



VILLAGE OF TWIN LAKES

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

AGENDA

PLAN COMMISSION MEETING

WEDNESDAY, AUGUST 3RD, 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 June 22, 2022.
5. Review and recommendation to the Village Board a road vacation for a portion of former CTH F that was the west spur of the "triangle" (Lake Dr.) connecting CTH F and CTH EM. This section will be vacated and split equally between the two adjacent property owners.
6. Review and recommendation to the Village Board a conditional use permit for an accessory structure to exceed the 3000 sq. ft. allowable – 2026 360th Ave- Parcel #86-4-119-273-3011.
7. Review and recommendation to the Village Board a CSM for:
 - Lot 1: 469 Waldeck Dr. Parcel #86-4-119-282-2355 / 2353
 - Lot 2: 465 Waldeck Dr. Parcel #86-4-119-282-2351
 - Lot 3: 461 Waldeck Dr. Parcel #86-4-119-282-2345
 - Lot 4: 445 Waldeck Dr. Parcel #86-4-119-282-2330 / 2335 / 2340
8. Adjourn

Roll Call:

Destree, Todd
Busse, Bill
Karow, Aaron
Perl, Ken
Richter, Bran
Smith, Carl
Skinner, Howard- Chair

LEGAL DISCLAIMER: THE BOARD MAY AT ANY TIME MAKE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO SEC. 19.85(1)(A) AND 19.85(1)(G), WIS. STAT., DELIBERATING CONCERNING A CASE SUBJECT TO A QUASI-JUDICIAL HEARING BEFORE THIS GOVERNMENTAL BODY; AND, CONFERRING WITH LEGAL COUNSEL REGARDING STRATEGY AS TO LIKELY LITIGATION.

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

Presented to County Board

Date 11 - 16 - 21

Action by County Board

- ☒ Adopted as presented 11 - 16 - 21
☐ Adopted as amended - - -
☐ Referred to - - -
☐ Defeated - - -
☐ Withdrawn - - -

County Board Chairman

John A. Day

Presented to County Executive 11 - 17 - 21

By Angie B. B. B. B. B.
County Clerk

Action by County Executive

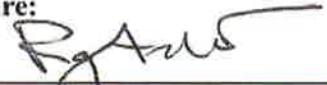
- ☒ Approved 11 - 18 - 21
☐ Vetoed - - -
☐ Vetoed in part - - -
☐ Effective without signature

By John A. Day
County Executive

Veto action by County Board

- ☐ Overridden - - -
Vote - to -
☐ Sustained - - -
Vote - to -

Kenosha**County****BOARD OF SUPERVISORS****RESOLUTION NO. 82**

Subject: Resolution authorizing sections of 89 th Street (former CTH F) to be jurisdictionally transferred or vacated to the Village of Twin Lakes, the Town of Randall and/or adjacent property owners.	
Original <input type="checkbox"/> Corrected <input type="checkbox"/> 2 nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted by:	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: Ray Arbet, Director – Public Works	Signature: 

WHEREAS, the Kenosha County Highway Division recently completed the "CTH F Realignment Project" located in the Village of Twin Lakes and the Town of Randall, and

WHEREAS, Kenosha County, the Village of Twin Lakes and the Town of Randall entered into an Intergovernmental Agreement (IGA) in 2020 that outlined Project area improvements necessary for the County to jurisdictionally transfer specific sections of former CTH F to the Village and Town, and

WHEREAS, the IGA specified Project area improvements are also now complete, and

WHEREAS, in addition to the jurisdictional transfer of several sections of former CTH F to the Town and Village, several sections of former CTH F will be vacated to adjacent property owners, and

WHEREAS, the table below and the attached map outline the sections of former CTH F, now designated 89th Street, to be jurisdictionally transferred or vacated, and

Highway	Extents	Proposed Ownership	Mileage
89th Street	CTH O to Cul de sac	Vacated - private	0.10
89th Street	Cul de sac to West Corp. Limit	Town of Randall	0.15
89th Street	West Corp. Limit to CTH EM	Village of Twin Lakes	0.25
89th Street	CTH EM to 580 ft. East	Town of Randall	0.11
89th Street	580 ft. east of CTH EM to CTH F	Vacated - private	0.04
CTH EM	CTH EM to 89th St	Vacated - private	0.08

WHEREAS, Section 83.025, Wisconsin Statutes enables the County to enter into jurisdictional transfer agreements with the Village of Twin Lakes and the Town of Randall, thereby facilitating alterations in jurisdictional highway systems.

NOW THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors hereby approves the jurisdictional transfer of the sections of former CTH F, now 89th street to the Village of Twin Lakes and Town of Randall and the vacation remnant road sections to adjacent property owners as described above and on the attached map, and

BE IT FURTHER RESOLVED, that the Kenosha County Highway Commissioner and County Administration shall be authorized to process documents associated with the jurisdictional transfer of the defined sections subject to the Village of Twin Lakes and Town of Randall respective approval of resolutions confirming these same actions.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
 Bill Grady, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 John Franco, Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Laura Belsky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Andy Berg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Gabe Nudo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sharon Pomaville	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Zach Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
 Supervisor Jeffrey Gentz, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Ronald J. Frederick, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor David Celebre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Ed Kubicki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Jeff Wamboldt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Monica Yuhas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Kenosha County
Administrative Proposal Form**

1. Proposal Overview

Division: Highway

Department: Public Works and Development
Services

Proposal Summary (attach explanation and required documents):

A resolution authorizing sections of 89th Street (former CTH F) to be jurisdictionally transferred or vacated to the Village of Twin Lakes, the Town of Randall and/or adjacent property owners.

Dept./Division Head Signature: _____ Date: _____

2. Department Head Review

Comments:

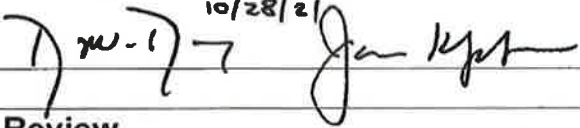
Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature:  Date: 10-25-21

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

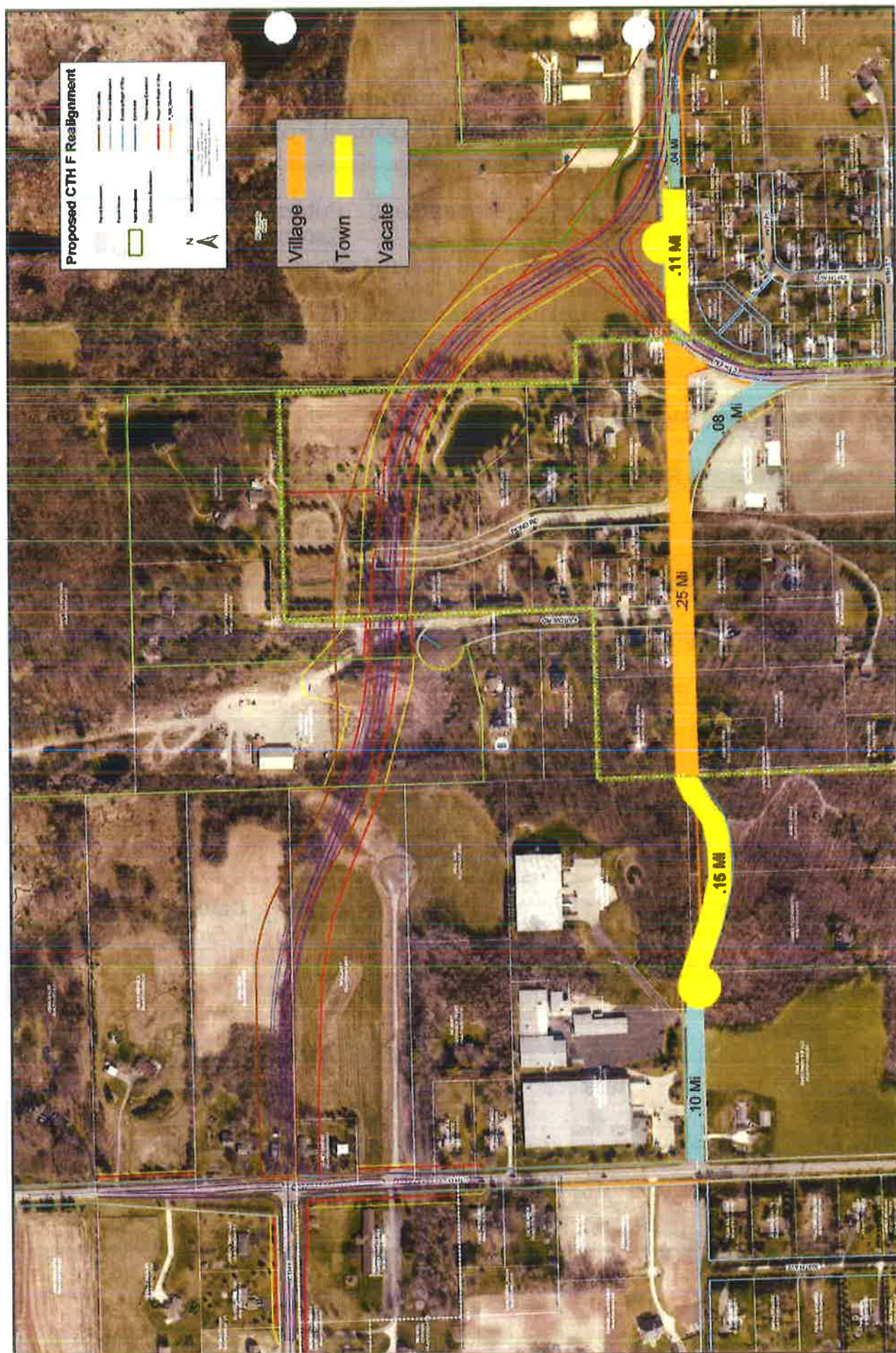
Finance Signature:  10/28/21 Date: 10/25/21

4. County Executive Review

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature:  Date: 10/28/21



VILLAGE OF TWIN LAKES

RESOLUTION NO. R2021-10-2


A RESOLUTION TO APPROVE THE JURISDICTIONAL TRANSFER OF A SECTION OF 89TH STREET (FORMER CTH F) TO THE VILLAGE OF TWIN LAKES

WHEREAS, Kenosha County and the Village of Twin Lakes in the State of Wisconsin have determined it to be mutually beneficial to jurisdictionally transfer a section of 89th Street (former CTH F) as outlined on Exhibit A, totaling .25 miles, and


WHEREAS, this jurisdictional transfer is described in the Intergovernmental Agreement approved by both Kenosha County and the Village of Twin Lakes in 2020, and

WHEREAS, Section 83.025, Wisconsin Statutes, enables Kenosha County to enter into jurisdictional transfer agreements with the Village of Twin Lakes, thereby facilitating alterations in jurisdictional highway systems.

Dated this 18th day of October, 2021.



Sabrina Waswo
Village Clerk



Howard K. Skinner
Village President

Members Voting:
5 Aye
— Nay
2 Absent
— Abstained

**Intergovernmental Agreement on Jurisdictional Transfer of Roadways and Alteration
Of Municipal Boundaries
By County of Kenosha, Wisconsin, Town of Randall, Wisconsin, and
Village of Twin Lakes, Wisconsin
For Part of County Trunk Highway "F"
Draft Revision 1**

I. Parties, Purpose, Authority, Consideration, Scope.

A. Parties.

The County of Kenosha is a municipal corporation and a political subdivision of the State of Wisconsin having its principle offices located at 1010 - 56th Street, Kenosha, Wisconsin; it may be referred to as "the County" or "Kenosha County" hereinafter. The Town of Randall is a municipal corporation having its principle offices located at 34530 Bassett Road, Burlington, Wisconsin; it may be referred to as "Town" hereinafter. The Village of Twin Lakes is a municipal corporation having its principle offices located at 108 E Main Street, Twin Lakes, Wisconsin. Hereinafter it may be referred to as the Village. All parties are created and organized under the laws of the State of Wisconsin.

B. Purpose.

The parties enter this agreement to affect positive community development, promote highway safety, support private property ownership and improve roadway conditions in the general area of the CTH F Realignment Project.

C. Authority.

The parties rely upon all the laws of the State of Wisconsin for authority to enter into this agreement, particularly Section 66.0301 of the Wisconsin Statutes on Intergovernmental Cooperation contracts. County Trunk Highway F ("CTH F") and all component sections to be transferred as described with more particularity in this agreement may be referred to as the "Transferred Highway." The Transferred Highway is a recorded highway, as that term is used in Subsection 82.01(8) of the Wisconsin Statutes, that has been worked by the County as a public highway in its current roadbed continuously for over sixty years prior to entry into this Intergovernmental Agreement Transfer of Roadway. Transferred Highway includes all interest in the right of way acquired by the County through expressed dedications and through prescription by action of law. The Transferred Highway that is subject to acquisition of interest in the right of way through prescription by action of law, is more particularly described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof. During the time that the County has worked the Transferred Highway, it has issued permits for others to occupy portions of the right of way, subject to the superior interests of the County in the right of way and subject to conditions that inure to the benefit of the County.

D. Consideration.

The mutual promises set forth herein, and the benefit bestowed upon the public by this project, constitute the lawful consideration of this contract.

E. Scope and Summary of Project, including Subject Roads/Highways.

There are a number of sections of County Trunk Highways (CTH) and municipal roads that are involved in this Intergovernmental Agreement (IGA). The County, Village and Town all have specific responsibilities for separate actions related to these various sections of roadways. The following provides a description of the roadway sections addressed in this IGA and a brief description of the required actions:

1. Existing CTH F Sections

Affected sections of existing CTH F identified on Exhibit A as:

- a. **Section 1** - described as the portion of former CTH F beginning at the west with a newly constructed cul-de-sac (bordering the 5-Star Manufacturing property) and ending at the newly modified section of CTH EM. **Required Actions:** Jurisdictional Transfer of this section to the Village of Twin Lakes. This will also require a municipal boundary modification to ensure this section of road and right-of-way (ROW) fall entirely in the Village of Twin Lakes.
- b. **Section 2** - described as the remnant portion of former CTH F between the newly modified section of CTH EM, east to the termination point adjacent to newly constructed CTH F. **Required Actions:** Jurisdictional Transfer of this section of road and ROW to the Town of Randall.

2. Newly Constructed Municipal Road Sections

In an effort to ensure accessibility to parcels created as a result of the CTH F Realignment Project, the County will complete the construction of remnant sections of existing Pond Road and Karow Road identified on Exhibit A as:

- a. **Section 3** - Pond Road from the existing pavement termination, north to intersect with newly constructed CTH F.
- b. **Section 4** - Karow Road from the existing pavement termination point, north to include a cul-de-sac.

3. Sections of Existing Roadway to be Re-surfaced

In an effort to facilitate the Jurisdictional Transfer of the outlined later in this document, the County as part of this IGA will resurface the following roadway sections identified on Exhibit A:

- a. **Section 1** - portion of former CTH F as defined in 1.a. above.
- b. **Section 2** - portion of former CTH F as defined in 1.b. above.
- c. **Section 5** - existing Pond Road from former CTH F, north to Section 3.
- d. **Section 6** - existing Karow Road from former CTH F, north to Section 4.

4. Sections of Existing Roadway to be Vacated

Upon completion of the Project, two sections of former CTH F will be vacated consistent with State Statutes. The two sections can be described as follows:

- a. **Section 7** – portion of former CTH F from the west intersection with CTH O to a point feet east. Given that the properties on both side of this section are owned by the same entity, this section will be vacated and transferred to them.
- b. **Section 8** – portion of former CTH F that was the west spur of the “triangle” connecting CTH F and CTH EM. This section will be vacated and split equally between the two adjacent property owners.

II. Transfer of CTH "F", Duties and Obligations.

A. Transfer of CTH "F" and Duties and Obligations of the County of Kenosha.

1. The County of Kenosha hereby gives, devises, grants, and transfers ownership, control, authority, and jurisdiction of the portion of former CTH F identified as Section 1, to the Village of Twin Lakes and its successors and assigns forever, effective _____. This transfer shall include all of the legal interests of the County in such land and roadway as those rights exist on the date of this agreement. It is recognized that this jurisdictional transfer will require a municipal boundary modification to ensure all of this section resides within the Village of Twin Lakes.
2. The County of Kenosha hereby gives, devises, grants, and transfers ownership, control, authority, and jurisdiction of the portion of former CTH F identified as Section 2, to the Town of Randall and its successors and assigns forever, effective _____. This transfer shall include all of the legal interests of the County in such land and roadway as those rights exist on the date of this agreement.
3. Each transfer includes all rights of any kind relating to such Transferred Highway, and includes all rights to control the location and relocation of utilities and other installations, structures or facilities within the right of way of the Transferred Highway, whether the County obtained such rights by statute, regulation, permit, easement, deed, contract, permission or otherwise. In all other respects, the Transferred Highway is given in its current condition, "as is, with all faults", except as specifically set forth in this agreement.
4. The County warrants that it has no notice or knowledge of any conditions of the Transferred Highway that would subject the City to liability, specifically including, but not limited to, adverse environmental conditions.
5. The County will complete construction of the north end of Pond Road (Section 3) to connect to the new CTH F, and will resurface Pond Road from the Old CTH F to the newly constructed segment (Section 5).
6. The County will construct a cul-de-sac (and “tail”) feature at the north end of Karow Road (Section 4), and will resurface Karow Road from Old CTH F to the newly constructed cul-de-sac (Section 6).

7. The County will vacate the westerly section of Old CTH F from 368th Avenue to a point _____ feet east (Section 7) and will construct a cul-de-sac at the end-point of remaining Old CTH F. It will also resurface Old CTH F from the westerly vacated section endpoint to the easterly termination point (Section 1).
8. The County will vacate the westerly "spur" that connected Old CTH F to CTH EM (Section 8) by splitting it equally and attaching the remnants to the adjacent property owners.

B. Transfer of CTH "F" and Duties and Obligations of the Village of Twin Lakes.

1. Conditioned on the receipt of all applicable approvals from the state of Wisconsin, the Village of Twin Lakes will accept the transfer of ownership, control, authority and jurisdiction of Section 1 of the Transferred Highway, from the County of Kenosha effective _____. Such Transferred Highway will be accepted on an "as is, with all faults" basis, except as specifically set forth in this agreement. The Village will accept all appurtenant rights, legal interests and responsibilities transferred by the County.
2. The Village will perform all necessary maintenance and roadway improvements on the Twin Lakes Portion of the Transferred Highway in the future. The Village will hereafter be the legal authority to issue right of way permits and otherwise control and approve the location and relocation of utilities and other installations, structures or facilities within the right of way of the Transferred Highway. It is the intent of the County and the Village that the County is transferring to the Town all rights that the County has with respect to relocation of utilities that are existing in the right of way at the time of entry into this Intergovernmental Agreement Jurisdictional Transfer of Roadway.
3. The Village will further take all steps necessary to modify its municipal boundary to ensure that the entirety of modified parcels #85-4-119-161-4214 and #85-4-119-161-4213, owned by Carl Karow, are contained within the Village of Twin Lakes.

C. Transfer of CTH "F" and Duties and Obligations of the Town of Randall,

1. Conditioned on the receipt of all applicable approvals from the state of Wisconsin, the Town of Randall will accept the transfer of ownership, control, authority and jurisdiction of Section 2 of the Transferred Highway, from the County of Kenosha effective _____. Such Transferred Highway will be accepted on an "as is, with all faults" basis, except as specifically set forth in this agreement. The Town will accept all appurtenant rights, legal interests and responsibilities transferred by the County.
2. The Town will perform all necessary maintenance and roadway improvements on the Randall Portion of the Transferred Highway in the future. The Town will hereafter be the legal authority to issue right of way permits and otherwise control and approve the location and relocation of utilities and other installations, structures or facilities within the right of way of the Transferred Highway. It is the intent of the County and the Town that the County is transferring to the Town all rights that the County has with respect to relocation of utilities that are existing in the right of

way at the time of entry into this Intergovernmental Agreement Jurisdictional Transfer of Roadway.

3. The Town will further take all steps necessary to modify its municipal boundary to ensure that the entirety of modified parcels #85-4-119-161-4214 and #85-4-119-161-4213, owned by Carl Karow, are contained within the Village of Twin Lakes.

III. Maintenance Agreements Between Municipalities

It is understood that it may be mutually beneficial for the Town of Randall and the Village of Twin Lakes to enter into a separate maintenance agreement that allocates routine maintenance activities of the jurisdictionally transferred roadway sections in a manner designed to enhance maintenance effectiveness and efficiency.

IV. Obey All Laws; Savings Clause.

The County, Town, and Village each agree to abide by all applicable state, federal and local laws and regulations in connection to all acts related to this agreement. If any part of this agreement is deemed to be void or unenforceable by a court of competent jurisdiction, such part shall be deemed to be severable from the remaining terms of the agreement and shall not affect the validity of the balance of this agreement, if such interpretation can reasonably give effect to the main purpose and intent of the parties.

V. Duplicate Originals; Amendments in Writing.

Duplicate originals shall be signed and an original shall be delivered to each party. Any amendments to this agreement shall be in writing and signed with same formality as the original agreement.

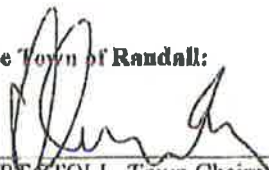
For the Village of Twin Lakes:

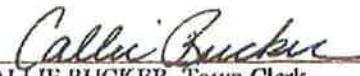

HOWARD SKINNER, Village President


LAURA ROESSLEIN, Village Administrator/Clerk

Dated at Kenosha, Wisconsin this 3rd day of March, 2020.

For the Town of Randall:



ROBERT STOLL, Town Chairperson


CALLIE RUCKER, Town Clerk

Dated at Kenosha, Wisconsin this 11 day of June, 2020.

For Kenosha County:


JIM KREUSER, Kenosha County Executive


REGI BACHOCHIN, Kenosha County Clerk


CLEMENT ABONGWA, Kenosha County Highway Commissioner

Dated at Kenosha, Wisconsin this 4 day of Nov., 2020.



Roadwork



[illegible]

Proposed CTH F Realignment


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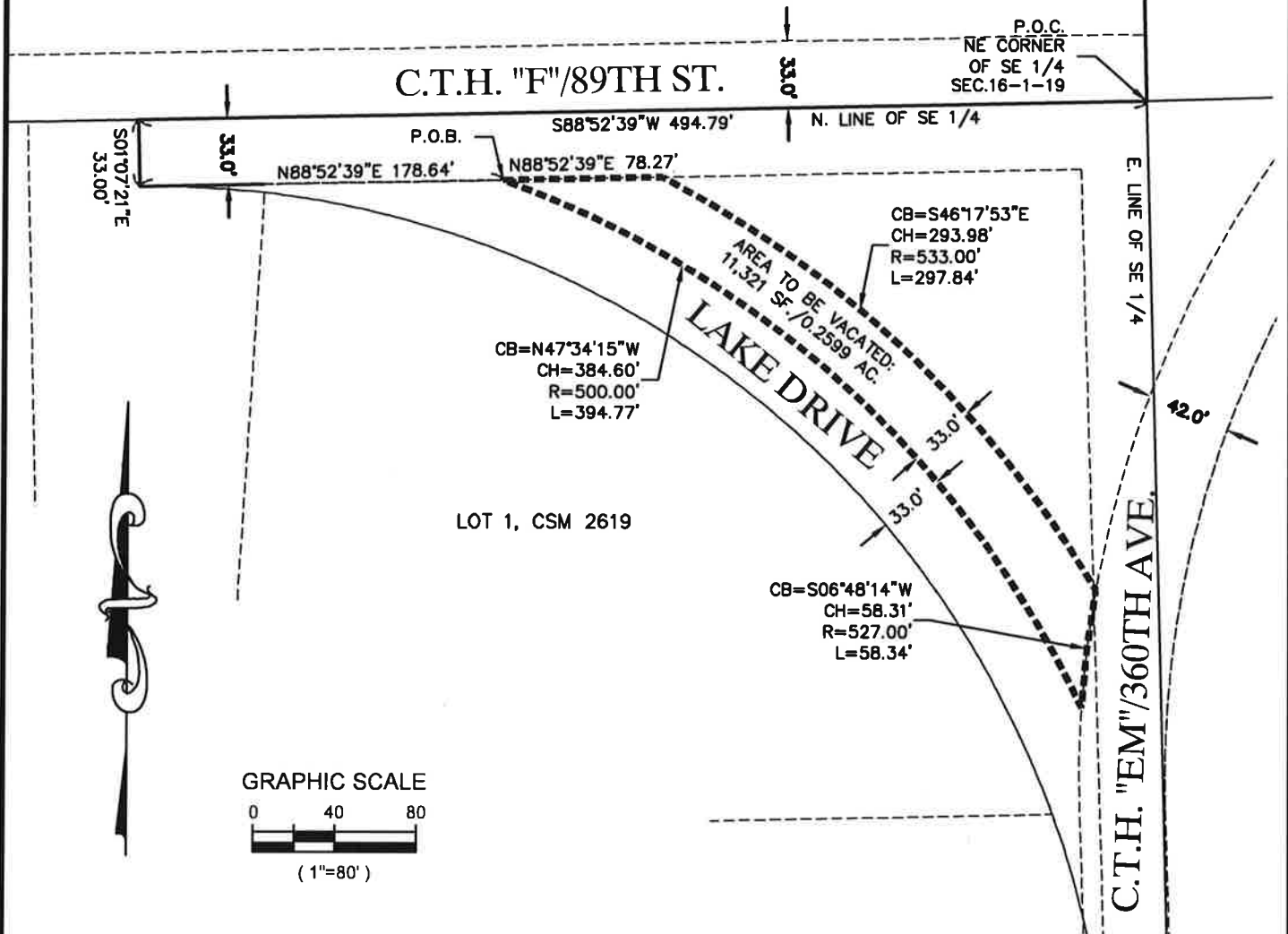
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UW

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VACATION EXHIBIT



Part of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 1 North, Range 19 East, in the Village of Twin Lakes, Kenosha County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 16; thence South 88°52'39" West along the North line of said Southeast 1/4 Section for a distance of 494.79 feet to a point; thence South 01°07'21" East 33.00 feet to a point on the South line of C.T.H. "F"; thence North 88°52'39" East along said South line 178.64 feet to the existing centerline of Lake Drive and the point of beginning; thence North 88°52'39" East continuing along said South line 78.27 feet to a point; thence Southeasterly 297.84 feet along the Easterly line of Lake Drive and the arc of a curve whose center lies to the Southwest, whose radius is 533.00 feet, and whose chord bears South 46°17'53" East 293.98 feet to a point on the West line of C.T.H. "EM" (also known as 360th Avenue); thence Southwesterly 58.34 feet along said West line and the arc of a curve whose center lies to the East, whose radius is 527.00 feet, and whose chord bears South 06°48'14" West 58.31 feet to a point on the existing centerline of Lake Drive; thence Northwesterly 394.77 feet along the aforesaid centerline and the arc of curve, whose center lies to the Southwest, whose radius is 500.00 feet, and whose chord bears North 47°34'15" West 384.60 feet to the point of beginning.

Said Lands contain 11,321 sq. ft. or 0.2599 acres.

Date: January 4, 2022

Drawing No: 168206-KAC

raSmith
CREATIVITY BEYOND ENGINEERING

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



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:

Cherree Molitor

Mailing Address:

2026 360th Ave

Twin Lakes WI

53181

City

State

Zip

Applicant/Petitioner:

Name:

Cherree Molitor

Mailing Address:

2026 360th Ave

Twin Lakes WI

53181

City

State

Zip

Telephone # :

(262) 716-6860

(Area Code)

Fax Number:

E-Mail Address:

Cmolitor1001@gmail.com

Property Information

Property Address:

2026 360th Ave

Twin Lakes WI

53181

City

State

Zip

Parcel Number:

86-4-119-273-3011

General
Project Location:

North west corner of lot 1 (and ^{Purposed} North east
corner of lot 2) at address

Proposed
Project Use:

~~Additional~~ Additional Storage

Current Use:

Empty field

Existing Zoning:

Residential

Metes & Bounds

Legal Description:

Part of the Southwest Quarter of 4th Southwest
Quarter of Section 27, Township 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.) 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: Aug 3, 2022

- ☒ 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
- ☐ The number of families the building is intended to accommodate
- ☐ Type of business, if applicable
- ☐ Hours of operation, if applicable
- ☐ Off street parking and loading areas
- ☐ Existing and proposed highway access or restrictions thereto
- ☐ Traffic
- ☐ High water elevations and floodway and floodplain boundaries

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

- 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

☐ Outdoor seating and other uses

☐ Provisions for avoiding noise, odor, and lighting nuisances

☐ Buffering and fencing

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

☐ Visual character

☐ Concept Plan (see checklist in section 5)

☐ 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 X

If yes, fill in the fields immediately below:

Current Zoning: Residential } stay the
Proposed Zoning: Residential } same

** 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):

Owner's Signature:

Applicant/Petitioner's Name (please print):

Applicant/Petitioner's Signature:

Date:

7-22-22

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
- ☐ 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
- ☐ 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

To:
Department of Building and Zoning
Plan Commission Review
Twin Lakes WI

From:
Cher'ee Molitor
2026 360th Ave
Twin Lakes WI

In November 2021 I submitted an application and was denied a building permit to erect an additional accessory structure on my 10.72 acre property on the outer edge of the Village limits. The property was being used for agricultural use and 1.5 acres converted at that time to residential. (A primary house and pole barn were built on the 1.5 acres) I purchased a second pole barn (\$26,000) in hopes to place that on the back part of the remaining acreage. The permit denial was based on the Village Code 17.20.010, Permitted Uses, stating only one accessory structure or detached garage is permitted per lot.

Based on the denial I was advised by Julie Harms to apply for a variance. In December 2021 I applied and paid \$900 for the appeal. The Appeals meeting was held Feb 2022 and I was denied my appeal because I could not show "hardship". At that time Tom Porps did state that the code was very "out of date" especially for 10+ acre property and would advise Ellis Border to review and work toward revising the code in the future.

After meeting with Ellis again he offered the option of attaching/connecting the 2 buildings and applying for approval from the Plan Commission to allow the one accessory structure to exceed the 3,000 sq ft maximum per building. I really did not want one huge structure as I do have a desire in the future to split the lot and have the existing home and pole barn on one lot and the second lot with the same, a house and pole barn.

So, I moved forward with plans to split the parcel in two ordering a CSM (\$825) showing two separate lots 5+ acres each. I applied to the Plan Commission to approve the CSM (\$250). This CSM was approved at the July 2022 Board meeting and I tried to apply for the home/structure permit to begin on the second lot. At this time I was told that the permit would require the home to be built BEFORE the accessory structure could be erected.

I thought it would be a good idea to submit this letter of intent/explanation along with my application so the Board could see the history of my request. Honestly, I would probably at this point just record the approved CSM and sit on the vacant lot 2 years until I am ready to build the house then pole barn and continue to farm the vacant area if possible if I hadn't already purchased the \$26,000 structure in Nov 2021 that cannot be returned. Given this situation I am just trying to accomplish getting the structure up on the property.

I would also like to mention that my sole intention in purchasing the 10.72 acres is to keep both of these lots when split; one for my daughter's family who currently built the home and pole barn on part of the lot as well as give the second lot to my son who will ultimately build the same, home/pole barn, on the other lot. Both the homes and pole barns are/will be very nicely built and aesthetically pleasing and well kept within the Village.

As I've sat in on many of the last several Village meetings I have seen the Board listen to and consider many special circumstances like mine and I hope you will help me consider any/all options with this application.

- allowing a second structure on one 10+ acre lot knowing the CSM is approved to split Lot in the near future and build a primary structure there as well.

- allowing structures to be attached/connected that exceed 3,000sq ft on 10+acre lots (17.20.020) so that I can get the pole barn up now and split later to add the house.

- allowing the structure to be erected prior to the primary structure since the CSM was Approved and the house will come second.

- allowing the structure to be erected because part of the 10.72 is assessed agricultural

- ANY OTHER CREATIVE OPTIONS THE BOARD SEES FIT!

I look forward to the opportunity to speak with the Board again to explain my intentions if necessary.

Cherie M. Molita

EXHIBIT A

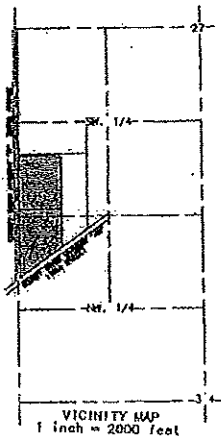
KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

VILLAGE OF TWIN LAKES MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN

OWNER:
Shotze Enterprises, LLC.
234 E. Oakbury Lane
Potosi, WI. 53087-7548

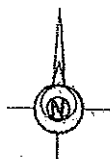
SURVEYED AND MAPPED BY:
ARBIT LAND SURVEYING
8120-312th Avenue
Wheatland, WI. 53105
262-537-4874
arbit@ids.net



GRAPHIC SCALE
1 inch = 200 feet
0 100 200 feet

LEGEND:

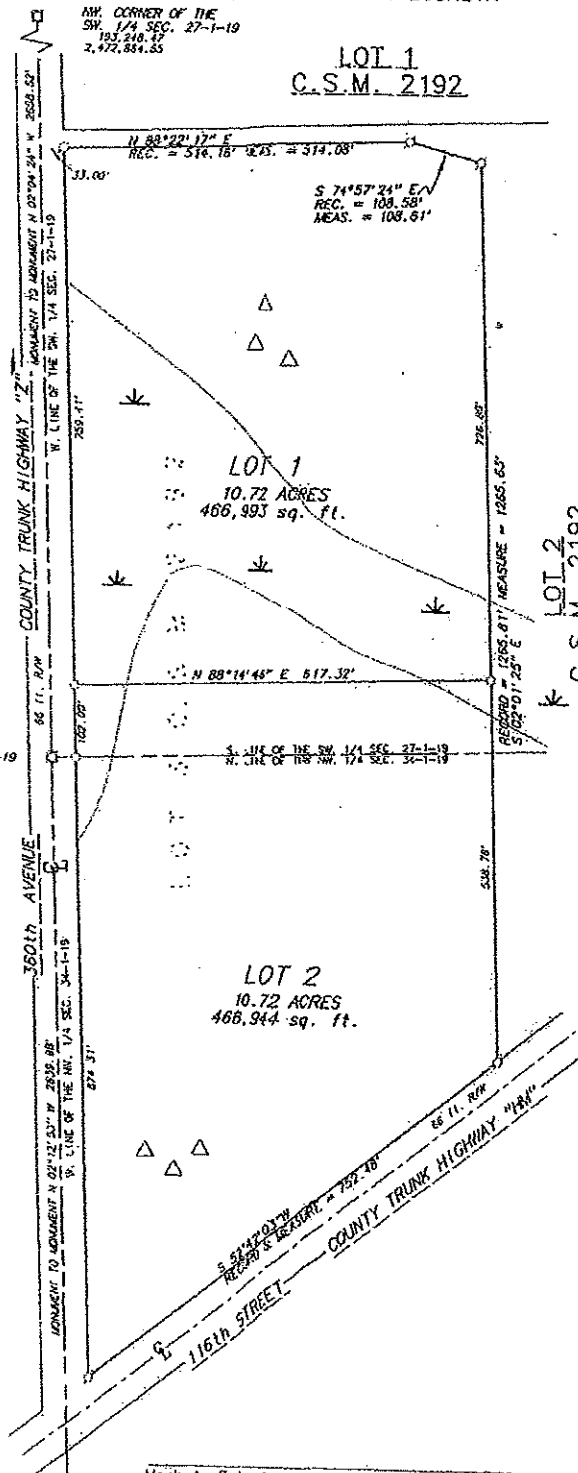
- Denotes Iron Pipe Set-1" Diameter x 18" Length
Not Less Than 1.15 Pounds Per Linear Foot
 - ⊙ Denotes Iron Pipe Found-1 3/8" Diameter
 - △ Denotes Boring Hole Approximate Location
 - Denotes Concrete Monument Found
- Wetland area delineated from Kenosha County
Interactive Mapping and Certified Survey Map 2192

**GRID NORTH**

Bearings are based on the west line of the Southwest 1/4 of Sec. 27-1-19 N 02°04'24" W Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27)

SHEET 2 OF 2 SHEETS

SW. CORNER OF THE
NW. 1/4 SEC. 34-1-19
187,853.53
2,472,063.07



Mark A. Bolander
Wisconsin Professional Land Surveyor - 1784
June 10, 2013

original 2

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
VILLAGE OF TWIN LAKES MAP NO. _____

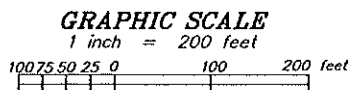
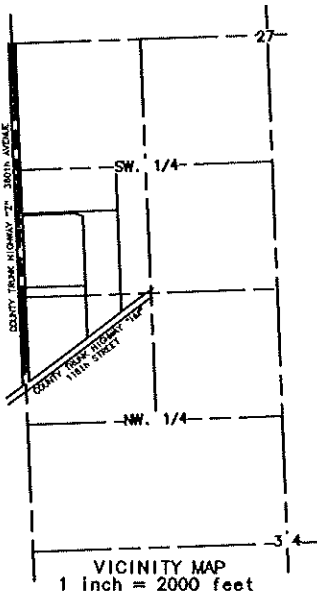
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN

OWNER:

Cheree M. Molitor
1424 200th Ave.
Union Grove, WI. 53182

SURVEYED AND MAPPED BY:

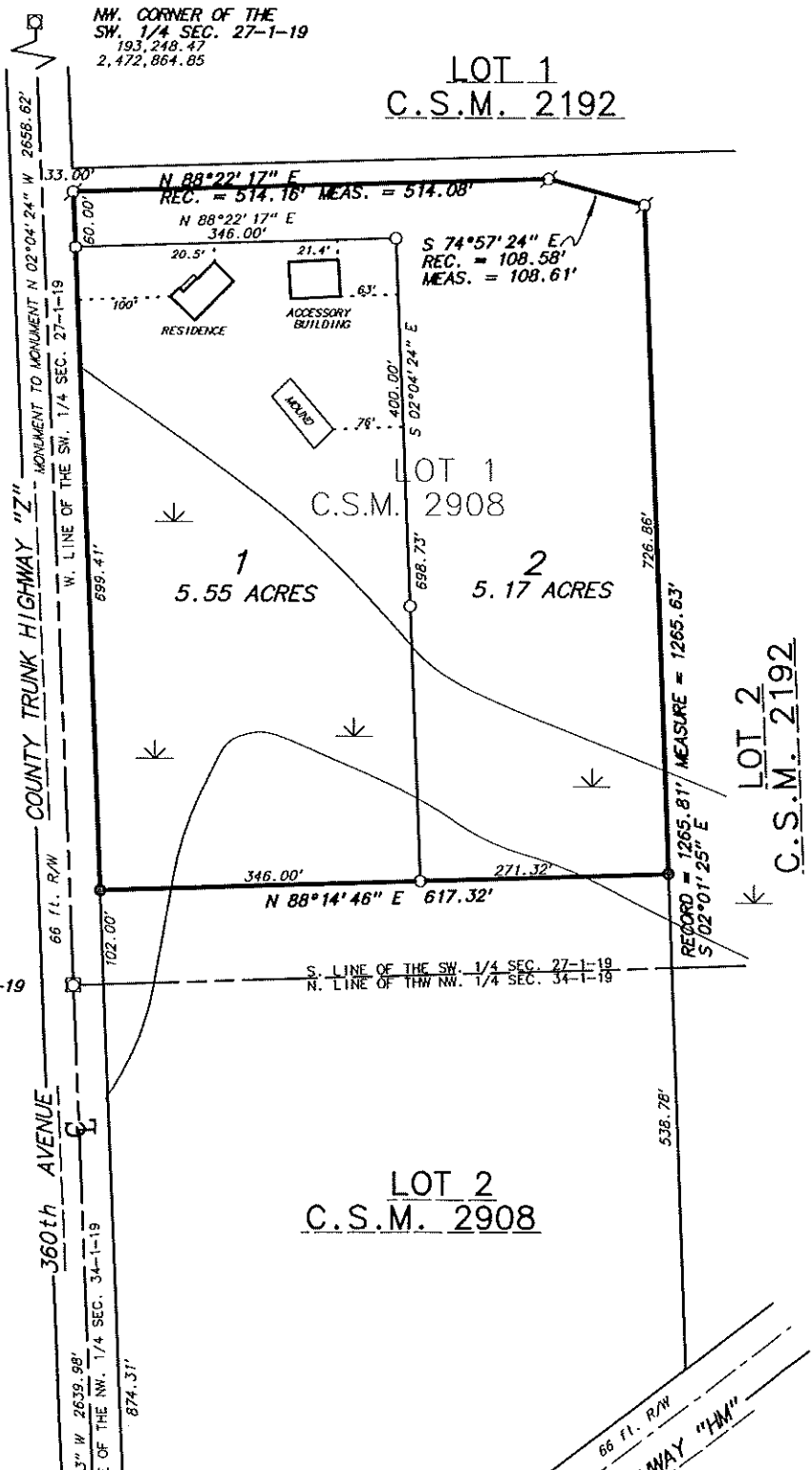
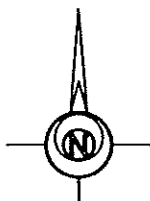
AMBIT LAND SURVEYING
8120-312th Avenue
Wheatland, WI. 53105
262-537-4874
ambit@tds.net



LEGEND:

- Denotes Iron Pipe Set-1" Diameter x 18" Length
Not Less Than 1.13 Pounds Per Linear Foot
- ◊ Denotes Iron Pipe Found-1 3/8" Diameter
- Denotes Iron Pipe Found-1" Diameter
- ◻ Denotes Concrete Monument Found

Wetland area delineated from Kenosha County
Interactive Mapping and Certified Survey Map 2192



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

VILLAGE OF TWIN LAKES MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 1
NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, LYING AND BEING IN THE
VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, professional land surveyor hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and with the Village of Twin Lakes Land Division Ordinance, and under the direction of Cheree M. Molitor, owner of Lot 1 of Kenosha County Certified Survey Map 2908, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of land surveyed; and that this land is located in part of the Northwest Quarter of the Northwest Quarter of Section 34 and in part of the Southwest Quarter of the Southwest Quarter of Section 27, all being in Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin, containing 10.72 acres, and described as follows: Lot 1 of KENOSHA COUNTY CERTIFIED SURVEY MAP 2908 according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Kenosha County, Wisconsin, as Document Number 1846772, and recorded on July 26, 2019.

Dated at Wheatland, Wisconsin, this _____ day of _____, 2021.

*Mark A. Bolender – Wisconsin Professional Land Surveyor S – 1784
AMBIT LAND SURVEYING * 8120-312th Avenue * Wheatland * Wisconsin 53105*

VILLAGE OF TWIN LAKES APPROVAL

This Certified Survey Map approved by the Village of Twin Lakes on this _____ day of _____, 2021

Jared Shortless–Village of Twin Lakes Building and Zoning Official



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

VILLAGE OF TWIN LAKES MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 1
NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, LYING AND BEING IN THE
VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark A. Bolender, professional land surveyor hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and with the Village of Twin Lakes Land Division Ordinance, and under the direction of Cheree M. Molitor, owner of Lot 1 of Kenosha County Certified Survey Map 2908, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of land surveyed; and that this land is located in part of the Northwest Quarter of the Northwest Quarter of Section 34 and in part of the Southwest Quarter of the Southwest Quarter of Section 27, all being in Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin, containing 10.72 acres, and described as follows: Lot 1 of KENOSHA COUNTY CERTIFIED SURVEY MAP 2908 according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Kenosha County, Wisconsin, as Document Number 1846772, and recorded on July 26, 2019.

Dated at Wheatland, Wisconsin, this _____ day of _____, 2021.

*Mark A. Bolender - Wisconsin Professional Land Surveyor S - 1784
AMBIT LAND SURVEYING * 8120-312th Avenue * Wheatland * Wisconsin 53105*

VILLAGE OF TWIN LAKES APPROVAL

This Certified Survey Map approved by the Village of Twin Lakes on this _____ day of _____, 2021

Jared Shortess-Village of Twin Lakes Building and Zoning Official



Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 07/22/22 TIME: 13:18:05

DESCRIPTION	PAY CD	AMOUNT
-------------	--------	--------

PLAN COMM	CK	250.00
MOLITOR	4934	

TOTAL AMOUNT DUE	250.00
------------------	--------

AMOUNT TENDERED	250.00
-----------------	--------

CHANGE DUE	.00
------------	-----

TRANS #: 10 CASHIER CODE: JHD

BATCH #: C220722 REGISTER ID: 007

CHEREE MOLITOR 07-67

TIMOTHY MOLITOR

12606 257TH. AVE.
TREVOR, WI 53179
262-862-2337

4934

70-8486/2719

Pay to the
Order of

Village Twin Lakes

\$ 250.00

Two hundred fifty & 00/100

Dollars

COMMUNITY TRUST CREDIT UNION

1313 SKOKIE HWY
GURNEE, IL 60031

For

Cherree Molitor

MP

⑆271984861⑆

000012904⑈4934



**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: Waldeck Twin LLC/ Edward Hinz

Mailing Address: 190 Detroit Street

Cary, IL 60013

City State Zip

Applicant/Petitioner:

Name: Edward Hinz

Mailing Address: 190 Detroit Street

Cary, IL 60013

City State Zip

Telephone # : 847-997-8221

(Area Code)

Fax Number: 847-639-2199

E-Mail Address: ehinz@durexindustries.com

Property Information

Property Address: 445-461 Waldeck Drive

Twin Lakes, WI 53181

City State Zip

Parcel Number: See Exhibit 1A

General Project Location: Waldeck Drive, Lake Mary, Twin

Proposed Project Use: Residential -- Four Home Sites

Current Use: Residential

Existing Zoning: Same

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.

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/

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Drawing of the site plan and/or survey. Must be drawn to a recognized engineering scale, with graphic scale and north arrow | |
| <input checked="" type="checkbox"/> Name, address, e-mail, and telephone number of the developer, engineer, or architect | See Exhibit 1B |
| <input checked="" type="checkbox"/> Environmental features of the property | See Exhibit 1C |
| <input type="checkbox"/> Artist renderings of structures, signs, elevations of all 4 sides, and photos | Drawings / Plans Provided |
| <input checked="" type="checkbox"/> Floor plans | Per Building Plans |
| <input checked="" type="checkbox"/> Examples of possible building materials | Per Building Plans |
| <input checked="" type="checkbox"/> Location of utilities, gas meter, electric transformer, HVAC equipment, dumpsters, etc. | Utilities as noted on plans |
| <input checked="" type="checkbox"/> Landscaping | Private Homes, Trees, shrubs, Mulch |
| <input checked="" type="checkbox"/> Fire protection | T.L. Fire Department |
| <input type="checkbox"/> Storage and screening of garbage and refuse | Private Residence |
| <input type="checkbox"/> Snow removal areas and procedures | Private Drive |
| <input checked="" type="checkbox"/> Sign rendering including the following:
Height
Location
Light wattage
Illumination | Street Address Numbers Only |
| <input checked="" type="checkbox"/> Proposed techniques for on-site stormwater retention / detention | See Exhibit 1D |
| <input type="checkbox"/> Parking lot layout | N/A Driveway Only |
| <input checked="" type="checkbox"/> The type, size, and location of existing and proposed buildings and their uses | Per Plans |
| <input type="checkbox"/> Written and signed statement by the legal owner authorizing the agent to act on their behalf | N/A |
| <input type="checkbox"/> Any other information helpful in reviewing the Design Review Plan | |

Are you requesting zoning changes? ** Yes _____ No X

If yes, fill in the fields immediately below:

Current Zoning: _____ Proposed Zoning: _____

** Zoning change requests are \$325

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

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

Owner's Signature: _____

Applicant/Petitioner's Signature: _____

Date: July 7, 2022

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 N/A

Exhibit 1

Waldeck Twin LLC / Edward Hinz

1A Parcel Numbers:

- | | |
|--------------------------|------------------------------|
| • Lot 1: 469 Waldeck Dr. | #86-4-119-282-2355 /2353 |
| • Lot 2: 465 Waldeck Dr. | #86-4-119-282-2351 |
| • Lot 3: 461 Waldeck Dr. | #86-4-119-282-2345 |
| • Lot 4: 445 Waldeck Dr. | #86-4-119-282-2330/2335/2340 |

1B:

Site Plan/ Survey:

Degen-Foat Surveying Inc
100 S Second St
Waterford, WI 53185
Gary Foat 262-534-5404
gkfoat@WI.RR.com

Site Engineer:

J. Condon & Associates, Inc
5415 Business Parkway
Ringwood, IL 60072
James E Condon, P.E. 815-728-0068
JCondon@jcondoninc.com

Architect:

TMH Architecture
423 Greenwood Lane
Barrington, IL 60010
Tom Hopkins 847-526-1440
tmharchitecture@comcast.net

1C: Environmental Features -- Waterfront / Lake and Existing Vegetation

1D: Storm Water --- On-Side Stormwater retention / detention is not required based on the specifics of the project. However, we are maintaining a wide strip of grass vegetation between all existing and new impervious services to the waterfront /lake for water quality purposes.

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 07/22/22 TIME: 13:40:09

DESCRIPTION PAY CD AMOUNT

PLAN COMM CK 250.00

WALDECK TWIN LLC 1884

TOTAL AMOUNT DUE 250.00

AMOUNT TENDERED 250.00

CHANGE DUE .00

TRANS #: 11 CASHIER CODE: JHD

BATCH #: C220722 REGISTER ID: 007

WALDECK TWIN, LLC
190 DETROIT ST.

CARY, IL 60013
(847) 639-5800

1884

DATE July 7, 2022

2-2566/710

VILLAGE OF TWIN LAKES

PAY TO THE ORDER OF

TWO HUNDRED, FIFTY AND 00/100

\$250.00

DOLLARS

Security Features
Included
Details on Back.

BMO Harris Bank

BMO Harris Bank N.A.
Chicago, Illinois

FOR APPL. FEE WALDECK PARCELS

[Signature]

MP

⑈001884⑈ ⑆071025661⑆ 4801755372⑈

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART
OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER
WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT
LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28
AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4
OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE
FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES,
KENOSHA COUNTY, WISCONSIN.

TWIN LAKES MAP NO. _____

OWNERS/SUBDIVIDERS:

WALDECK TWIN, LLC.
190 DETROIT STREET
CARY, IL 60013

AND

EDWARD W. HINZ REVOCABLE TRUST
3210 GOLFVIEW ROAD
McHENRY, IL 60050

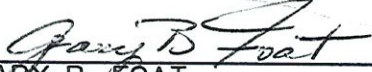
SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I
HAVE SURVEYED, DIVIDED AND MAPPED THE REDIVISION OF ALL OF LOTS 14 AND 16 AND
PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS
ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF
SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION
29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF
TWIN LAKES, KENOSHA COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE
AT THE NORTHWEST CORNER OF SECTION 28; THENCE S 01°39'07" E ALONG THE WEST
LINE OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION,
1364.44 FEET TO THE POINT OF BEGINNING OF LAND HEREINAFTER DESCRIBED; THENCE
N 62°54'55" W, 72.94 FEET; THENCE N 04°34'55" W, 151.72 FEET; THENCE 48.73 FEET
ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.70 FEET AND A
CHORD THAT BEARS N 20°22'07" W, 48.15 FEET; THENCE N 35°51'55" W, 34.30 FEET;
THENCE N 41°03'05" E, 10.00 FEET; THENCE S 62°54'55" E, 108.59 FEET; THENCE
N 70°27'14" E, 92.36 FEET; THENCE N 68°42'54" E, 55.75 FEET; THENCE N 60°26'14" E,
53.43 FEET; THENCE N 52°11'34" E, 3.31 FEET; THENCE S 52°15'55" E, 220.00 FEET
MORE OR LESS TO THE SHORELINE OF LAKE MARY; THENCE SOUTHWESTERLY ALONG
SAID SHORELINE OF LAKE MARY TO A POINT THAT IS S 62°54'55" E, 221.13 FEET,
MORE OR LESS FROM THE POINT OF BEGINNING; THENCE N 62°54'55" W, 221.13 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 105,547 SQUARE FEET OF
LAND, MORE OR LESS.

THAT I HAVE MADE SAID SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF
WALDECK TWIN, LLC. AND EDWARD W. HINZ AND JANIS L. HINZ, TRUSTEES OF THE
EDWARD W. HINZ REVOCABLE TRUST, OWNERS OF SAID LAND.

THAT SUCH MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES
OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN
STATUTES AND THE ORDINANCES OF THE VILLAGE OF TWIN LAKES IN SURVEYING, DIVIDING
AND MAPPING THE SAME.


GARY B. FOAT February 5th, 2022
S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



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

215055\215055C1.DWG

THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

SHEET 1 OF 9

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

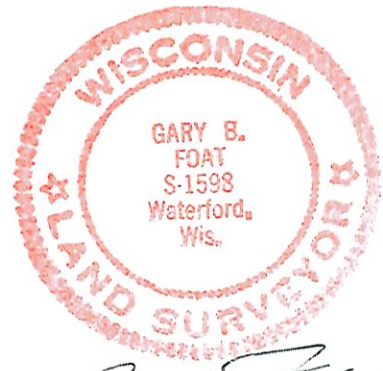
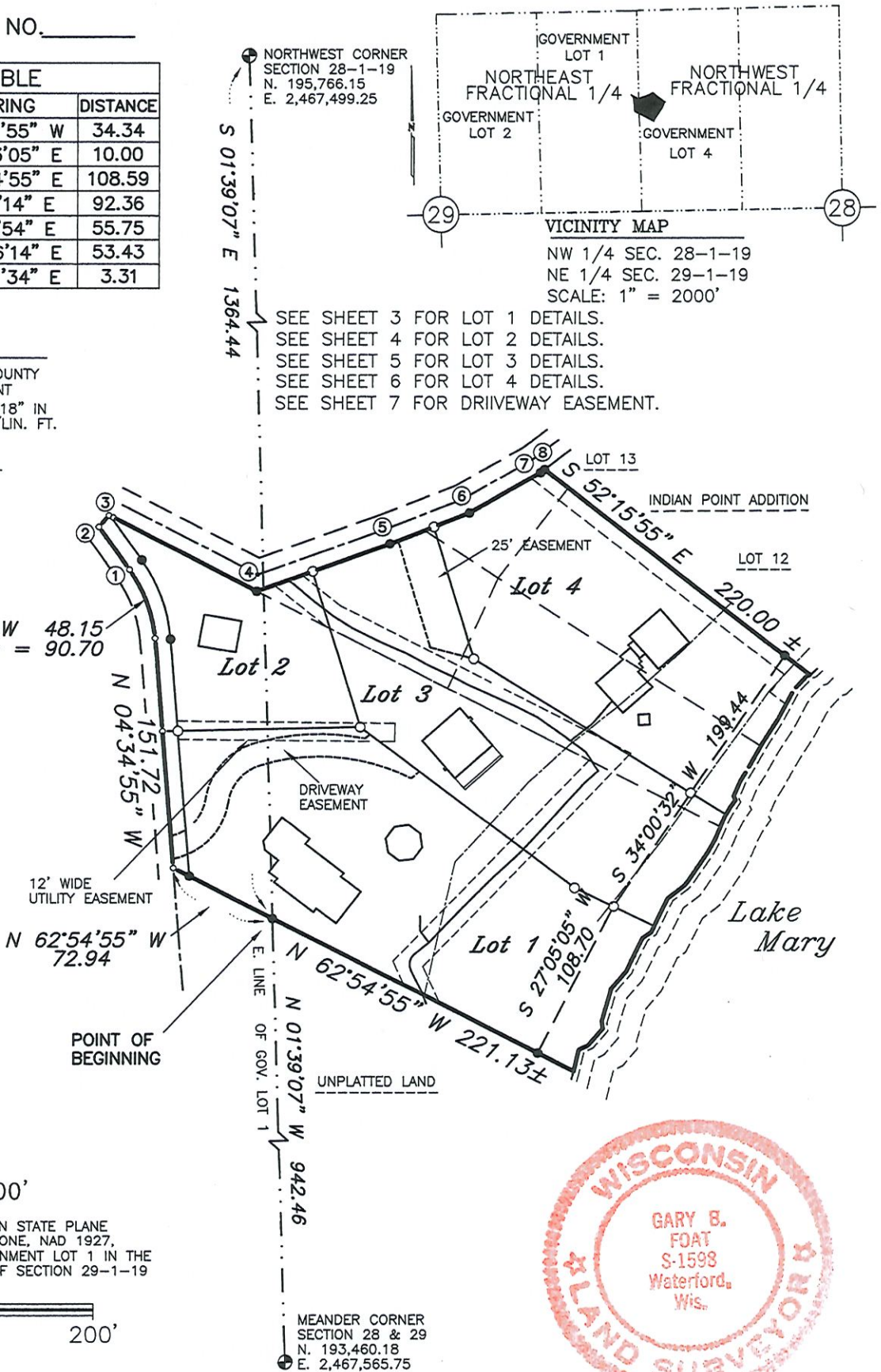
TWIN LAKES MAP NO. _____

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1-2	N 35°51'55" W	34.34
2-3	N 41°03'05" E	10.00
3-4	S 62°54'55" E	108.59
4-5	N 70°27'14" E	92.36
5-6	N 68°42'54" E	55.75
6-7	N 60°26'14" E	53.43
7-8	N 52°11'34" E	3.31

LEGEND

- ⊕ - FOUND KENOSHA COUNTY CONCRETE MONUMENT
- - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
- - FOUND IRON PIPE
- - MAGNETIC "MAG" NAIL
- () - RECORDED AS

Chord = N 20°22'07" W 48.15
Arc = 48.73 Radius = 90.70
NONTANGENT CURVE



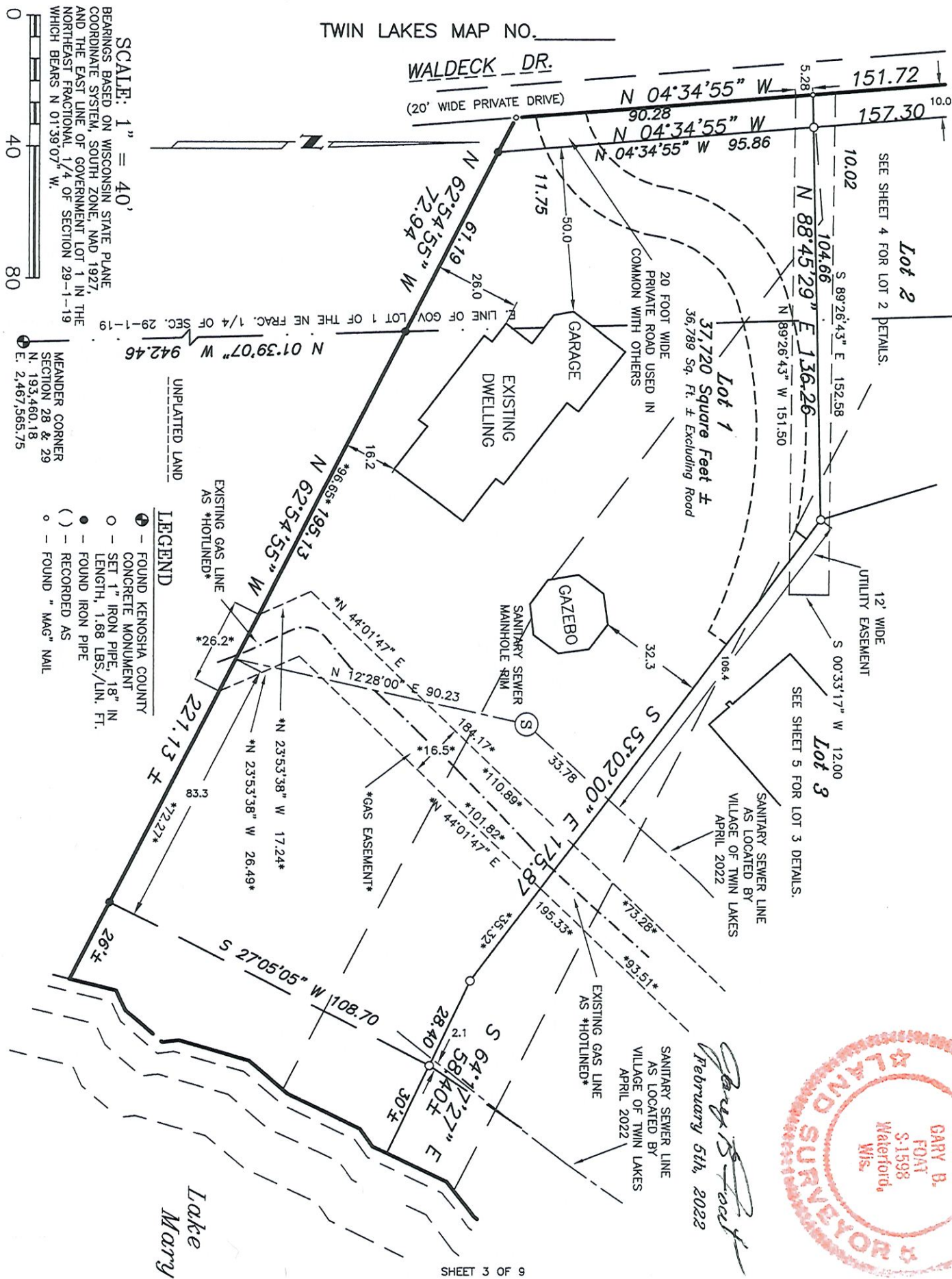
Gary B. Foat
February 5th, 2022

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

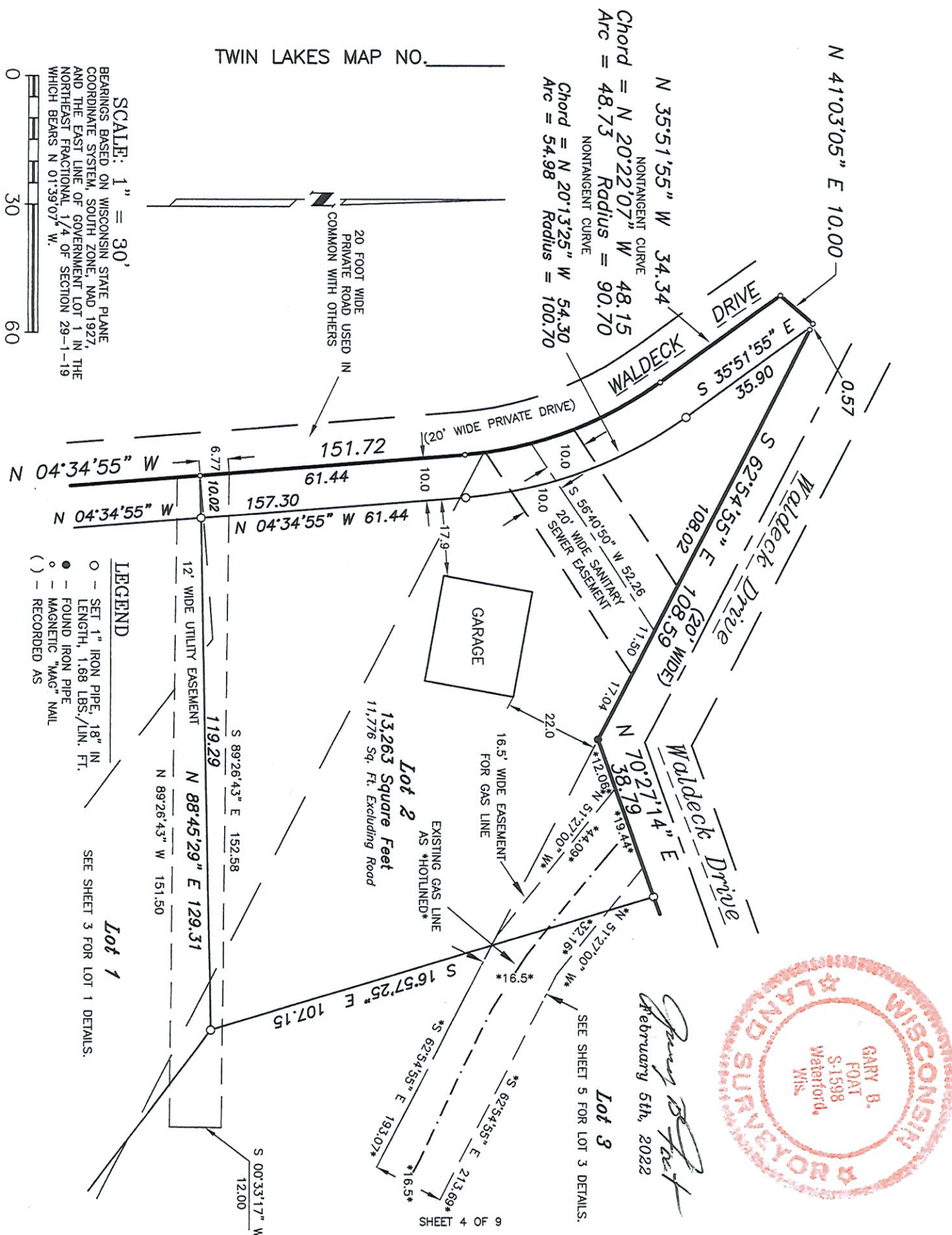
215055\21505C1.DWG
THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.



BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.



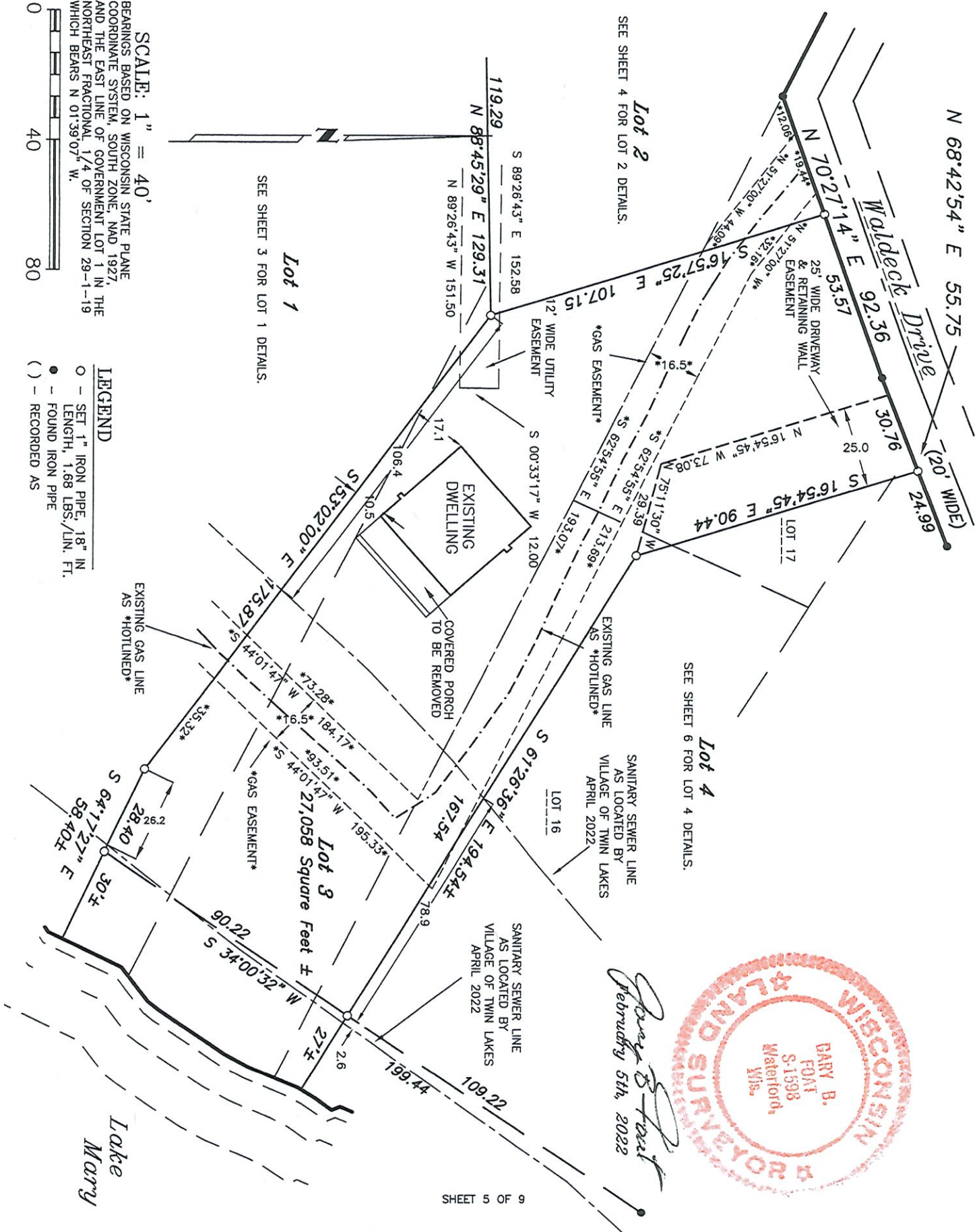
KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

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TWIN LAKES MAP NO. _____

SCALE: 1" = 40'
 BEARINGS BASED ON WISCONSIN STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE, NAD 1927,
 AND THE EAST LINE OF GOVERNMENT LOT 1 IN THE
 NORTHEAST FRACTIONAL 1/4 OF SECTION 29-1-19
 WHICH BEARS N 01°39'07" W.

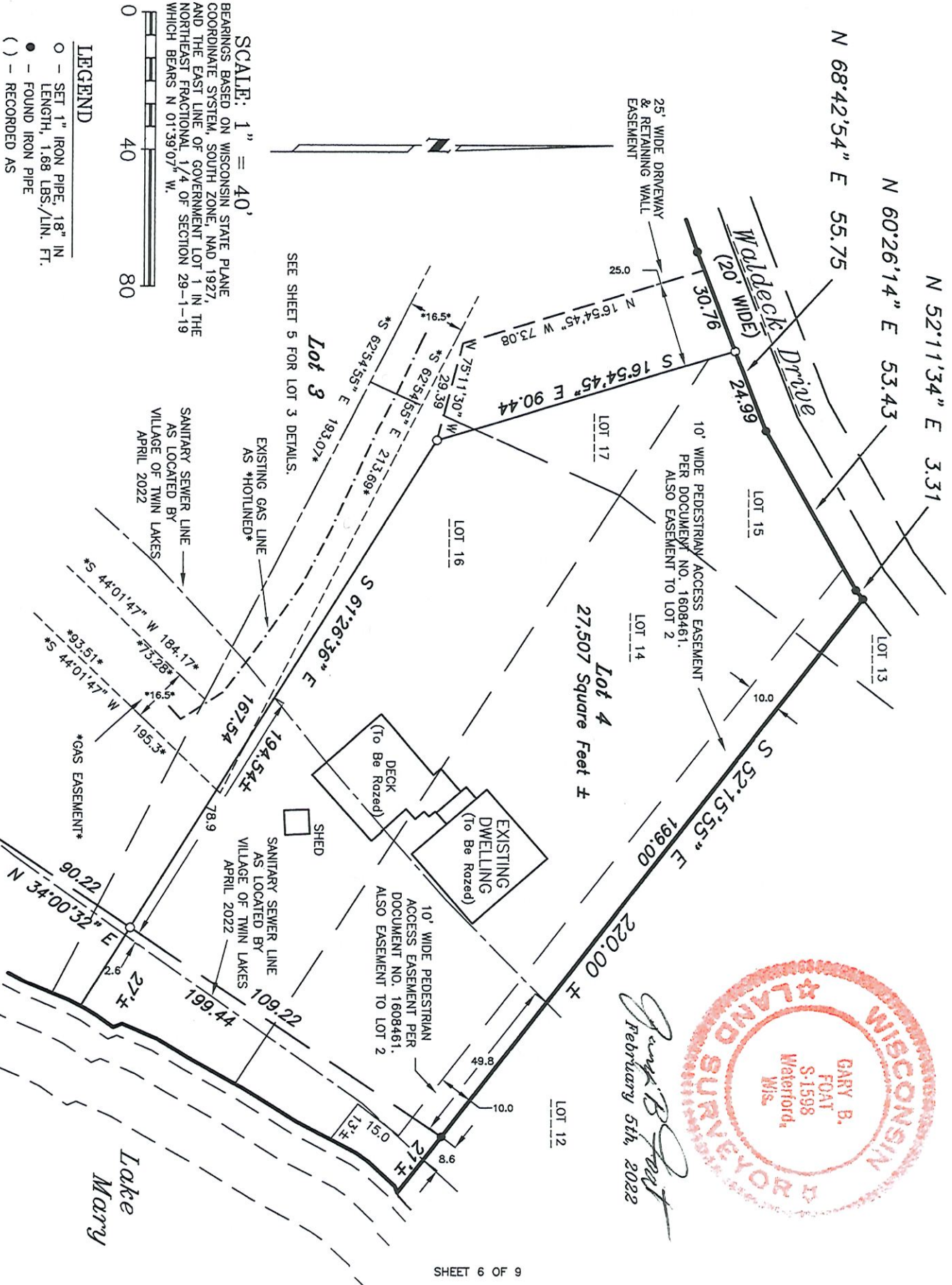
LEGEND
 ○ - SET 1" IRON PIPE, 18" IN
 LENGTH, 1.68 LBS./LIN. FT.
 ● - FOUND IRON PIPE
 () - RECORDED AS



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

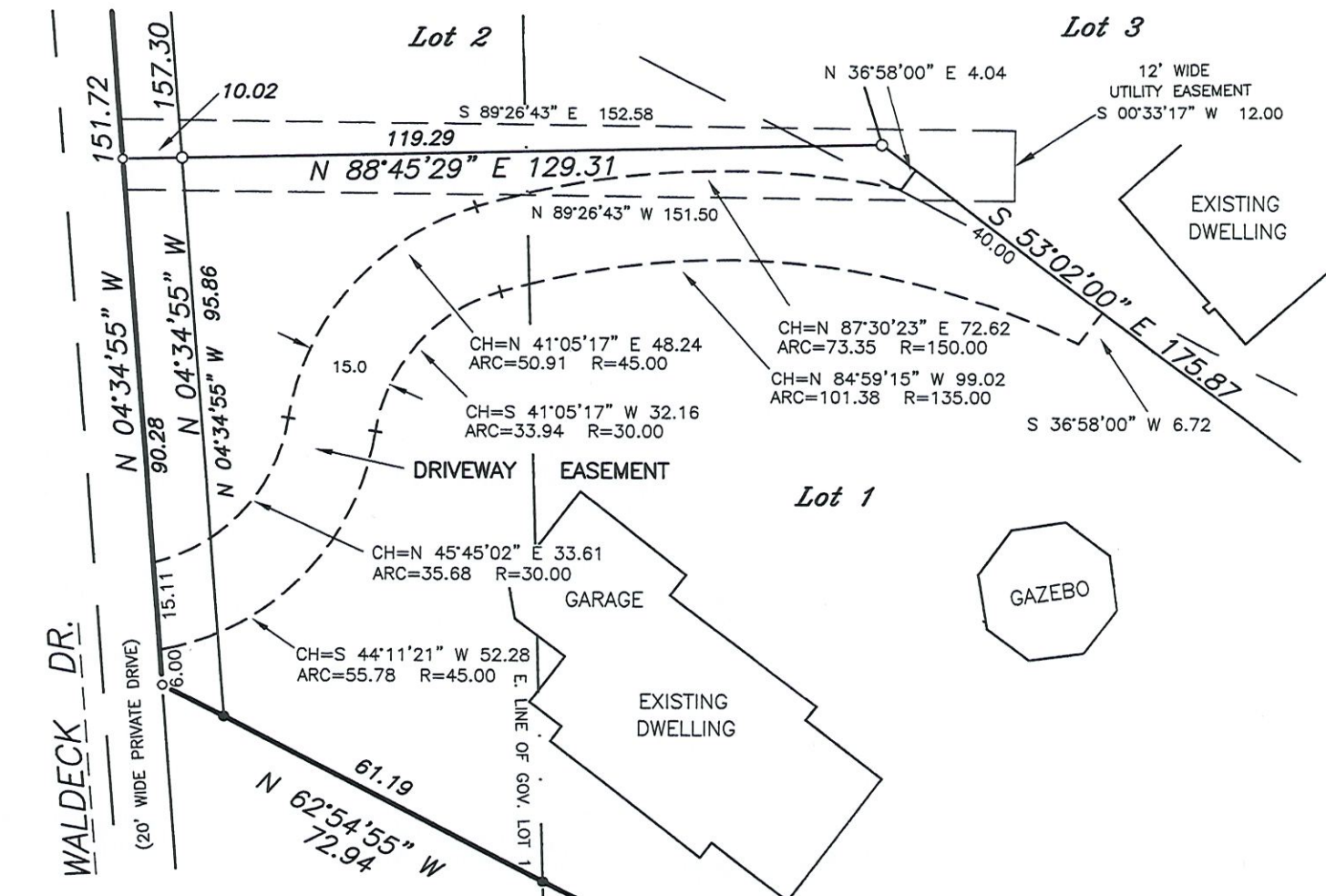
TWIN LAKES MAP NO. _____



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

TWIN LAKES MAP NO. _____



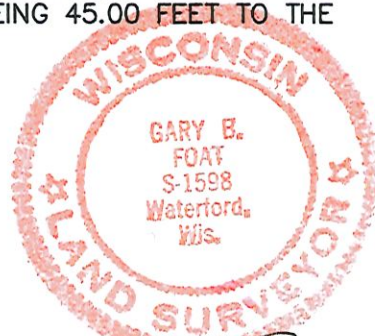
DRIVEWAY EASEMENT TO LOT 3

COMMENCE AT A "MAG" NAIL AT THE SOUTHWEST CORNER OF LOT 1; THENCE N 04°34'55" W, 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 04°34'55" W, 15.11 FEET; THENCE 35.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT, THE CHORD BEARING N 45°45'02" E, 33.61 FEET AND THE RADIUS BEING 30.00 FEET; THENCE 50.91 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, THE CHORD BEARING N 41°05'17" E, 48.24 FEET AND THE RADIUS BEING 45.00 FEET; THENCE 72.62 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, THE CHORD BEARING N 87°30'23" E, 72.65 FEET AND THE RADIUS BEING 150.00 FEET; THENCE N 36°58'00" E, 4.04 FEET; THENCE S 53°58'00" E, 40.00 FEET; THENCE S 36°58'00" W, 6.72 FEET; THENCE 101.38 FEET ALONG AN ARC OF A CURVE TO THE LEFT, THE CHORD BEARING N 84°59'15" W, 99.02 FEET AND THE RADIUS BEING 135.00 FEET; THENCE 33.94 FEET ALONG AN ARC OF A CURVE TO THE LEFT, THE CHORD BEARING S 41°05'17" W, 32.16 FEET AND THE RADIUS BEING 30.00 FEET; THENCE 55.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, THE CHORD BEARING S 44°11'21" W, 52.28 FEET AND THE RADIUS BEING 45.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
- - FOUND IRON PIPE
- - MAGNETIC "MAG" NAIL
- () - RECORDED AS

SCALE: 1" = 30'



Gary E. Foat
February 5th, 2022

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

TWIN LAKES MAP NO. _____
CORPORATE OWNER'S CERTIFICATE:

WALDECK TWIN, LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED AND MAPPED, AS REPRESENTED ON THE PLAT IN ACCORDANCE WITH THE VILLAGE OF TWIN LAKES. DEDICATED AS REPRESENTED ON THE PLAT IN ACCORDANCE WITH THE VILLAGE OF TWIN LAKES.

WALDECK TWIN, LLC., AS OWNER DOES HEREBY FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF TWIN LAKES

IN WITNESS WHEREOF THE SAID WALDECK TWIN, LLC., HAS CAUSED THE PRESENTS TO BE SIGNED BY:

EDWARD W. HINZ, MANAGING MEMBER
AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED
THIS _____ DAY OF _____, 2022.

WALDECK TWIN, LLC.
190 DETROIT STREET
CARY, IL 60013

STATE OF _____)
COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED, EDWARD W. HINZ, MANAGING MEMBER OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION BY ITS AUTHORIZATION.

NOTARY PUBLIC, STATE OF _____.

COMMISSION EXPIRES:



Gary B. Foat
February 5th, 2022

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF ALL OF LOTS 14 AND 16 AND PART OF LOTS 15 AND 17 OF INDIAN POINT ADDITION, TOGETHER WITH UNPLATTED LANDS ALL BEING PART OF GOVERNMENT LOT 4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 28 AND GOVERNMENT LOT 1 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP, WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

VILLAGE OF TWIN LAKES

EDWARD W. HINZ AND JANIS L. HINZ, TRUSTEES
OF THE EDWARD W. REVOCABLE TRUST
PETER E. BAUMANN LIVING TRUST
3210 GOLFVIEW ROAD
McHENRY, IL 60050

EDWARD W. HINZ, TRUSTEE

JANIS L. HINZ, TRUSTEE

STATE OF _____
COUNTY } SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2022.

EDWARD W. HINZ AND JANIS L. HINZ, TRUSTEES OF THE EDWARD W. HINZ REVOCABLE TRUST TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

VILLAGE OF TWIN LAKES

APPROVED BY THE VILLAGE OF TWIN LAKES THIS _____ DAY OF _____, 2022.

HOWARD K. SKINNER, VILLAGE PRESIDENT

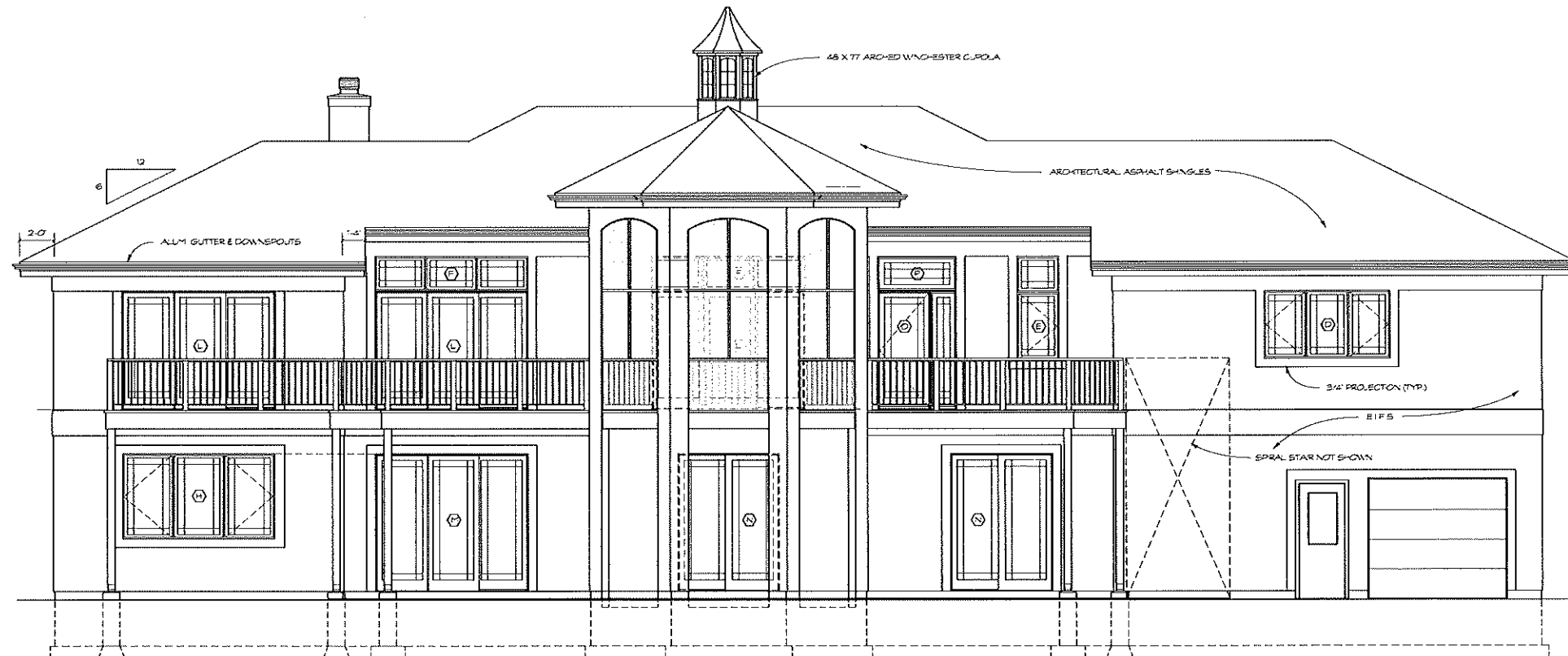
SABRINA WASWO, VILLAGE CLERK



Gary B. Foat
February 5th, 2022



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

- GENERAL NOTES AND SPECIFICATIONS**
- ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING ORDINANCES AND CONSTRUCTION CODES OF THE VILLAGES OF TWIN LAKES, WI AND THE WISCONSIN STATE ONE & TWO FAMILY DWELLINGS CODE. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO BE FAMILIAR WITH ORDINANCE AND CODE REQUIREMENTS AFFECTING THEIR WORK.
 - VERIFY ALL DIMENSIONS AND INFORMATION GIVEN. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR FOR CLARIFICATION OF ANY DETAILS IN QUESTION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
 - ALL MANUFACTURED AND/OR FABRICATED ITEMS, MATERIALS, AND ASSEMBLIES SHALL BE INSTALLED, CONSTRUCTED, AND INCORPORATED INTO THE WORK IN ACCORDANCE WITH THE MANUFACTURER'S AND/OR FABRICATOR'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
 - THESE PLANS SPECIFICATIONS PROVIDED ARE OF LIMITED SCOPE, COMMONLY REFERRED TO AS A 'BUILDER'S SET'. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AS REQUIRED TO ACCOMPLISH COMPLETE CONSTRUCTION IN ACCORDANCE WITH ESTABLISHED CONSTRUCTION PRACTICE. CONSULT WITH THE OWNER AS REQUIRED TO DETERMINE SPECIFICATIONS, FIXTURES, DOORS AND TRIM STYLES, ETC.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR AND SHALL NOT HAVE CHARGE OF ANY CONSTRUCTION MEANS, METHODS, PROCEDURES, SEQUENCES, SCHEDULES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

- CONCRETE AND FOUNDATIONS**
- ALL FOOTINGS AND FOUNDATION WALLS SHALL BE FULLY FORMED TO THE DIMENSIONS GIVEN. ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SUBSOIL AT A MINIMUM DEPTH OF 3'-6" BELOW FINISH GRADE. ASSUMED SAFE SOIL BEARING CAPACITY IS 3,000 PSF. NOTIFY THE ARCHITECT OF ANY UNUSUAL OR POOR QUALITY SOIL CONDITIONS ENCOUNTERED PRIOR TO FORMING AND PLACING CONCRETE FOOTINGS.
 - ALL CONCRETE SHALL BE MINIMUM 3,000 PSI ULTIMATE COMPRESSIVE STRENGTH, WITH A MINIMUM CEMENT CONTENT OF 5 BAGS PER CUBIC YARD.
 - CONCRETE SHALL BE PLACED CONTINUOUSLY AND IN A MANNER TO PREVENT HONEYCOMBING AND SEGREGATION OF MATERIALS. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED AND WORKED AROUND REINFORCING AND EMBEDDED ITEMS.
 - REMOVE ALL STANDING WATER FROM EXCAVATION PRIOR TO PLACEMENT OF CONCRETE AND DURING INITIAL CURING PERIOD. FOUNDATION WORK SHALL BE IN ACCORDANCE WITH AG 305 - RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING.

- WOOD GENERAL CARPENTRY FINISHES**
- ALL JOISTS, RAFTERS, HEADERS SHALL BE NO. 2 OR BETTER LUMBER MEETING THE FOLLOWING MINIMUM SPECIFICATIONS: F# = 875 PSI (875 PSI REPETITIVE USE), E = 1,300,000 PSI (DOUGLAS FIR, HEM-FIR OR SPRUCE-PINE-FIR). ALL VALLEYS AND RIDGE BOARDS TO BE 1-3/4" LVL MATERIAL (SEE BELOW). MINIMUM DEPTH 2" LARGER THAN ADJACENT RAFTER.
 - ALL STUDS SHALL BE COMMON SOFTWOOD SPECIES, STUD GRADE.
 - INSTALL NAIL STOPS AS REQUIRED TO PROTECT ALL ELECTRICAL AND PLUMBING IN STUD WALLS. INSTALL STUD REINFORCEMENT SHOES AT HORIZONTAL PANG RUNS IN STUDS WHERE NOTCHES AND BORED HOLES EXCEED CODE RESTRICTIONS.
 - LVL HEADERS AND TJ JOISTS SHOWN ON DRAWINGS BY TRUS JOIST MANUFACTURER, OR AN EQUAL ALTERNATE APPROVED BY THE ARCHITECT. JOISTS TO BE DESIGNED FOR MAXIMUM 1680 LIVE LOAD DEFLECTION.
 - ALL WOOD FRAMING NAILS AND FASTENERS TO BE IN ACCORDANCE WITH THE FASTENER SCHEDULE FOR STRUCTURAL MEMBERS IN THE CODE.
 - ALL INTERIOR WALLS AND CEILINGS TO BE FINISHED WITH 5/8" GYPSEUM BOARD DRYWALL, ATTACHED WITH DRYWALL SCREWS, TAPED, FINISHED WITH JOINT COMPOUND AND Sanded 5" SMOOTH MORTAR RESISTANT DRYWALL IN ALL BATHROOMS, LAUNDRY ROOMS AND OTHER WET AREAS.

- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**
- EIFS SHALL BE A PROPRIETARY RAINSCREEN SYSTEM BY DRYVIT, ESSENERGY, STO, OR EQUAL APPROVED. SYSTEM INCLUDES EPS INSULATION WITH ATTACHMENT TO THE SUBSTRATE, FIBERGLASS REINFORCING MESH, BASE COAT AND TEXTURED COLORED FINISH COAT.
 - APPLY EPS TO SUBSTRATE WITH MANUFACTURER APPROVED ADHESIVES OR FASTENERS STARTING FROM BOTTOM ALLOWING FOR FULL ENCAPSULATION. BASE FLASHING, CAULK JOINTS. STAGGER AND INTERLOCK JOINTS AT CORNERS. PRECUT BOARDS TO FIT OPENINGS. BOARD EDGES SHALL NOT ALIGN WITH CORNERS OF OPENINGS. REINFORCE CORNERS AT OPENINGS. CONTINUOUS JOINTS AS SHOWN ON ELEVATIONS. INSTALL BACKER ROD AND COMPATIBLE CAULK IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - APPLY 2-LAYER BASE COAT TO FULLY EMBED MESH (MESH PATTERN SHALL NOT BE VISIBLE).
 - APPLY FINISH COAT MINIMUM 24 HOURS AFTER COMPLETION OF BASE COAT. COLOR AND TEXTURE TO BE SELECTED BY OWNER.
 - SUBMIT SYSTEM SPECIFICATIONS AND APPLICABLE DETAILS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION.

- MECHANICAL AND ELECTRICAL**
- ALL FIXTURES TO BE SELECTED AND SPECIFIED BY THE OWNER. VERIFY ALL FIXTURE LOCATIONS AND REQUIREMENTS BEFORE INSTALLATION.
 - CONSULT WITH THE OWNER AND RESPECTIVE UTILITY COMPANIES FOR LOCATION AND REQUIREMENTS OF SERVICE ENTRANCES AND CONNECTIONS.
 - HEATING, VENTILATING AND AIR CONDITIONING SYSTEM (HVAC) SHALL BE DESIGNED AND ENGINEERED BY THE RESPECTIVE CONTRACTOR IN ACCORDANCE WITH ASHRAE STANDARDS.
 - ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE. ALL WORK TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR.
 - ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH ILLINOIS PLUMBING CODE. ALL WORK TO BE PERFORMED BY LICENSED PLUMBING CONTRACTOR.

ADDITIONAL GENERAL NOTES ON SHEET A4

SHT. NO.	CONTENTS
A1	FRONT & REAR ELEVATIONS
A2	SIDE ELEVATIONS
A3	MAIN FLOOR PLAN
A4	SECTION A
A5	LOWER FLOOR PLAN
A6	FOUNDATION PLAN
A7	GENERAL NOTES
A8	SECTIONS
A9	MISCELLANEOUS DETAILS
E1	MAIN FLOOR ELECTRICAL
E2	LOWER FLOOR ELECTRICAL

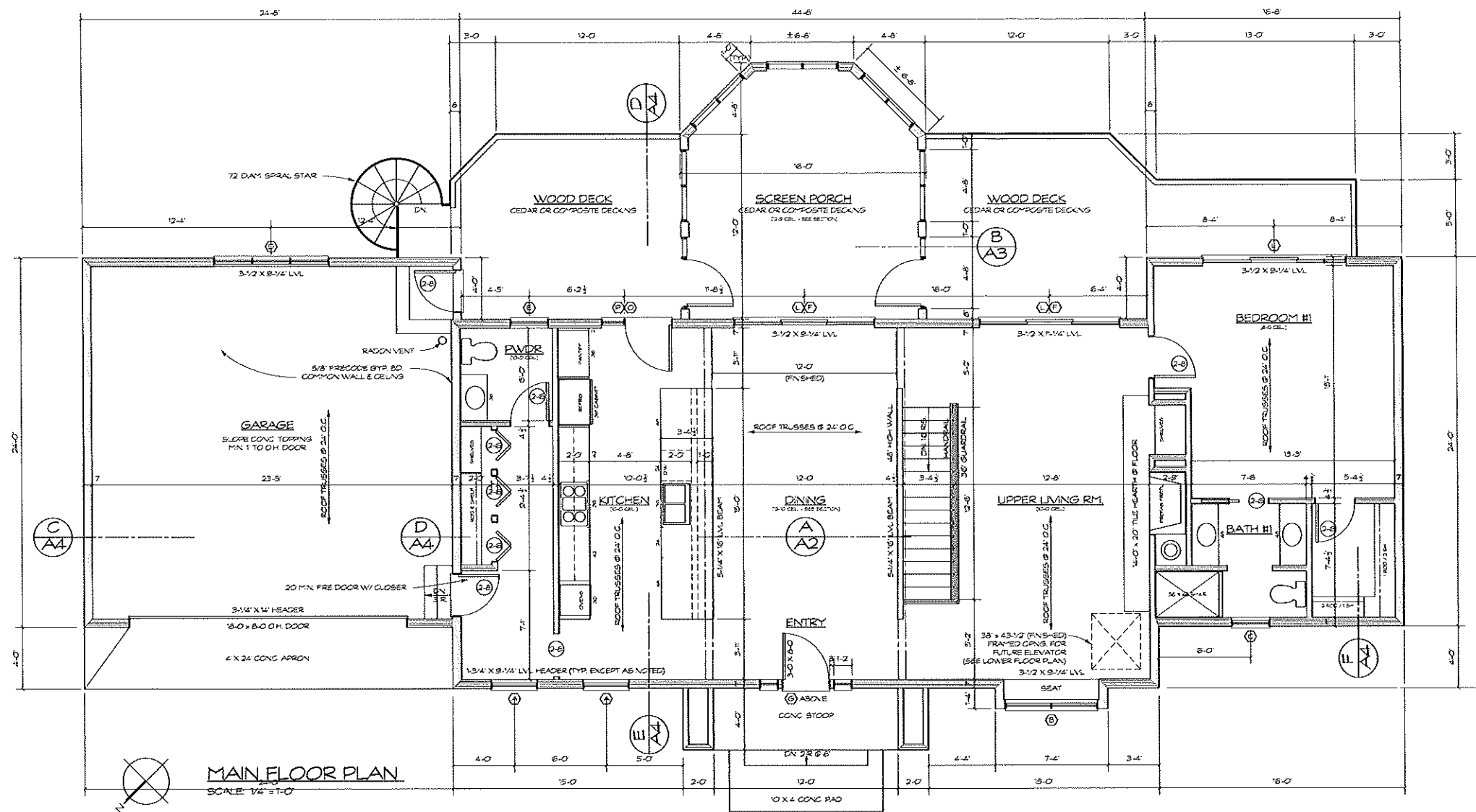
ALL WORK SHALL CONFORM TO THE STATE OF WISCONSIN ONE & TWO FAMILY DWELLINGS CODE

FLOOR AREAS	2,880 SF. TOTAL FINISHED LIVING AREA
MAIN FLOOR	1,480 SF.
LOWER FLOOR	1,400 SF.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS, AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

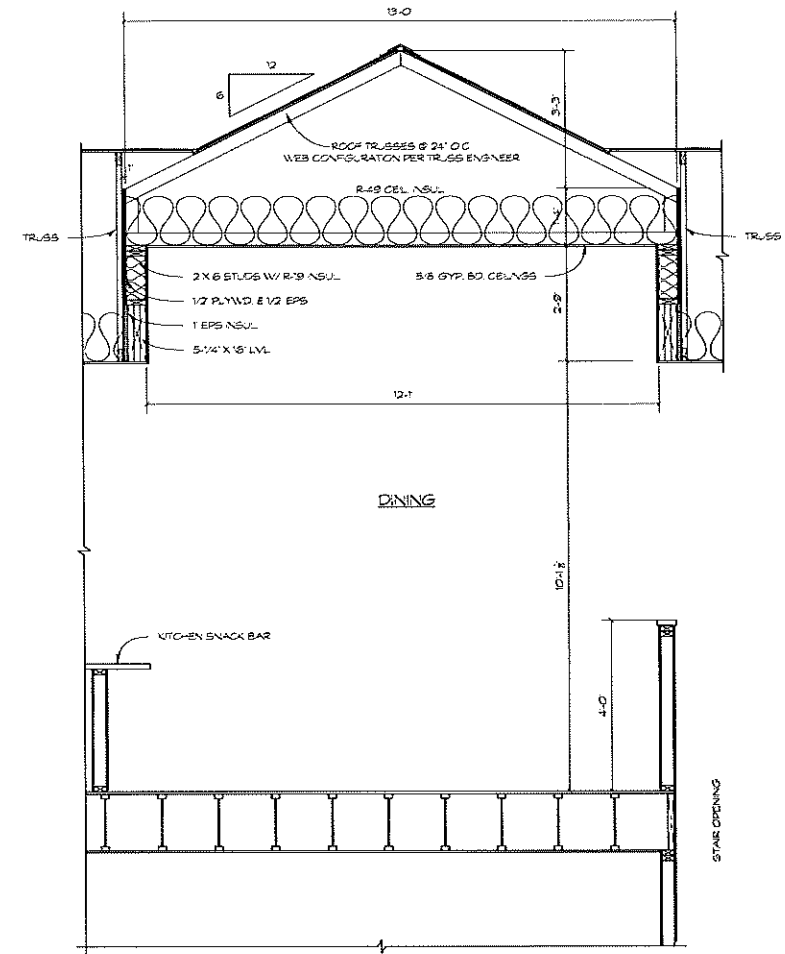
THOMAS M. HOPKINS - ARCHITECT
WISCONSIN LICENSE NO. 5238-5
Current License Expires 07-31-2022

NEW RESIDENCE 445 WALDECK DR. - TWIN LAKES, WI		
TMH ARCHITECTURE	THOMAS M. HOPKINS - ARCHITECT 423 GREENWOOD LN - BARRINGTON, IL PHONE: (847) 526-1440	PROJECT NO. 21-1720 JUN 2022
	A1	



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



A
A2

SECTION @ DINING ROOM

SCALE: 1/2" = 1'-0"

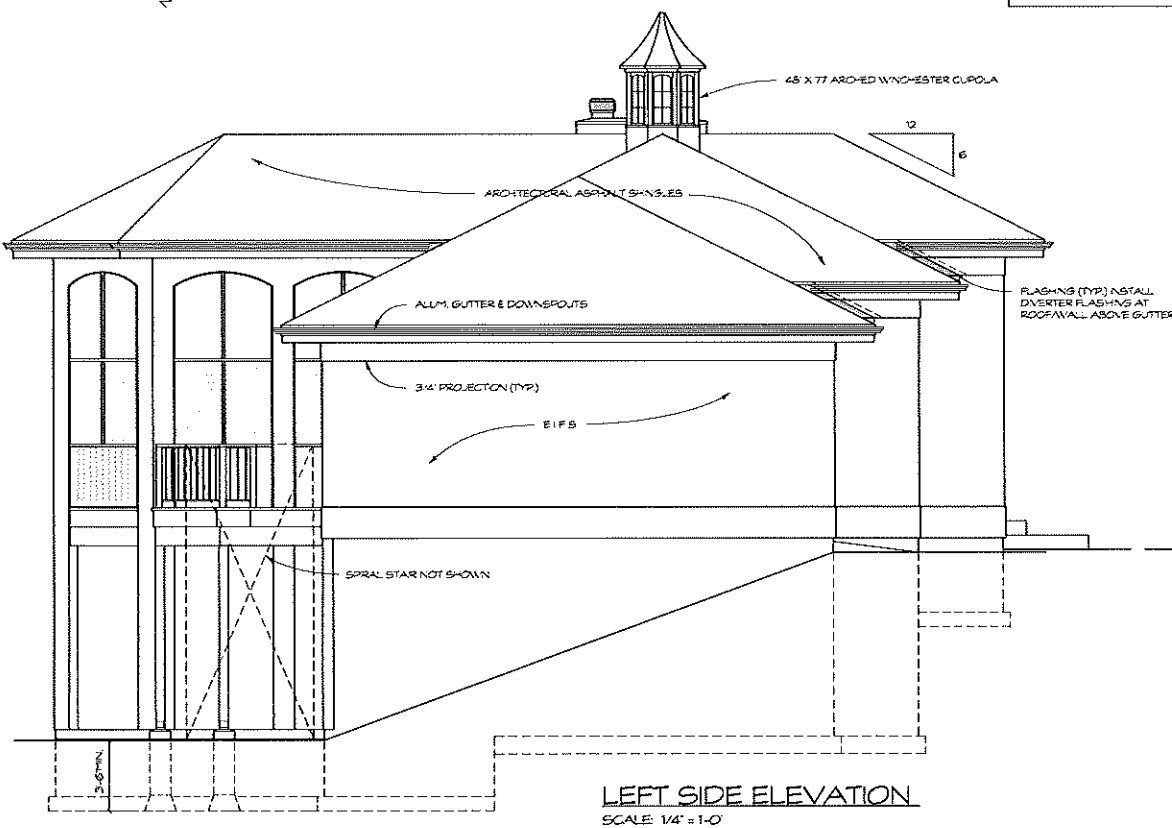
WINDOW LIST

WINDOW SIZES ARE NOMINAL - EXACT SIZE PER MANUFACTURER
MARVIN INTEGRITY - WOOD FRAME CLAD EXTERIOR
LOW-E INSULATED GLAZING, MAX U-0.30 - LWT MAX U-0.55
CONTRACTOR TO VERIFY UNIT & ROUGH OPENING SIZE

TYPE	NOM. SIZE	QTY.	NOTES
A	ICAP 3723 TRANSOM	3'-0" X 2'-0"	2
ICA	3759 CASEMENT	3'-0" X 5'-0"	
B	SEGMENT ARCH	6'-0" X 3'-0"	1 2
2)	ICAP 3759 CASEMENT	6'-0" X 5'-0"	
C	ICA 2847 CASEMENT	2'-4" X 4'-0"	1
D	3) ICA 2851 CASEMENT	7'-0" X 4'-4"	1
E	ICAP 2823 TRANSOM	2'-4" X 2'-0"	2
ICA	2847 CASEMENT	2'-4" X 4'-0"	
F	FINED TRANSOM	3'-0" X 2'-0"	3 3
G	SEGMENT ARCH	3'-0" X 3'-0"	1 2, 3
H	3) ICA 3759 CASEMENT	9'-0" X 5'-0"	1 EGRESS
L	SLIDING GL. DOOR	9'-0" X 6'-0"	3 1
M	SLIDING GL. DOOR	9'-0" X 8'-0"	2 1
N	SLIDING GL. DOOR	6'-0" X 8'-0"	2 1
O	DOOR & Sidelite	4'-6" X 6'-10"	1
P	TRANSOM	4'-6" X 2'-0"	1 1

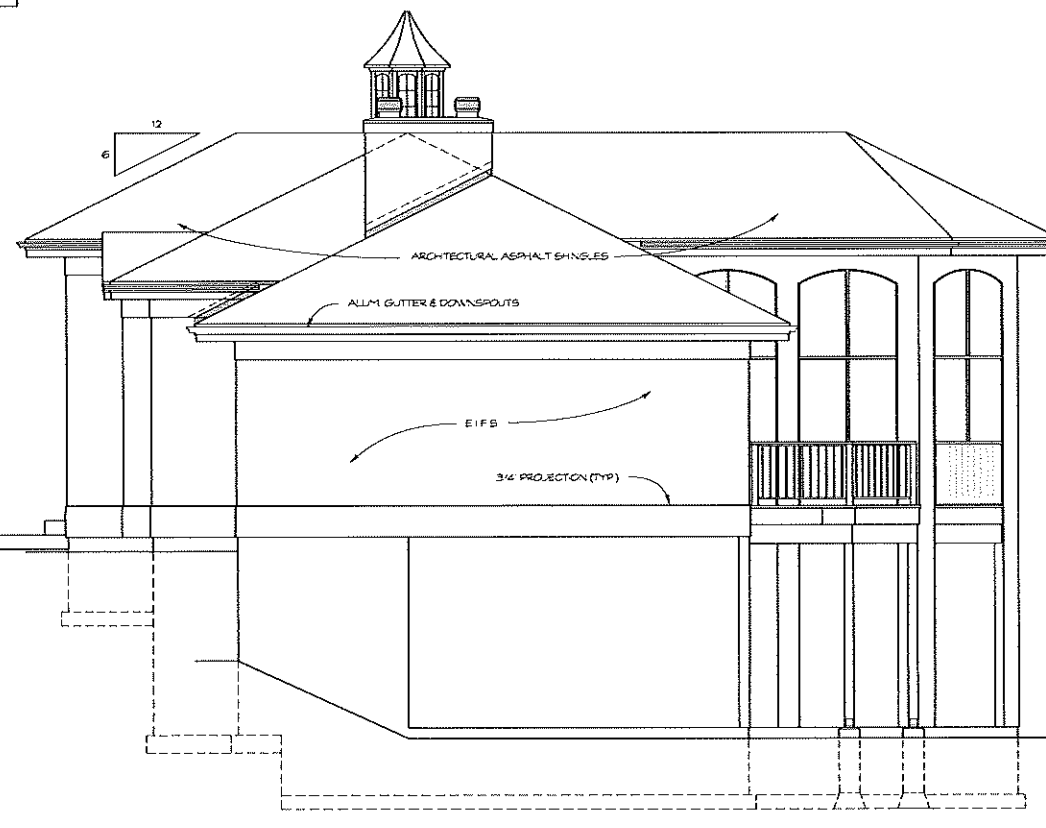
NOTES

- SAFETY GLAZING
- ARCH WINDOWS - 6'-0" RADIUS
- OVERALL TO MATCH DOOR WIDTH



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

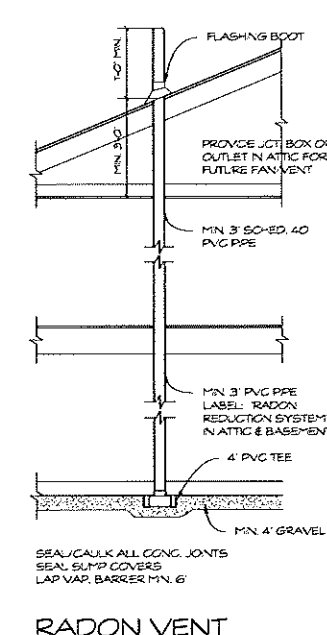
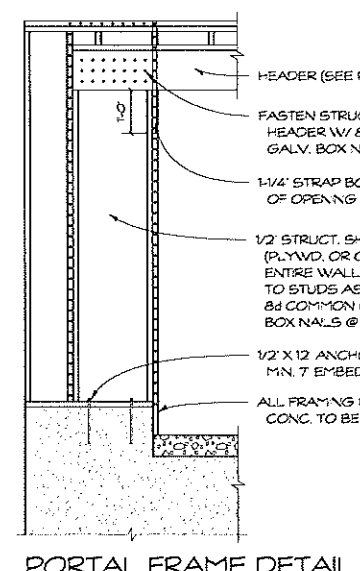
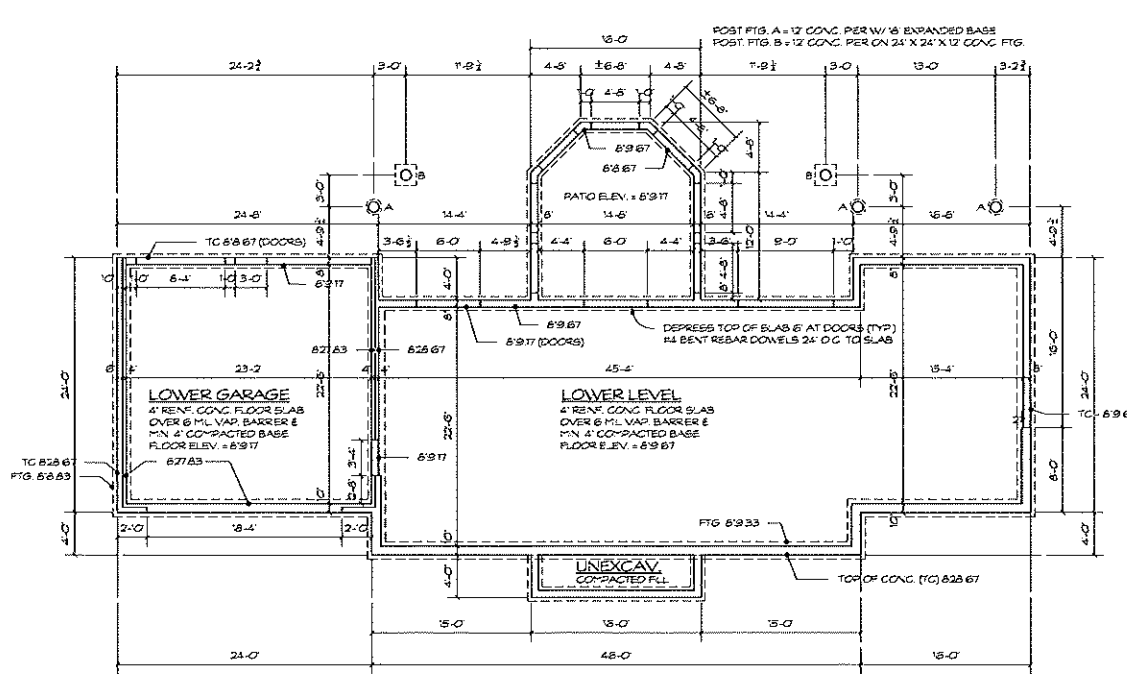
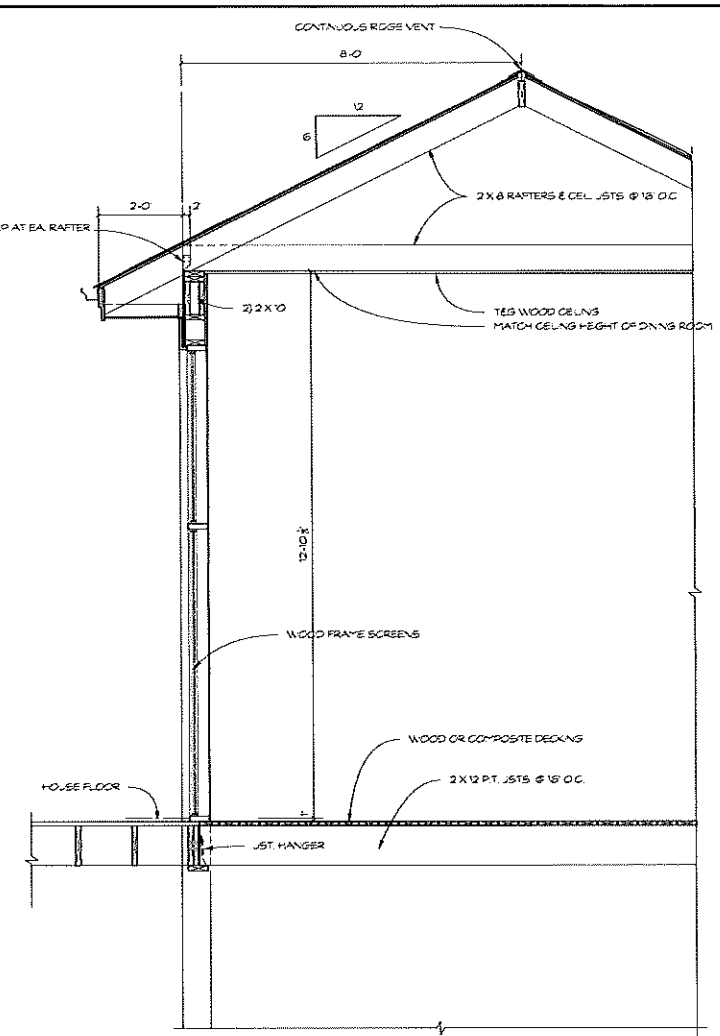
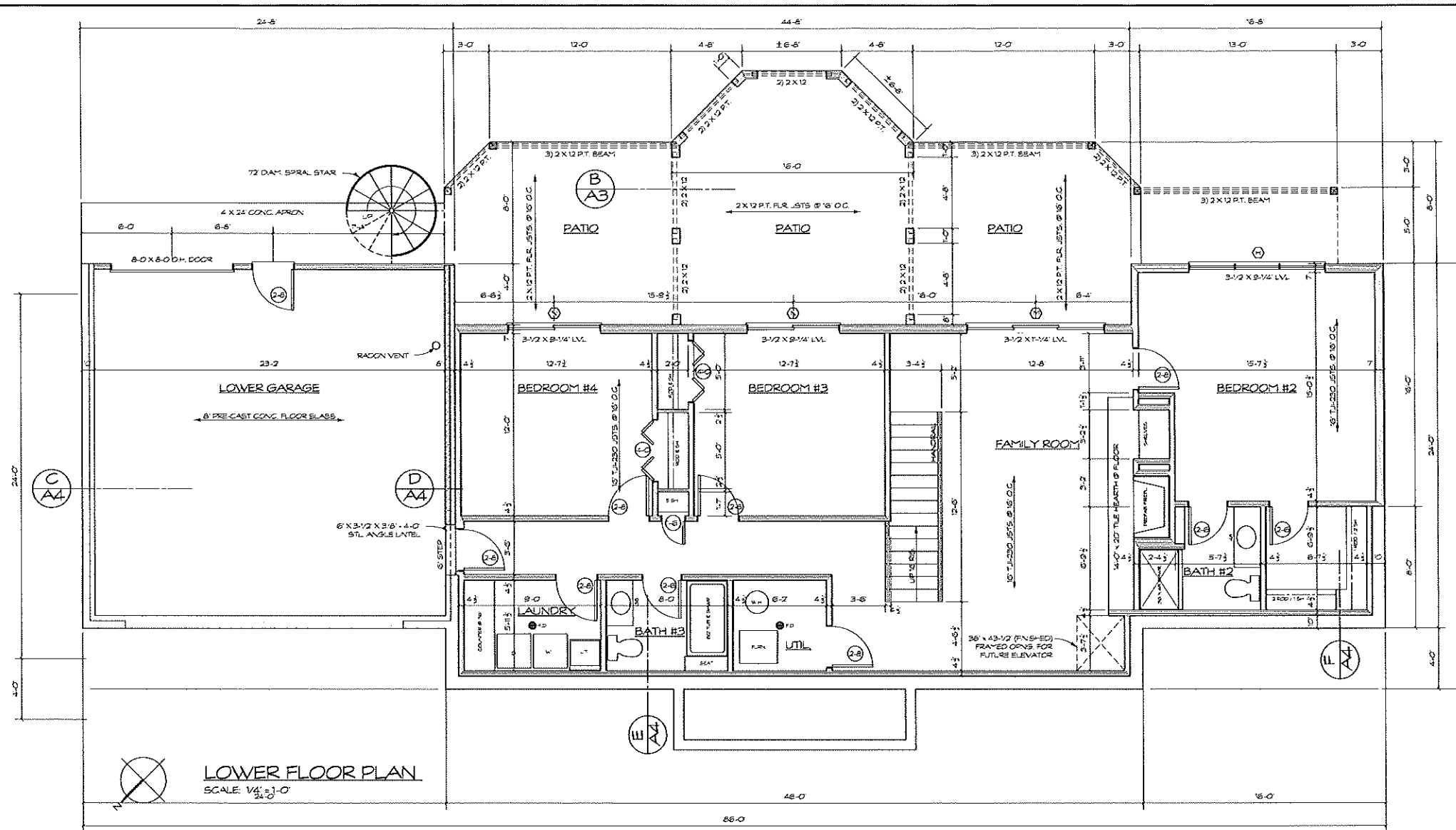


NEW RESIDENCE
445 WALDECK DR. - TWIN LAKES, WI

TMH ARCHITECTURE
THOMAS M. HOPKINS - ARCHITECT
423 GREENWOOD LN. - BARRINGTON, IL
PHONE: (847) 526-1440

PROJECT NO.
21-1720
JUN 2022

A2

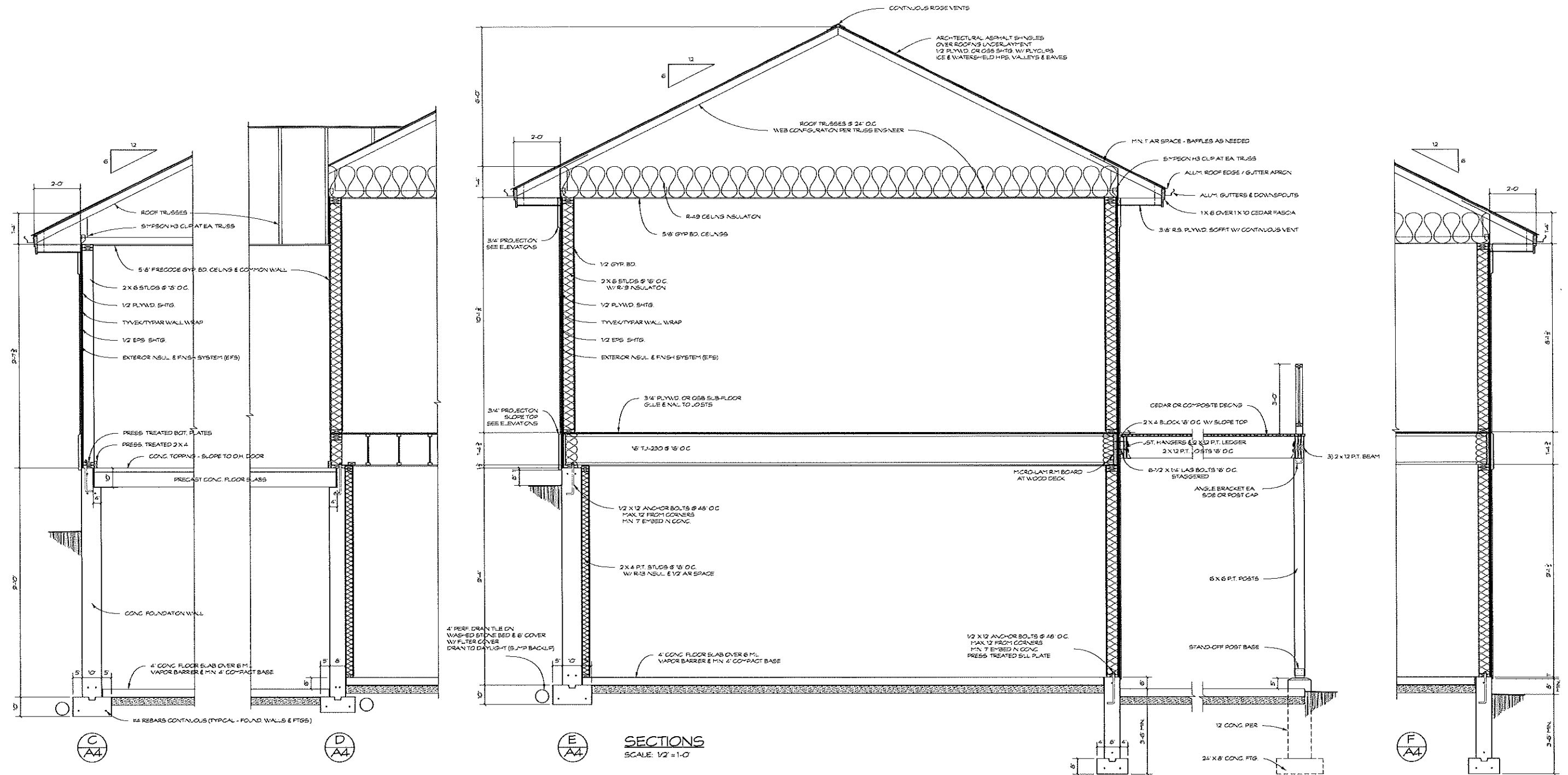


ABBREVIATIONS

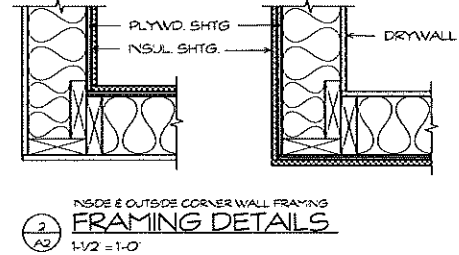
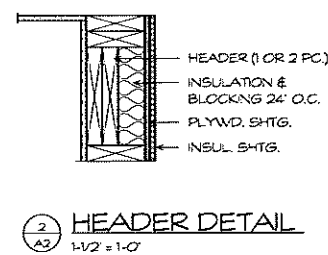
<p># - AT # NUMBER</p> <p>AB - ANCHOR BOLT</p> <p>A/C - AIR CONDITIONING</p> <p>APP - ABOVE FINISH FLOOR</p> <p>BD - BOARD</p> <p>BM - BEAM</p> <p>BSB - BEARING</p> <p>CAB - CABINET</p> <p>CEL - CEILING</p> <p>COL - COLUMN</p> <p>CONC - CONCRETE</p> <p>CONT - CONTINUOUS</p> <p>CJ - CEILING JOIST</p> <p>CT - CERAMIC TILE</p> <p>DBL - DOUBLE</p> <p>DAM - DIAMETER</p> <p>EA - EACH</p> <p>ELECT - ELECTRICAL</p> <p>ELEV - ELEVATION</p> <p>EXT - EXISTING</p> <p>EXT - EXTERIOR</p> <p>FOUND - FOUNDATION</p> <p>FLR - FLOOR</p> <p>F.D. - FLOOR DRAIN</p> <p>FT - FOOT/FEET</p> <p>FTG - FOOTING</p> <p>G.F.I. - GROUND FAULT INTERRUPTER</p> <p>GYP BD - GYPSUM BOARD</p> <p>H.B. - HIGHER B.B.</p> <p>H.C. - HOLLOW CORE</p> <p>HOR - HORIZONTAL</p> <p>N - NORTH</p> <p>NOV - NOSE</p> <p>NSUL - INSULATION INSULATED</p> <p>NT - INTERIOR</p>	<p>JOIST - JOIST</p> <p>LAV - LAVATORY</p> <p>LB - LOAD</p> <p>LSR - LUMBER</p> <p>MAX - MAXIMUM</p> <p>MIN - MINIMUM</p> <p>MO - MASONRY OPENING</p> <p>MTL - METAL</p> <p>N/A - NOT APPLICABLE</p> <p>O.C. - ON CENTER</p> <p>O.H. OR - OVER-HEAD DOOR</p> <p>OSB - ORIENTED STRAND BOARD</p> <p>PL - PLATE</p> <p>PPF - POUNDS PER SQ. FT.</p> <p>PPF - POUNDS PER SQ. FT.</p> <p>P.T. - PRESSURE TREATED</p> <p>REQD - REQUIRED</p> <p>REIN - REINFORCING</p> <p>RO - ROUGH OPENING</p> <p>R & S - RIGID & SELF</p> <p>SC - SOLID CORE</p> <p>SF - SQUARE FOOT/FEET</p> <p>SH - SHELF</p> <p>SHR - SHOWER</p> <p>SIR - STRUCTURAL INSUL. PANEL</p> <p>SQ - SQUARE</p> <p>ST - STEEL</p> <p>T & B - TOP & BOTTOM</p> <p>T & G - TONGUE AND GROOVE</p> <p>TYP - TYPICAL</p> <p>WD - WOOD</p> <p>W.P. - WEATHERPROOF</p> <p>WSTR - WEATHERSTRIP</p> <p>WWM - WELDED WIRE MESH</p> <p>WV - WITH</p>
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NEW RESIDENCE
445 WALDECK DR. - TWIN LAKES, WI

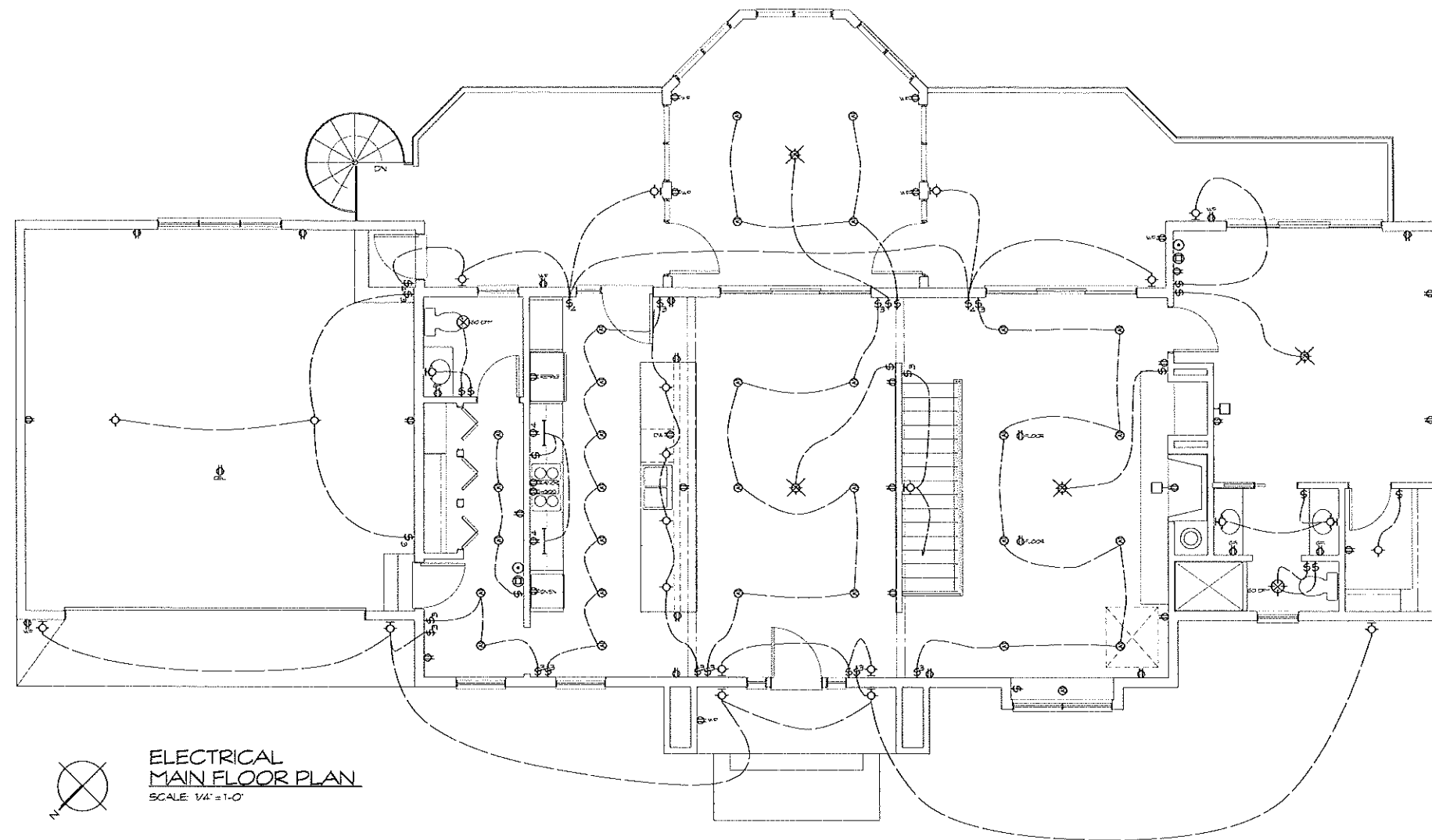
<p>TMH ARCHITECTURE</p> <p>THOMAS M. HOPKINS - ARCHITECT 433 GREENWOOD LN. - BARRINGTON, IL PHONE: (847) 526-1440</p>	<p>PROJECT NO. 2-1720</p>	<p>A3</p>
	<p>JUN 2021</p>	



SECTIONS SCALE: 1/2" = 1'-0"



- THERMAL AND MOISTURE PROTECTION**
1. INSTALL EXTERIOR WALL AND CEILING INSULATION, SILL SEALER, EXTERIOR INSULATING SHEATHING, ETC. IN ACCORDANCE WITH THE DRAWINGS AND DETAILS. MAINTAIN VENTILATION SPACES TO ATTIC AS SHOWN.
 2. INSTALL FIBERGLASS SOUND ATTENUATING BATT INSULATION AT ALL BATHROOM AND POWDER ROOM WALLS AND FLOORS ADJACENT TO OTHER LIVING AREAS. INSULATE AROUND ALL SUPPLY AND DRAINAGE PIPING IN FLOORS ABOVE FINISHED LIVING AREAS.
 3. INSTALL INSULATION/SEALER AROUND ALL EXT. WINDOW AND DOOR JAMBS.
 4. SEAL ALL ELECTRICAL OUTLETS AND BOXES, CABLE AND PHONE BOXES, ETC. IN EXTERIOR WALLS.
 5. INSTALL VAPOR RETARDER ON THE INTERIOR SIDE OF EXTERIOR WALLS AND CEILINGS. KRAFT FACED INSULATION (INSTALLED TO FACE OF STUDS, JOISTS OR RAFTERS) OR VAPOR RETARDER PAINT IS RECOMMENDED.
 6. WRAP EXTERIOR WALLS WITH TYVEK OR TYPAR IN-TRATION BARRIER. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER DETAILS, WITH PROPER FLASHING INSTALLED AT ALL WINDOW AND DOOR OPENINGS.
 7. INSTALL ICE AND WATER SHIELD AT ALL ROOF VALLEYS AND EAVES.



**ELECTRICAL
MAIN FLOOR PLAN**
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LIST

- ⦿ 3-WIRE GROUNDING DUPLEX RECEPTACLE
(GFI = GROUND FAULT CIRCUIT INTERRUPTER)
(WP = WEATHERPROOF)
- ⦿ SPECIALTY OR APPLIANCE OUTLET AS NOTED
REFER TO MANUFACT. DATA FOR ELECT. REQ'T.
- ⦿ RECESSED FIXTURE (ICF AS REQUIRED)
- ⦿ SINGLE POLE TOGGLE SWITCH
- ⦿ THREE WAY TOGGLE SWITCH (OR AS NOTED)
- ⦿ INCANDESCENT LIGHTING FIXTURE
(PC = ONE PIECE PORCELAIN BASE, 75 W A-9)
RECESSED INCANDESCENT FIXTURE
- ⦿ EXTERIOR SECURITY LIGHTING
MOTION SENSOR W/ SWITCH OVERIDE
- ⦿ FLUORESCENT FIXTURE
(SQUARE = 2X2 / RECTANGLE = 2X4)
- ⦿ EX-HAUST FAN (CFM AS NOTED)
- ⦿ EX-HAUST FAN / LIGHT COMBINATION
- ⦿ SURFACE MOUNTED CEILING FAN
AND LIGHT W/ SPEED CONTROL
- SLIM LINE FLUORESCENT UNDER CABINET LT.
- TELEVISION OUTLET W/ FLUSH WALL BOX
COAXIAL CABLE TO CABLE FEED
- ⦿ SMOKE DETECTOR - HARD WIRE
- ⦿ CARBON MONOXIDE - HARD WIRE

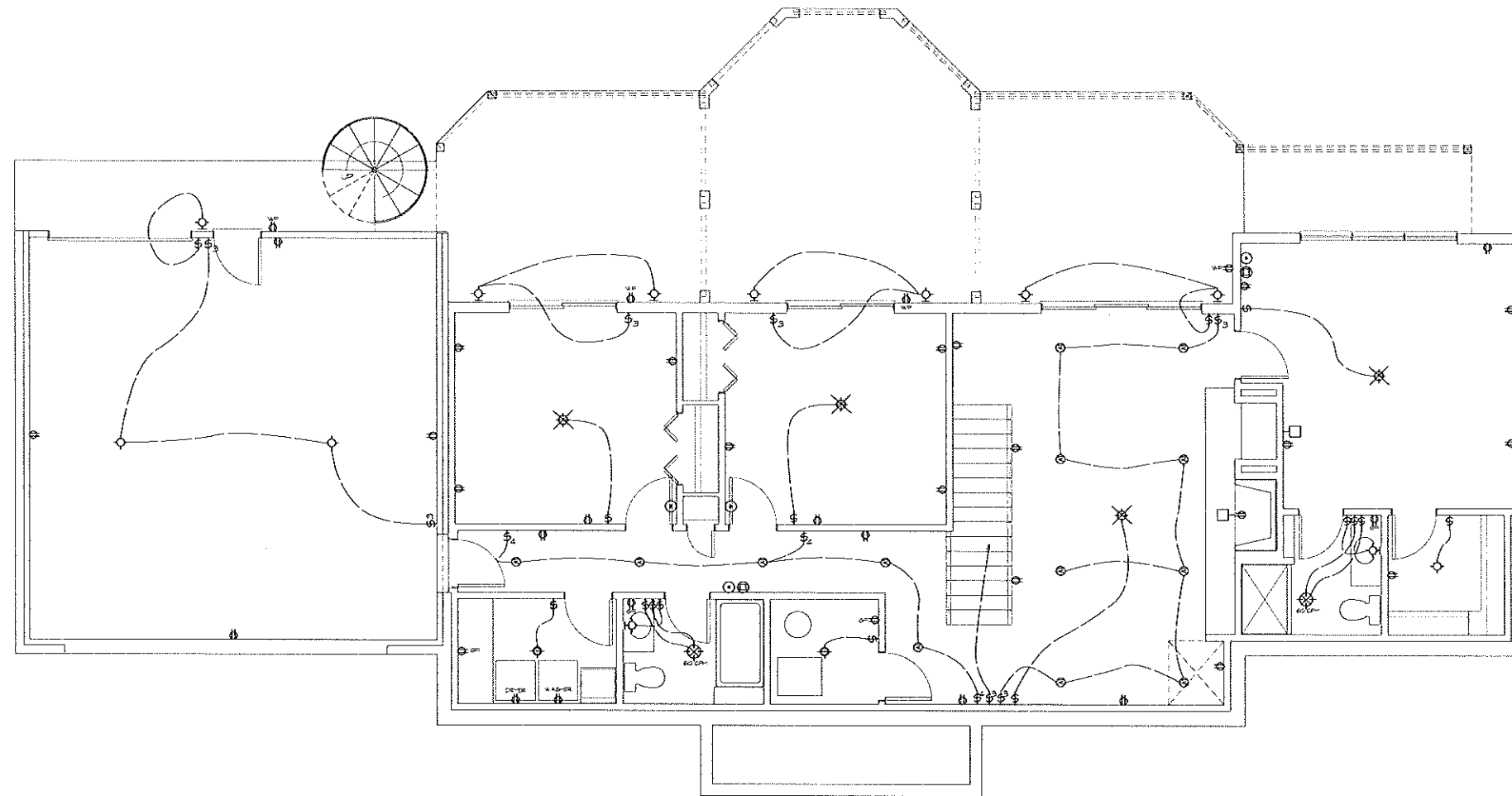
NEW RESIDENCE
445 WALDECK DR. - TWIN LAKES, WI

TMH
ARCHITECTURE

THOMAS M. HOPKINS - ARCHITECT
423 GREENWOOD LN - BARRINGTON, IL
PHONE: (847) 526-1440

PROJECT NO
21-1720
JUN 2022

E1



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LIST

- ⦿ 3-WIRE GROUNDING DUPLEX RECEPTACLE
(GFI = GROUND FAULT CIRCUIT INTERRUPTER)
(WP = WEATHERPROOF)
- ⦿ SPECIALTY OR APPLIANCE OUTLET AS NOTED
REFER TO MANUFACT. DATA FOR ELECT. REQ'T.
- ⦿ RECESSED FIXTURE (ICF AS REQUIRED)
- ⦿ SINGLE POLE TOGGLE SWITCH
- ⦿ THREE WAY TOGGLE SWITCH (OR AS NOTED)
- ⦿ INCANDESCENT LIGHTING FIXTURE
(PC = ONE PIECE PORCELAIN BASE, 75 W A-19)
RECESSED INCANDESCENT FIXTURE
- ⦿ EXTERIOR SECURITY LIGHTING
MOTION SENSOR W/ SWITCH OVERIDE
- ⦿ FLOUORESCENT FIXTURE
(SQUARE = 2X2 / RECTANGLE = 2X4)
- ⦿ EX-HAUST FAN (CFM AS NOTED)
- ⦿ EX-HAUST FAN / LIGHT COMBINATION
- ⦿ SURFACE MOUNTED CEILING FAN
AND LIGHT W/ SPEED CONTROL
- SLIM LINE FLORESCENT UNDER CABINET LT.
- TELEVISION OUTLET W/ FLUSH WALL BOX
COAXIAL CABLE TO CABLE FEED
- ⦿ SMOKE DETECTOR - HARD WIRED
- ⦿ CARBON MONOXIDE - HARD WIRED

NEW RESIDENCE
445 WALDECK DR. - TWIN LAKES, WI

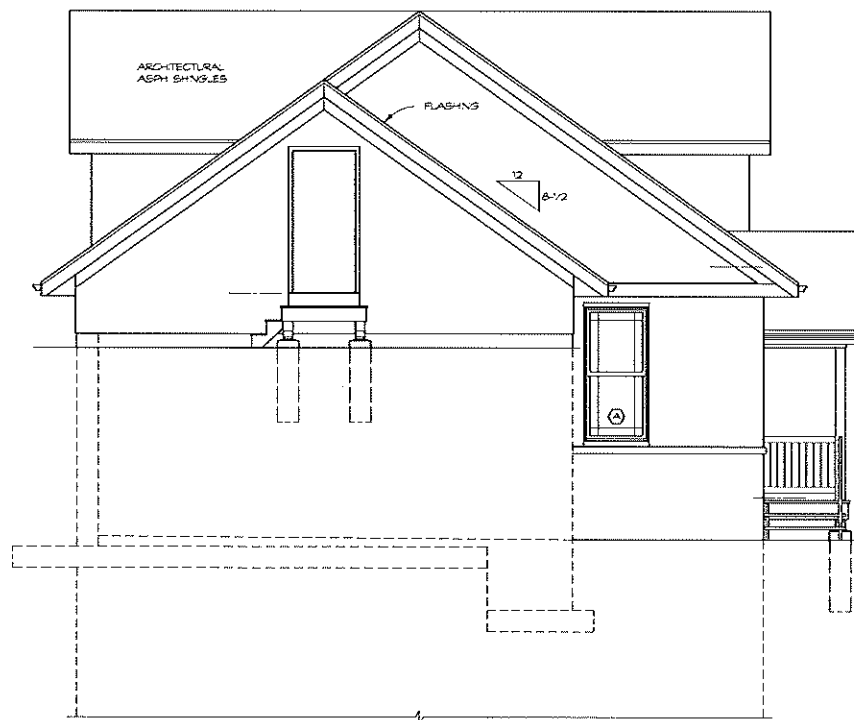
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PROJECT NO.
2-1720
JUN 2021

E2



EAST (LAKESIDE) ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONC. BUTTRESS TOP OF BASEMENT FTG. TO BOTTOM OF GARAGE FOOTING (APPROX. 13')
6" #6 REBAR VERTICAL - #3 TIES @ 12" O.C.
PN TO EXIST. FOUNDATIONS - PAR #4 @ 12" O.C.

WINDOW LIST

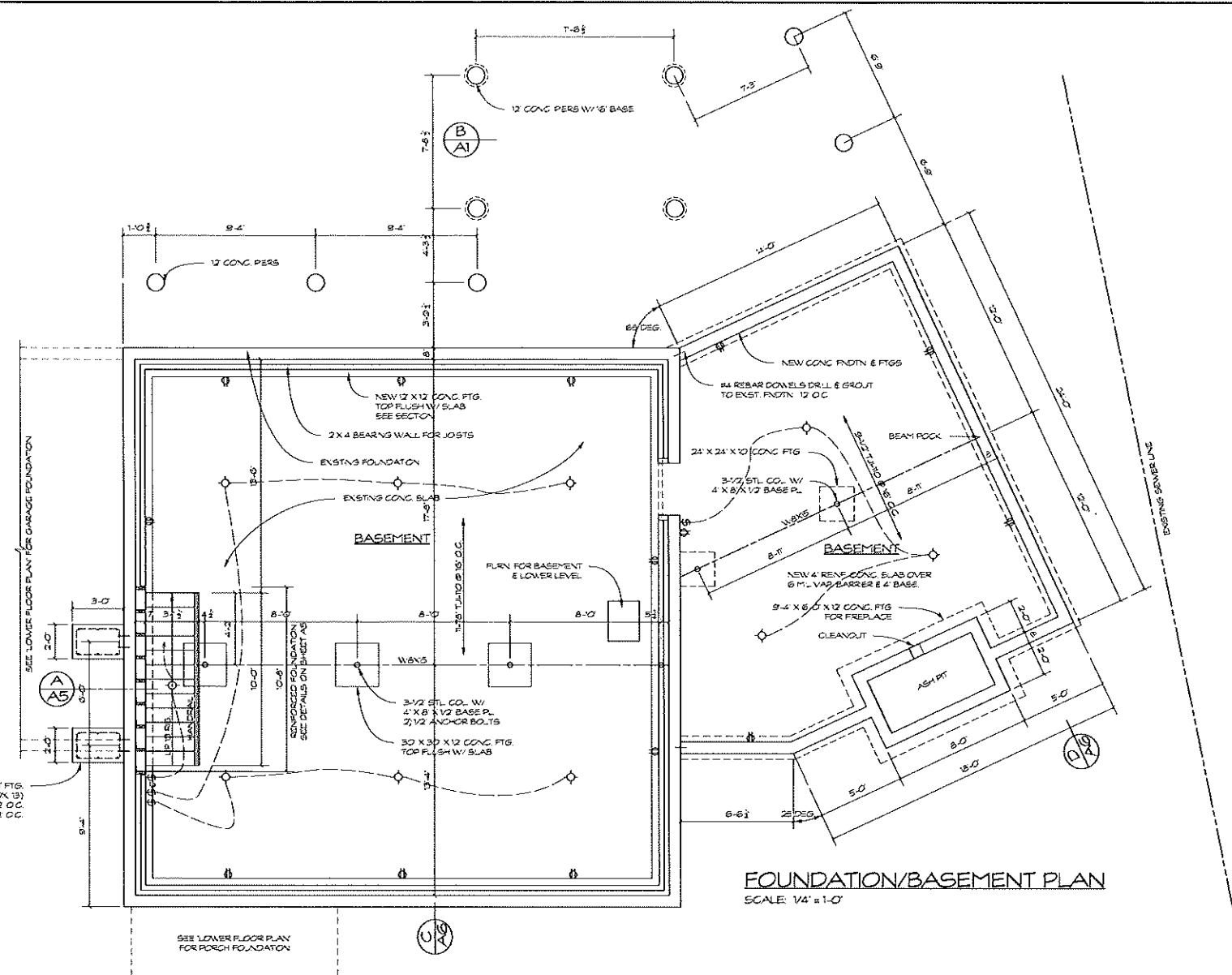
WINDOW SIZES ARE NOMINAL - EXACT SIZE PER MANUFACTURER
WOOD FRAME CLAD EXTERIOR - MARVIN INTEGRITY
LOW-E INSULATED GLAZING, MAX U-0.30 - UNIT MAX U-0.55
CONTRACTOR TO VERIFY UNIT & ROUGH OPENING SIZE

TYPE	NOM. UNIT SIZE	QTY.	NOTES
A	1-DH-3878	3-0' X 6'-4"	12
B	2-DH-3878	6-0' X 6'-4"	6
C	1-DH-3864	3-0' X 5'-4"	1
D	2-DH-3864	6-0' X 5'-4"	2
E	1-WH-3824	3-0' X 2'-0"	3
F	2-DH-3836	3-0' X 3'-0"	1
X	SL. GL. DOOR	6-0' X 6'-0"	2
Z	PATIO DOOR	6-0' X 6'-6"	2

NOTES

- ALL A, C & D UNITS LOCATED IN BEDROOMS
COMPLY WITH EGRESS REQUIREMENTS
MIN. OPENING SIZE 20" W. - 24" H. - 5.7 S.F.
SL. OPENING LESS THAN 40" ABOVE FLOOR
- SAFETY GLAZING

NOTE: SLIDING GLASS DOORS ARE NOMINAL 6'-0" HEIGHT
MATCH TOP OF WINDOW R.O. HEIGHT TO SLIDING GLASS DOORS
IN NEW LIVING ROOM AND FAMILY ROOM



FOUNDATION/BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ABBREVIATIONS

<p> S - AT # - NUMBER AB - ANCHOR BOLT AC - AIR CONDITIONING AF - ABOVE FINISH FLOOR BD - BOARD BM - BEAM BBS - BEARING CAB - CABINET CEL - CEILING COL - COLUMN CONC - CONCRETE CONT - CONTINUOUS CJ - CEILING JOIST CT - CERAMIC TILE DBL - DOUBLE DIA - DIAMETER EA - EACH ELECT - ELECTRICAL ELEV - ELEVATION EXT - EXISTING EXT - EXTERIOR FNDN - FOUNDATION FUR - FLOOR F.D - FLOOR DRAIN FT - FOOT/FEET FTG - FOOTING GFI - GROUND FAULT INTERRUPT GYP - GYPSUM BOARD H.B - HOSE BIB H.C - HOLLOW CORE HOR - HEADER N - NOMINATES ASUL - INSULATION INSULATED INT - INTERIOR </p>	<p> JOIST LAV - LAVATORY LB - LAMP LBR - LUMBER MAX - MAXIMUM MIN - MINIMUM MO - MASONRY OPENING MTL - METAL N/A - NOT APPLICABLE O.C - ON CENTER O.H. DR - OVER-HEAD DOOR OSB - ORIENTED STRAND BOARD PL - PLATE PS - POUNDS PER SQ. FT. PSP - POUNDS PER SQ. FT. P.T. - PRESSURE TREATED REQD - REQUIRED REIN - REINFORCING R.O - ROUGH OPENING R.E.S.H - ROOF & SHELF S.C - SOLID CORE S.F. - SQUARE FOOT/FEET SH - SHELF SHWR - SHOWER SIP - STRUCTURAL INSUL. PANEL SQ - SQUARE STL - STEEL T.E.B - TOP & BOTTOM T.E.G - TONGUE AND GROOVE TYP - TYPICAL W.D - WOOD W.P. - WEATHERPROOF WSTRP - WEATHERSTRIP W.M. - WELDED WIRE MESH WY - WITH </p>
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SHEET NO.	CONTENTS
A1	EAST & WEST ELEVATIONS
A2	FOUNDATION & BASEMENT PLAN WITH ELECTRICAL
A3	NORTH & SOUTH ELEVATIONS
A4	SCREEN PORCH & ENTRY PORCH SECTIONS
A5	LOWER LEVEL FLOOR PLAN
A6	WINDOW LIST, GENERAL NOTES
A7	MAIN LEVEL FLOOR PLAN
A8	MISCELLANEOUS DETAILS
A9	UPPER FLOOR PLAN
A10	MISCELLANEOUS DETAILS
A11	SECTIONS
A12	LOWER FLOOR ELECTRICAL
A13	MAIN FLOOR ELECTRICAL
A14	UPPER FLOOR ELECTRICAL

ALL WORK SHALL CONFORM TO THE STATE OF WISCONSIN ONE & TWO FAMILY DWELLINGS CODE

FLOOR AREA	SQ. FT.
LOWER FLOOR	1502 S.F.
MAIN FLOOR	1502 S.F.
UPPER FLOOR	684 S.F.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS, AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.

Thomas M. Hopkins

THOMAS M. HOPKINS - ARCHITECT
WISCONSIN LICENSE NO. 5236-S
Current License Expires 07-31-2022

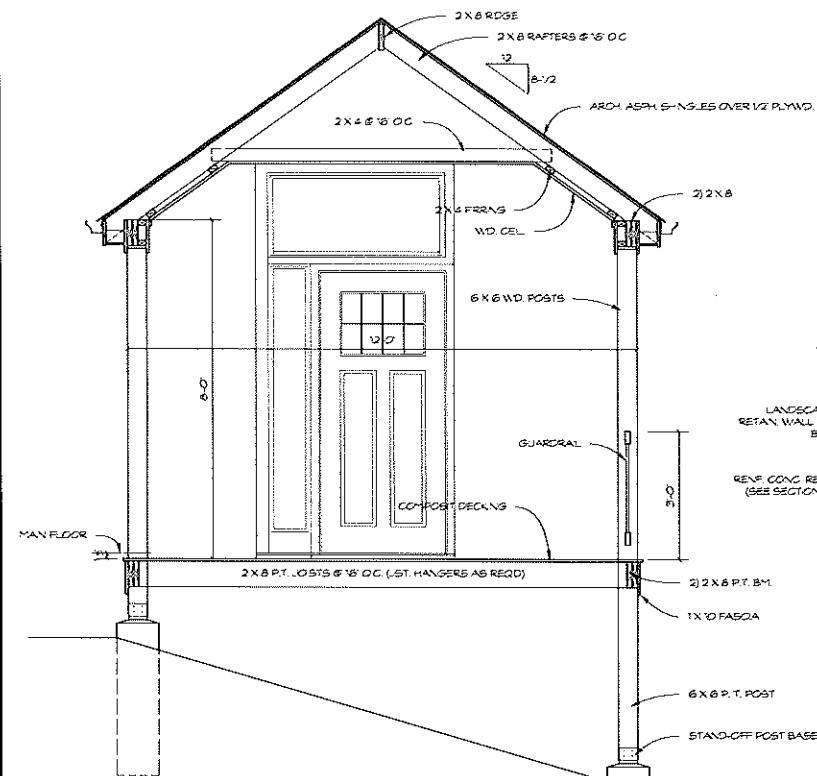


HOUSE REHAB AND ADDITIONS
461 WALDECK DR. - TWIN LAKES, WI

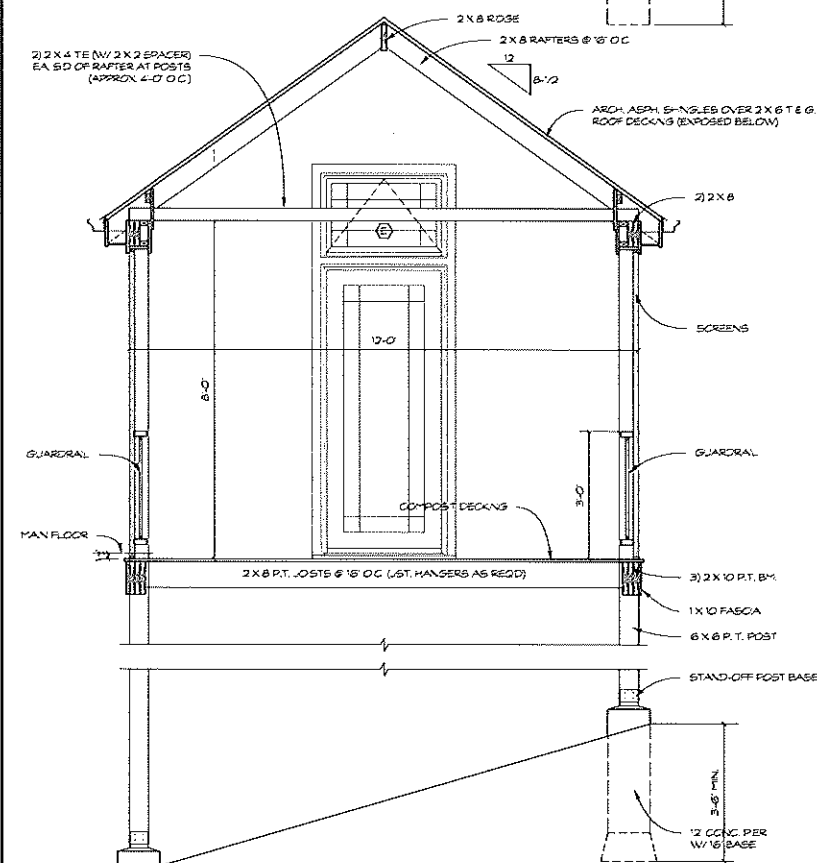
TMH ARCHITECTURE
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PROJECT NO.
20-1825
JAN 2022

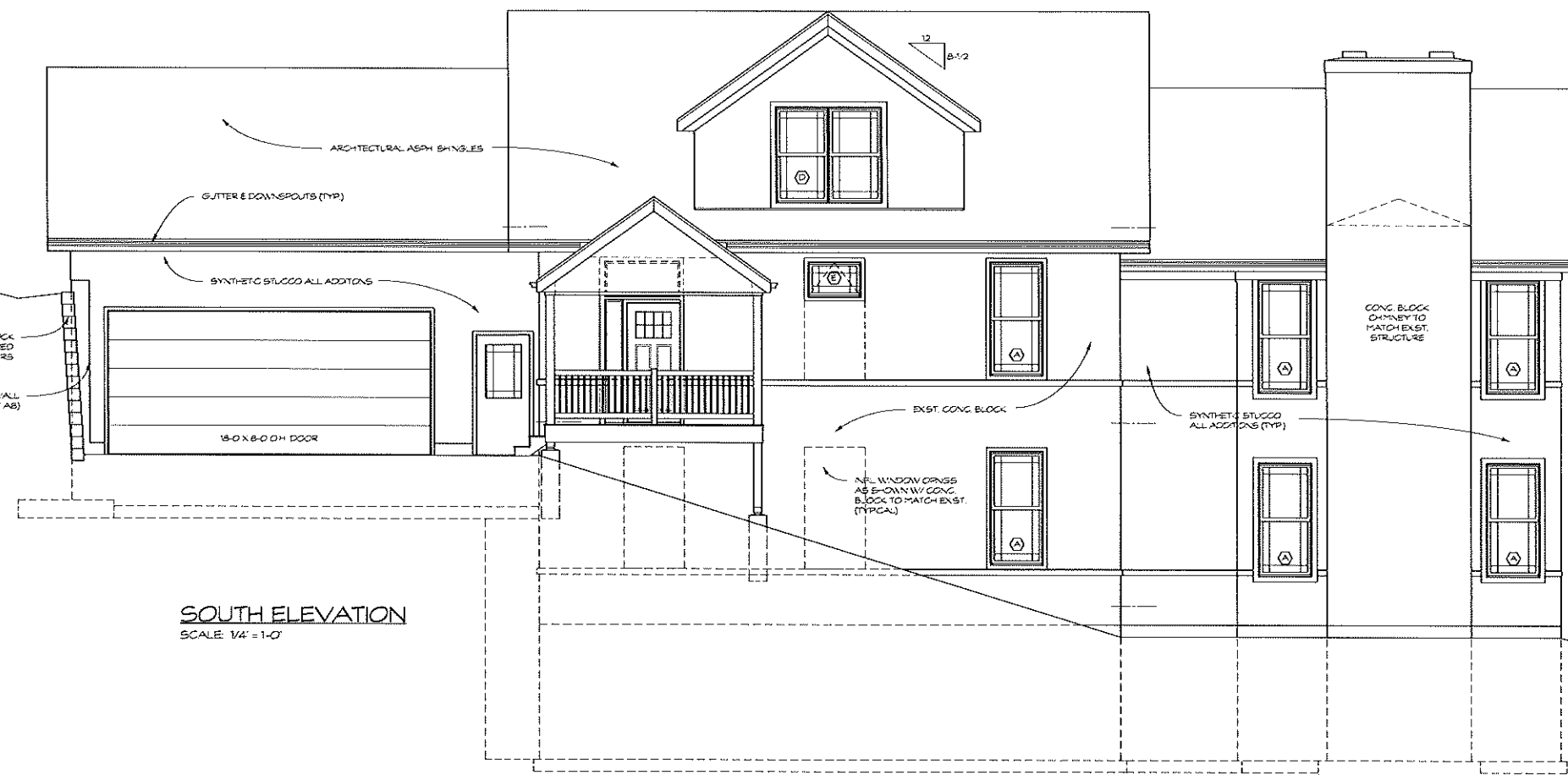
A1



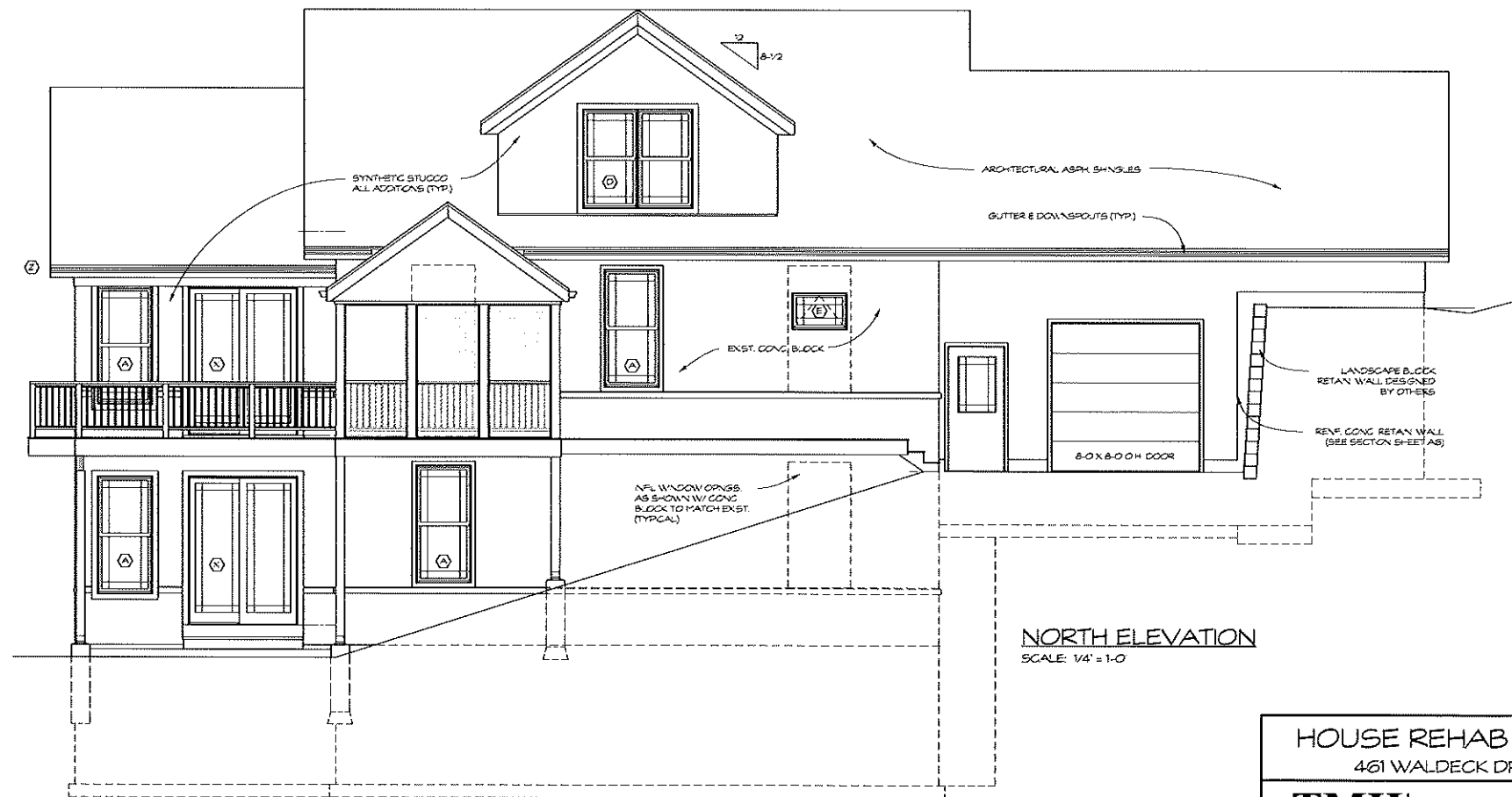
(A) SECTION - ENTRY PORCH
SCALE: 1/2" = 1'-0"



(B) SECTION - SCREEN PORCH
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



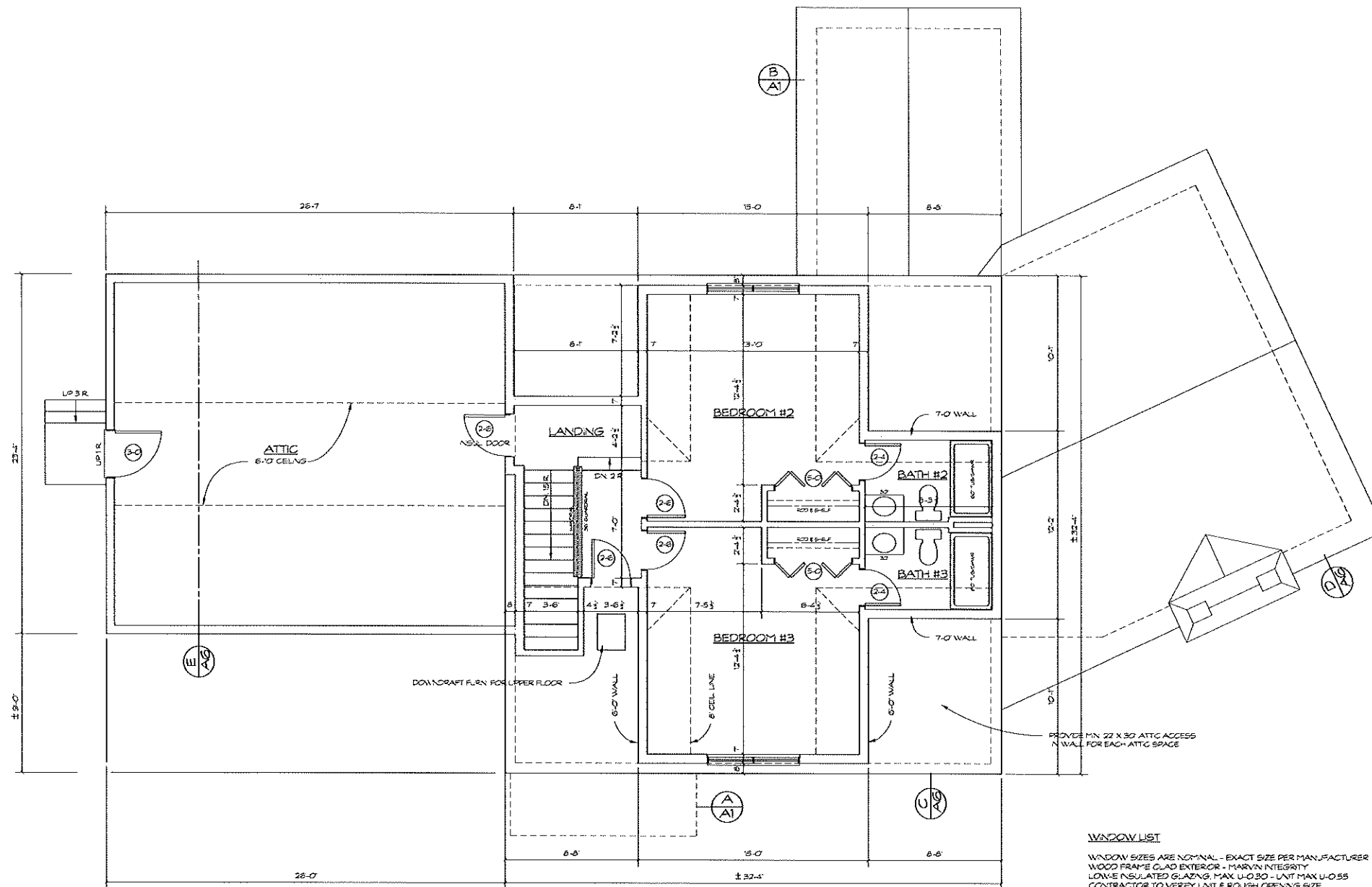
WINDOW SIZES ARE NOMINAL - EXACT SIZE PER MANUFACTURER
WOOD FRAME CLAO EXTERIOR - MARVIN INTEGRITY
LOW-E INSULATED GLAZING, MAX U-0.30 - UNT MAX U-0.55
CONTRACTOR TO VERIFY UNT & ROUGH OPENING SIZE.

1 ALL A.C. & D UNITS LOCATED IN BEDROOMS
COMPLY WITH EGRESS REQUIREMENTS
MIN. OPNG. SIZE 20' W. - 24" H. - 5.7 SF.
SILL OPNG. LESS THAN 40" ABOVE FLOOR

2 SAFETY GLAZING

1. EXTENSION OF EXISTING SYSTEM
 A. THE SYSTEM SHALL BE A PROPRIETARY GREEN SYSTEM BY DRYVIT, BENERGY, STO, OR EQWAL APPROVED. SYSTEM INCLUDES EPS INSULATION WITH ATTACH-STRIPS TO THE SUBSTRATE, FIBERGLASS REINFORCING MESH, BASE COAT & TEXTURED/ COLORED FINISH COAT.
2. NEW SYSTEM
 A. APPLY EPS INSULATION WITH MANUFACTURER APPROVED ADHESIVE OR FASTENERS STARTING FROM BOTTOM ALLOWING FOR FULL ENCAPSULATION. BASE FLASHING, CAULK JOINTS, STAGGER AND INTERLOCK JOINTS AT CORNERS. PRECUT BOARDS TO FIT OPENINGS. BOARD EDGES SHALL NOT ALIGN WITH CORNERS OF OPENINGS. REINFORCE CORNERS AT OPENINGS. CONTINUOUS JOINTS AS SHOWN ON ELEVATIONS. INSTALL BACKING AND COMPATIBLE ADHESIVE ACCORDING WITH MANUFACTURER'S SPECIFICATIONS.
3. APPLY 2-LAYER BASE COAT TO FULLY EMBED MESH (MESH PATTERN SHALL NOT BE VISIBLE)
 A. APPLY FINISH COAT MINIMUM 24 HOURS AFTER COMPLETION OF BASE COAT. COLOR & TEXTURE TO BE SELECTED BY OWNER.
4. SUBMIT SYSTEM SPECIFICATIONS AND APPLICABLE DETAILS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION.

43



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" 694 S.F. LIVING AREA



WINDOW LIST

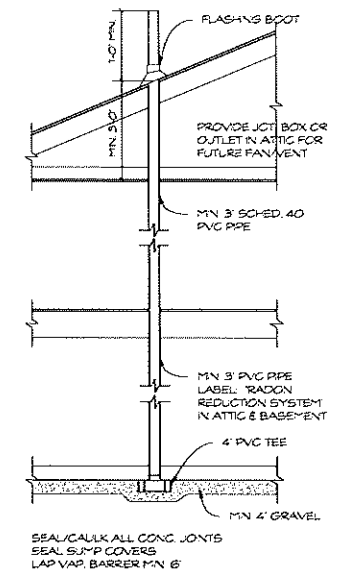
WINDOW SIZES ARE NOMINAL - EXACT SIZE PER MANUFACTURER
WOOD FRAME GLAZ. EXTERIOR - MARVIN INTEGRITY
LOW-E INSULATED GLAZING, MAX U-0.30 - UNIT MAX U-0.55
CONTRACTOR TO VERIFY UNIT & ROUGH OPENING SIZE

TYPE	NOM. UNIT SIZE	QTY.	NOTES
A 1-DH-3876	3'-0" X 6'-4"	12	1
B 2-DH-3876	6'-0" X 6'-4"	6	
C 1-DH-3884	3'-0" X 5'-4"	1	1
D 2-DH-3884	6'-0" X 5'-4"	2	1
E 1-AW-3824	3'-0" X 2'-0"	3	
F 2-DH-3836	3'-0" X 3'-0"	1	
X SL. GL. DOOR	6'-0" X 8'-0"	2	2
Z PATIO DOOR	6'-0" X 6'-8"	1	2

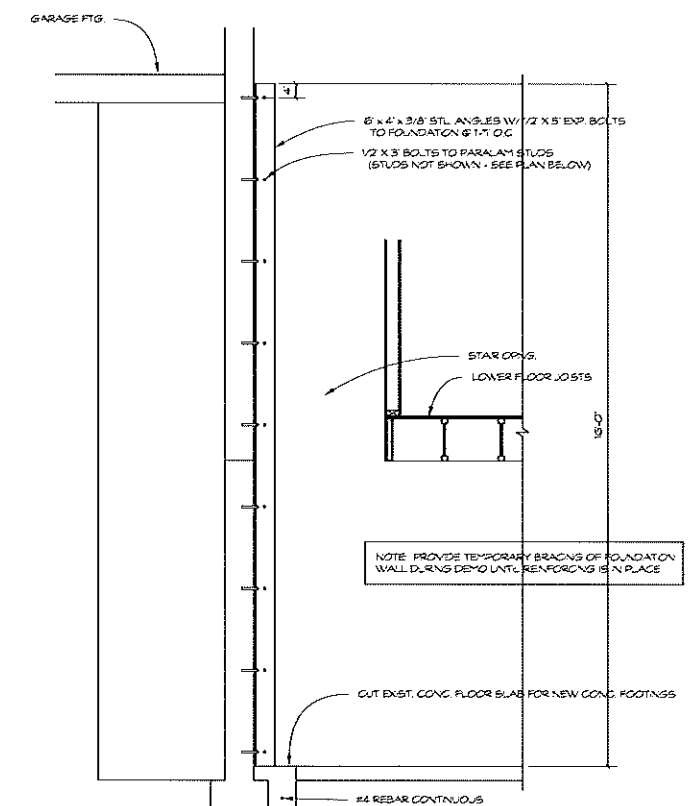
NOTES

- ALL A, C & D UNITS LOCATED IN BEDROOMS
COMPLY WITH EGRESS REQUIREMENTS
MIN. OPENING SIZE 20" W. - 24" H. - 57 S.F.
SL. OPENING, LESS THAN 40" ABOVE FLOOR
- SAFETY GLAZING

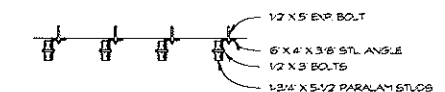
NOTE: SLIDING GLASS DOORS ARE NOMINAL 8'-0" HEIGHT
MATCH TOP OF WINDOW R.O. HEIGHT TO SLIDING GLASS DOORS
IN NEW LIVING ROOM AND FAMILY ROOM



RADON VENT



A FOUNDATION AT STAIRWELL
SCALE: 1/2" = 1'-0"



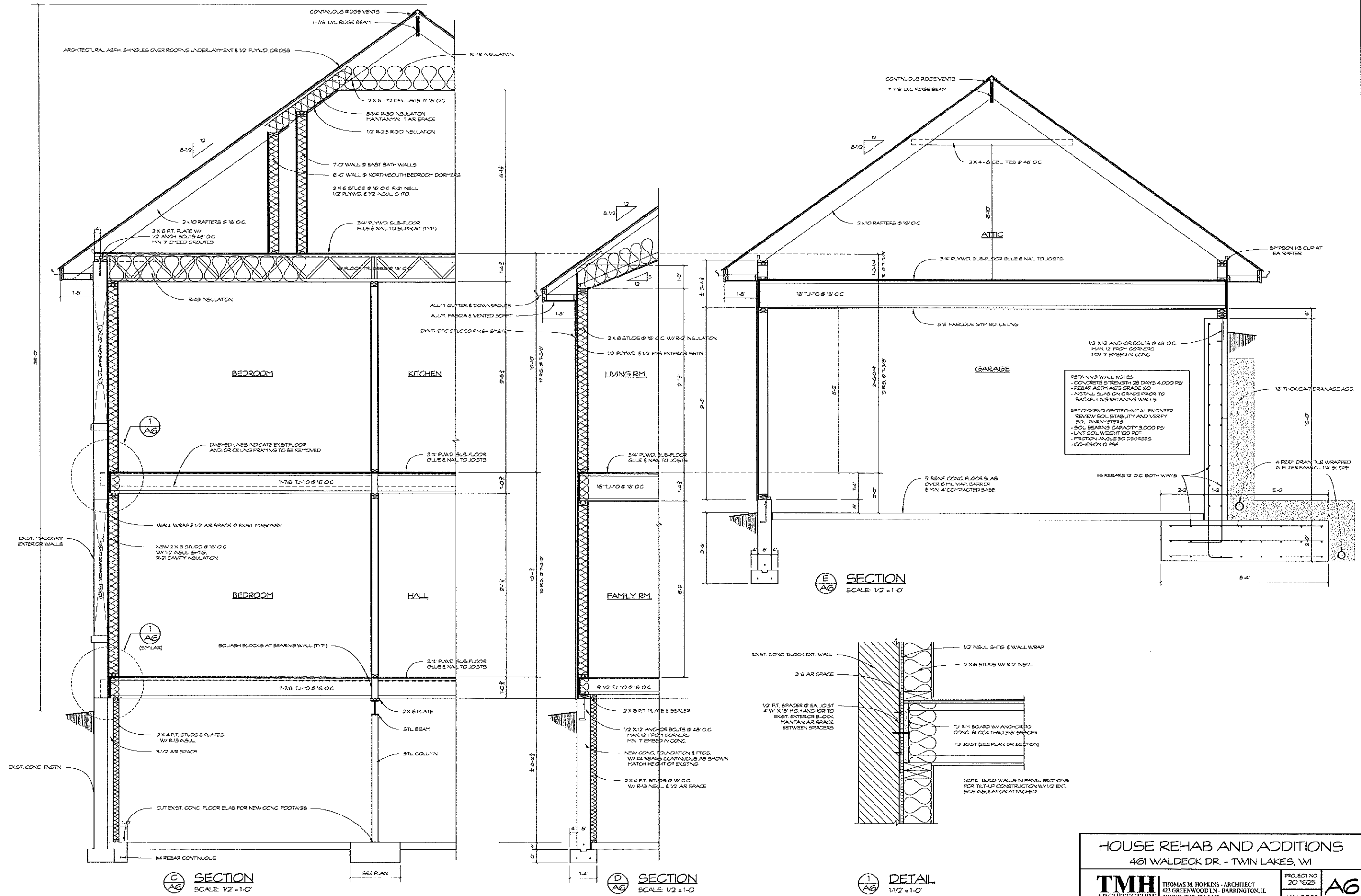
B PLAN DETAIL
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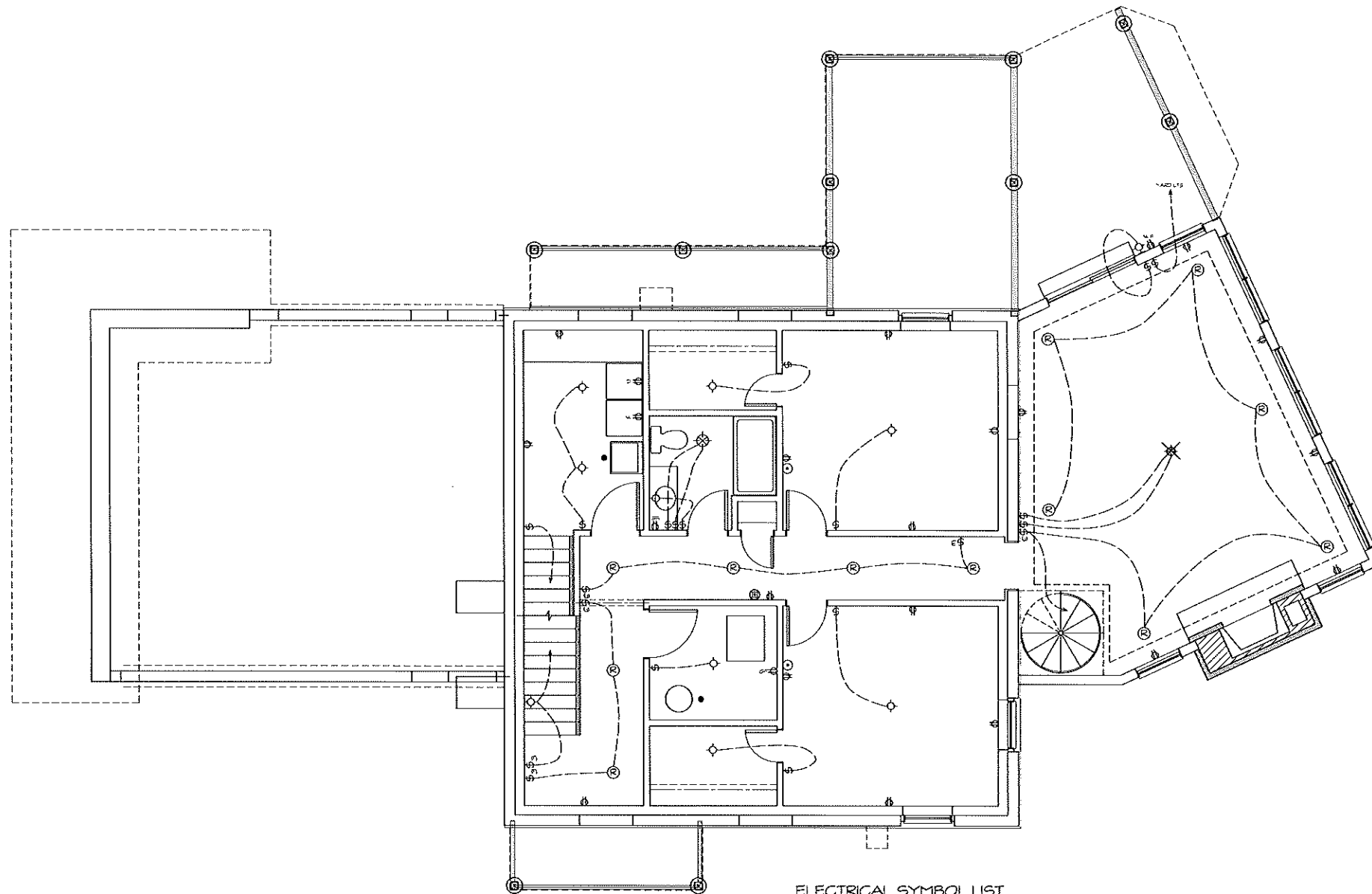
HOUSE REHAB AND ADDITIONS
461 WALDECK DR. - TWIN LAKES, WI

TMH ARCHITECTURE
THOMAS M. HOPKINS - ARCHITECT
423 GREENWOOD LN - BARRINGTON, IL
PHONE: (847) 526-1440

PROJECT NO.
20-1625
JAN 2022

A5





ELECTRICAL
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" 1502 S.F. LIVING AREA



ELECTRICAL SYMBOL LIST

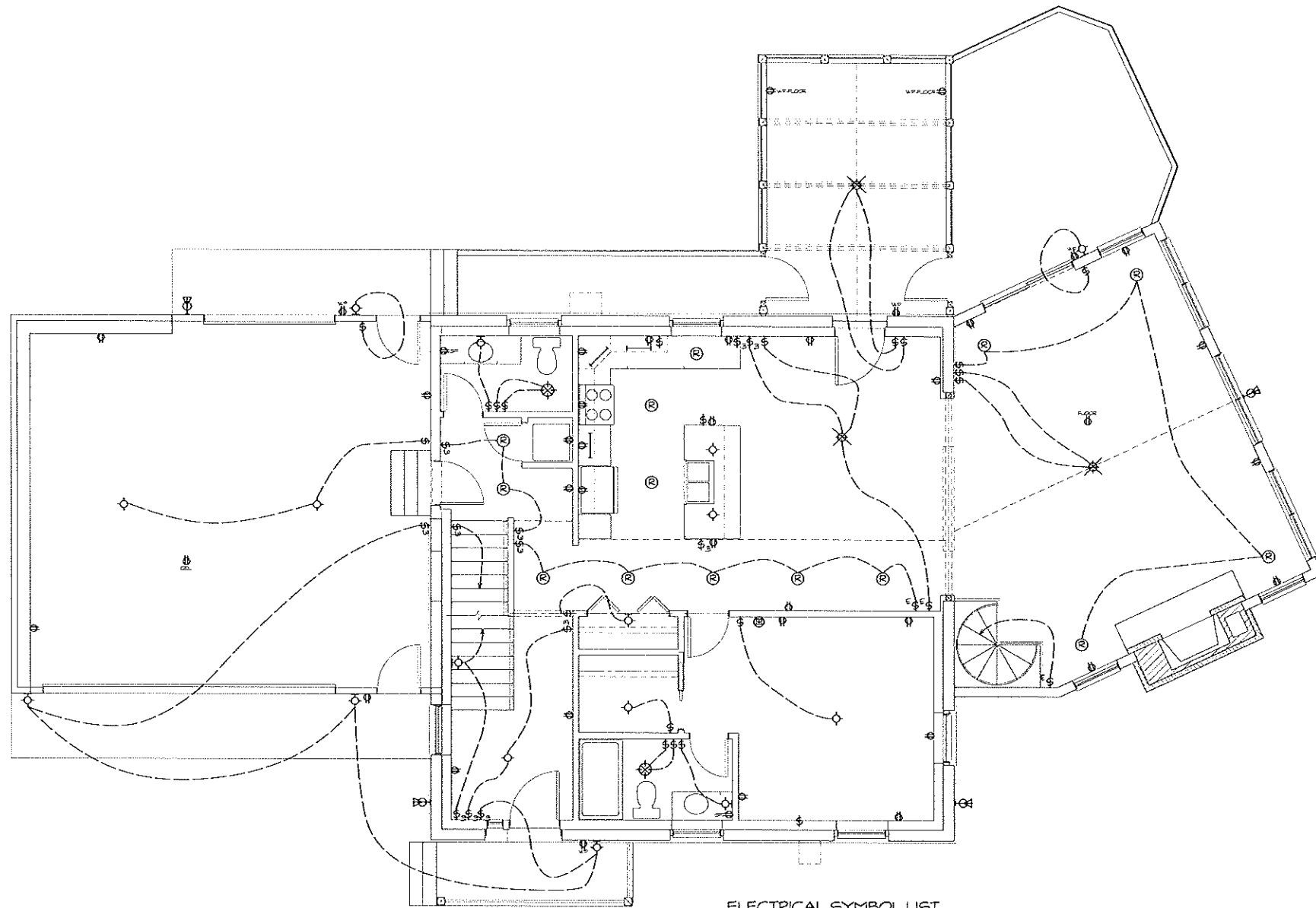
- Ⓜ 3-WIRE GROUNDING DUPLEX RECEPTACLE
(GR = GROUND FAULT CIRCUIT INTERRUPTER)
(WP = WEATHERPROOF)
- Ⓢ SPECIALTY OR APPLIANCE OUTLET AS NOTED
REFER TO MANUFACT. DATA FOR ELECT. REQ'T.
- Ⓡ RECESSED FIXTURE (CF AS REQUIRED)
- Ⓢ SINGLE POLE TOGGLE SWITCH
- Ⓢ THREE WAY TOGGLE SWITCH (CR AS NOTED)
- Ⓢ INCANDESCENT LIGHTING FIXTURE
(PC = ONE PIECE PORCELAIN BASE, 75 W A-9)
RECESSED INCANDESCENT FIXTURE
- Ⓢ EXTERIOR SECURITY LIGHTING
MOTION SENSOR W/ SWITCH OVERIDE
- Ⓢ FLOURESCENT FIXTURE
(SQUARE = 2X2 / RECTANGLE = 2X4)
- Ⓢ EXHAUST FAN (CFM AS NOTED)
- Ⓢ EXHAUST FAN / LIGHT COMBINATION
- Ⓢ SURFACE MOUNTED CEILING FAN
AND LIGHT W/ SPEED CONTROL
- Ⓢ SLM LINE FLOURESCENT UNDER CABINET LT.
- Ⓢ TELEVISION OUTLET W/ FLUSH WALL BOX
COAXIAL CABLE TO CABLE FEED
- Ⓢ SMOKE DETECTOR - HARD WIRE
- Ⓢ CARBON MONOXIDE - HARD WIRE

HOUSE REHAB AND ADDITIONS
461 WALDECK DR. - TWIN LAKES, WI

TMH ARCHITECTURE
THOMAS M. HOPKINS - ARCHITECT
423 GREENWOOD LN - BARRINGTON, IL
PHONE: (847) 526-1440

PROJECT NO.
20-1625
JAN 2022

E1

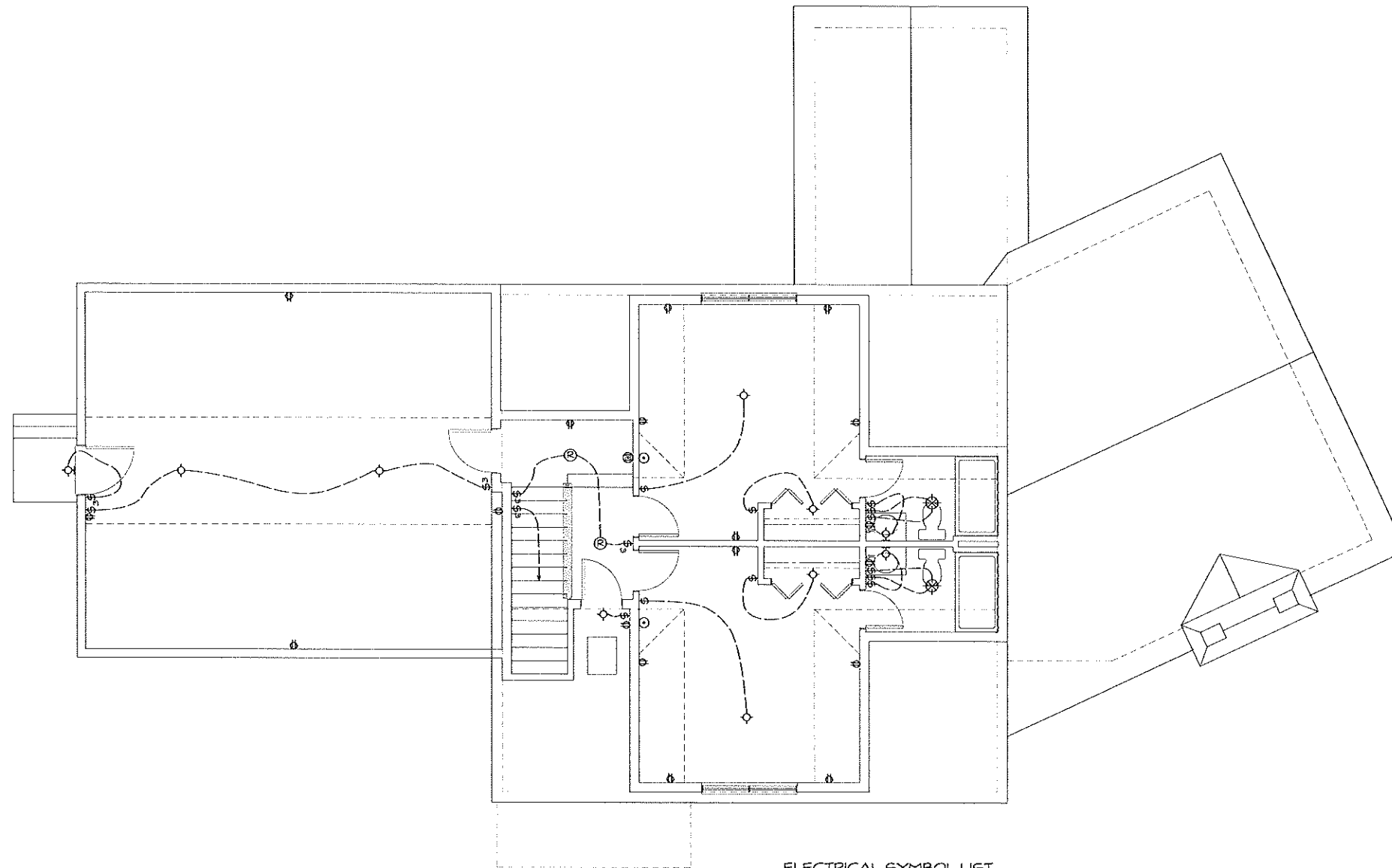


**ELECTRICAL
MAIN LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0" 1502 S.F. LIVING AREA



- ELECTRICAL SYMBOL LIST**
- ⦿ 3-WIRE GROUNDING DUPLEX RECEPTACLE
(GR = GROUND FAULT CIRCUIT INTERRUPTER)
(WP = WEATHERPROOF)
 - ⦿ SPECIALTY OR APPLIANCE OUTLET AS NOTED
REFER TO MANUFACT. DATA FOR ELECT. REQMT.
 - ⦿ RECESSED FIXTURE (ICF AS REQUIRED)
 - ⦿ SINGLE POLE TOGGLE SWITCH
 - ⦿ THREE WAY TOGGLE SWITCH (OR AS NOTED)
 - ⦿ INCANDESCENT LIGHTING FIXTURE
(PC = ONE PIECE PORCELAIN BASE, 75 W A-9)
RECESSED INCANDESCENT FIXTURE
 - ⦿ EXTERIOR SECURITY LIGHTING
MOTION SENSOR W/ SWITCH OVERIDE
 - ⦿ FLOURESCENT FIXTURE
(SQUARE = 2X2 / RECTANGLE = 2X4)
 - ⦿ EXHAUST FAN (CFM AS NOTED)
 - ⦿ EXHAUST FAN / LIGHT COMBINATION
 - ⦿ SURFACE MOUNTED CEILING FAN
AND LIGHT W/ SPEED CONTROL
 - ⦿ SUM LINE FLOURESCENT UNDER CABINET LT.
 - ⦿ TELEVISION OUTLET W/ FLUSH WALL BOX
COAXIAL CABLE TO CABLE FEED
 - ⦿ SMOKE DETECTOR - HARD WIRE
 - ⦿ CARBON MONOXIDE - HARD WIRE

HOUSE REHAB AND ADDITIONS 461 WALDECK DR. - TWIN LAKES, WI					
TMH ARCHITECTURE	THOMAS M. HOPKINS - ARCHITECT 423 GREENWOOD LN - BARRINGTON, IL PHONE: (847) 526-1440	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">PROJECT NO 20-1625</td> <td rowspan="2" style="font-size: 2em; text-align: center; vertical-align: middle;">E2</td> </tr> <tr> <td style="padding: 2px;">JAN 2022</td> </tr> </table>	PROJECT NO 20-1625	E2	JAN 2022
PROJECT NO 20-1625	E2				
JAN 2022					



**ELECTRICAL
UPPER LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0" 694 S.F. LIVING AREA



ELECTRICAL SYMBOL LIST

- Ⓜ 3-WIRE GROUNDING DUPLEX RECEPTACLE
(GFI = GROUND FAULT CIRCUIT INTERRUPTER)
(WP = WEATHERPROOF)
- Ⓢ SPECIALTY OR APPLIANCE OUTLET AS NOTED
REFER TO MANUFACT. DATA FOR ELECT. REQ'T.
- Ⓡ RECESSED FIXTURE (ICF AS REQUIRED)
- Ⓢ SINGLE POLE TOGGLE SWITCH
- Ⓢ THREE WAY TOGGLE SWITCH (OR AS NOTED)
- Ⓢ INCANDESCENT LIGHTING FIXTURE
(PC = ONE PIECE PORCELAIN BASE, 75 W A-9)
RECESSED INCANDESCENT FIXTURE
- Ⓢ EXTERIOR SECURITY LIGHTING
MOTION SENSOR W/ SWITCH OVERIDE
- Ⓢ FLOURESCENT FIXTURE
(SQUARE = 2X2 / RECTANGLE = 2X4)
- Ⓢ EXHAUST FAN (CFM AS NOTED)
- Ⓢ EXHAUST FAN / LIGHT COMBINATION
- Ⓢ SURFACE MOUNTED CEILING FAN
AND LIGHT W/ SPEED CONTROL
- Ⓢ SJM LINE FLOURESCENT UNDER CABINET LT.
- Ⓢ TELEVISION OUTLET W/ FLUSH WALL BOX
COAXIAL CABLE TO CABLE FEED
- Ⓢ SMOKE DETECTOR - HARD WIRE
- Ⓢ CARBON MONOXIDE - HARD WIRE

HOUSE REHAB AND ADDITIONS
461 WALDECK DR. - TWIN LAKES, WI

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