL

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Motion to approve Plan Commission minutes from March 9, 2022
5. Review and recommendation to the Village Board a proposed CSM for CTY Road F/Pond Rd. – Parcel #85-4-119-161-4214, 85-4-119-161-4215, 85-4-119-161-4216.
6. Review and recommendation to the Village Board a proposed change in façade for 330 Main St- Parcel #85-4-119-211-4380.
7. Review and recommendation to the Village Board a Conditional Use Permit for a deck at 160-164 Chapel Ave- Parcel #85-4-119-222-3361 and #85-4-119-222-3362
8. Adjourn

**Roll Call:**

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

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

PLAN COMMISSION MEETING MINUTES  
March 9, 2022  
VILLAGE HALL @ 6:00PM

\*wav file available indefinitely\*  
\*\*transcribed by Julie Harms\*\*  
\*\*\*unapproved minutes' subject to approval\*\*\*

**CALL TO ORDER** – 6:04 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Perl, Smith, and Richter -present, with Skinner presiding. Diedrich, Destree and Karow- absent. Laura Roesslein, Village Administrator, and Julie Harms, Deputy Clerk also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE PLAN COMMISSION MINUTES FROM OCTOBER 6, 2021.

MOTION BY SKINNER, RICHTER, CARRIED, TO RECOMMEND THE VILLAGE BOARD A PROPOSED CSM FOR 150 HOLY HILL RD – PARCEL #85-4-119-164-3501. Skinner stated this CSM is being done to clean up the survey as all lots were now combined.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 6:06PM

DISTRIBUTION

Administrator  
Clerk  
Treasurer  
Plan Commission  
Building Inspector  
Pres/Trustees



**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: KENOSHA COUNTY  
 Mailing Address: 1010 56TH STREET  
KENOSHA WI 53140  
City State Zip

**Applicant/Petitioner:**

Name: RAY ARRET  
 Mailing Address: 19600 75TH STREET, SUITE 122-1  
BRISTOL WI 53104  
City State Zip  
 Telephone #: 262-857-1856  
(Area Code)  
 Fax Number: —  
 E-Mail Address: RAY.ARRET@KENOSHACOUNTY.ORG

**Property Information**

Property Address: POND ROAD  
TWIN LAKE WI 53181  
City State Zip  
 Parcel Number: 85-A-119-161-4215, 4214 & 4216  
 General Project Location: CTH F & POND ROAD  
 Proposed Project Use: DEDICATE ROW & VACATE ROW  
 Current Use: OPEN LAND  
 Existing Zoning: RES

## 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.villageoftwinlakes.net/documents/village-code/](http://www.villageoftwinlakes.net/documents/village-code/)

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



Are you requesting zoning changes? \*\* Yes \_\_\_\_\_ No 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: x RAW \_\_\_\_\_

Date: \_\_\_\_\_

## Required Fees

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

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

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

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

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

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
KENOSHA COUNTY HIGHWAY DIVISION**

**And**

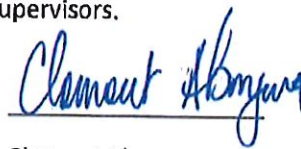
**Carl F. Karow Jr.  
W5865 CTH M  
Fort Atkinson, WI 53538**

1. As a result of the CTH F Realignment Project, certain properties will need to be acquired by Kenosha County. Other properties currently owned by Kenosha County will not be used in their entirety.
2. Conditions that will exist after the CTH F Realignment Project is complete will support the County disposing of a number of Project area parcels that will add more value to the community as privately-owned.
3. It seems advisable that those Kenosha County owned properties which will not be required for completion of the Project be first offered to adjacent property owners. In the event the County and adjacent property owner are unable to successfully negotiate a buy/sell agreement, the County will pursue other appropriate means to market/sell the property.
4. Kenosha County intends to acquire the property as described and identified on the attached Plat Plan as Parcel 17 (.056 acres) by purchase at fair market value (FMV) consistent with applicable State statutes and all Project funding requirements as part of the CTH F Realignment Project.
5. Kenosha County intends to sell three parcel remnants surrounding the "to be constructed" cul-de-sac located at the north end of Karow Road for the same amount as the purchase price for the Project's Plat Plan Parcel 17. These three parcels can be described as:
  - a. Remnant #1 - .17 acres of parcel #60-4-119-161-0130, to be attached to your parcel #85-4-119-161-4214.
  - b. Remnant #2 - .22 acres of parcel #60-4-119-0111, to be attached to your parcel #85-4-119-161-4214.
  - c. Remnant #3 - .03 acres of parcel #60-4-119-161-0111, to be attached to your parcel #85-4-119-161-4213.
6. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.



Ray Arbet

Director, Kenosha County Department of Public Works



Clement Abongwa

Kenosha County Highway Commissioner



**CARL KAROW JR.**  
Property Owner

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
KENOSHA COUNTY HIGHWAY DIVISION**

**And**

**Donna Karow  
8815 Karow Road  
Twin Lakes, WI 53181**

1. As a result of the CTH F Realignment Project, certain properties will need to be acquired by Kenosha County. Other properties currently owned by Kenosha County will not be used in their entirety.
2. Conditions that will exist after the CTH F Realignment Project is complete will support the County disposing of a number of Project area parcels that will add more value to the community as privately-owned.
3. It seems advisable that those Kenosha County owned properties which will not be required for completion of the Project be first offered to adjacent property owners. In the event the County and adjacent property owner are unable to successfully negotiate a buy/sell agreement, the County will pursue other appropriate means to market/sell the property.
4. Kenosha County intends to acquire the property as described and identified on the attached map (Plat Plan Parcel 19, .362 acres) by purchase at fair market value (FMV) consistent with applicable State statutes and all Project funding requirements as part of the CTH F Realignment Project.
5. Kenosha County intends to sell a .5 acre remnant surrounding the north end of the pond located on parcel #60-4-119-161-0102 to attach to said parcel for the same amount as the purchase price for the Project's Plat Plan Parcel 19. Any transfer and/or transaction costs necessary to facilitate this action will be borne by the County. Final dimensions of the approximate .5 acre remnant will be negotiated to ensure adequate clearance for property maintenance activities around the pond's perimeter.
6. Kenosha County agrees to offer the first option to purchase the entire remnant of parcel #85-4-119-161-4211 to the undersigned owner at FMV as determined by an independent, licensed real estate appraiser.
7. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.

*RAW 11-7-19*

Ray Arbet

Director, Kenosha County Department of Public Works

*Clement Abongwa Nov. 7, 2019*

Clement Abongwa

Kenosha County Highway Commissioner

*Donna M. Karow 12-16-19*

Property Owner

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

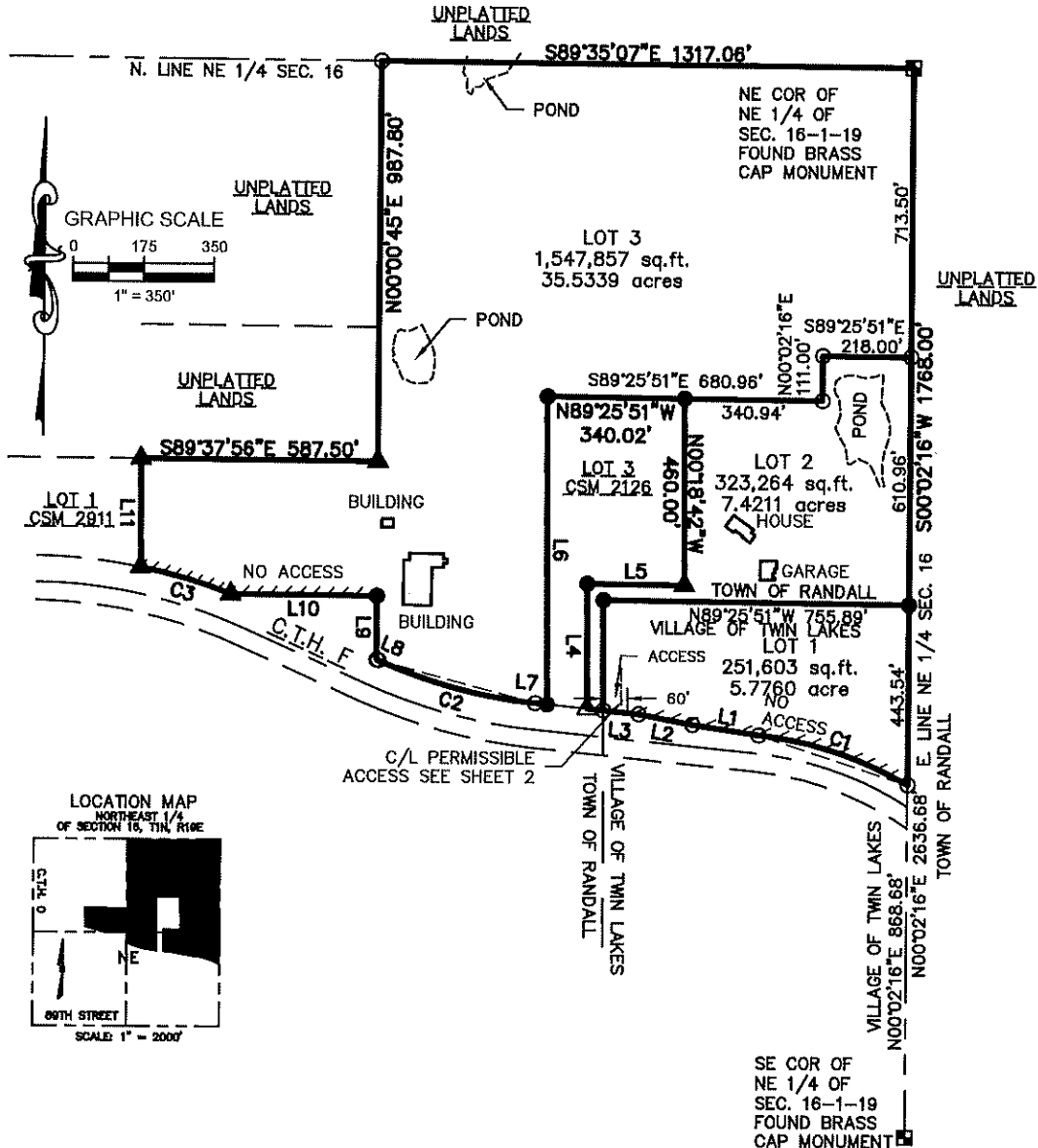
A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 16, T 1 N, R 19 E, WHICH BEARS N00°02'16"W. KENOSHA COUNTY COORDINATE SYSTEM.

SEE SHEET 2 AND 3 FOR LOT DETAILS

SEE SHEET 4 FOR LINE AND CURVE TABLE

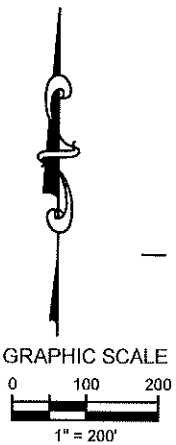
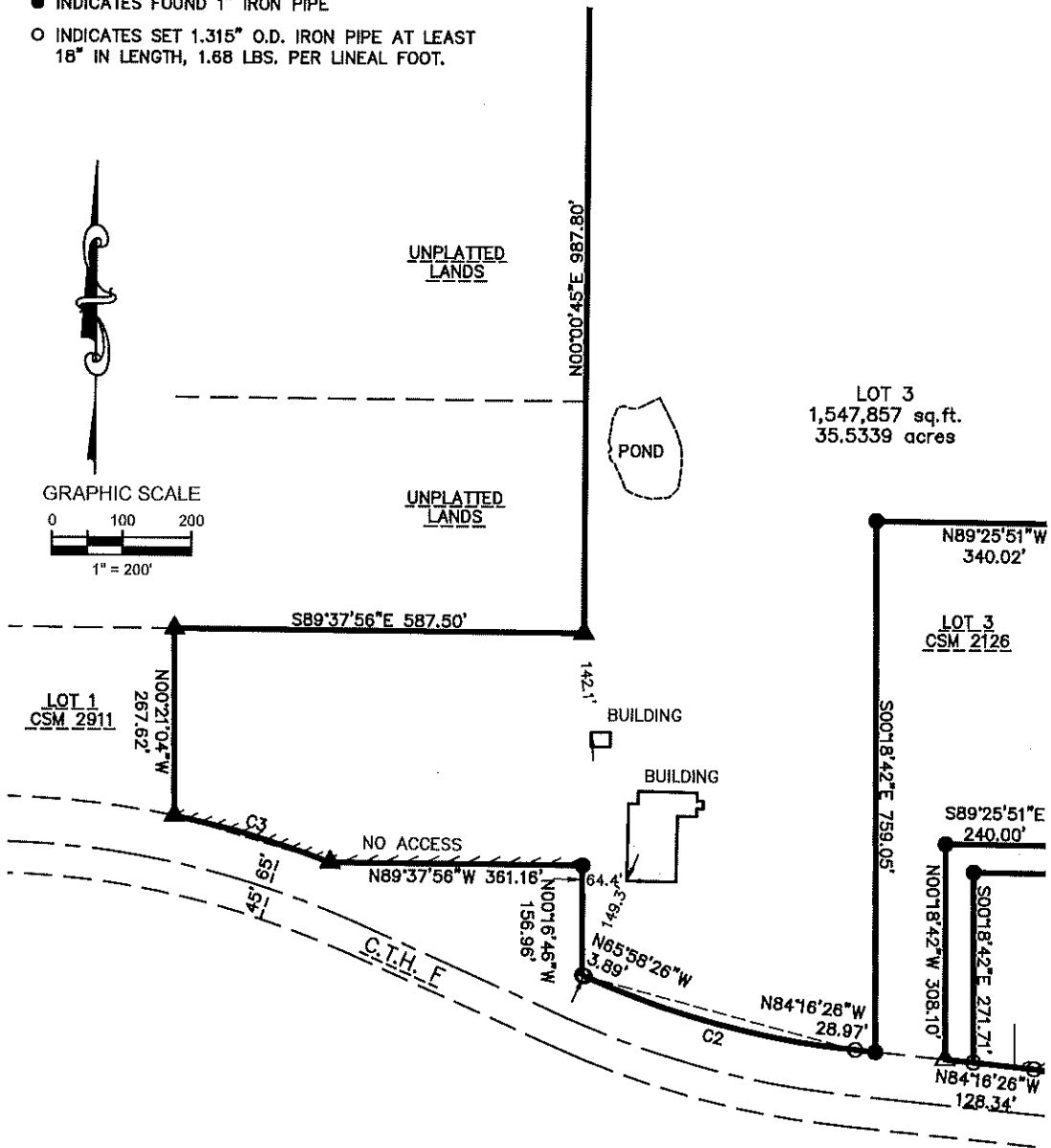




# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.88 LBS. PER LINEAL FOOT.



## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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Line Table		
Line #	Direction	Length
L1	N81°24'04"W	165.62
L2	N79°20'35"W	136.11
L3	N84°16'26"W	128.34
L4	N00°18'42"W	308.10
L5	S89°25'51"E	240.00
L6	S00°18'42"E	759.05
L7	N84°16'26"W	28.97
L8	N65°58'26"W	3.89
L9	N00°16'46"W	156.96
L10	N89°37'56"W	361.16
L11	N00°21'04"W	267.62

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	391.14	905.00	N71°53'32"W	388.10	N59°30'39"W	N84°16'26"W	24°45'47"
C2	404.03	1265.00	N75°07'26"W	402.32	N84°16'26"W	N65°58'26"W	18°18'00"
C3	234.25	1395.00	N73°45'17"W	233.97	N68°56'39"W	N78°33'55"W	9°37'15"

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
                                  :SS  
WAUKESHA COUNTY }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 16; thence North 00° 02' 16" East along the East line of said 1/4 Section 868.68 feet to a point in the North line of County trunk Highway F and the point of beginning of lands to be described; thence Northwesterly 391.14 feet along said North line and an arc of a curve whose center lies to the Southwest, whose radius is 905.00 feet, and whose chord bears North 71° 53' 32" West 388.10 feet to a point; thence North 81° 24' 04" West along said North line 165.62 feet to a point; thence North 79° 20' 35" West along said North line 136.11 feet to a point; thence North 84° 16' 26" West along said North line 128.34 feet to a point; thence North 00° 18' 42" West 308.10 feet to a point in the East line of Lot 3 of Certified Survey Map No. 2126; thence South 89° 25' 51" East along said East line 240.00 feet to a point; thence North 00° 18' 42" West along said East line 460.00 feet to the Northeast corner of said Lot; thence North 89° 25' 51" West along the North line of said Lot 340.02 feet to the Northwest corner of said Lot; thence South 00° 18' 42" East along the West line of said Lot 759.05 feet to a point in the North line of County Trunk Highway F; thence North 84° 16' 26" West along said North line 28.97 feet to a point; thence Northwesterly 404.03 feet along said North line and an arc of a curve, whose center lies the Northeast, whose radius is 1265.00 feet and whose chord bears North 75° 07' 26" West 402.32 feet to a point; thence North 65° 58' 26" West along said North line 3.89 feet to a point; thence North 00° 16' 46" West along said North line 156.96 feet to a point; thence North 89° 37' 56" West along said North line 361.16 feet to a point; thence Northwesterly 234.25 feet along said North line and an arc of a curve whose center lies to the Southwest, whose radius is 1395.00 feet, and whose chord bears North 73° 45' 17" West 233.97 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 2911; thence North 00° 21' 04" West along the East line of said Lot 267.62 feet to the Northeast corner of said Lot; thence South 89° 37' 56" East 587.50 feet to a point; thence North 00° 00' 45" East 987.80 feet to a point in the North line of said 1/4 Section; thence South 89° 35' 07" East along said North line 1317.06 feet to the Northeast corner of said 1/4 Section; thence South 00° 02' 16" West along the East line of said 1/4 Section 1768.00 feet to the point of beginning.

Said lands contain 1,122,724 square feet or 48.7310 acres

THAT I have made the survey, land division and map by the direction of DONNA M. KAROW AND COUNTY OF KENOSHA, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Twin Lakes in surveying, dividing and mapping the same.

Date: \_\_\_\_\_

\_\_\_\_\_  
WILLIAM R. HENRICHS  
PROFESSIONAL LAND SURVEYOR S-2419





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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OWNER CERTIFICATE

DONNA M. KAROW, as owner, certifies that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the Ordinances of the Town of Randall.

DONNA M. KAROW, as owner, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Town of Randall.

IN Witness Whereof, DONNA M. KAROW, has caused these presents to be signed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

DONNA M. KAROW

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

DONNA M. KAROW, to me known to be the person who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_



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OWNER CERTIFICATE

COUNTY OF KENOSHA, a municipal corporation duly organized and existing under and by virtue of the laws

of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Twin Lakes.

COUNTY OF KENOSHA, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Twin Lakes.

IN Witness Whereof, COUNTY OF KENOSHA, has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY OF KENOSHA

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, the \_\_\_\_\_ of the above named municipal corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

(print name)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_

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VILLAGE BOARD APPROVAL OF THE VILLAGE OF TWIN LAKES

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of twin lakes on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Howard Skinner, Village President

Date: \_\_\_\_\_  
Sabrina Waswo, Village Clerk

VILLAGE BOARD APPROVAL OF THE TOWN OF RANDALL

This Certified Survey Map hereby APPROVED by the Village Board of the of the Town of Randall on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Robert Stoll, Town Chairperson

Date: \_\_\_\_\_  
Callie Rucker, Town Clerk

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- Ⓧ INDICATES DEDICATED TO THE PUBLIC FOR PUBLIC STREET PURPOSES.

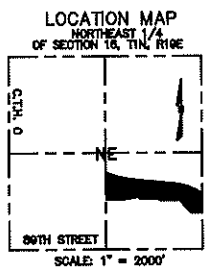
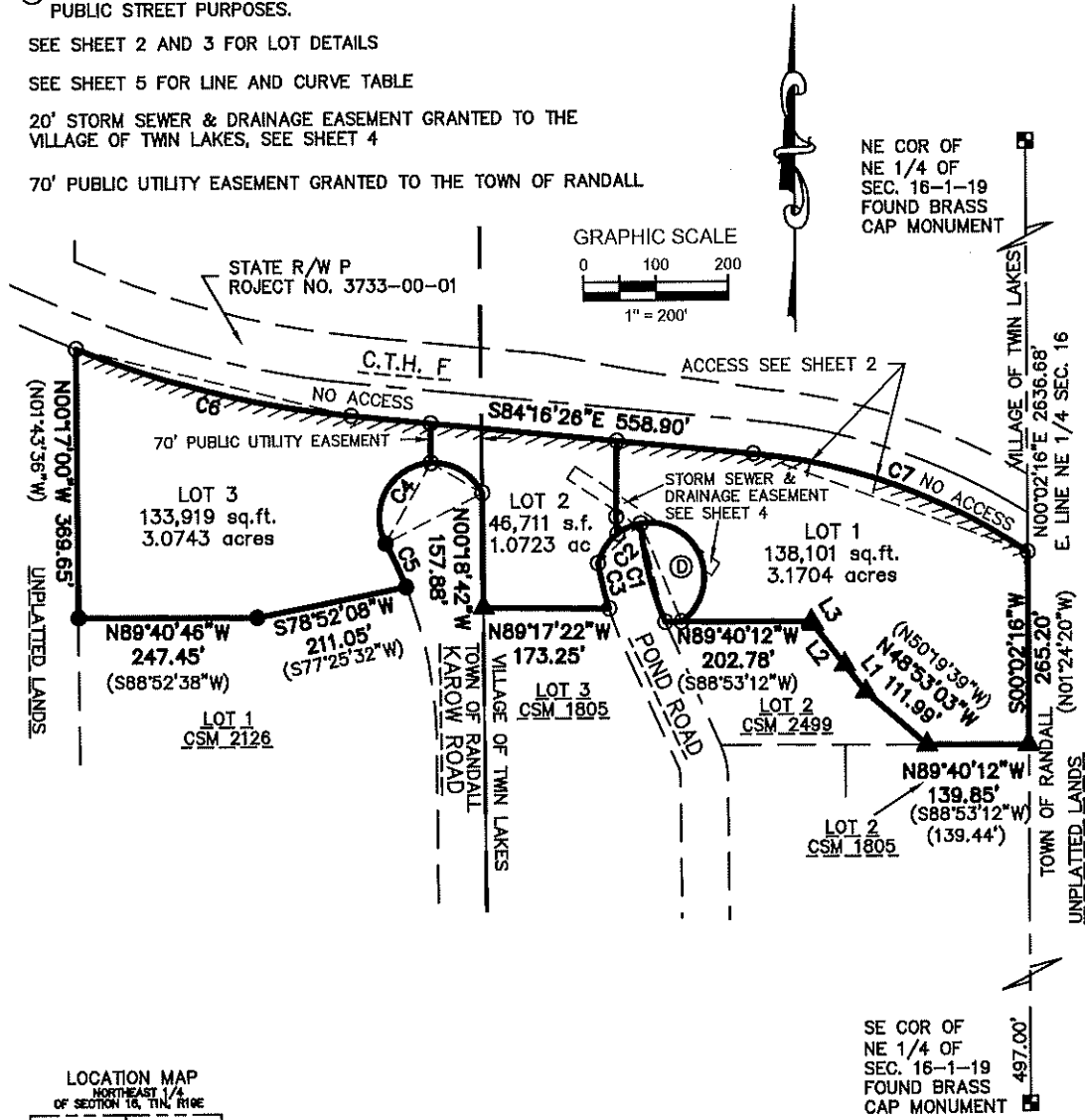
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SEE SHEET 2 AND 3 FOR LOT DETAILS

SEE SHEET 5 FOR LINE AND CURVE TABLE

20' STORM SEWER & DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF TWIN LAKES, SEE SHEET 4

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL



**raSmith**  
 16745 W. Blumound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

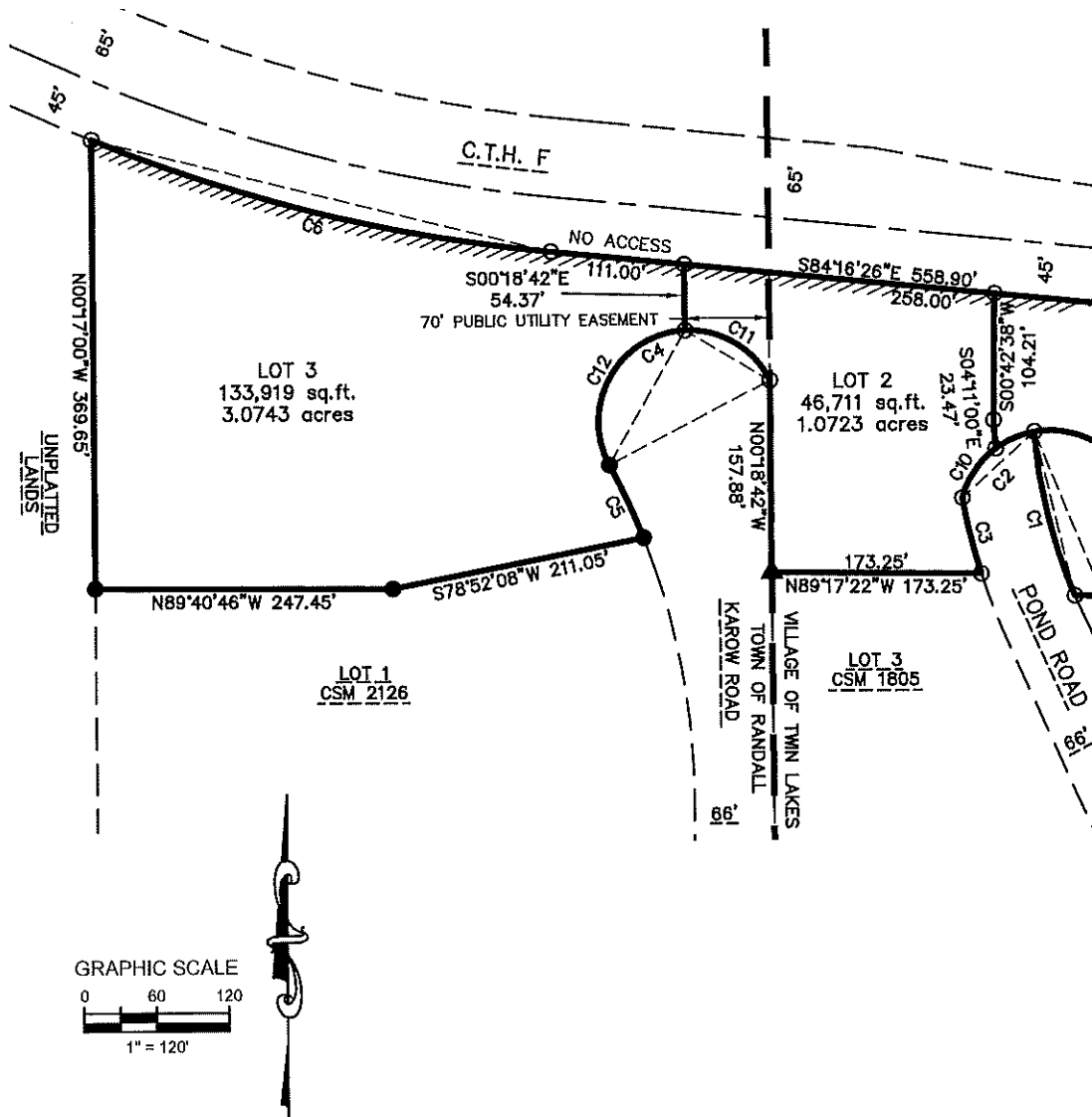


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- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL



**raSmith**  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com





## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	139.76	419.99	N13°41'38"W	139.11	N23°13'37"W	N04°09'39"W	19°03'58"
C2	84.89	75.00	S47°51'30"W	80.43	S80°17'06"W	S15°25'53"W	64°51'12"
C3	64.23	485.99	S13°45'35"E	64.18	S09°58'24"E	S17°32'46"E	7°34'21"
C4	238.08	75.00	S62°45'23"W	149.98	N26°18'16"W	S28°10'57"E	181°52'41"
C5	66.24	583.76	S24°55'55"E	66.20	S28°10'57"E	S21°40'52"E	6°30'05"
C6	393.70	1375.00	S76°04'17"E	392.35	S87°52'07"E	S84°18'26"E	16°24'19"
C7	406.24	815.00	S69°59'39"E	402.05	S84°16'26"E	S55°42'52"E	28°33'34"
C8	202.40	75.00	N22°24'13"W	146.34	N54°54'27"E	S80°17'06"W	154°37'22"
C9	237.35	75.00	N35°45'11"W	149.99	N54°54'27"E	S53°35'11"W	181°19'17"
C10	49.94	75.00	S34°30'32"W	49.03	S53°35'11"W	S15°25'53"W	38°09'17"
C11	86.37	75.00	N59°17'50"W	81.68	N26°18'16"W	S87°42'36"W	65°59'07"
C12	151.70	75.00	S29°45'49"W	127.13	S87°42'36"W	S28°10'57"E	115°53'33"

Line Table		
Line #	Direction	Length
L1	N37°44'57"W	47.27
L2	N37°44'57"W	70.80
L3	N30°26'24"W	4.07

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
  :SS  
WAUKESHA COUNTY    }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 16; thence North 00° 02' 16" East along the East line of said 1/4 Section 497.00 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 1805 and the point of beginning of lands to be described; thence North 89° 40' 12" West along the North line of said Lot 139.85 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 2499; thence North 48° 53' 03" West along the East line of said Lot 111.99 feet to a point; thence North 37° 44' 57" West along said East line 47.27 feet to a point; thence North 37° 44' 57" West along said East line 70.80 feet to a point; thence North 30° 26' 24" West along said East line 4.07 feet to the Northeast corner of said Lot; thence North 89° 40' 12" West along the North line of said Lot 202.78 feet to a point in the East line of Pond Road; thence Northwesterly 139.76 feet along said East line and an arc of a curve whose center lies to the East, whose radius is 419.99 feet, and whose chord bears North 13° 41' 38" West 139.11 feet to a point; thence Southwesterly 84.89 feet along an arc of a curve whose center lies to the Southeast, whose radius is 75.00 feet, and whose chord bears South 47° 51' 30" West 80.43 feet to a point in the West line of Pond Road; thence Southeasterly 64.23 feet along said West line and an arc of a curve whose center lies to the East, whose radius is 485.99 feet, and whose chord bears South 13° 45' 35" East 64.18 feet to the Northeast corner of Lot 3 of Certified Survey Map No. 2499; thence North 89° 17' 22" West along the North line of said Lot 173.25 feet to a point in the East line of Karow Road; thence North 00° 18' 42" West along said East line 157.88 feet to a point in the Northerly line of Karow Road; thence Southwesterly 238.08 feet along said Northerly line and an arc of a curve whose center lies to the Southeast, whose radius is 75.00 feet and whose chord bears South 62° 45' 23" West 149.98 feet to a point in the West line of Karow Road; thence Southeasterly 66.24 along said West line and an arc of a curve whose center lies to the Southwest, whose radius is 583.76 feet, and whose long chord bears South 24° 55' 55" East 66.20 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2126; thence South 78° 52' 08" West along the North line of said Lot 211.05 feet to a point; thence North 89° 40' 46" West along said North line 247.45 feet to a point; thence North 00° 17' 00" West 369.65 feet to a point in the South line of County Trunk Highway F; thence Southeasterly 393.70 feet along said South line and an arc of a curve, whose center lies the Northeast, whose radius is 1375.00 feet and whose chord bears South 76° 04' 17" East 392.35 feet to a point; thence South 84° 16' 26" East along said South line 558.90 feet to a point; thence Southeasterly 406.24 feet along said South line and an arc of a curve whose center lies to the Southwest, whose radius is 815.00 feet, and whose chord bears South 69° 59' 39" East 402.05 feet to a point in the east line of said 1/4 Section; thence South 00° 02' 16" West along said East line 265.20 feet to the point of beginning.

Said lands contain 327,1953 square feet or 7.51143 acres

THAT I have made the survey, land division and map by the direction of CARL F. KAROW AND THE COUNTY OF KENOSHA, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Twin Lakes in surveying, dividing and mapping the same.

Date: \_\_\_\_\_

\_\_\_\_\_  
WILLIAM R. HENRICHS  
PROFESSIONAL LAND SURVEYOR S-2419



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

CARL F. KAROW, as owner, certifies that I caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Town of Randall.

CARL F. KAROW, as owner, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Town of Randall.

IN Witness Whereof, CARL F. KAROW, has caused these presents to be signed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CARL F. KAROW

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

CARL F. KAROW, to me known to be the person who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

(Notary Seal)

\_\_\_\_\_

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

COUNTY OF KENOSHA, a municipal corporation duly organized and existing under and by virtue of the laws

of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Twin Lakes.

COUNTY OF KENOSHA, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Twin Lakes.

IN Witness Whereof, COUNTY OF KENOSHA, has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY OF KENOSHA

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_ the \_\_\_\_\_ of the above named municipal corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

VILLAGE BOARD APPROVAL OF THE VILLAGE OF TWIN LAKES

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of twin lakes on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Date: \_\_\_\_\_  
Howard Skinner, Village President

Date: \_\_\_\_\_  
Sabrina Waswo, Village Clerk

VILLAGE BOARD APPROVAL OF THE TOWN OF RANDALL

This Certified Survey Map hereby APPROVED by the Village Board of the of the Town of Randall on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Date: \_\_\_\_\_  
Robert Stoll, Town Chairperson

Date: \_\_\_\_\_  
Callie Rucker, Town Clerk

# POND ROAD

## VACATION EXHIBIT

Part of Pond Road, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 1 North, Range 19 East, in the Village of Twin Lakes, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 16; thence North  $00^{\circ} 02' 16''$  East along the East line of said 1/4 Section 762.20 feet to a point in the South line of County Highway F; thence Northwesterly 406.24 feet along said South line and an arc of a curve whose center lies to the Southwest, whose radius is 815.00 feet and whose chord bears North  $69^{\circ} 59' 39''$  West 402.05 feet to a point; thence North  $84^{\circ} 16' 26''$  west along said South line 156.77 feet to the point of beginning of lands to be described;

thence South  $00^{\circ} 42' 38''$  West 101.31 feet to a point;  
thence Southeasterly 9.45 feet along an arc of a curve whose center lies to the East, whose radius is 419.99 feet, and whose chord bears South  $03^{\circ} 30' 58''$  East 9.45 feet to a point;  
thence Southwesterly 84.89 feet along an arc of a curve whose center lies to the South, whose radius is 75.00 feet, and whose chord bears South  $47^{\circ} 51' 30''$  West 80.43 feet to a point;  
thence Northwesterly 64.64 feet along an arc of a curve whose center lies to the East, whose radius is 485.99 feet and whose chord bears North  $06^{\circ} 09' 46''$  West 64.59 feet to a point;  
thence North  $00^{\circ} 42' 38''$  East 107.11 feet to a point;  
thence South  $84^{\circ} 16' 26''$  East 66.25 feet to the point of beginning.

Said land contains 8,700 square feet.

March 31, 2022

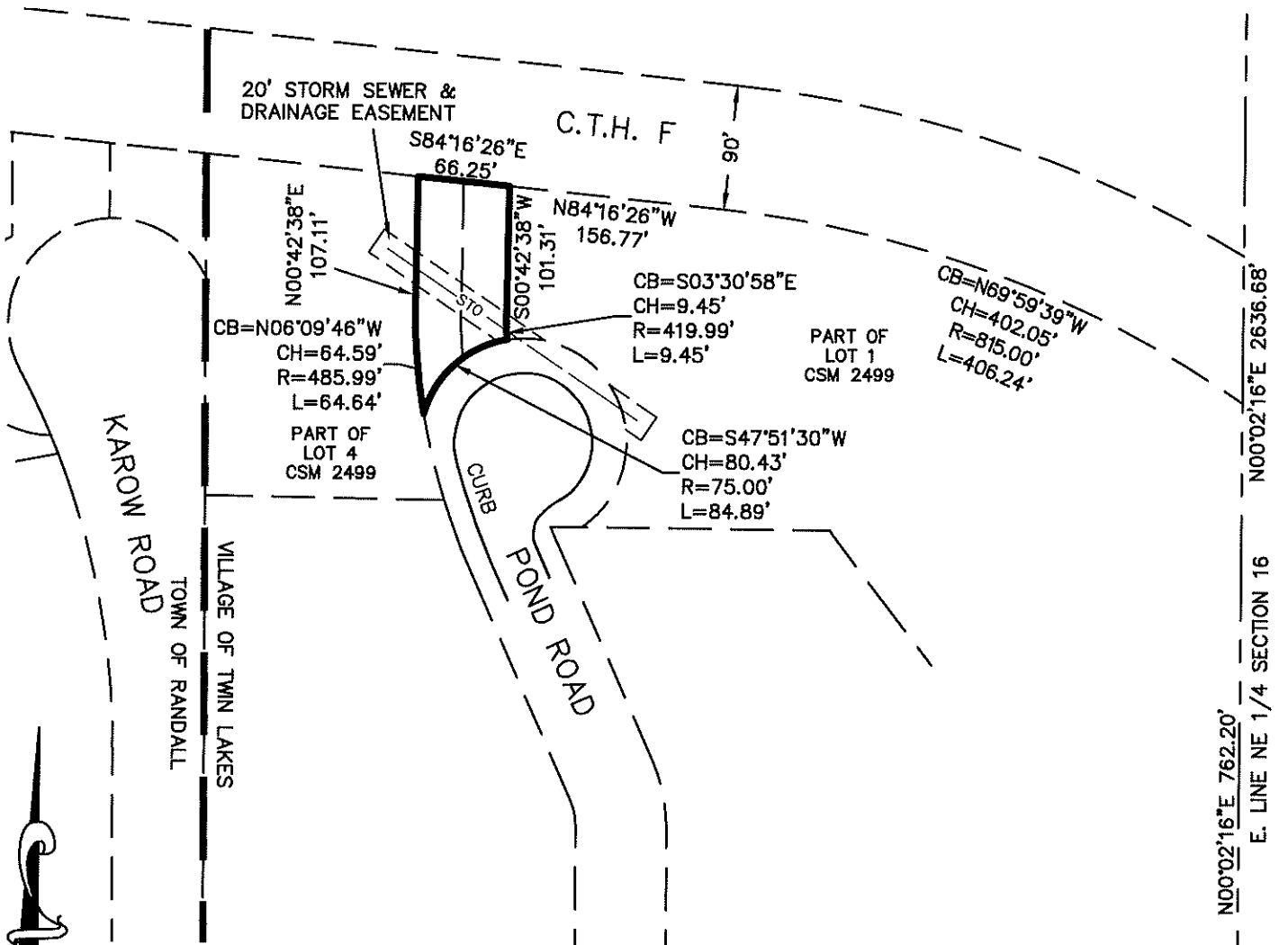
Drawing No. 168713-RMK

**raSmith**  
CREATIVITY BEYOND ENGINEERING

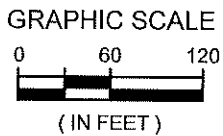
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

# POND ROAD VACATION EXHIBIT

NE COR OF  
NE 1/4 OF  
SEC. 16-1-19



P.O.C.  
SE COR OF  
NE 1/4 OF  
SEC. 16-1-19



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



# KAROW ROAD

## VACATION EXHIBIT

Part of Karow Road, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 1 North, Range 19 East, in the Town of Randall, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 16; thence North  $00^{\circ} 02' 16''$  East along the East line of said 1/4 Section 762.20 feet to a point in the South line of County Highway F; thence Northwesterly 406.24 feet along said South line and an arc of a curve whose center lies to the Southwest, whose radius is 815.00 feet and whose chord bears North  $69^{\circ} 59' 39''$  West 402.05 feet to a point; thence North  $84^{\circ} 16' 26''$  west along said South line 377.50 feet to the point of beginning of lands to be described;

thence South  $00^{\circ} 18' 42''$  East 89.05 feet to a point;

thence Southwesterly 238.08 feet along an arc of a curve whose center lies to the Southeast, whose radius is 75.00 feet and whose chord bears South  $62^{\circ} 45' 23''$  West 149.98 feet to a point

thence Southeasterly 52.02 feet along an arc of a curve whose center lies to the Southwest, whose radius of 583.76 feet, and whose chord bears South  $25^{\circ} 37' 47''$  East 52.00 feet to a point;

thence Northwesterly 203.28 feet along an arc of a curve whose center lies to the East, whose radius of 75.00 feet, and whose chord bears North  $11^{\circ} 32' 20''$  West 146.53 feet to a point;

thence North  $00^{\circ} 18' 42''$  West 75.07 feet to a point;

thence South  $84^{\circ} 16' 26''$  East 140.79 feet to the point of beginning.

Said land contains 14,689 square feet.

March 31, 2022

Drawing No. 168713-RMK

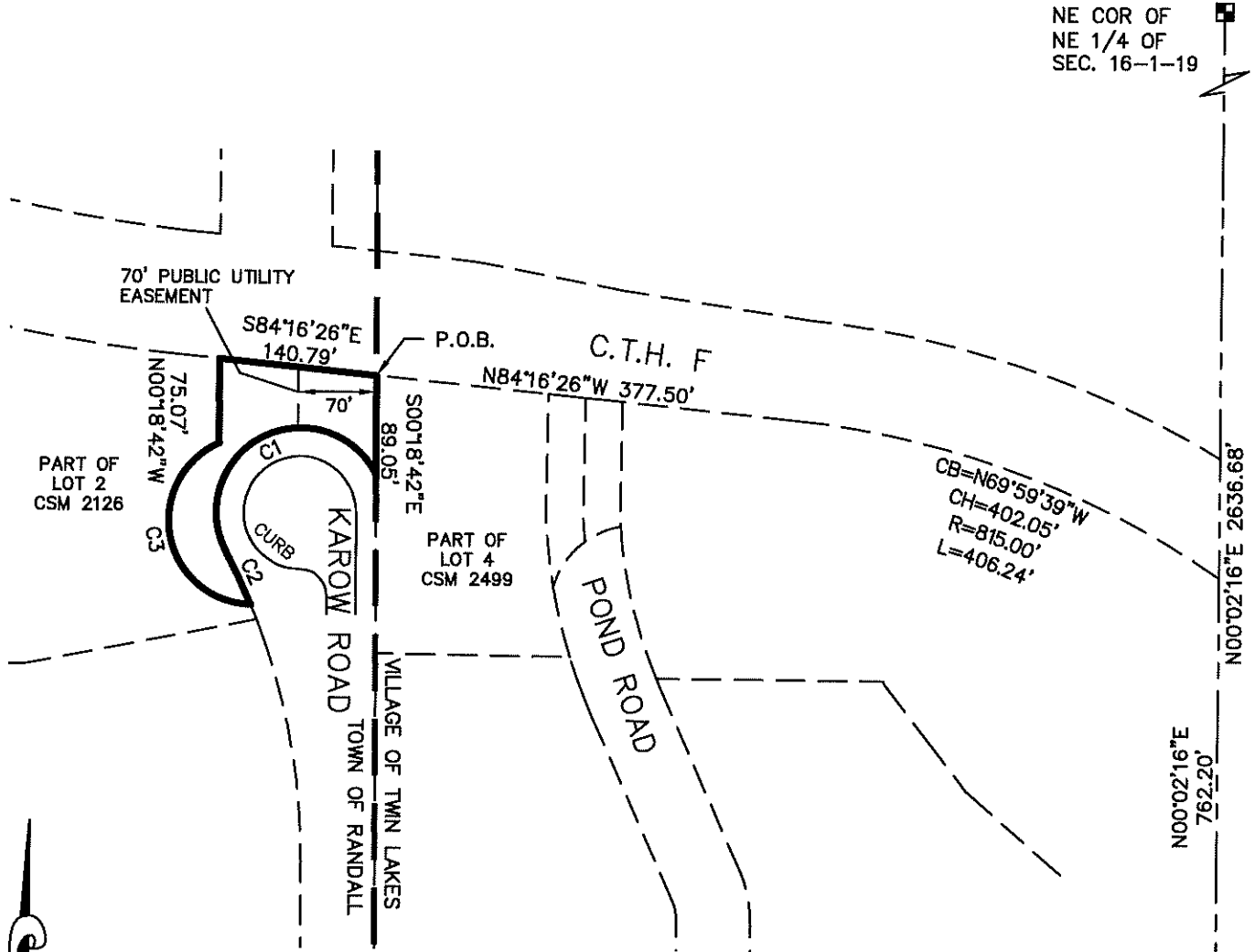
**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

SHEET 1 OF 2

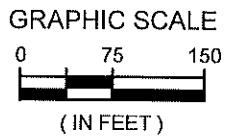
# KAROW ROAD VACATION EXHIBIT

NE COR OF  
NE 1/4 OF  
SEC. 16-1-19



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	238.08	75.00	S62°45'23"W	149.98
C2	52.02	583.76	S25°37'47"E	52.00
C3	203.28	75.00	N11°32'20"W	146.53

P.O.C.  
SE COR OF  
NE 1/4 OF  
SEC. 16-1-19



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- Ⓧ INDICATES DEDICATED TO THE PUBLIC FOR PUBLIC STREET PURPOSES.

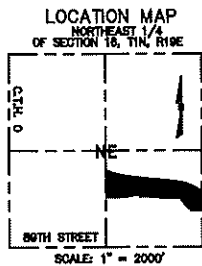
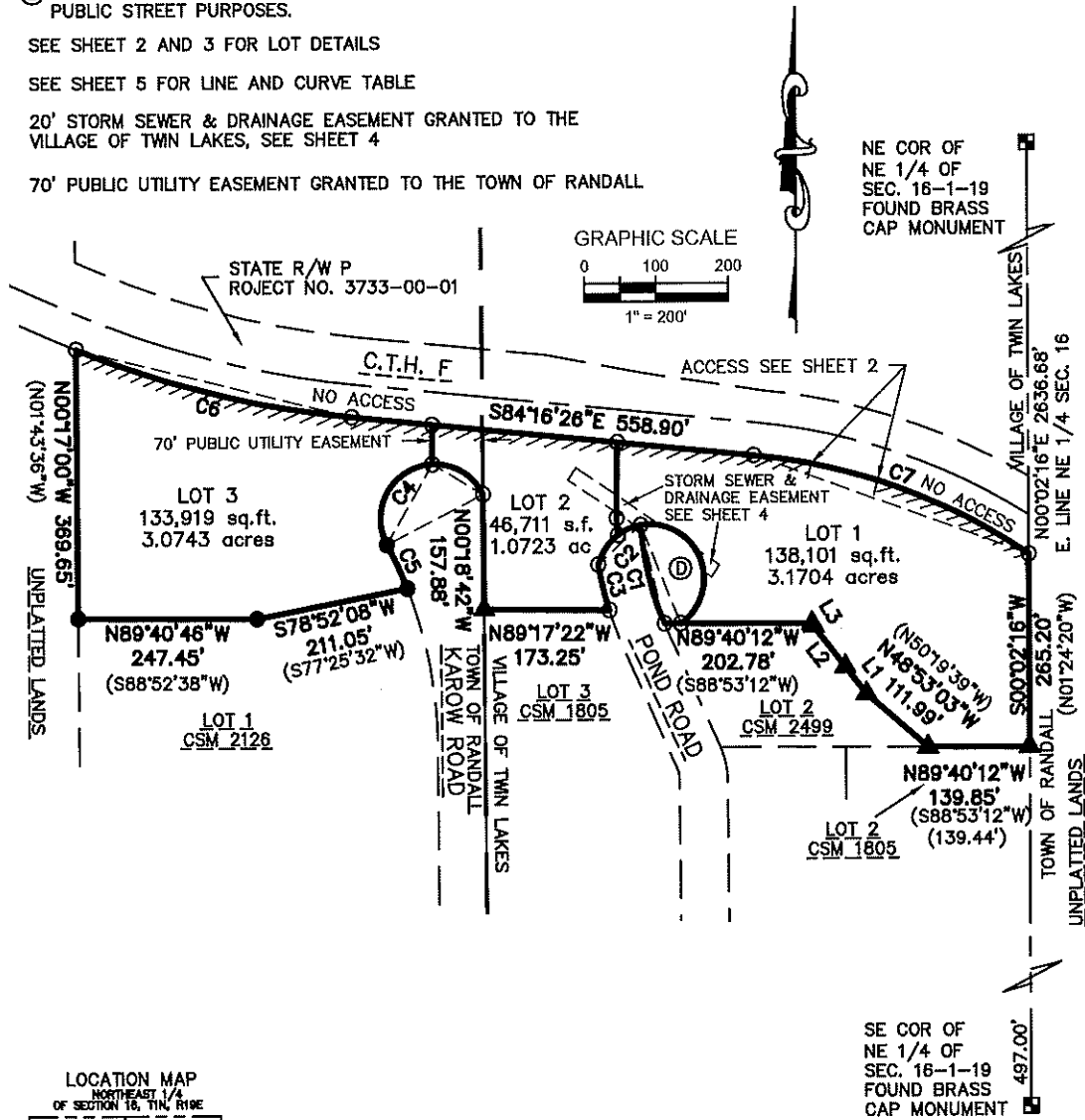
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 16, T 1 N, R 19 E, WHICH BEARS N00°02'16"W. KENOSHA COUNTY COORDINATE SYSTEM.

SEE SHEET 2 AND 3 FOR LOT DETAILS

SEE SHEET 5 FOR LINE AND CURVE TABLE

20' STORM SEWER & DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF TWIN LAKES, SEE SHEET 4

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL

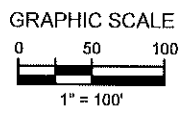
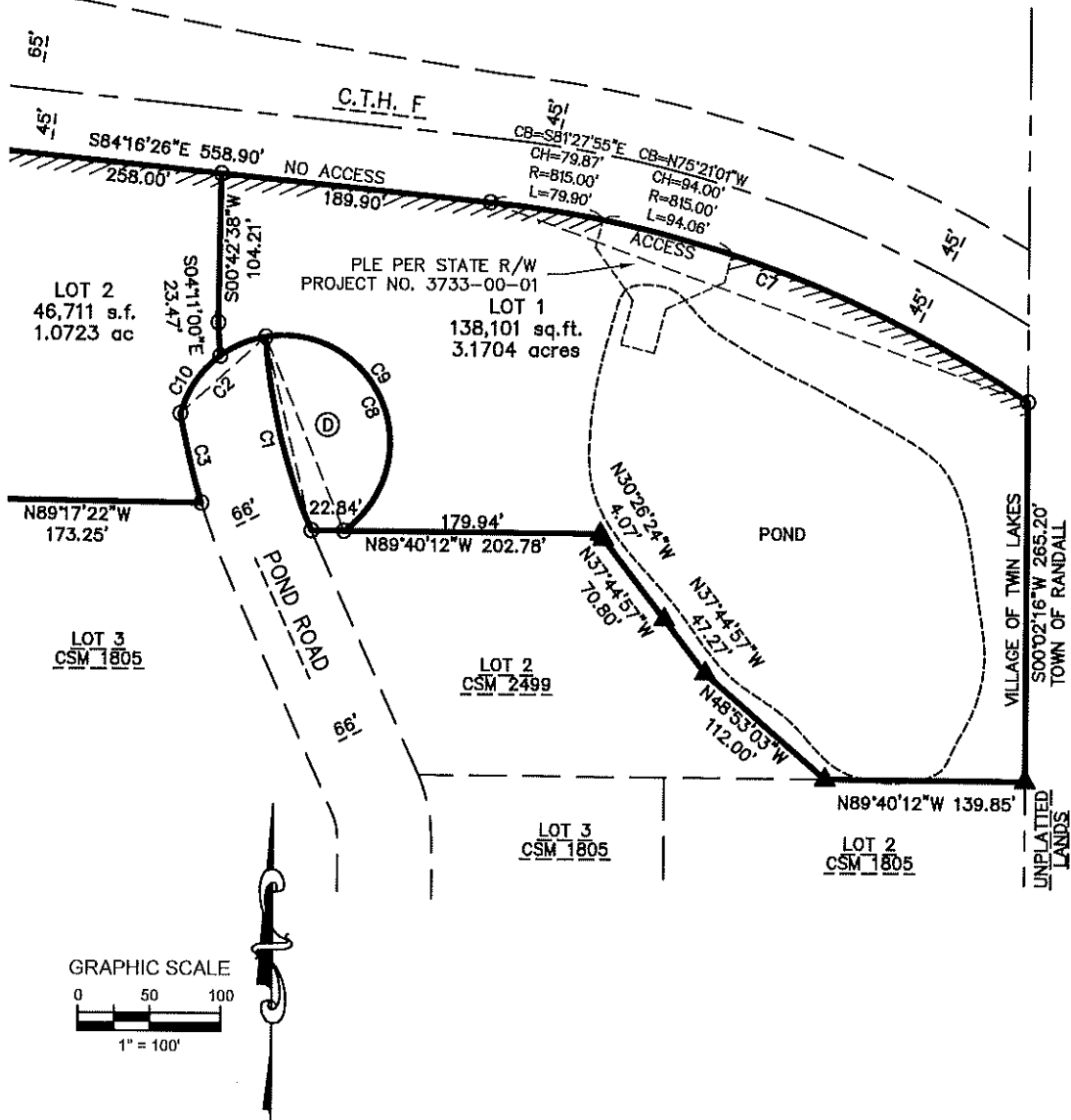


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- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- Ⓧ INDICATES DEDICATED TO THE PUBLIC FOR PUBLIC STREET PURPOSES.



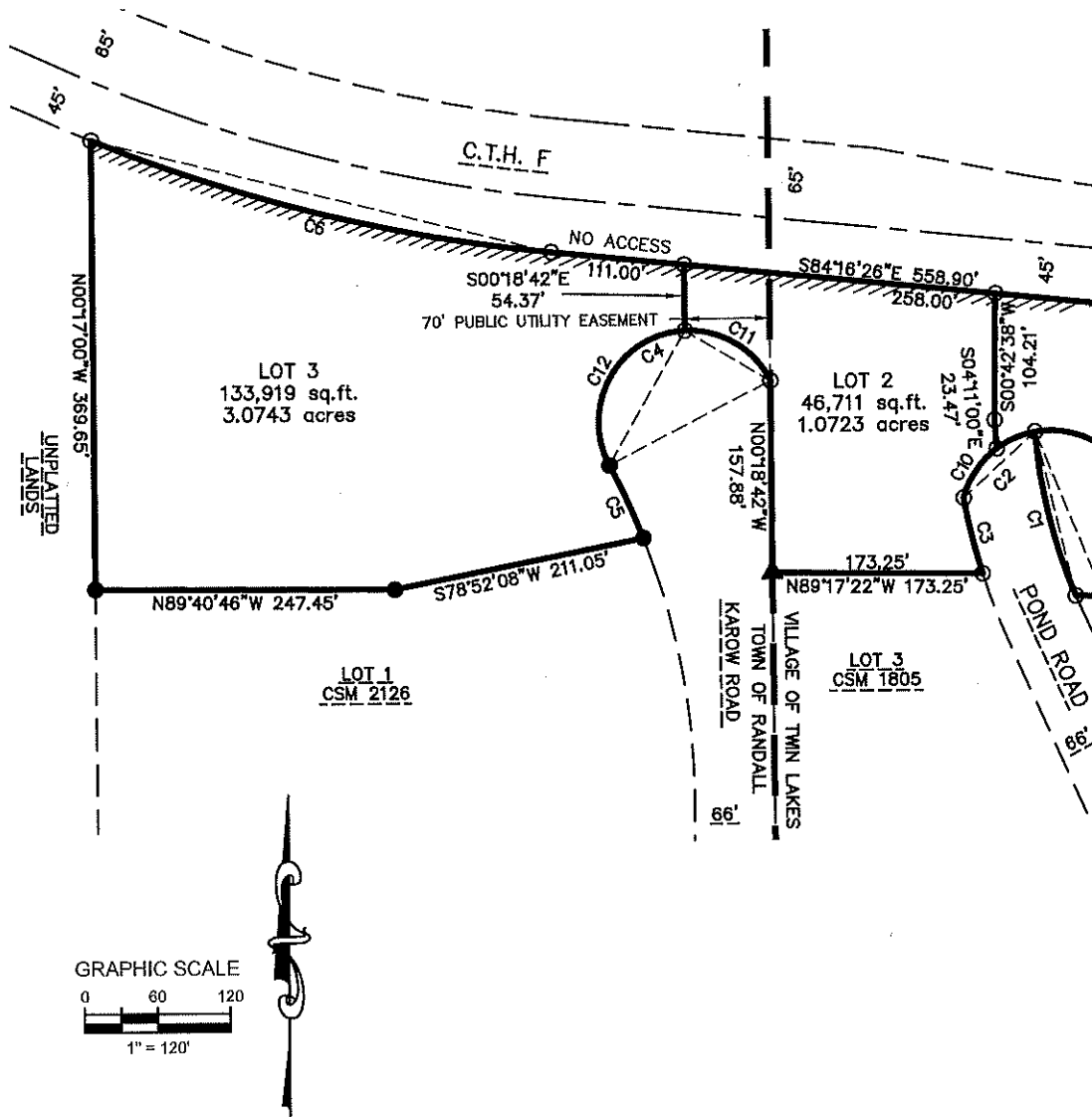
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- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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C3	64.23	485.99	S13°45'35"E	64.18	S09°58'24"E	S17°32'46"E	7°34'21"
C4	238.08	75.00	S62°45'23"W	149.98	N26°18'16"W	S28°10'57"E	181°52'41"
C5	66.24	583.76	S24°55'55"E	66.20	S28°10'57"E	S21°40'52"E	6°30'05"
C6	393.70	1375.00	S76°04'17"E	392.35	S87°52'07"E	S84°16'26"E	16°24'19"
C7	406.24	815.00	S69°59'39"E	402.05	S84°16'26"E	S55°42'52"E	28°33'34"
C8	202.40	75.00	N22°24'13"W	146.34	N54°54'27"E	S80°17'06"W	154°37'22"
C9	237.35	75.00	N35°45'11"W	149.99	N54°54'27"E	S53°35'11"W	181°19'17"
C10	49.94	75.00	S34°30'32"W	49.03	S53°35'11"W	S15°25'53"W	38°09'17"
C11	86.37	75.00	N59°17'50"W	81.68	N26°18'16"W	S87°42'36"W	65°59'07"
C12	151.70	75.00	S29°45'49"W	127.13	S87°42'36"W	S28°10'57"E	115°53'33"

Line Table		
Line #	Direction	Length
L1	N37°44'57"W	47.27
L2	N37°44'57"W	70.80
L3	N30°26'24"W	4.07

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## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN    }  
                                  :SS  
WAUKESHA COUNTY     }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 16; thence North 00° 02' 16" East along the East line of said 1/4 Section 497.00 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 1805 and the point of beginning of lands to be described; thence North 89° 40' 12" West along the North line of said Lot 139.85 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 2499; thence North 48° 53' 03" West along the East line of said Lot 111.99 feet to a point; thence North 37° 44' 57" West along said East line 47.27 feet to a point; thence North 37° 44' 57" West along said East line 70.80 feet to a point; thence North 30° 26' 24" West along said East line 4.07 feet to the Northeast corner of said Lot; thence North 89° 40' 12" West along the North line of said Lot 202.78 feet to a point in the East line of Pond Road; thence Northwesterly 139.76 feet along said East line and an arc of a curve whose center lies to the East, whose radius is 419.99 feet, and whose chord bears North 13° 41' 38" West 139.11 feet to a point; thence Southwesterly 84.89 feet along an arc of a curve whose center lies to the Southeast, whose radius is 75.00 feet, and whose chord bears South 47° 51' 30" West 80.43 feet to a point in the West line of Pond Road; thence Southeasterly 64.23 feet along said West line and an arc of a curve whose center lies to the East, whose radius is 485.99 feet, and whose chord bears South 13° 45' 35" East 64.18 feet to the Northeast corner of Lot 3 of Certified Survey Map No. 2499; thence North 89° 17' 22" West along the North line of said Lot 173.25 feet to a point in the East line of Karow Road; thence Southwesterly 238.08 feet along said Northerly line and an arc of a curve whose center lies to the Southeast, whose radius is 75.00 feet and whose chord bears South 62° 45' 23" West 149.98 feet to a point in the West line of Karow Road; thence Southeasterly 66.24 feet along said West line and an arc of a curve whose center lies to the Southwest, whose radius is 583.76 feet, and whose long chord bears South 24° 55' 55" East 66.20 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 2126; thence South 78° 52' 08" West along the North line of said Lot 211.05 feet to a point; thence North 89° 40' 46" West along said North line 247.45 feet to a point; thence North 00° 17' 00" West 369.65 feet to a point in the South line of County Trunk Highway F; thence Southeasterly 393.70 feet along said South line and an arc of a curve, whose center lies the Northeast, whose radius is 1375.00 feet and whose chord bears South 76° 04' 17" East 392.35 feet to a point; thence South 84° 16' 26" East along said South line 558.90 feet to a point; thence Southeasterly 406.24 feet along said South line and an arc of a curve whose center lies to the Southwest, whose radius is 815.00 feet, and whose chord bears South 69° 59' 39" East 402.05 feet to a point in the east line of said 1/4 Section; thence South 00° 02' 16" West along said East line 265.20 feet to the point of beginning.

Said lands contain 327,1953 square feet or 7.51143 acres

THAT I have made the survey, land division and map by the direction of CARL F. KAROW AND THE COUNTY OF KENOSHA, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Twin Lakes in surveying, dividing and mapping the same.

Date: \_\_\_\_\_

\_\_\_\_\_  
WILLIAM R. HENRICHS  
PROFESSIONAL LAND SURVEYOR S-2419



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

CARL F. KAROW, as owner, certifies that I caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Town of Randall.

CARL F. KAROW, as owner, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Town of Randall.

IN Witness Whereof, CARL F. KAROW, has caused these presents to be signed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CARL F. KAROW

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CARL F. KAROW, to me known to be the person who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

COUNTY OF KENOSHA, a municipal corporation duly organized and existing under and by virtue of the laws

of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Twin Lakes.

COUNTY OF KENOSHA, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Twin Lakes.

IN Witness Whereof, COUNTY OF KENOSHA, has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY OF KENOSHA

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_, the \_\_\_\_\_ of the above named municipal corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

VILLAGE BOARD APPROVAL OF THE VILLAGE OF TWIN LAKES

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of Twin Lakes on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Howard Skinner, Village President

Date: \_\_\_\_\_  
Sabrina Waswo, Village Clerk

TOWN BOARD APPROVAL OF THE TOWN OF RANDALL

This Certified Survey Map hereby APPROVED by the Town Board of the of the Town of Randall on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Robert Stoll, Town Chairperson

Date: \_\_\_\_\_  
Callie Rucker, Town Clerk

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

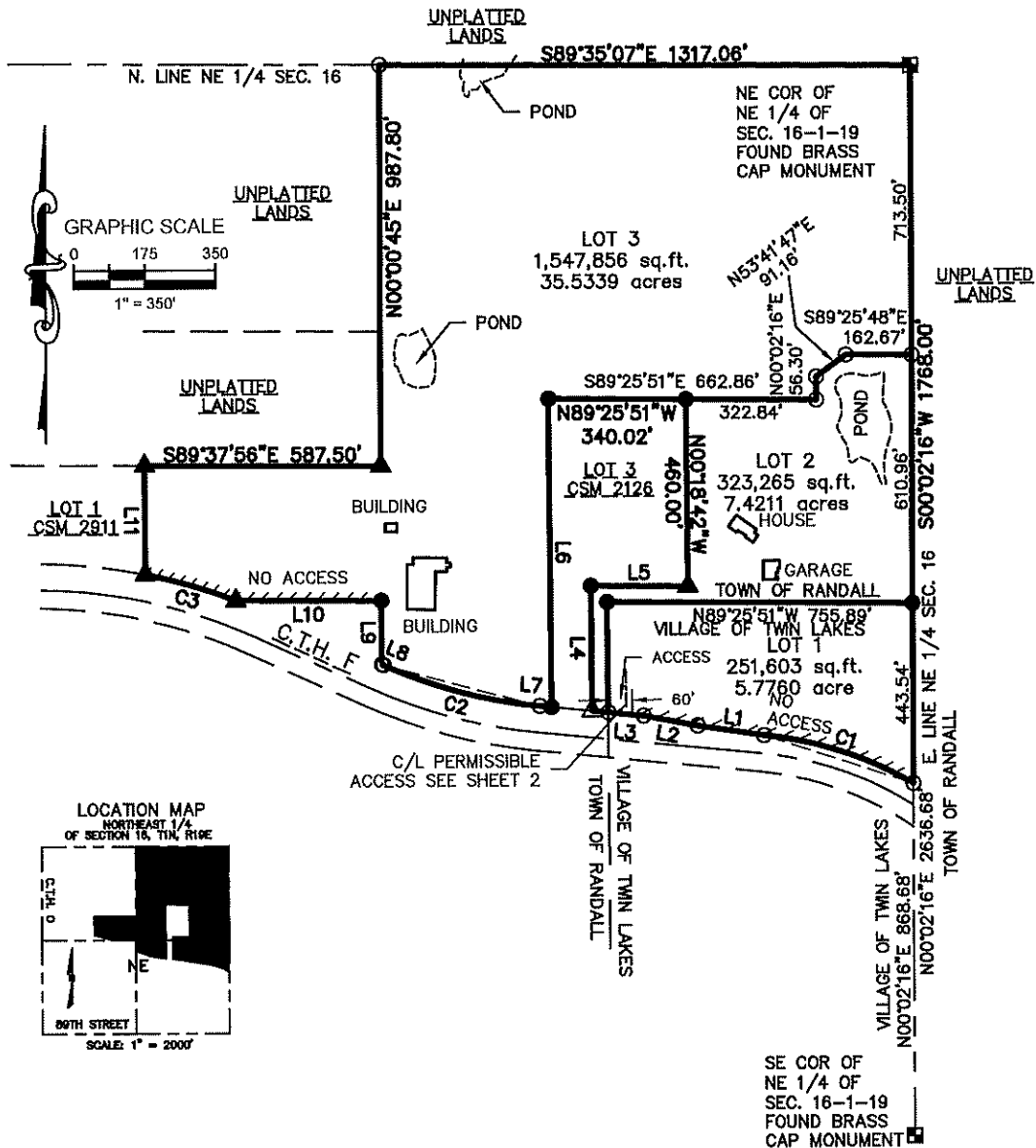
A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 16, T 1 N, R 19 E, WHICH BEARS N00°02'16"W. KENOSHA COUNTY COORDINATE SYSTEM.

SEE SHEET 2 AND 3 FOR LOT DETAILS

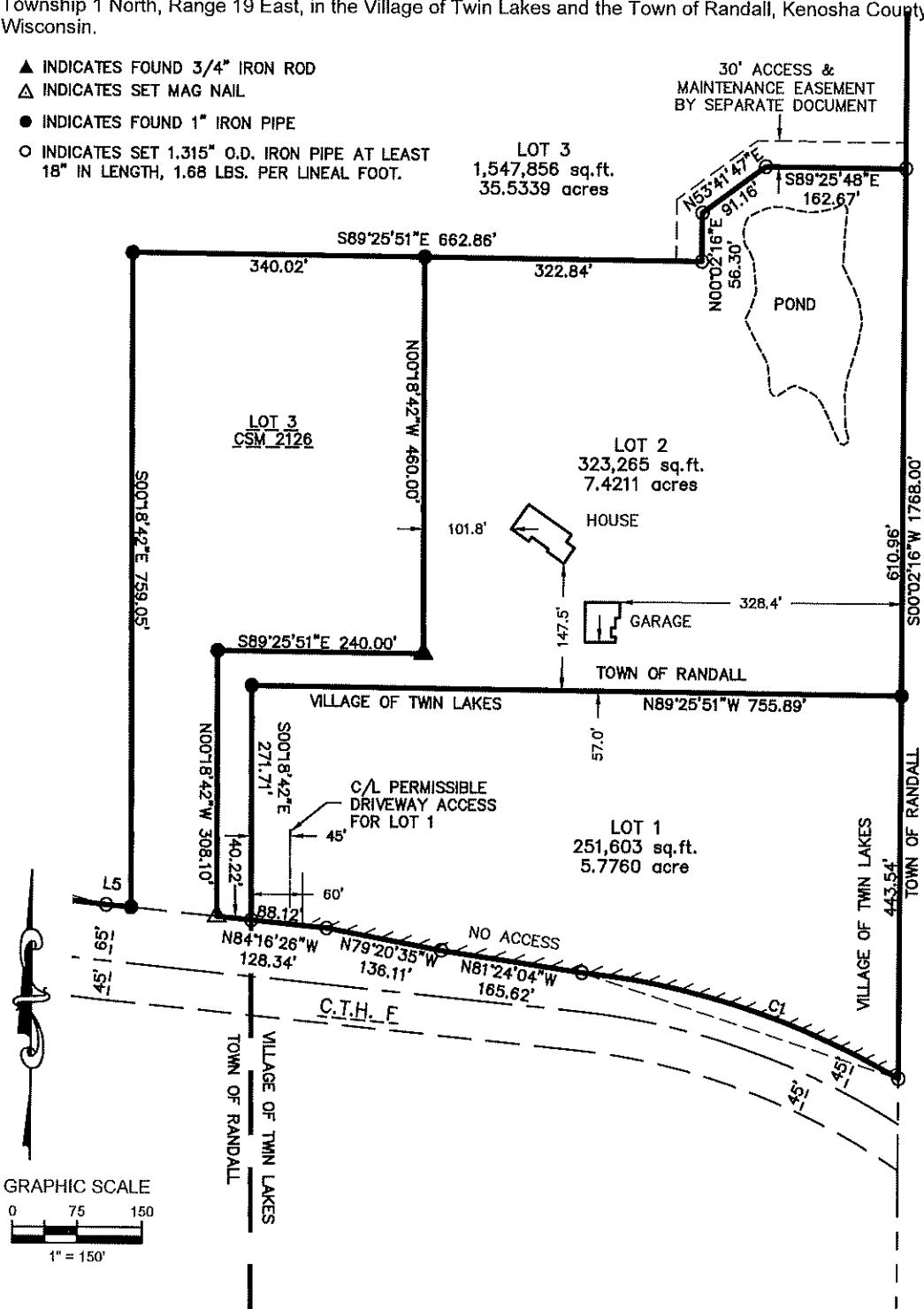
SEE SHEET 4 FOR LINE AND CURVE TABLE



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

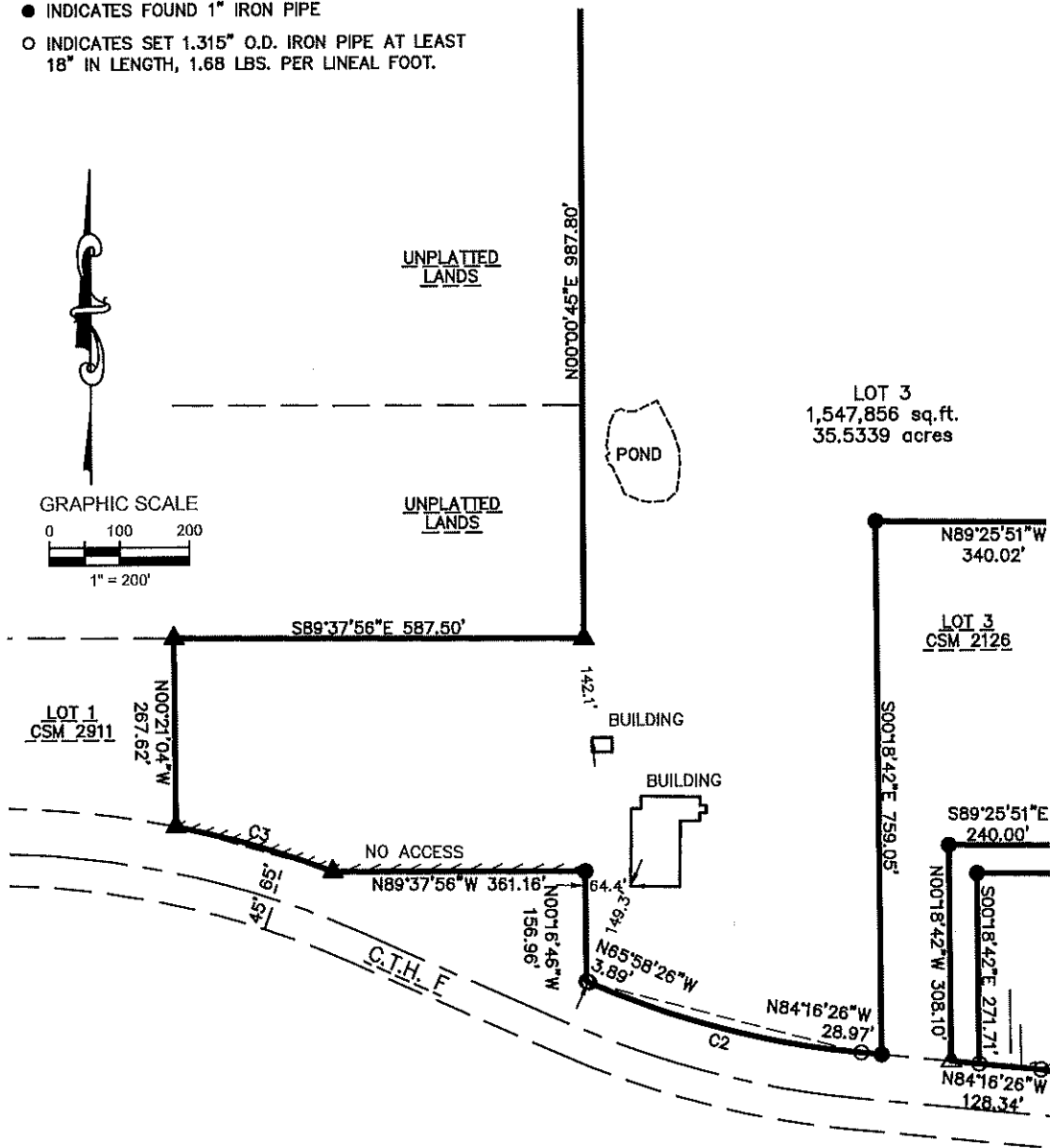
- ▲ INDICATES FOUND 3/4" IRON ROD
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- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

Line Table		
Line #	Direction	Length
L1	N81°24'04"W	165.62
L2	N79°20'35"W	136.11
L3	N84°16'26"W	128.34
L4	N00°18'42"W	308.10
L5	S89°25'51"E	240.00
L6	S00°18'42"E	759.05
L7	N84°16'26"W	28.97
L8	N65°58'26"W	3.89
L9	N00°16'46"W	156.96
L10	N89°37'56"W	361.16
L11	N00°21'04"W	267.62

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	391.14	905.00	N71°53'32"W	388.10	N59°30'39"W	N84°16'26"W	24°45'47"
C2	404.03	1265.00	N75°07'26"W	402.32	N84°16'26"W	N65°58'26"W	18°18'00"
C3	234.25	1395.00	N73°45'17"W	233.97	N68°56'39"W	N78°33'55"W	9°37'15"





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

DONNA M. KAROW, as owner, certifies that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the Ordinances of the Town of Randall.

DONNA M. KAROW, as owner, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Town of Randall.

IN Witness Whereof, DONNA M. KAROW, has caused these presents to be signed

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

DONNA M. KAROW

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

DONNA M. KAROW, to me known to be the person who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

(Notary Seal)

\_\_\_\_\_

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

OWNER CERTIFICATE

COUNTY OF KENOSHA, a municipal corporation duly organized and existing under and by virtue of the laws

of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Twin Lakes.

COUNTY OF KENOSHA, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Twin Lakes.

IN Witness Whereof, COUNTY OF KENOSHA, has caused these presents to be signed

by \_\_\_\_\_, it's \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY OF KENOSHA

\_\_\_\_\_

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_ the \_\_\_\_\_ of the above named municipal corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

\_\_\_\_\_

(print name)

Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

VILLAGE BOARD APPROVAL OF THE VILLAGE OF TWIN LAKES

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of Twin Lakes on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Howard Skinner, Village President

Date: \_\_\_\_\_  
Sabrina Waswo, Village Clerk

TOWN BOARD APPROVAL OF THE TOWN OF RANDALL

This Certified Survey Map hereby APPROVED by the Town Board of the of the Town of Randall on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Robert Stoll, Town Chairperson

Date: \_\_\_\_\_  
Callie Rucker, Town Clerk



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 note that the 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: 330 MAIN STREET PARTNERS, LLC / c/o JOHN ECONOMOU  
 Mailing Address: 6520 DOUBLE EAGLE DRIVE, UNIT 725  
WOODRIDGE, ILLINOIS 60517  
City State Zip

Applicant/Petitioner:

Name: 330 MAIN STREET PARTNERS, LLC  
JOHN ECONOMOU / PUAN PURNELL  
 Mailing Address: 6520 DOUBLE EAGLE DRIVE, UNIT 725  
WOODRIDGE, ILLINOIS 60517  
City State Zip  
 Telephone #: 630-743-8092  
(Area Code)  
 Fax Number: None  
 E-Mail Address: economoujohn6@gmail.com

Property Information

Property Address: 330 E. MAIN STREET  
TWIN LAKES, WI. 53181  
City State Zip  
 Parcel Number: 85-4-119-211-4380  
 General Project Location: Downtown Business District  
 Proposed Project Use: Commercial Storefronts - no change  
 Current Use: Commercial Storefronts  
 Existing Zoning: Commercial - T1D

## 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 models 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 B, Main Street, unless rescheduled. If needed due to availability. All required paperwork must be submitted before the project will be placed on the agenda.

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

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

## Plan Commission / Design Review Checklist

The design review plan must include the following information. For more detailed specifications for the different aspects of your project, it is important that you review 17.02.040 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 — NO CHANGE
- Artist renderings of structures, signs, elevations of all 4 sides, and photos
- Floor plans — NO CHANGE
- Examples of possible building materials
- Location of utilities, gas meter, electric transformer, HVAC equipment, dumpsters, etc. — NO CHANGE
- Landscaping — NO CHANGE
- Fire protection — NO CHANGE
- Storage and screening of garbage and refuse — NO CHANGE
- Snow removal areas and procedures — NO CHANGE
- Sign centering including the following: — PER DRAWINGS
  - Height
  - Location
  - Light wattage
  - Illumination
- Proposed techniques for on-site stormwater retention/detention — NO CHANGE
- Parking lot layout — NO CHANGE
- The type, size, and location of existing and proposed buildings and their uses — NO CHANGE
- 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 — ATTACHMENTS

Are you requesting zoning changes? \*\* Yes \_\_\_\_\_ No

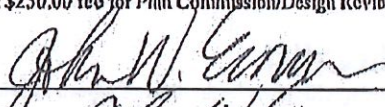
If yes, fill in the fields immediately below:

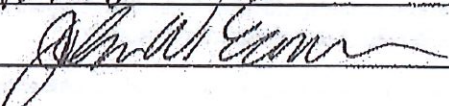
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

\*\* Zoning change requests are \$325

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

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

Owner's Signature: 

Applicant/Petitioner's Signature: 

Date: 4-25-22

### Required Fees

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

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

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

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

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



-----  
Village of Twin Lakes

\*\*\* CUSTOMER RECEIPT \*\*\*

DATE: 04/26/22    TIME: 08:51:40

DESCRIPTION            PAY CD            AMOUNT

-----  
DESIGN REVIEW            CK            250.00

  330 MAIN ST PARTNERS        1017

    TOTAL AMOUNT DUE            250.00

    AMOUNT TENDERED            250.00

    CHANGE DUE                    .00

TRANS #:            3            CASHIER CODE: JHD

BATCH #:            C220426        REGISTER ID: 007  
-----

Department of Building and Zoning  
Planning Commission / Design Review

Property: 330 E. Main Street, Twin Lakes, WI

Developer/Owner: 330 Main Street Partners, LLC  
Attn: John Economou  
6520 Double Eagle Drive, Unit 725  
Woodridge, Illinois 60517  
630-743-8093 Cell Phone  
[Economoujohn6@gmail.com](mailto:Economoujohn6@gmail.com) Email

NOTE: Material Samples will be brought in for Plan  
Commission Review Meeting

Attachments:

1. Existing Façade Photos 1 & 2
2. Rendering of Proposed New Façade
3. Plans submitted to Building Department
4. Survey of Property
5. Design Representation – Shake Shingle Design
6. Design Representation – LP Siding and Shutter Design
7. Design Representation – Limestone Base Banding Design



# Existing Facade 1



Legend


330 E Main St



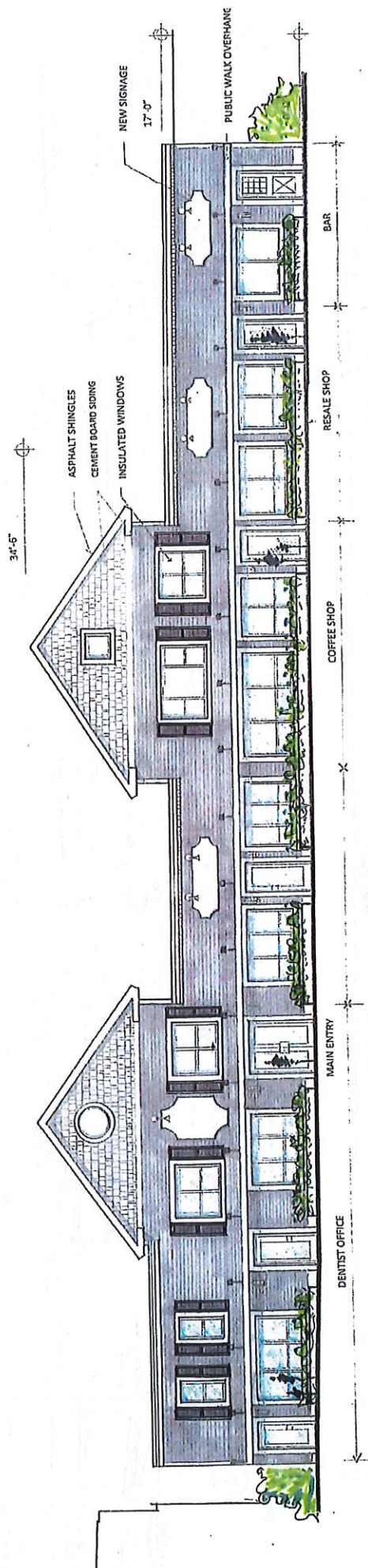
# Existing Facade 2



## Legend

 330 E Main St





MAIN STREET ELEVATION







DESIGN REPRESENTATION – SHAKE STYLE GABLES

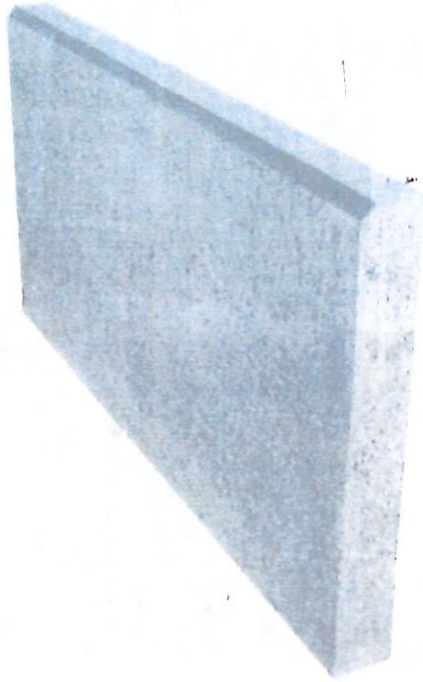




DESIGN REPRESENTATION – SHUTTERS / LAP SIDING

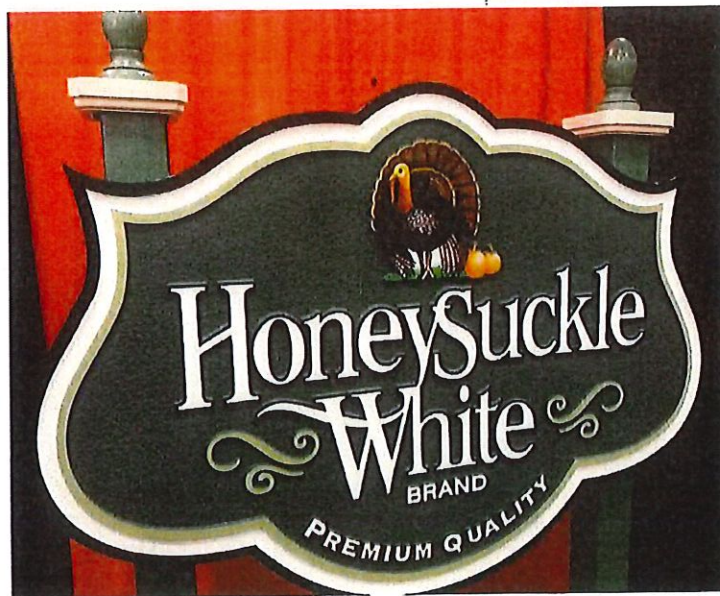
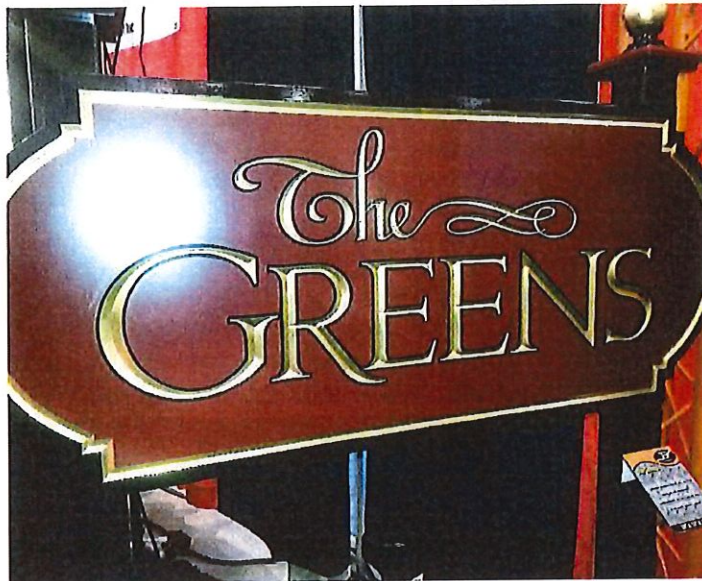


DESIGN REPRESENTATION – STONE BASE





DESIGN REPRESENTATION – SIGNAGE





**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: Terrence J. + Joan M. Cooney / Gregory + Solveig Cooney  
 Mailing Address: 615 W. Park St / 27 Park Lane  
Arlington Hts IL 60005 / Park Ridge, IL 60068  
City State Zip

**Applicant/Petitioner:**

Name: Terrence J. + Joan M. Cooney  
 Mailing Address: 615 W. Park St  
Arlington Hts. IL 60005  
City State Zip  
 Telephone #: (847) 363-0119  
(Area Code)  
 Fax Number: \_\_\_\_\_  
 E-Mail Address: Mister111@gmail.com

**Property Information**

Property Address: 164 Chapel Ave + 160 Chapel Ave.  
Twin Lakes WI 53181  
City State Zip  
 Parcel Number: 85-4-119-222-3362 & 85-4-119-222-3361  
 General Project Location: Back yard of both units  
 Proposed Project Use: Expand both deck to create a combined area where both families can share for eating + relaxation  
 Current Use: Current Duplex - each unit has separate decks



Existing Zoning: \_\_\_\_\_

Metes & Bounds  
Legal Description: \_\_\_\_\_

### 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) *submitted*
- The lines within which the building will be erected, altered, or moved *submitted*
- Existing and/or intended use of each building or part of a building *submitted*
- The number of families the building is intended to accommodate *2*
- 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 *n/a*
- 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 *submitted*

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 *n/a*

Visual character *n/a*

Concept Plan (see checklist in section 5) *submitted*

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

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

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): Terrence J. Cooney

Owner's Signature: Terrence J. Cooney

Applicant/Petitioner's Name (please print): Terrence J. Cooney

Applicant/Petitioner's Signature: Terrence J. Cooney

Date: 4-22-22

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 *submitted*
- Existing and proposed zoning districts and land uses *n/a*
- Plan must be drawn to a recognized engineering scale with graphic scale and north arrow *submitted*
- Neighborhood sketch plan (if required, consult with Building Inspector regarding your specific project) *n/e*
- Pattern of existing and probable future development of the area in question *n/e*
- How the proposed development will relate to the surrounding area *n/a*
- Conceptual building layouts and parking areas for all uses (other than single-family residential development) *n/e*
- If available, artist renderings of structures and facilities and floor plans (other than single-family residential development) *n/e*
- Identify existing and proposed zoning districts and land uses *n/a*
- Proposed conceptual landscaping (other than single-family residential development) *n/a*
- Access and internal traffic movement *n/e*
- Topographic contours at two-foot intervals *n/e*
- 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) *n/e*
- Lot or parcel layout, existing and proposed; including areas and dimensions for each *submitted*
- Number of dwelling units per acre *n/e*
- Lands reserved or dedicated for streets, parks, playgrounds, and other public purposes *n/a*
- Existing and proposed sanitary and stormwater management, utility and drainage easements, and erosion/sediment control *n/e*
- Significant environmental features including navigable waters, wetlands, floodlands, and woodlands *n/e*
- Vicinity sketch showing adjacent subdivisions and boundaries of unsubdivided land *n/a*

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Village of Twin Lakes

\*\*\* CUSTOMER RECEIPT \*\*\*

DATE: 04/26/22    TIME: 08:52:43

DESCRIPTION            PAY CD            AMOUNT

-----  
DESIGN REVIEW            CK            250.00

COONEY CUP                            2098

TOTAL AMOUNT DUE            250.00

AMOUNT TENDERED            250.00

CHANGE DUE                            .00

TRANS #:                    4            CASHIER CODE: JHD

BATCH #:            C220426            REGISTER ID: 007

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Wisconsin Division of Safety and Buildings	<b>Twin Lakes Building Permit Application</b>	Application No.
Wisconsin Stats. 101.63, 101.73		Zoning No.
		Parcel No.

**PERMIT REQUESTED:**  L Constr.  HVAC  Electric  Plumbing  Erosion Control  Other: Deck

Owner's Name <u>Terrence &amp; Joan Cooney</u>	Mailing Address <u>164 Chapel Ave. Twin Lakes, WI 53181</u>	Tel. <u>817 363-0119</u>
Contractor Name & Type <u>Oscar Hernandez</u>	Lic/Cert#	Mailing Address <u>P.O. Box 649 Williams Bay WI 53191</u>
Dwelling Contractor (Constr.)		Tel. & Fax <u>262-729-7676</u>
Dwelling Contr. Qualifier	The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.	
HVAC		
Electrical <u>HINTZ ELECT</u>		
Plumbing		

<b>PROJECT LOCATION</b>	Lot area Sq.ft.	<input type="checkbox"/> One acre or more of soil will be disturbed	<input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City of	____ 1/4, ____ 1/4, of Section ____ , T. ____ N, R ____ E/W		
Building Address <u>164 Chapel Ave. Twin Lakes WI</u>	County <u>Kenosha</u>	Subdivision Name <u>Gatewood</u>	Lot No. <u>3</u>	Block No. <u>6</u>		
Zoning District(s)	Zoning Permit No.	Setbacks:	Front <u>32.8</u> ft.	Rear <u>41.3</u> ft.	Left <u>12</u> ft.	Right <u>25.5</u> ft.

<b>1. PROJECT:</b>	<b>3. OCCUPANCY</b>	<b>6. ELECTRIC</b>	<b>9. HVAC EQUIP.</b>	<b>12. ENERGY SOURCE</b>			
<input type="checkbox"/> New	<input type="checkbox"/> Single Family	Entrance Panel	<input type="checkbox"/> Furnace	Fuel	Nat	LP	Oil
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Two Family	Amps: <u>220</u>	<input type="checkbox"/> Radiant Basebd	Gas			
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Garage	<input type="checkbox"/> Underground	<input type="checkbox"/> Heat Pump	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Overhead	<input type="checkbox"/> Boiler	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<b>7. WALLS</b>	<input type="checkbox"/> Central AC				
		<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Fireplace				
<b>2. AREA INVOLVED (sq ft)</b>	<b>4. CONST. TYPE</b>	<input type="checkbox"/> Steel	<input type="checkbox"/> Other:	<b>13. HEAT LOSS</b>			
Unfin.	<input checked="" type="checkbox"/> Site-Built	<input type="checkbox"/> ICF		BTU/HR Total Calculated			
Bsmt	<input type="checkbox"/> Mfd. per WIUDC	<input checked="" type="checkbox"/> Timber/Pole	<b>10. SEWER</b>	Envelope and Infiltration Losses (available from "Total Building Heating Load" on Rescheck report)			
Living	<input type="checkbox"/> HUD	Other:	<input type="checkbox"/> Municipal				
Area	<b>5. STORIES</b>	<input type="checkbox"/> Seasonal	<input type="checkbox"/> Sanitary Permit#				
Garage	<input type="checkbox"/> 1-Story	<input type="checkbox"/> Permanent	<b>11. WATER</b>	<b>14. EST. BUILDING COST w/o LAND</b> <u>\$25,000</u>			
Deck/Porch	<input checked="" type="checkbox"/> 2-Story	<input type="checkbox"/> Other:	<input type="checkbox"/> Municipal				
Totals	<input checked="" type="checkbox"/> Other: <u>24 inches</u>	<input type="checkbox"/> Plus Basement	<input checked="" type="checkbox"/> On-Site Well	<b>\$ .861,084.00.</b>			

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last ply of this form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply of this form.

**APPLICANT (Print):** Terrence J. Cooney      **Sign:** Terrence J. Cooney      **DATE:** 4/4/2022

**APPROVAL CONDITIONS**      This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.  See attached for conditions of approval.

MUST COMPLY WITH ALL STATE & LOCAL CODES

<b>ISSUING JURISDICTION</b>	<input type="checkbox"/> Town of <input checked="" type="checkbox"/> Village of <input type="checkbox"/> City of <input type="checkbox"/> County of <input type="checkbox"/> State →	State-Contracted Inspection Agency#:	Municipality Number of Dwelling Location
	<b>TWIN LAKES</b>	<u>14067X</u>	<u>30-186</u>

<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	<b>WIS PERMIT SEAL #</b>	<b>PERMIT ISSUED BY:</b>
Building Fee \$ _____	<input checked="" type="checkbox"/> Construction		Name <u>ELLEN GORDON</u>
Park Fee \$ _____	<input checked="" type="checkbox"/> HVAC		Date <u>4/4/22</u> Tel. <u>262-877-3700</u>
Hook Up Fee \$ _____	<input checked="" type="checkbox"/> Electrical		Cert No. <u>255659</u>
Occupancy \$ _____	<input checked="" type="checkbox"/> Plumbing		
Driveway \$ _____	<input checked="" type="checkbox"/> Erosion Control		
Sidewalk \$ _____			
Prop Maint. Fee \$ _____			
Total \$ _____			



### Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

### Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance

### Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

### Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Owner's Signature:

*Terrence J. Cooney*

Date:

*4-19-2022*

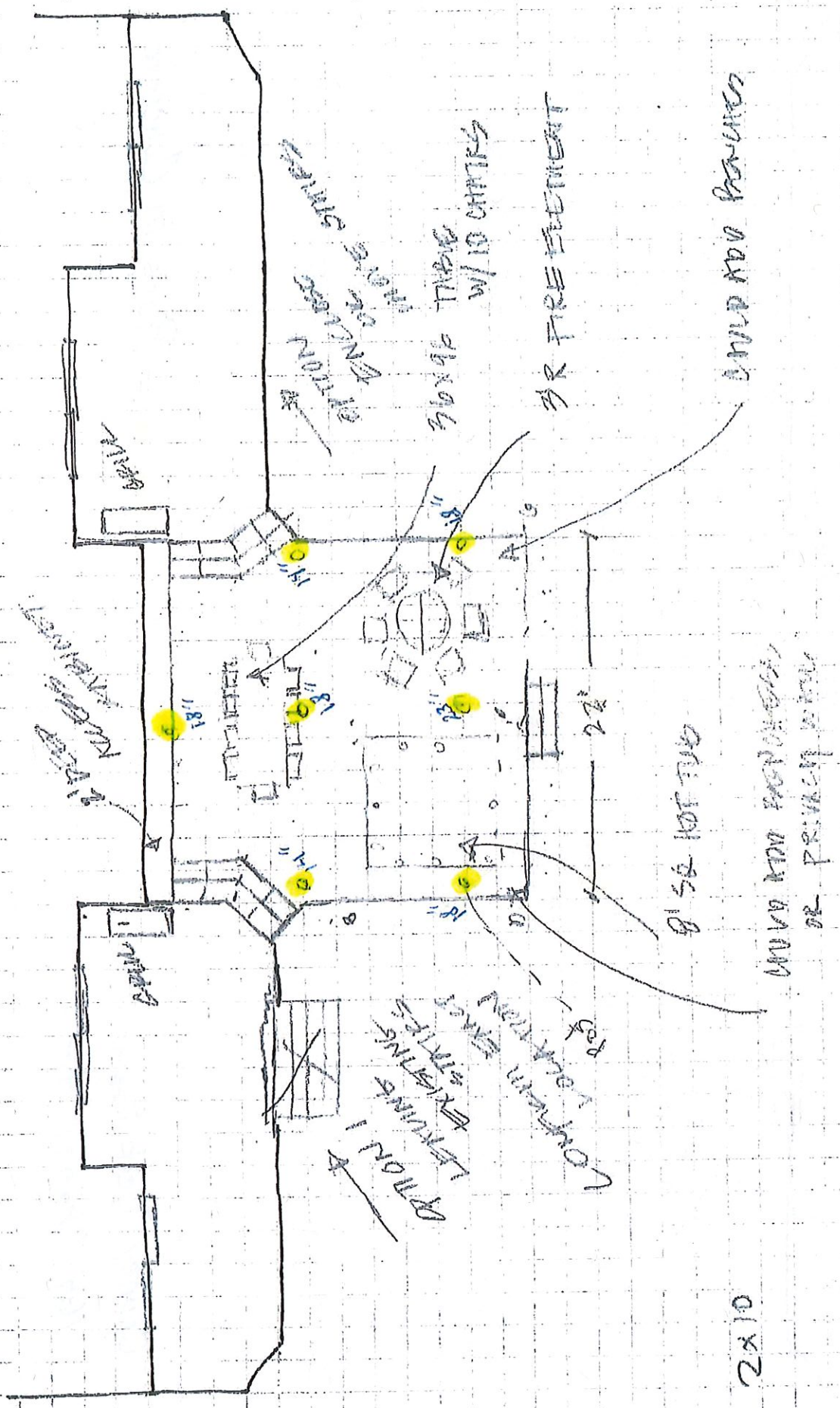
### Contractor Credential Requirements

All contractors shall possess an appropriate contractor credential issued by the Wisconsin Division of Safety and Buildings. Contractors are also required to only subcontract with contractors that hold the appropriate contractor credentials.

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INSPECTORS: PLEASE RETURN SECOND PLY WITHIN 30 DAYS AFTER ISSUANCE TO (You may fold along the dashed lines and insert this form into a window envelope.):

Safety & Buildings Division  
P O Box 2509  
Madison, WI 53701-2509



Yellow Circle = Posts in Concrete

Cooney Deck Expansion

164 Chapel Ave

2x10

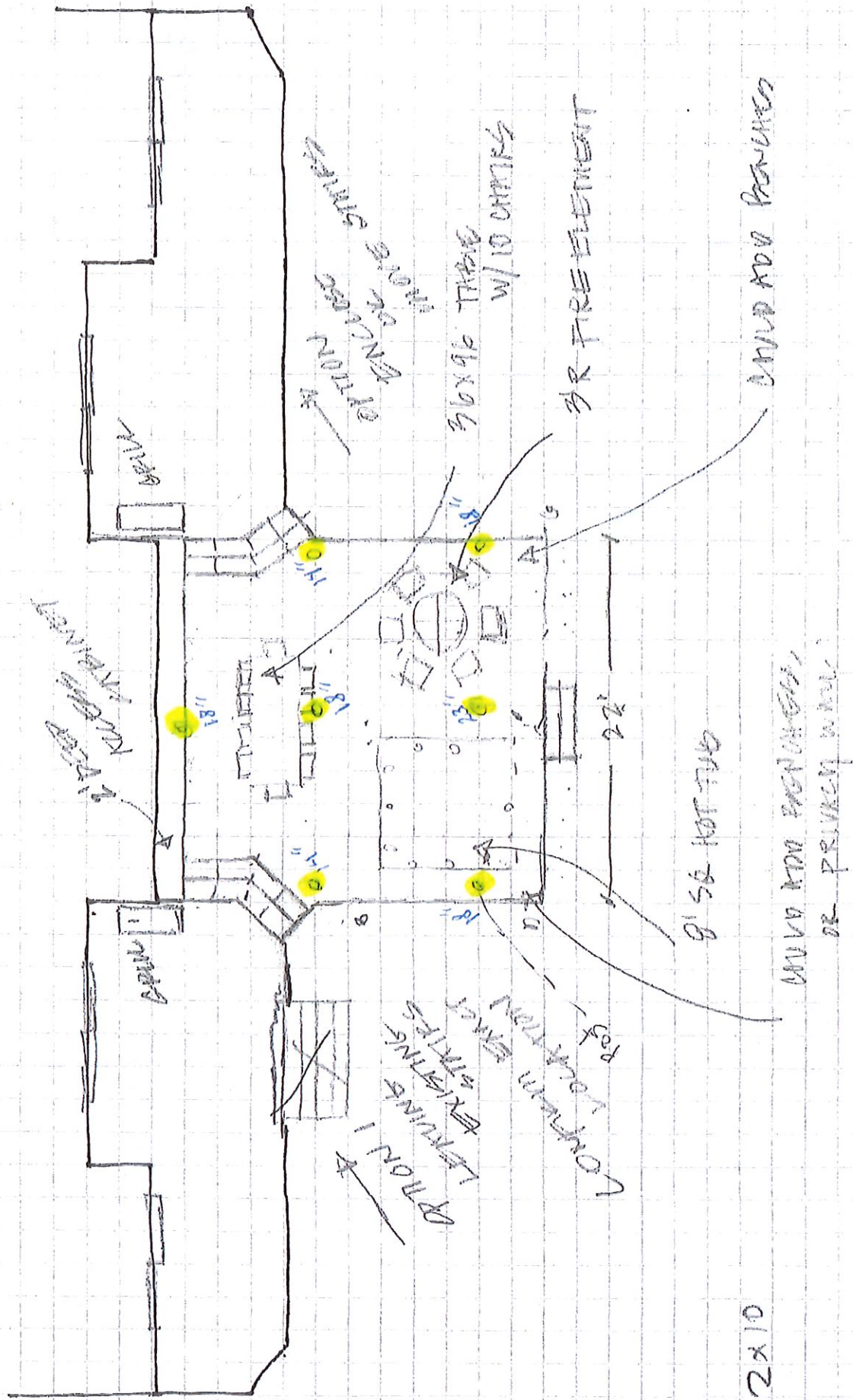
3/4" FIRE TREATMENT

8" SQ HOE END OR 8" SQ HOE END OR 8" SQ HOE END

3/4" FIRE TREATMENT

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OPTION 3  
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OPTION 100





2x10

SHOULD ADD BRACES

SHOULD ADD BRACES OR BRACKET WALL

**■** = Posts in Concrete

Cooney Deck Expansion

164 Chapel Ave

