



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, April 12th, 2023 at 6:30pm

VILLAGE HALL

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Review and recommendation to the Village Board a CSM for parcel #85-4-119-211-3540.
5. Review and recommendation to the Village Board a CSM for parcels #85-4-119-211-4880 & 85-4-119-211-4890.
6. 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.

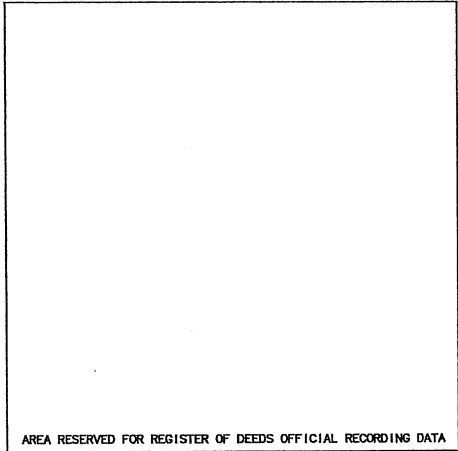
NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE VILLAGE BOARD AND/OR LAKE PROTECTION AND REHABILITATION DISTRICT BOARD OF COMMISSIONERS OR OTHER RELATED GOVERNMENTAL BODIES MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY. NO ACTION 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.

4)

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

Lots 2 and 3 of Kenosha County Certified Survey Map 2772 as recorded in the office of the Kenosha County Register of Deeds as Document 1739530 located in the Southwest Quarter of the Northeast Quarter of Section 21, Town 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

OWNERS & SUBDIVIDERS:
202 MAIN STREET PARTNERS, LLC.
6520 Double Eagle Dr.
Unit 725
Woodridge, IL. 60517
SURVEYOR:
AMBIT LAND SURVEYING
8120 312th Ave.
Wheatland, WI. 53105
262-537-4874
orbit@tds.net



AREA RESERVED FOR REGISTER OF DEEDS OFFICIAL RECORDING DATA

LEGEND:

- Denotes Iron Pipe Set—1" Diameter x 18" Length
Not Less Than 1.13 Pounds Per Linear Foot
- ⊙ Denotes Mag/Nail Found
- Denotes Iron Pipe Found—1 3/8" Diameter
- ⊠ Denotes Concrete Monument Found
- ✕ Denotes Cut Cross Set
- ✕ Denotes Cut Cross Found
- ⊠ Denotes Mag/Nail Set

SITE IS SERVICED BY PUBLIC SANITARY SEWER.
PROPERTY IS ZONED COMMERCIAL



Mark A. Bolender
Mark A. Bolender
Wisconsin Professional Land Surveyor — 1784
January 6, 2023

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

Lots 2 and 3 of Kenosha County Certified Survey Map 2772 as recorded in the office of the Kenosha County Register of Deeds as Document 1739530 located in the Southwest Quarter of the Northeast Quarter of Section 21, Town 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

SURVEYORS CERTIFICATE

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

That I have surveyed, redivided and mapped Lot 2 and Lot 3 of Kenosha County Certified Survey Map 2772, located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 19 East of the 4th Principal Meridian, in the Village of Twin Lakes, Kenosha County, State of Wisconsin, containing 49,906 sq. ft., 1.14 acres, more or less.

That I have made such survey, land division, and map by the direction of Ivan Purnell, agent for owners, 202 Main Street Partners LLC.

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

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

Mark A. Bolender Dated this 9th day of MARCH 2023.
Mark A. Bolender
Professional Land Surveying S - 1784



OWNER'S CERTIFICATE

As agent, Ivan Purnell, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped and as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the Village of Twin Lakes for approval.

Ivan Purnell, Agent

WITNESS the hand and seal of said owner this _____ day of _____, 2023.

STATE OF WISCONSIN }
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2023, the above named Ivan Purnell, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public Kenosha County, Wisconsin My Commission Expires _____

CERTIFICATE OF APPROVAL VILLAGE OF TWIN LAKES

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

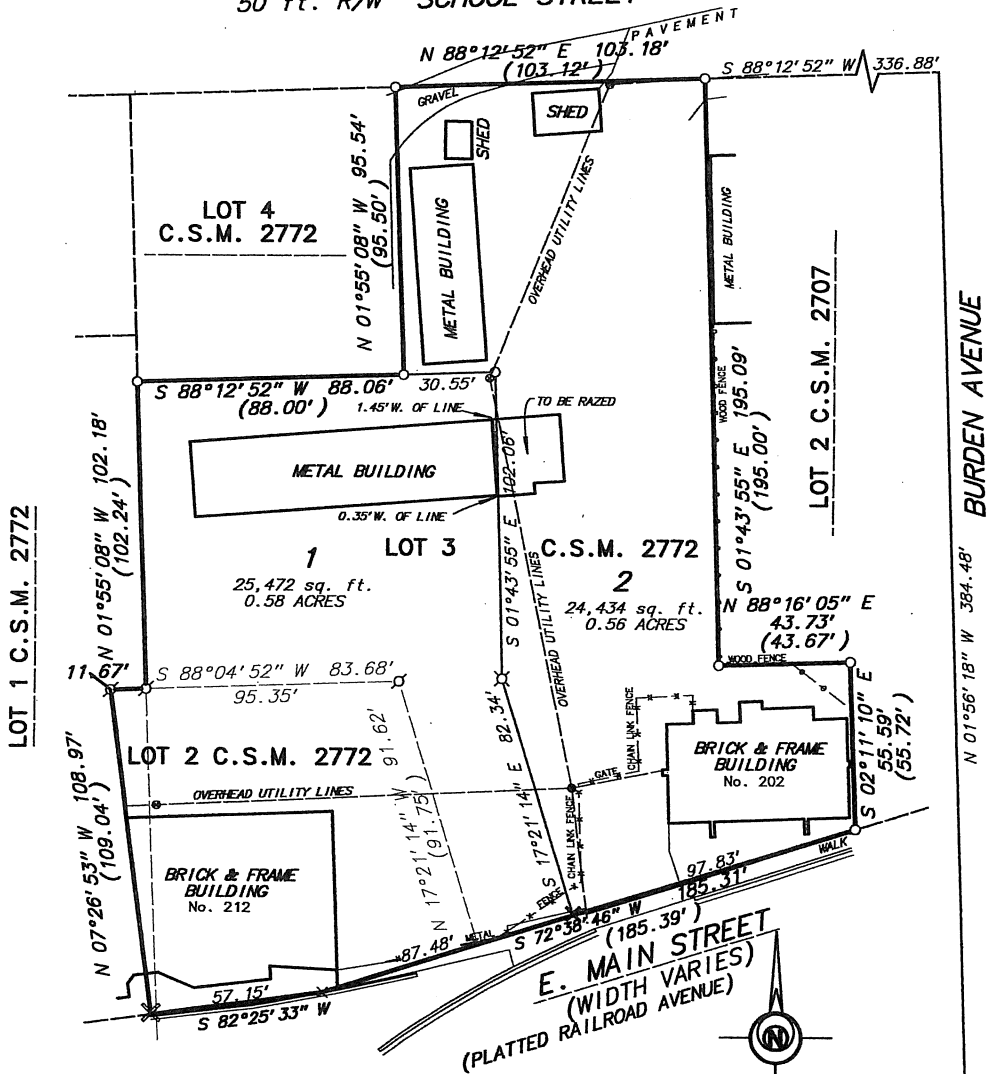
Howard Skinner-Village President

Sabrina Waswo-Village Clerk

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

Lots 2 and 3 of Kenosha County Certified Survey Map 2772 as recorded in the office of the Kenosha County Register of Deeds as Document 1739530 located in the Southwest Quarter of the Northeast Quarter of Section 21, Town 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

50 ft. R/W SCHOOL STREET PARTIALLY IMPROVED

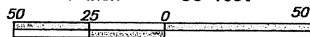


GRID NORTH
 WISCONSIN COORDINATE SYSTEM,
 SOUTH ZONE - NAD 1927
 THE SOUTH LINE OF THE NE. 1/4
 SEC. 21-1-19 BEARS S 88°31'48" W

SW. CORNER OF THE NE. 1/4
 SEC. 21-1-19
 N 198,462.79
 E 2,470,063.39

S. LINE NE. 1/4 SEC. 21-1-19
 1317.92' S 89°31'49" W 1321.50'

GRAPHIC SCALE
 1 inch = 50 feet



SE. CORNER OF THE NE. 1/4
 SEC. 21-1-19
 N 198,530.48
 E 2,472,702.38



Mark A. Bolender

Mark A. Bolender
 Wisconsin Professional Land Surveyor - 1784
 January 6, 2023

53)



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: KC DT LLC
Mailing Address: 4706 Broadway, Suite 240
Kansas City, MO, 64112
City State Zip

Applicant/Petitioner:

Name: KC DT LLC
Mailing Address: 4706 Broadway, Suite 240
Kansas City, MO, 64112
City State Zip
Telephone # : 816-645-8963
(Area Code)
Fax Number: _____
E-Mail Address: kstuedle@usfpc.com

Property Information

Property Address: Approximate: 304 N Lake Ave
Twin Lakes, WI 53128
City State Zip
Parcel Number: 85-4-119-211-4880 and 85-4-119-211-4890
General Project Location: N Lake Ave
Proposed Project Use: Retail
Current Use: Vacant Land
Existing Zoning: _____

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/

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

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

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: *Daniel Can*

Applicant/Petitioner's Signature: *Daniel Can*

Date: 4/10/2023

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 _____

5.)

CERTIFIED SURVEY MAP NO. _____

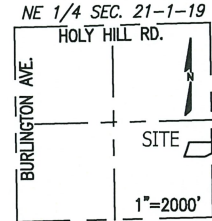
That part of the Southeast 1/4 of the Northeast 1/4 of Section 21, in Township 1 North, Range 19 East, in the Village of Twin Lakes, County of Kenosha, State of Wisconsin.

Owner : KC DT LLC
4706 Broadway, Suite 240
Kansas City, MO 64112

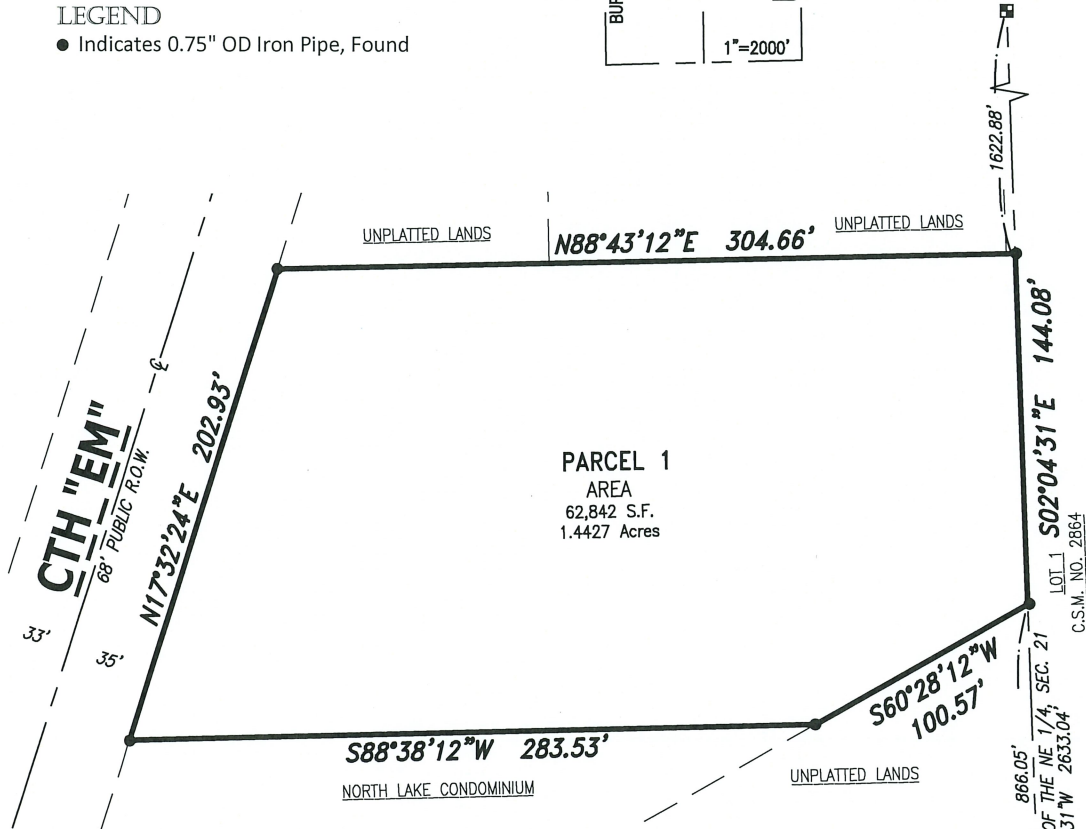
LEGEND

- Indicates 0.75" OD Iron Pipe, Found

VICINITY MAP

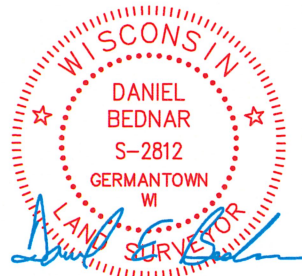
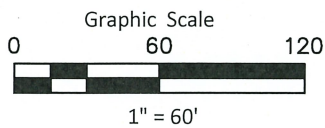


CONC. MON. WITH BRASS CAP
NE COR. OF NE 1/4
SEC. 21, T1N, R19E.



All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the East line of the NE 1/4, Sec. 21 bears N00°46'43"W.

CONC. MON. WITH BRASS CAP
SE COR. OF NE 1/4
SEC. 21, T1N, R19E.



CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: April 6, 2023
Job No. 4201-lpm
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

That part of the Southeast 1/4 of the Northeast 1/4 of Section 21, in Township 1 North, Range 19 East, in the Village of Twin Lakes, County of Kenosha, State of Wisconsin.

OWNER'S CERTIFICATE

KC DT LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, hereby certifies that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Twin Lakes and Chapter 236 of the Wisconsin State Statutes.

KC DT LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Kenosha.

IN WITNESS WHEREOF, KC DT LLC, has caused these presents to be signed by the hand of _____, _____, on this ____ day of _____, 2023

In the presence of:

KC DT LLC

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2023, _____, _____ of KC DT LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

CONSENT OF CORPORATE MORTGAGEE

CrossFirst Bank, a National banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of KC DT LLC, OWNER.

By _____ Its

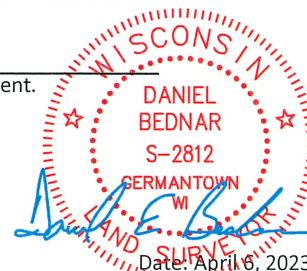
Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2023, _____, _____ its _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of _____
My commission expires. _____
My commission is permanent.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Date: April 6, 2023
Job No. 4201-lpm
Sheet 3 of 4 Sheets

