



VILLAGE OF TWIN LAKES

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

AGENDA

DESIGN REVIEW-PLAN COMMISSION MEETING

WEDNESDAY, JUNE 22ND, 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 May 4, 2022.
5. Review and recommendation to the Village Board a proposed CSM for Cheree Molitor at 2026 360th Ave. – Parcel #86-4-119-273-3011.
6. Review and recommendation to the Village Board a proposed CSM for Larry & Linda Smith at 1231 & 1233 W Main St. – Parcel #86-4-119-292-1111 & 86-4-119-292-1112.
7. Review and recommendation to the Village Board a request from PKR Properties to build two storage buildings on commercially zoned property at 000 Lance Dr. – Parcel #85-4-119-213-3350.
8. Review and recommendation to the Village Board a request from Mike Gartenberg to either approve a CSM to split his lot or allow for two principal structures on one lot at 301 West Park Dr. – Parcel #86-4-119-282-3140.
9. Review and recommendation to the Village Board a request from Mike Pusateri for an outside patio at 405 N Lake Ave. – Parcel #85-4-119-211-1300.
10. Adjourn

Roll Call:

Destree, Todd
Diedrich, Richard
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.

PLAN COMMISSION MEETING MINUTES
May 4, 2022
VILLAGE HALL @ 6:00PM

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

CALL TO ORDER – 6:00 PM /PLEDGE OF ALLEGIANCE/ROLL CALL: Destree, Karow, Perl, Smith, and Richter -present, with Skinner presiding. Diedrich- absent. Laura Roesslein, Village Administrator, and Julie Harms, Deputy Clerk also present.

MOTION BY SKINNER, SMITH, CARRIED, TO APPROVE PLAN COMMISSION MINUTES FROM MARCH 9, 2022.

MOTION BY SKINNER, SMITH, CARRIED, TO RECOMMEND THE VILLAGE BOARD A PROPOSED CSM FOR CTY ROAD F AND VACATION OF POND ROAD, PARCEL #85-4-119-161-4214, 85-4-119-161-4215, 85-4-119-161-4216. Skinner stated this CSM is being done to clean up the remnant parcels for the Hwy F reconfiguration. Skinner stated Carl Karow, resident on Pond Rd is the only one affected and he is also on board with it. The rest is County Land.

MOTION BY SKINNER, DESTREE, CARRIED, TO RECOMMEND THE VILLAGE BOARD A PROPOSED CHANGE IN FAÇADE FOR 330 MAIN ST- PARCEL #85-4-119-211-4380. John Economou, 330 Main St. Partners LLC, presented to the Commission that they are looking to update the façade to a new more traditional look. Materials used will be lap siding, Nantucket style cedar shingles, black shutters and a concrete baseboard. There would be a 5' overhang over the existing sidewalk. Traditional uniform signage and down lighting will be used. Color scheme will be grays, black, white. Skinner and the commission agreed this will be a welcome change. Karow asked if Kenosha County would have issue with the road right-of-way to which Skinner stated that the Village maintains the parking areas and the businesses shovel in the winter so it would not cause any issues with Kenosha. Economou stated they are also planning to come back to Plan Commission for approval to update the old lumber yard site. No members saw issue with the proposed.

MOTION BY SKINNER, RICHTER, CARRIED, TO RECOMMEND THE VILLAGE BOARD A CONDITIONAL USE PERMIT FOR A DECK AT 160-164 CHAPEL AVE- PARCEL #85-4-119-222-3361 AND #85-4-119-222-3362. Terrance Cooney, 615 W Park St, Arlington Heights, IL, stated he owns several properties in Twin Lakes with the past two years living at 164 Chapel Ave. In February 2022 he sold the other side of the duplex, 160 Chapel Ave. to his brother, Gregory. There are currently two decks, one on each unit, and he would like to make a step down deck between the two, approximately 20x20 to accommodate family gatherings. In speaking with the building inspector he was advised he would need a conditional use permit as it would overlap the lot lines. Skinner stated he didn't see any issues with it. Karow asked for clarification of the lot line shown on the survey. Cooney explained that the lot line splitting the two was not shown on their copy. No members saw issue with the proposed.

MOTION BY SKINNER, SMITH CARRIED, TO ADJOURN AT 6:52PM

DISTRIBUTION

*Administrator
Clerk
Treasurer
Plan Commission
Building Inspector
Pres/Trustees*



**Department of Building and Zoning
Plan Commission / Design Review
Application and Checklist**

Section 17.42.020 of the Village Code lists all projects that must go before the Plan Commission and undergo a Design Review. Please read this section to determine if your project must go through this process. You may also be required to complete this application if the Building Inspector, upon review of your project, has determined that a Design Review is necessary.

Please Print Clearly:

Legal Property Owner:

Name: Cherée Molitor
Mailing Address: 2026 360th Ave.
Twin Lakes WI 53181
City State Zip

Applicant/Petitioner:

Name: Cherée Molitor
Mailing Address: 2026 360th Ave
Twin Lakes, WI 53181
City State Zip
Telephone #: 262-716-6860
(Area Code)
Fax Number: _____
E-Mail Address: cmolitor@antioch34.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: _____
Proposed Project Use: To make 2 separate parcels
Current Use: _____
Existing Zoning: _____

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

If yes, fill in the fields immediately below:

Current Zoning: _____ Proposed Zoning: _____

** Zoning change requests are \$325

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

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

Owner's Signature: _____

Applicant/Petitioner's Signature: _____

Date: _____

Required Fees

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

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

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

Total Amount Due: \$ _____

Developer's Agreement Required? Yes _____ No _____

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 05/20/22 TIME: 08:57:00

DESCRIPTION PAY CD AMOUNT

PLAN COMM CK 250.00

MOLITOR CSM 273-3011 4928

TOTAL AMOUNT DUE 250.00

AMOUNT TENDERED 250.00

CHANGE DUE .00

TRANS #: 2 CASHIER CODE: JHD

BATCH #: C220520 REGISTER ID: 007

ORIGINAL

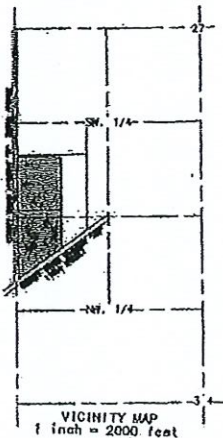
EXHIBIT A

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

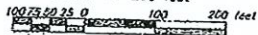
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWN 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA AND STATE OF WISCONSIN

OWNER:
Shotze Enterprises, LLC.
234 E. Oaksbury Lane
Palatine, IL. 60067-7548

SURVEYED AND MAPPED BY:
AUBRY LAND SURVEYING
8120-3121st Avenue
Wheatland, WI. 53105
262-537-4874
amb@alds.net

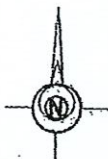


GRAPHIC SCALE
1 inch = 200 feet



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 Boring Hole Approximate Location
 - Denotes Concrete Monument Found
- Holland area delineated from Kenosha County
Interactive Mapping and Certified Survey Map 2192

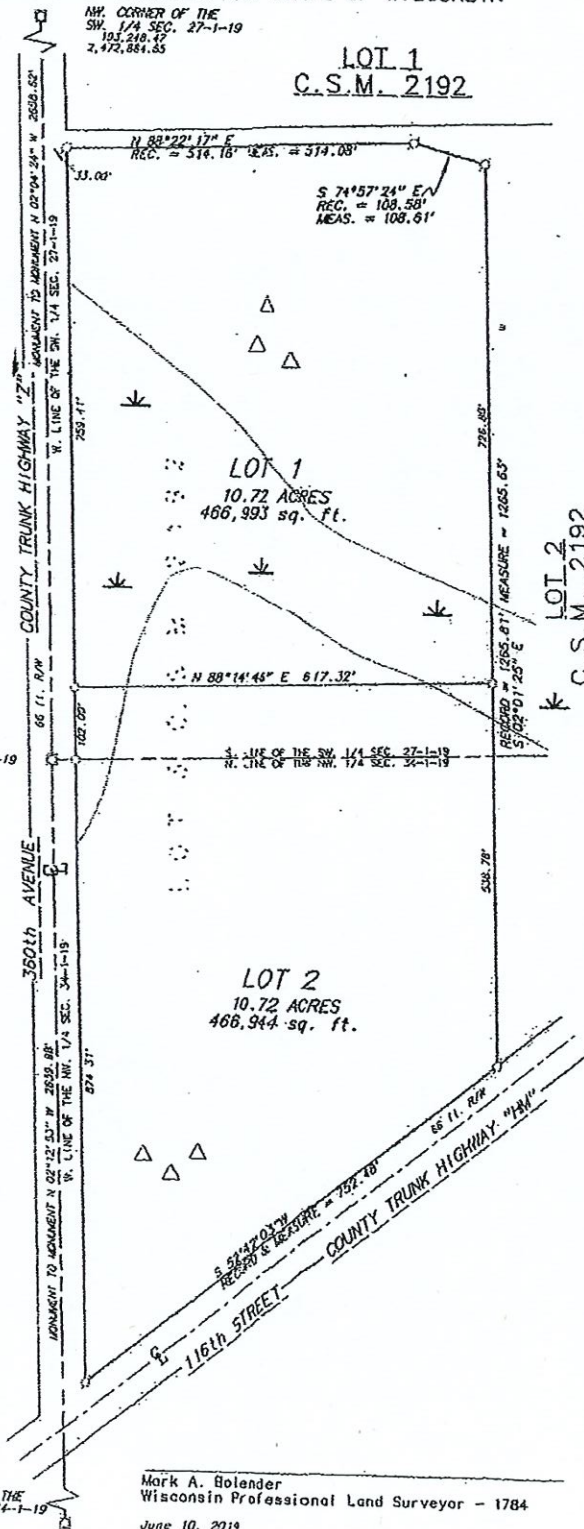


GRID NORTH

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
187,933.53
2,473,953.07



Mark A. Bolander
Wisconsin Professional Land Surveyor - 1784
June 10, 2019

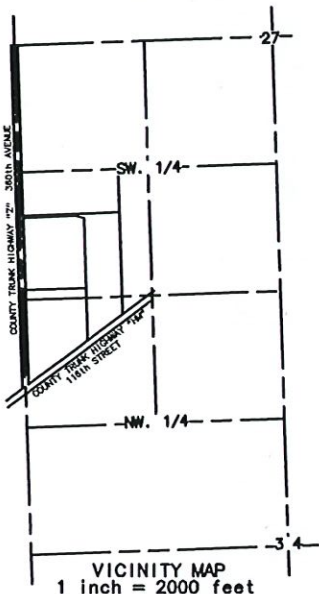
Proposed

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

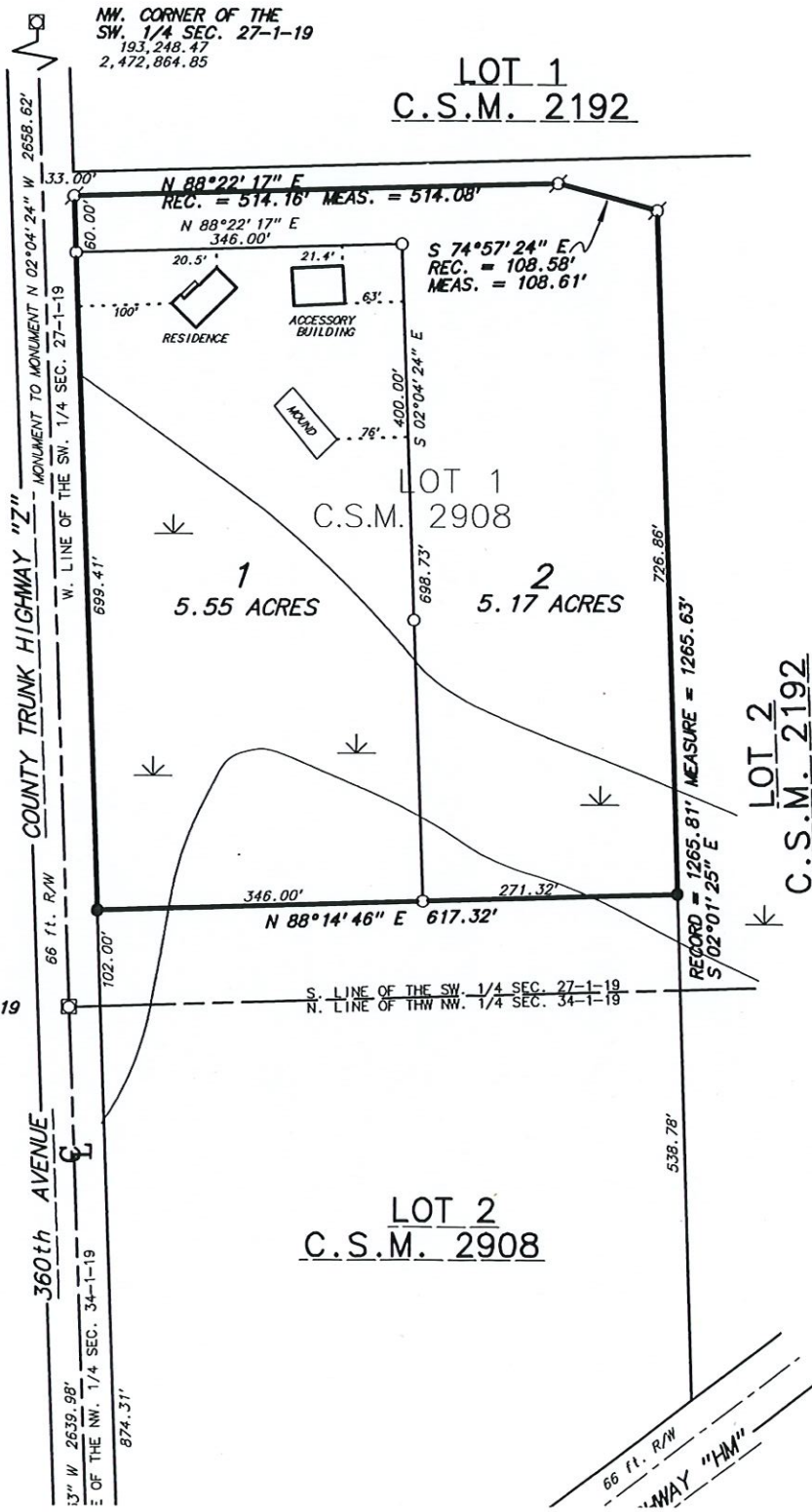
SURVEYED AND MAPPED BY:
ARBIT LAND SURVEYING
8120-312th Avenue
Wheatland, WI. 53105
262-537-4874
arbit@lds.net



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



LOT 2
C.S.M. 2192

LOT 2
C.S.M. 2908

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 officen of the Register of Deeds, Kenosha County, Wisconsin, as Document Number 1846772, and recorded on July 26, 2019.

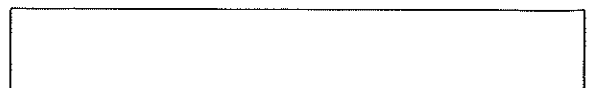
Dated at Wheatland, Wisconsin, this _____ day of _____, 2021.

*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





**Department of Building and Zoning
Plan Commission / Design Review
Application and Checklist**

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Please Print Clearly:

Legal Property Owner:

Name: LARRY A. AND LINDA J SMITH REUSCABLE
 Mailing Address: 1319 Lance Drive TRUST
TWIN LAKES, WI. 53181
City State Zip

Applicant/Petitioner:

Name: LARRY A. AND LINDA J. SMITH REUSCABLE
 Mailing Address: 1319 Lance Drive TRUST
TWIN LAKES WI. 53181
City State Zip
 Telephone #: 262-745-7857
(Area Code)
 Fax Number: _____
 E-Mail Address: grandviewarabians@yahoo.com

Property Information

Property Address: 1231 AND 1233 WEST MAIN STREET
TWIN LAKES, WI 53181
City State Zip
 Parcel Number: ¹²³¹86-4-119-292-1111 ¹²³³86-4-119-292-1112
 General Project Location: 1 mile West of town
 Proposed Project Use: TWO INDIVIDUAL RESIDENCE
 Current Use: SAME (L+L LAKEVIEW CONDOMINIUM)
 Existing Zoning: RESIDENTIAL

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: Larry A Smith Trustee Gordon J. Smith, Trustee

Applicant/Petitioner's Signature: Larry A Smith Trustee Gordon J. Smith, Trustee

Date: June 7th 2000

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: \$ _____

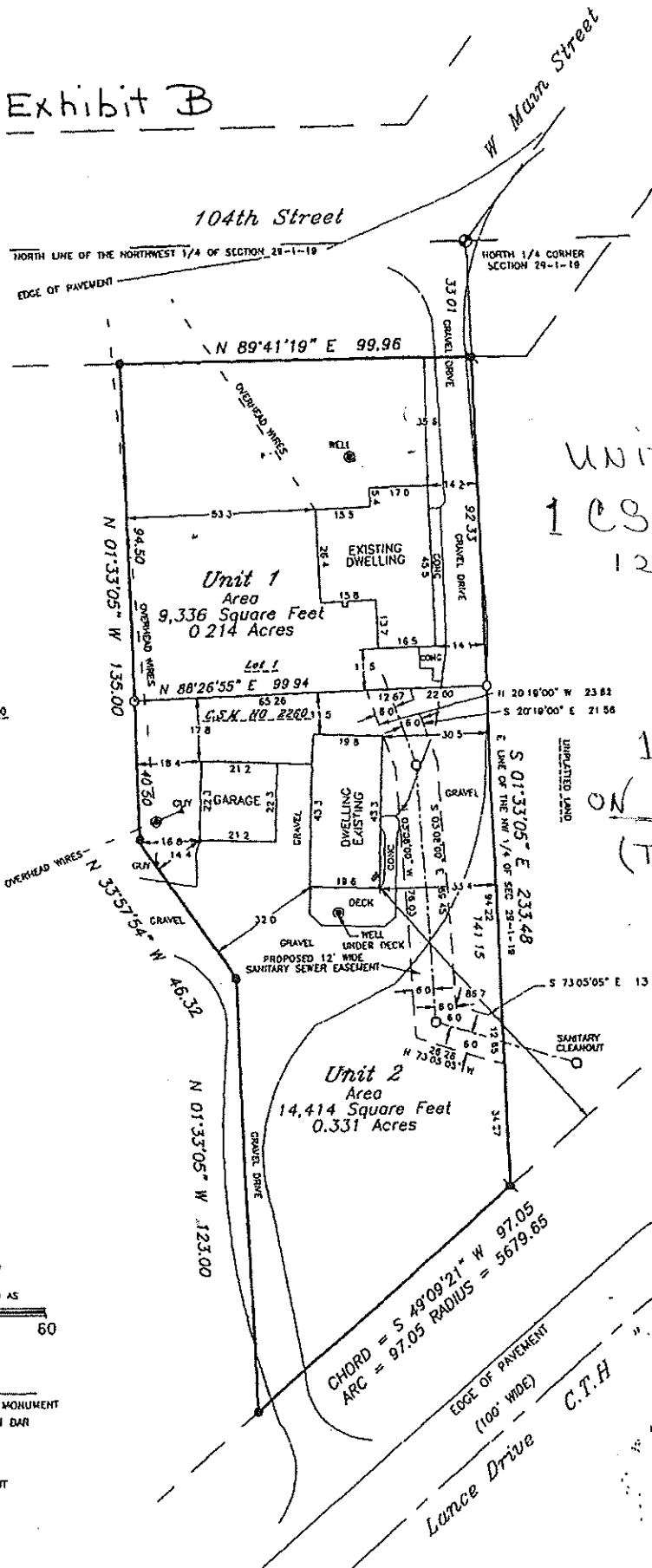
Total Amount Due: \$ _____

Developer's Agreement Required? Yes _____ No _____

LOT 1, KENOSHA COUNTY CERTIFIED SURVEY MAP NO. 2260, RECORDED AS DOCUMENT NO. 1224477, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 1 NORTH, RANGE 19 EAST, VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

SURVEY PREPARED FOR: LARRY A SMITH & LINDA J SMITH
1319 LANCE DRIVE
TWIN LAKES, WI 53181

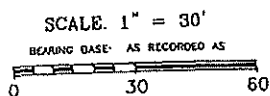
Exhibit B



UNIT 1 BEING
1 CSM with
Address
1231 WEST MAIN STREET

UNIT 2 BEING
1 CSM with address
ON LANCE DRIVE
(TO BE ASSIGNED)

Lot 2
C.S.M. NO. 2260



- LEGEND
- ⊙ - FOUND CONCRETE MONUMENT
 - ⊙ - FOUND SOLID IRON BAR
 - ⊙ - FOUND IRON PIPE
 - ⊙ - SET IRON PIPE
 - () - RECORDED AS
 - ⊙ - SANITARY CLEANOUT
 - ⊙ - UTILITY POLE

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 06/07/22 TIME: 14:03:22

DESCRIPTION PAY CD AMOUNT

PLAN COMM CK 250.00

LINDA SMITH 7610

TOTAL AMOUNT DUE 250.00

AMOUNT TENDERED 250.00

CHANGE DUE .00

TRANS #: 10 CASHIER CODE: JHD

BATCH #: C220607 REGISTER ID: 007



**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: PKR Properties LLC
 Mailing Address: Po Box 789
Twin Lakes WI 53181
City State Zip

Applicant/Petitioner:

Name: Todd A Renn
 Mailing Address: 147 W. main St
Twin Lakes WI 53181
City State Zip
 Telephone #: (262) 206-8670
(Area Code)
 Fax Number: (262) 877-9789
 E-Mail Address: todd@twinlakesmarine.com

Property Information

Property Address: Lot 1 CSM 2043 Lance Drive
Twin Lakes WI 53181
City State Zip
 Parcel Number: 85-4-119-213-3350
 General Project Location: Lance Dr.
 Proposed Project Use: Storage Buildings
 Current Use: empty lot
 Existing Zoning: ? Commercial

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

If yes, fill in the fields immediately below:

Current Zoning: ?

Proposed Zoning: Commercial

** 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: [Signature]

Applicant/Petitioner's Signature: [Signature]

Date: 06-08-2022

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)): \$ 325

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

Total Amount Due: \$ _____

Developer's Agreement Required? Yes X No _____

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 06/08/22 TIME: 12:42:06

DESCRIPTION PAY CD AMOUNT

PLAN COMM CK 575.00

PKR PROPERTIES 1051

TOTAL AMOUNT DUE 575.00

AMOUNT TENDERED 575.00

CHANGE DUE .00

TRANS #: 3 CASHIER CODE: JHD

BATCH #: C220608 REGISTER ID: 007

PKR Properties LLC building projects

Developer

Overbuilt LLC

Jeff Alheit

1865 Highway H

Lake Geneva, WI 53147

(815) 347-2944

Alheitj@MSN.COM

Plat of Survey

Cardinal Plan/Survey/Engineer

1200 LA Salle ST

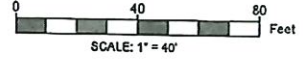
Lake Geneva, WI 53147

(262) 757-8776

PLAT OF SURVEY

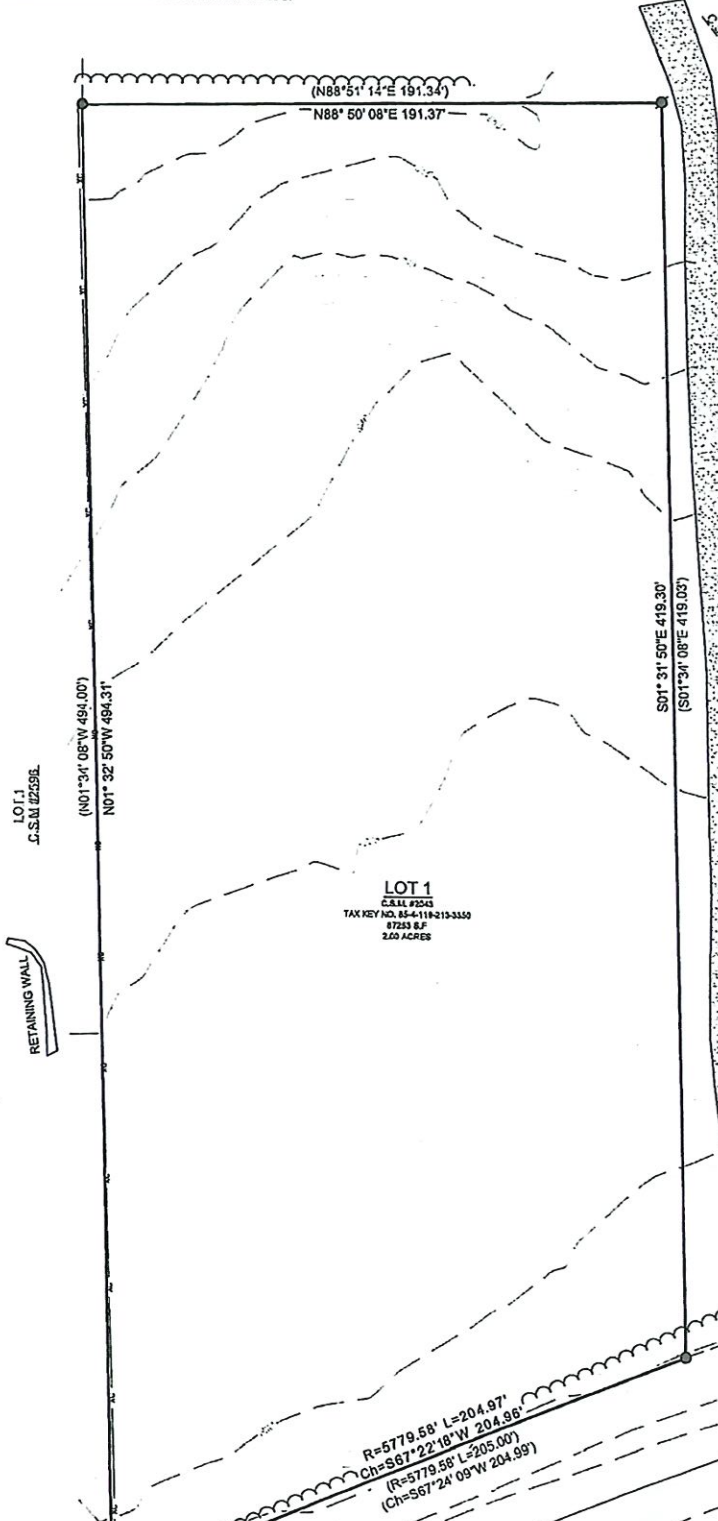
LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 IN TOWNSHIP 1 NORTH, RANGE 19 EAST, IN THE VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
 LOT 1 OF CERTIFIED SURVEY MAP No. 2043 AS RECORDED IN DOCUMENT No. 1104627 PER THE KENOSHA COUNTY REGISTER OF DEEDS.



LEGEND

EXISTING GRAVEL	FOUND 1" IRON PIPE
RECORDED AS	FOUND IRON ROD
EXISTING FENCE	EXISTING FENCE
TREELINE	MAJOR CONTOURS
MAJOR CONTOURS	MINOR CONTOURS
MINOR CONTOURS	



LOT 1
 C.S.M. #2043
 TAX KEY NO. 85-4-119-213-3350
 87253 S.F.
 2.00 ACRES

BASIS OF BEARING:
 THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

BASIS OF ELEVATION:
 ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88").

SURVEY ORDERED BY:
 TODD RENN

PROPERTY ADDRESS:
 85-4-119-213-3350
 C.T.H. "O"
 TWIN LAKES, WI 53181

FIELD WORK COMPLETED ON:
 APRIL 21, 2022

FIELD CREW CHIEF:
 TODD HENRICKSEN

SURVEYOR:
 PAUL H. VAN HENKELUM, PLS
 CARDINAL ENGINEERING LLC



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

 PAUL H VAN HENKELUM, PLS #1931 DATE

COUNTY TRUNK HIGHWAY "O" (LANCE DRIVE)
 50 FEET RIGHT OF WAY

CARDINAL
 PLAN | SURVEY | ENGINEER

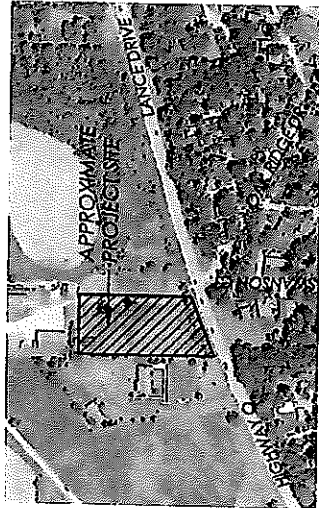
1200 LA SALLE ST.
 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

DATE: 04 / 22 / 2022 JOB No. 22338
 SHEET 1 OF 1 LWG

RENN BUILDINGS

LOT 1: LANCE DRIVE - PARCEL #213-3350
TWIN LAKES, WISCONSIN 53128

LOCATION MAP



1 SITE LOCATION MAP
NO SCALE

SHEET INDEX

- T1 TITLE SHEET / CODE ANALYSIS / GENERAL NOTES
- A1 FIRST FLOOR PLANS / SITE LAYOUT PLAN
- A2 EXTERIOR ELEVATIONS
- A3 WALL SECTION & DETAILS
- A4 DETAILS
- A5 DETAILS

GENERAL & DESIGN INFORMATION

GENERAL NOTES:
1. VERIFY ALL CHANGES TO DESIGN DOCUMENTS PRIOR TO ANY CONSTRUCTION. NOTIFICATIONS WILL REQUIRE APPROVAL FROM THE STRUCTURAL ENGINEER.

2. THIS BUILDING FOUNDATION WAS DESIGNED TO MEET ASHRAE 90-2013 FOR ENERGY EFFICIENCY. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

3. THE BUILDING IS TO ADHERE TO ALL LOCAL & STATE GOVERNING AGENCIES. THE BUILDING SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

4. COMPACTED FILL SHALL BE CLEAN, GRAVEL OR NATURAL, PROPERLY VIBROLED. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

5. THE BUILDING SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

6. THE BUILDING SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

7. THE BUILDING SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

8. THE BUILDING SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER. THE FOUNDATION SHALL BE CONSTRUCTED AND ALLOWABLE SOIL PRESSURES SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

CODE ANALYSIS

USE / CATEGORY	SECTION REFERENCE
1. USE / CATEGORY: COMMERCIAL BUILDING	IBC SECTION 503
2. NON-HABITABLE LOFT BOAT STORAGE	IBC SECTION 503
3. ALLOWABLE BUILDING HEIGHT	IBC SECTION 503
4. ALLOWABLE BUILDING AREA	IBC SECTION 503
5. ALLOWABLE BUILDING AREA	IBC SECTION 503
6. ALLOWABLE BUILDING AREA	IBC SECTION 503
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100. ALLOWABLE BUILDING AREA	IBC SECTION 503

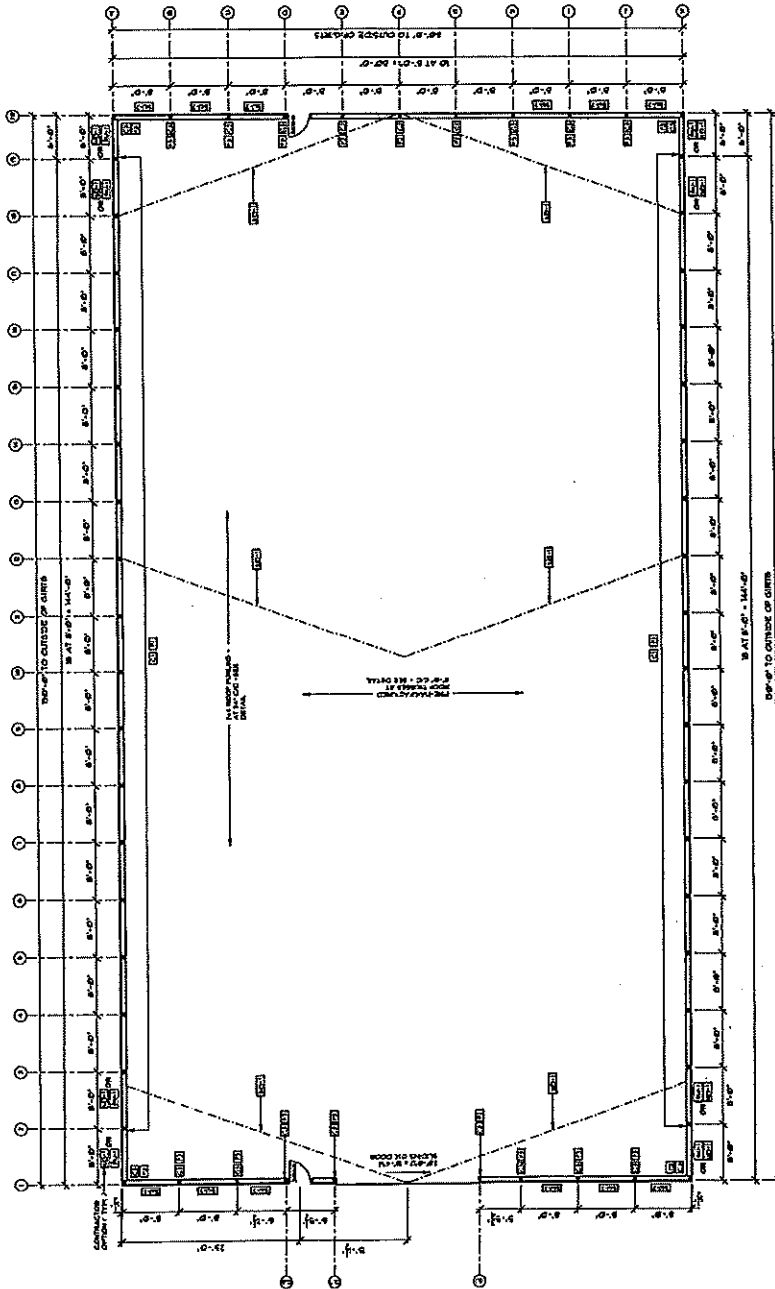
DOCUMENTS PRODUCED BY:
OVERBUILT LLC
1855 HIGHWAY H
LAKE GENEVA, WISCONSIN 53147

REVISIONS: SHEET NO. **T1** DATE: 03-22

RENN BUILDINGS
LOT 1, PARCEL #213-3350
TWIN LAKES, WISCONSIN

- PRELIMINARY REVIEW SET
- REVIEW SET
- PERMIT SET
- CONSTRUCTION SET

NOT FOR CONSTRUCTION



FLOOR PLAN
 1/2" = 1'-0"
 1 2

COLUMN SCHEDULE

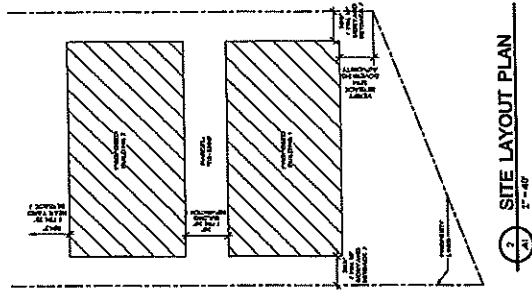
COL	DESCRIPTION	LEN	SIZE
C1	42" PLY 7248 FT 8"PT NO.1/2	27'-0"	12"
C2	42" PLY 7248 FT 8"PT NO.1/2	30'-0"	12"
C3	44" PLY 246 FT 8"PT NO.1/2	27'-0"	12"

FOOTING SCHEDULE

COL	FOOTING	HOLE DEPTH
F1	24"X18" RED "MASSCOTE"	3'-0"
F2	24"X18" RED "MASSCOTE"	3'-0"
F3	24"X18" RED "MASSCOTE"	3'-0"

BRACING LEGEND

(B1)	2x4 SWP WOOD BRACING - SEE DETAILS
(B2)	2x4 SWP WOOD BRACING - SEE DETAILS



SITE LAYOUT PLAN
 1/2" = 1'-0"
 2 2

NOT FOR CONSTRUCTION

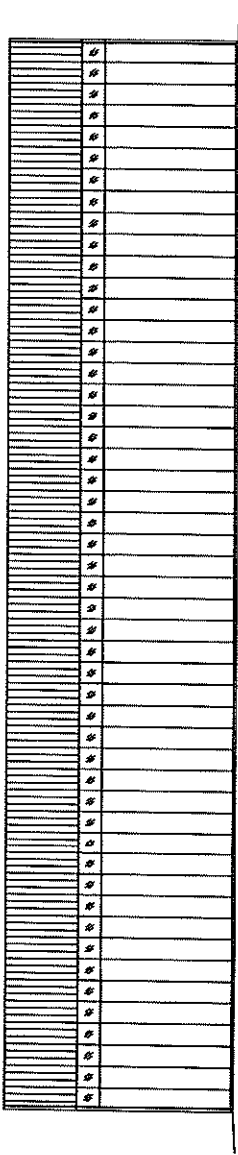
REVISIONS

SHEET NO. **A1**

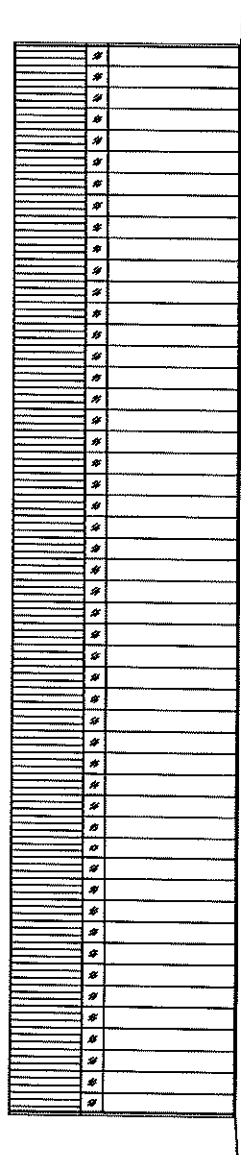
DATE 6-4-22

RENN BUILDINGS
 LOT 1: PARCEL #215-3350
 TWIN LAKES, WISCONSIN

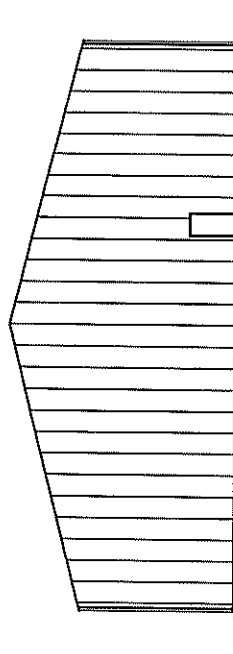
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- PRELIMINARY SET
- BID SET
- PERMIT SET
- CONSTRUCTION SET



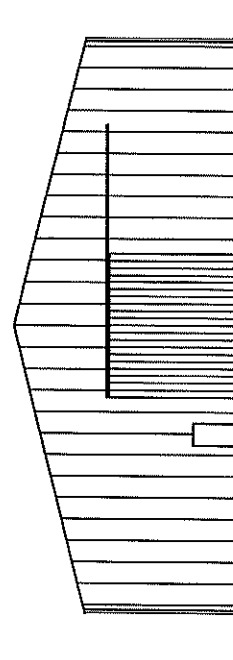
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

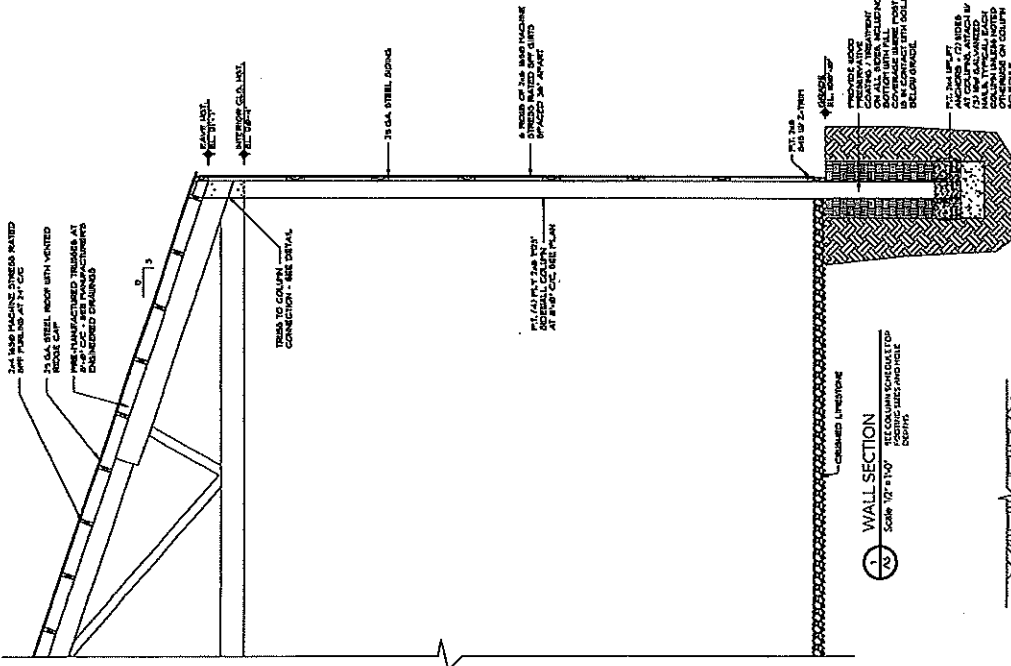


4 EAST ELEVATION
1/8" = 1'-0"

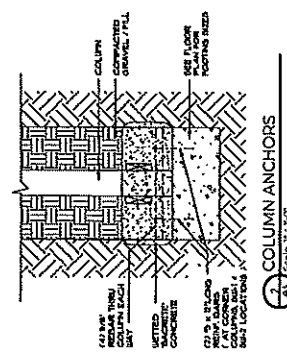
NOT FOR CONSTRUCTION

REVISIONS	SHEET NO. A2	DATE 6-1-22
RENN BUILDINGS LOT 1, PARCEL #213-3350 TWIN LAKES, WISCONSIN		

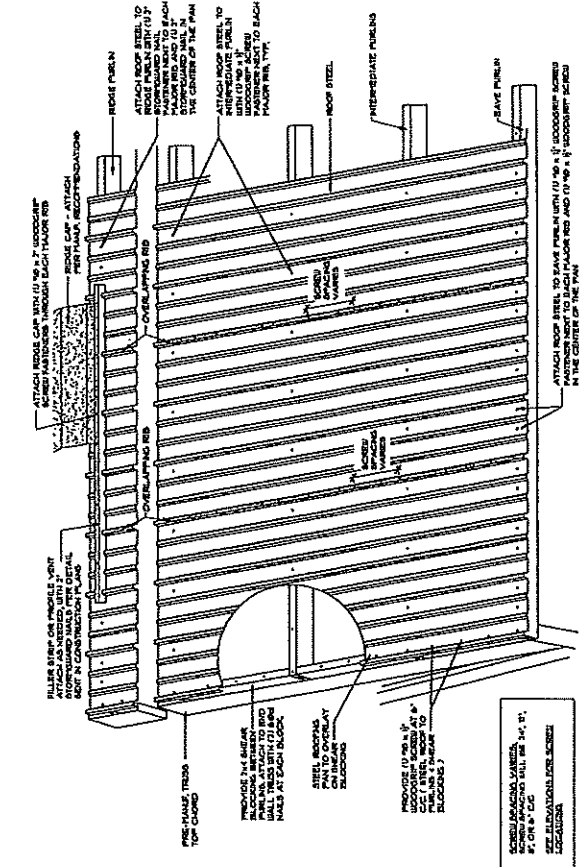
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- PRELIMINARY DESIGN SET
- BID SET
- PERMIT SET
- CONSTRUCTION SET



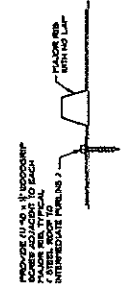
1 WALL SECTION
SCALE: 1/2" = 1'-0"



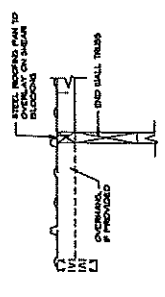
2 COLUMN ANCHORS
SCALE: 1/2" = 1'-0"



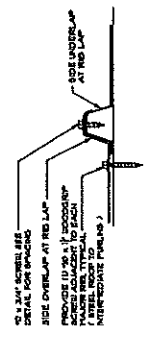
3 ROOF - FASTENING
NO SCALE



1 DETAIL
SCALE: 5/8\"/>



2 DETAIL
SCALE: 5/8\"/>

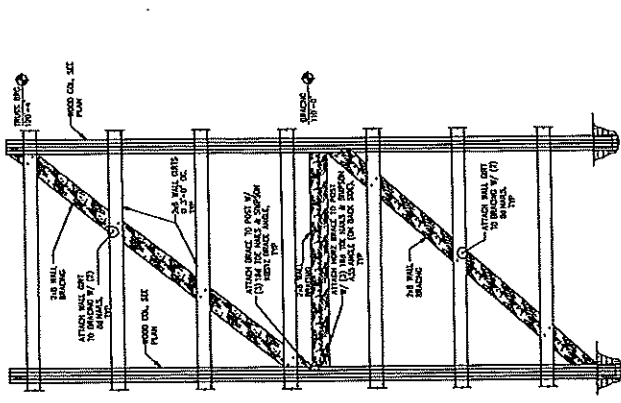


3 DETAIL
SCALE: 5/8\"/>

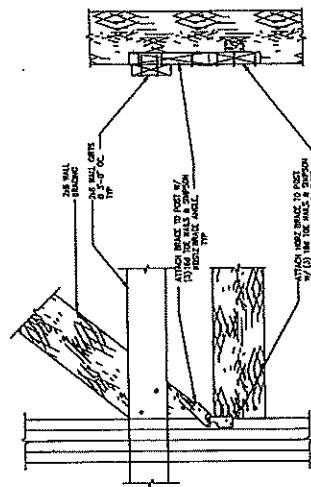
NOT FOR CONSTRUCTION

REVISIONS	SHEET NO. A3	DATE 06-22
RENN BUILDINGS LOT 1, PARCEL #23-3350 TRIN LAKES, WISCONSIN		

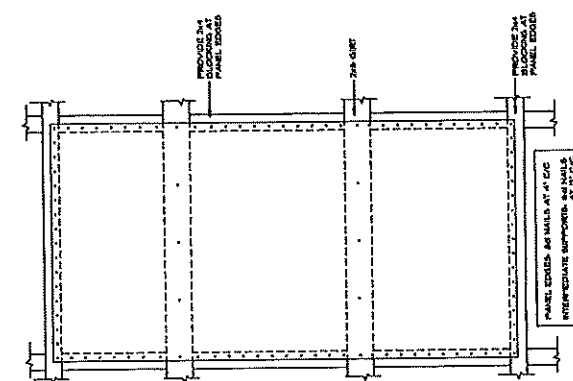
- PRELIMINARY REVIEW SET
- FINAL REVIEW SET
- BID SET
- PERMITS SET
- CONSTRUCTION SET



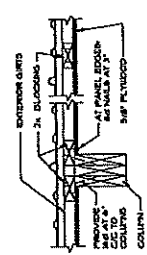
WALL BRACING DETAIL
SCALE: 1/2" = 1'-0"



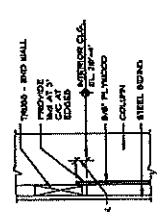
WALL BRACING CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



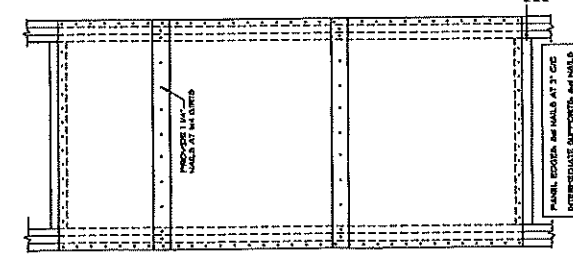
DETAIL
SCALE: 1/2" = 1'-0" AT 2x8 WALLS



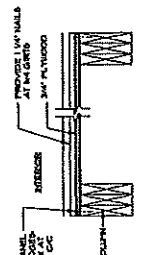
DETAIL - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS (PLAN VIEW)



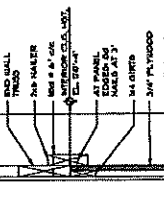
SECTION - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS AT ORIGINAL LINE



DETAIL
SCALE: 1/2" = 1'-0" AT 2x8 WALLS



DETAIL - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS (PLAN VIEW)



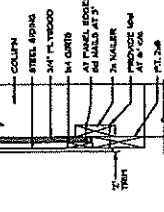
SECTION - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS AT ORIGINAL LINE



DETAIL
SCALE: 1/2" = 1'-0" AT 2x8 WALLS



DETAIL - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS (PLAN VIEW)

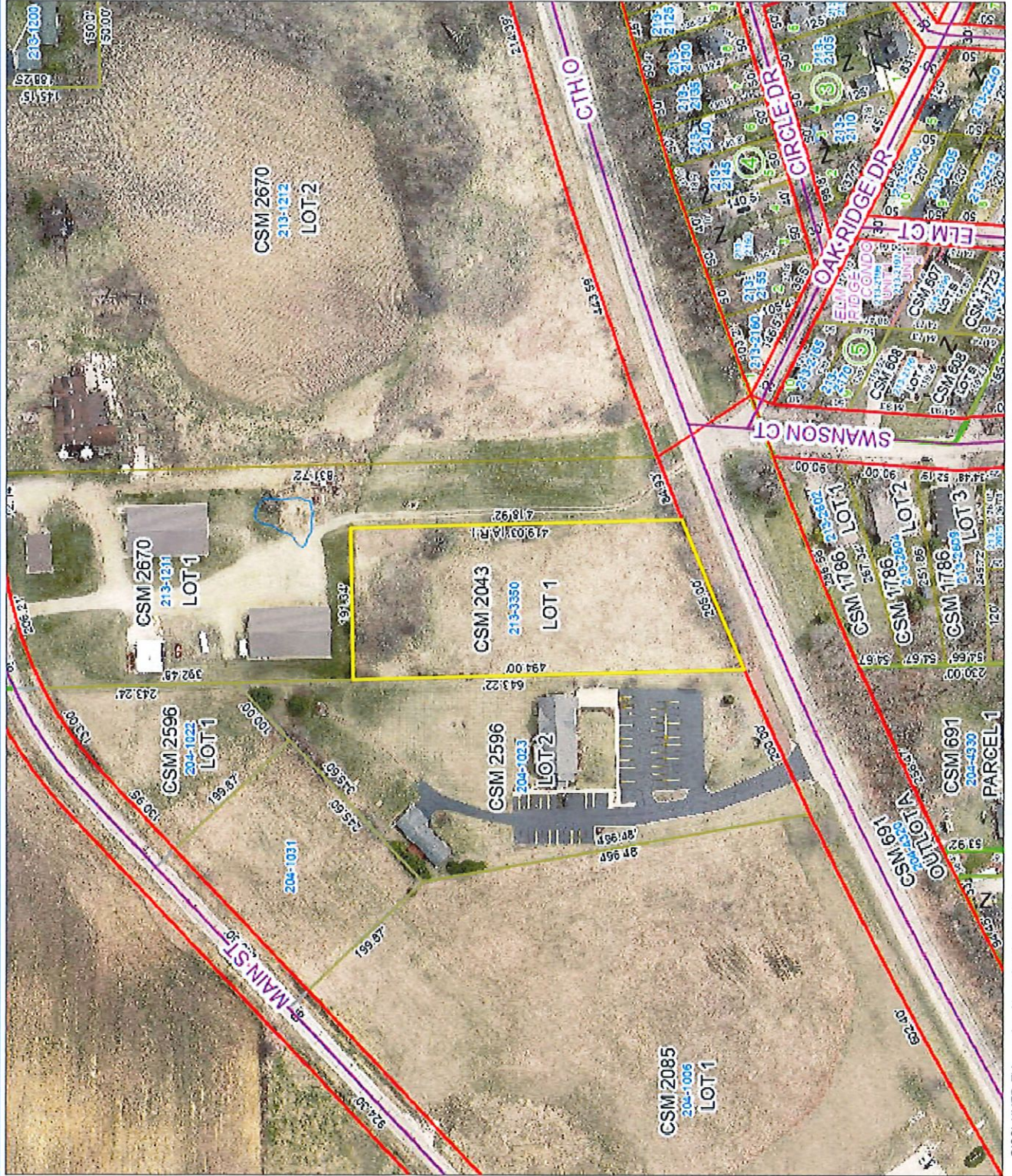


SECTION - FASTENING
SCALE: 1/2" = 1'-0" AT 2x8 WALLS AT ORIGINAL LINE

- PRELIMINARY REVIEW SET
- FINAL REVIEW SET
- BID SET
- PERMIT SET
- CONSTRUCTION SET

NOT FOR CONSTRUCTION

REVISIONS	SHEET NO. A5	DATE 6-1-22
RENN BUILDINGS LOT 1, PARCEL #213-3350 TWIN LAKES, WISCONSIN		



1 Inch = 187 Feet

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



**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: Faye Gartenberg
Mailing Address: 1112 N. Dearborn St. #5
Chicago, IL 60610

Applicant/Petitioner:

Name: Michael Gartenberg
Mailing Address: 1112 N. Dearborn St. #5
Chicago, IL 60610

Telephone #: 847-751-6800

Fax Number:

E-Mail Address: Mike@Gartenbergs.com

Property Information:

Property Address: 301 West Park Drive
Twin Lakes, WI 53181

Parcel Number: 86-4-119-282-3140

General Project Location: Across the street from 301 West Park Drive currently on the same parcel

Proposed Project Use: In order to build a new living structure to be used as further living space due to the inability of building an addition as a road bisects the property.

Current Use: Currently is empty space, with only a parking pad.

Existing Zoning: Currently zoned residential

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: 6-22-22

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.villageofwinlakes.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: Residential

Proposed Zoning: Residential / split Lot

** 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: [Signature]

Applicant/Petitioner's Signature: [Signature]

Date: 5/28/22

Required Fees

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

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

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

Total Amount Due: \$ 250

Developer's Agreement Required? Yes No

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

From:
Michael Gartenberg & Faye
301 West Park Drive
Twin Lakes, WI 53181

Mailing Address:
Michael & Faye Gartenberg
1112 N. Dearborn St. #5
Chicago, IL 60610

In November of 2021, we submitted an application, and were turned down for a building permit to split our property into two parcels in order so that we could build a second building structure on our property. The denial was based on village code 17.20.060, stating that the new parcel would need to be not less than 8000 square feet. Based on the proposed CSM, the new lot would fall short as it would be 6633 square feet.

Based on this denial, we were advised that we would need to apply for a variance. In December, we applied for this variance and were later scheduled for a May 25th, 2022 variance meeting. At this meeting, the village attorney advised the board that they did not have the proper authority to grant or deny the application. He further advised them that based on village code 17.12.040, the proper avenue would be to appeal to the Plan Commission, who would then make its recommendation to the Village Board. Based on this direction from the village attorney, we are respectfully submitting this new application.

Since this application is not a simple zoning change etc. we were advised by Julie Harms, that it might be best that we submit this application, along with this letter in order to best explain the reason for the application, as well as the current and proposed use of the property in question.

Our family has grown since we purchased this home in 2003. We now have married children as well as grandchildren, and hopefully more to come. Because of this, we find ourselves in need of more space. We love our neighborhood, the lakes, and the Village. In the 19 years since we purchased our home, we have immersed ourselves into the community, made many friends, and have created a true home for our family. It is our intention to be in Twin Lakes for many years to come, as well as eventually become permanent residents.

Our property is located at 301 West Park Drive in the Twin Lakes Park subdivision. The property is extremely unique. It is located on the isthmus that separates Lake Mary from Lake Elizabeth. It is one of only 6 properties with frontage on both lakes, and on two sides of the road. Of these 6 properties, our property is currently the only one without a structure on both sides of the road.

If our property did not have a road separating it into essentially two lots, we would be simply applying for a permit to put an addition on our home. With the road in the way, in order to add more space, we would need to build across the street, where we currently have a pad for parking and open space with no structure whatsoever. Although our property is currently considered one lot, with the road bisecting it, it is essentially already 2 lots.

When researching how to go about doing this, I spoke to Ellis, who advised me that the best way might be to get a CSM, in order to separate the properties on each side of the street into their own parcels. We commissioned a surveyor who prepared a new survey. In doing so, we found that the property on the north side of the street would be roughly 6633 square feet, and less than the 8000 square feet required by the village to build a new living structure.

We are requesting either an exception to the 8000 square foot minimum requirement needed for the CSM, or a variance allowing us to keep the property as one lot, with the commission's approval to build a second living structure.

In addition, if either of these two options were granted, we would need a further 6-foot setback variance. Per Ellis's calculation, based on the distance from the channel of our home on the south side of the street, we would typically need an 18.5-foot setback. In order to build a 24-foot-wide structure, we would require a 12.5-foot setback. Due to the odd shape of our lot created by the meandering nature of the channel, this variance **would only be needed for only one corner of the structure**, not the running length. This is illustrated in the plat survey supplied. At the variance meeting the village attorney stated that the planning commission could grant this, in order to avoid the need for an additional variance meeting after the approval of the planning commission/village board of the request to build a new living structure.

The current plan for the new living structure is for a 24 wide structure. Should the plan commission/village board grant the approval for the new living structure but not the 6 foot variance, we would need to redesign the proposed structure. If required to do so we would redesign the new structure however its design would be less traditional.

All other setbacks from the road to the south, from Lake Mary on the north, and our neighbors to the west would all be in compliance to the current setback requirements and have been reviewed with Ellis.

It is important to note that in Twin Lakes Park, there are quite a few lots that are less than the required 8000 square feet. Some of these properties are actually less than 4800 square feet. In addition, due to the unique nature of our subdivision, there are a great many homes with setbacks way under the current requirements. We realize that these properties are grandfathered in, and do not truly pertain to our request, however we believe that this is notable as that if granted, our new structure would be in keeping with the integrity of the homes in Twin Lakes Park, and would not look out of place.

It is also important to note that of the 6 lots with property on both sides of the road, there are currently a few with living space on both sides. Again, we realize they are grandfathered in, but believe this is notable.

We also realize that with some of the homes built over the past few years, there have been issues regarding drainage etc. We are very cognizant of this issue and have previously added additional drainage to aid in water removal to the channel, as well as graded this area in order to pitch away from our neighbors to mitigate any issues. If this project is approved, we would gladly install any and all additional drainage required by the village, as well as any other barriers the village requests as to not cause any issues with the adjacent property. This would include, but is not limited to grading, addition of drain tile, retaining walls, as well as gutters tied into drainage to the lake. I am confident that once the project is complete, these additions would further improve the drainage not hinder it.

We understand that in order for you to grant us the permission needed to move forward with our proposed project, we need to show why hardship would result from strict application of the zoning ordinances, as well as how the unique features of our property create this hardship.

Our property is extremely unique due to a road bisecting it that essentially creates two lots. In addition the meandering nature of the channel shoreline creates a very odd shaped property rendering the property line very difficult to build on within the ordinances. Because of this uniqueness, following the strict application of the village's zoning ordinance, would render this property virtually unbuildable.

In addition, we know that the granting of this variance would not be contrary to the public interest. We see no negative impact to the public as we agree to do everything required to prevent any impact such as runoff etc. In addition, we would use all of the same materials and paint colors, that our existing home uses, in order to ensure that it would be in keeping with the character of the neighborhood.

We do want you to feel comfortable with the quality of the work that we would have done. As with other projects we have completed on our property, we will meet or exceed any and all requirements. As in the past, we would use all local contractors.

In addition, we believe we have been extremely good stewards of our property. Over the 19 plus years we have done the following:

- Removed a noncompliant/unpermitted shed from the north side of the property that was less than 1 foot from the channel
- Performed repairs to the channel shoreline, including the removal of invasive species, and the planting of native plants.
- Allowed a temporary road to be built across our property in order to replace the bridge over the channel.
- Did a major shoreline DNR approved, renovation to the Lake Elizabeth shoreline. This project required the removal of cement and other debris from the lake and returning it to a natural shoreline, including the addition of native plants. In doing so, we were recognized by the Kenosha News, and featured in the paper.

Overall, we believe all of the work we have done to our property has only been to improve it aesthetically and structurally, as well as to bring it in line with the village's and DNR's requirements.

It is also important to note, that it is not our intention to ever separate the two properties in order that they could be sold individually. Should the board decide that the best option is to grant the CSM as opposed to keeping the property as one lot, we would gladly agree to a deed restriction stating that the two properties could never be sold separately.

We look forward to the opportunity to come before the Planning Commission to further explain the details of our plans, as well as answer any questions that may aid in the approval process.

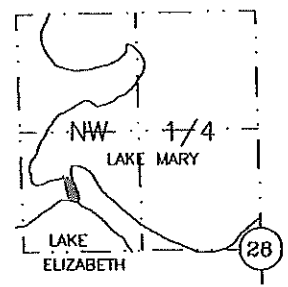
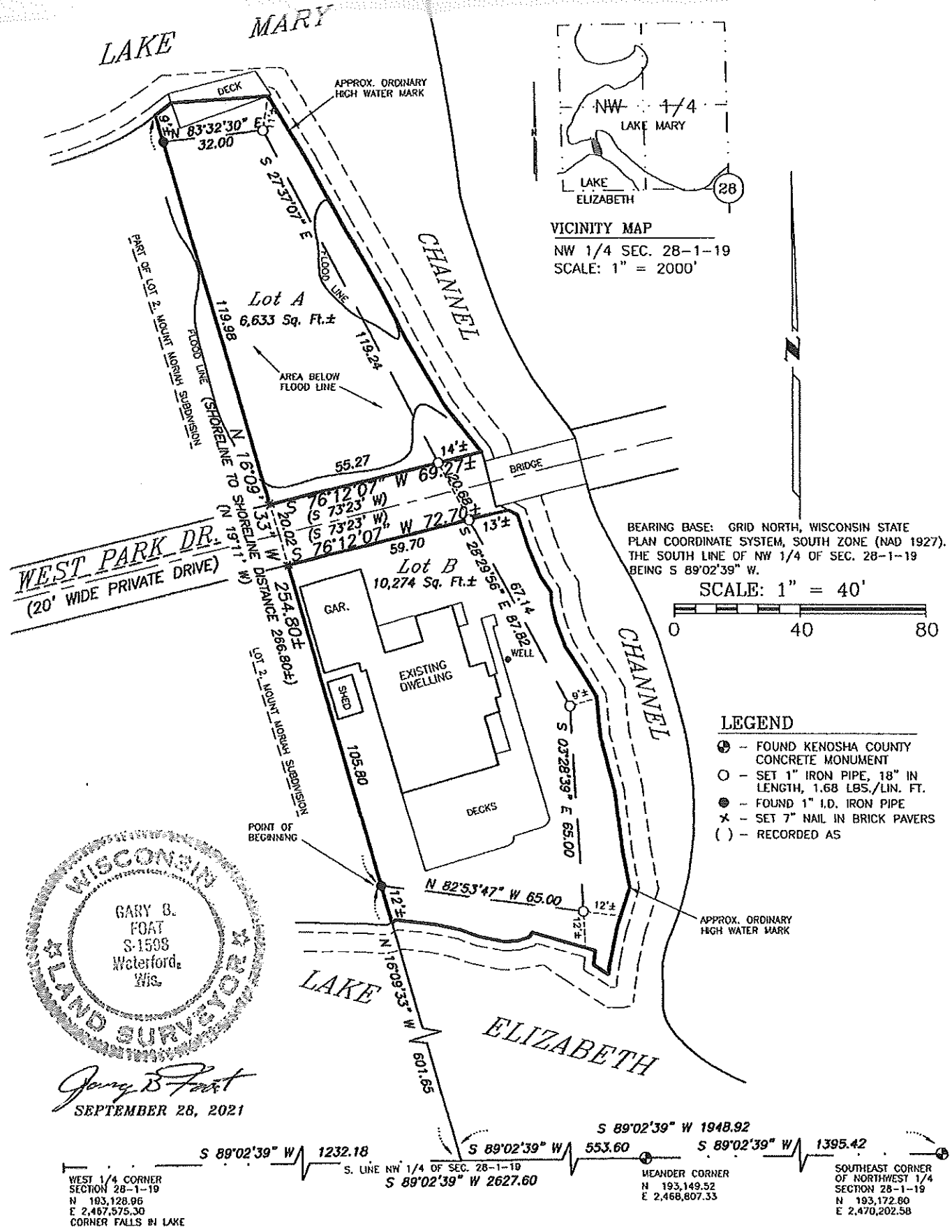
Respectfully submitted,

Michael Gartenberg & Faye Gartenberg

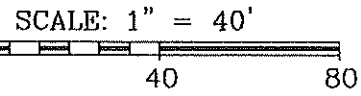
301 West Park Drive
Twin Lakes, WI 53181

847-751-6800
Mike@Gartenbergs.com

BEING A DIVISION OF LOT 1, MOUNT MORAN SUBDIVISION, LOCATED IN GOVERNMENT LOT 4 IN THE NORTHWEST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.



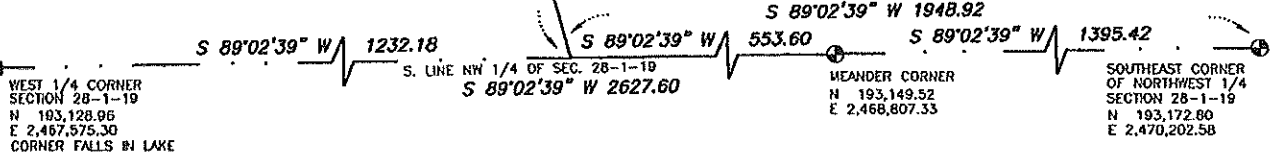
BEARING BASE: GRID NORTH, WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE SOUTH LINE OF NW 1/4 OF SEC. 28-1-19 BEING S 89°02'39" W.



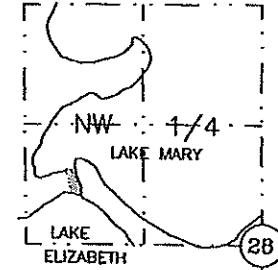
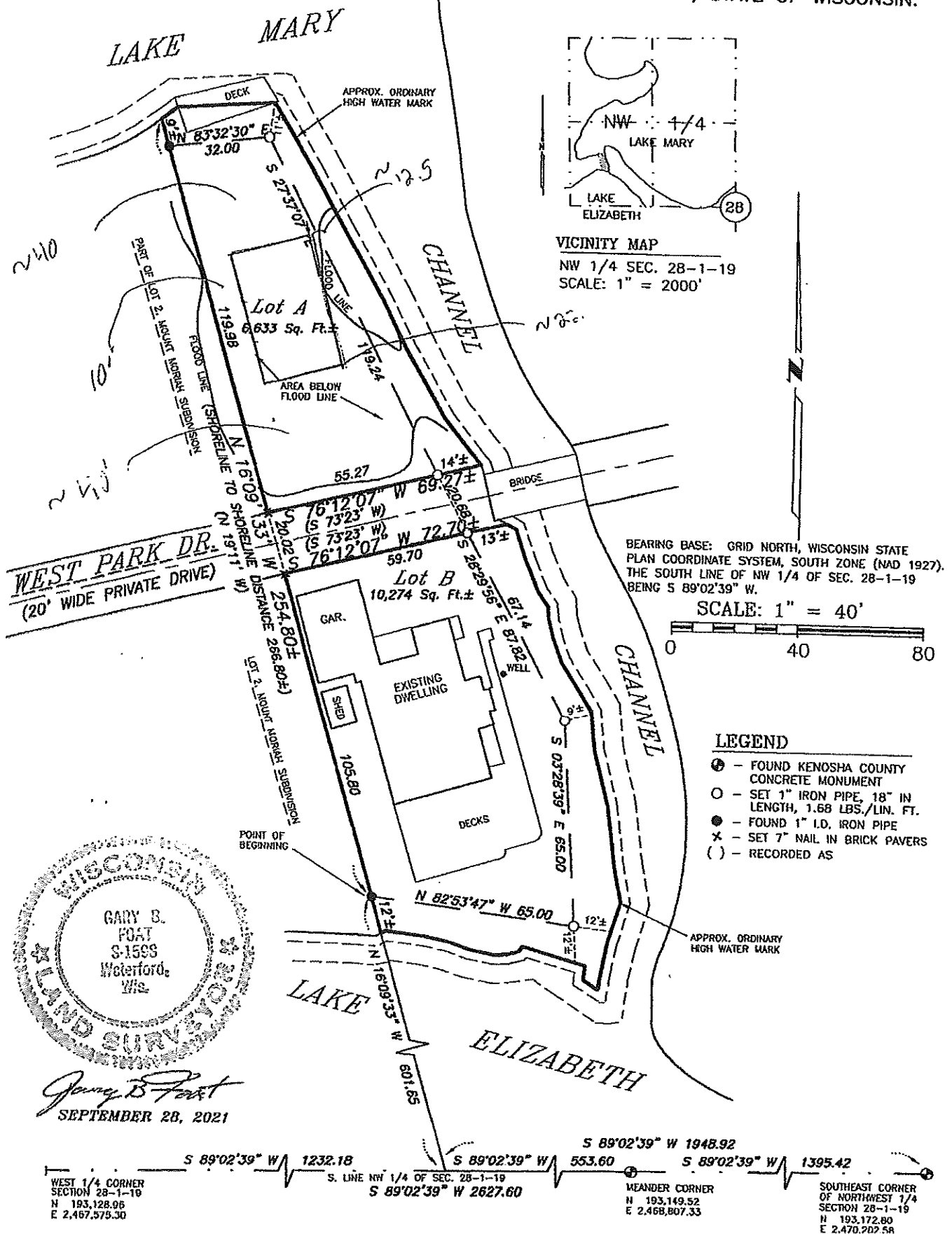
- LEGEND**
- ⊙ - FOUND KENOSHA COUNTY CONCRETE MONUMENT
 - - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
 - - FOUND 1" I.D. IRON PIPE
 - x - SET 7" NAIL IN BRICK PAVERS
 - () - RECORDED AS



Gary B. Foat
SEPTEMBER 28, 2021

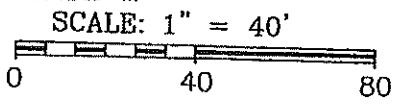


BEING A DIVISION OF LOT 1, MOUNT MORIAH SUBDIVISION, LOCATED IN GOVERNMENT LOT 4 IN THE NORTHWEST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.

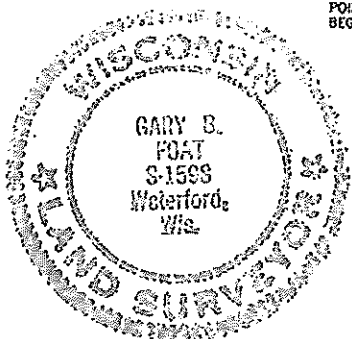


VICINITY MAP
 NW 1/4 SEC. 28-1-19
 SCALE: 1" = 2000'

BEARING BASE: GRID NORTH, WISCONSIN STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). THE SOUTH LINE OF NW 1/4 OF SEC. 28-1-19 BEING S 89°02'39" W.



- LEGEND**
- ⊙ - FOUND KENOSHA COUNTY CONCRETE MONUMENT
 - - SET 1" IRON PIPE, 18" IN LENGTH, 1.68 LBS./LIN. FT.
 - - FOUND 1" I.D. IRON PIPE
 - ✕ - SET 7" NAIL IN BRICK PAVERS
 - () - RECORDED AS



Gary B. Foat
 SEPTEMBER 28, 2021

WEST 1/4 CORNER SECTION 28-1-19
 N 193,128.06
 E 2,467,575.30

S 89°02'39" W 1232.18

S. LINE NW 1/4 OF SEC. 28-1-19
 S 89°02'39" W 2627.60

MEANDER CORNER
 N 193,149.52
 E 2,468,807.33

S 89°02'39" W 553.60

S 89°02'39" W 1948.92

S 89°02'39" W 1395.42

SOUTHEAST CORNER OF NORTHWEST 1/4 SECTION 28-1-19
 N 193,172.80
 E 2,470,202.58

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 06/03/22 TIME: 12:19:09

DESCRIPTION PAY CD AMOUNT

PLAN COMM CK 250.00

GARTENBERG 282-3140 12505

TOTAL AMOUNT DUE 250.00

AMOUNT TENDERED 250.00

CHANGE DUE .00

TRANS #: 7 CASHIER CODE: JHD

BATCH #: C220603 REGISTER ID: 007



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: Michael Psateri

Mailing Address: P.O. Box 711

Twin Lakes WI 53181

City State Zip

Applicant/Petitioner:

Name: Michael Psateri

Mailing Address: PO Box 711

Twin Lakes WI 53181

City State Zip

Telephone # : 815 509 6016
(Area Code)

Fax Number: ~~815~~ 262 448 1525

E-Mail Address: mike@traderbrothersllc.com

Property Information

Property Address: 405 N. Lake Ave

Twin Lakes WI 53181

City State Zip

Parcel Number: 85-4-119-211-1300

General Project Location: Front of building

Proposed Project Use: outside food + drinks

Current Use: Parking

Existing Zoning: Commercial

Are you requesting zoning changes? ** Yes _____ No

If yes, fill in the fields immediately below:

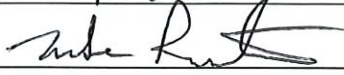
Current Zoning: _____ Proposed Zoning: _____

** Zoning change requests are \$325

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

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

Owner's Signature: _____ 

Applicant/Petitioner's Signature: _____ 

Date: 5-12-22

Required Fees

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

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

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

Total Amount Due: \$ 250⁰⁰

Developer's Agreement Required? Yes _____ No

Village of Twin Lakes

*** CUSTOMER RECEIPT ***

DATE: 05/16/22 TIME: 13:00:32

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

PLAN COMM	CK	250.00
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PUSATERI 211-1300	1085	
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TOTAL AMOUNT DUE		250.00
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AMOUNT TENDERED		250.00
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CHANGE DUE		.00
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TRANS #: 7 CASHIER CODE: JHD

BATCH #: C220516 REGISTER ID: 007

ZAA ENTERPRISES LLC

DBA DUE LAGHI PIZZA
PO BOX 711
TWIN LAKES, WI 53181

1085



2-2566/710

DATE 5-13-22

PAY TO THE ORDER OF Village of Twin Lakes

\$ 250.00

Two Hundred and Fifty Dollars 00/100

DOLLARS



FOR patio approval

⑈001085⑈ ⑆072025661⑆ 4834365581⑈



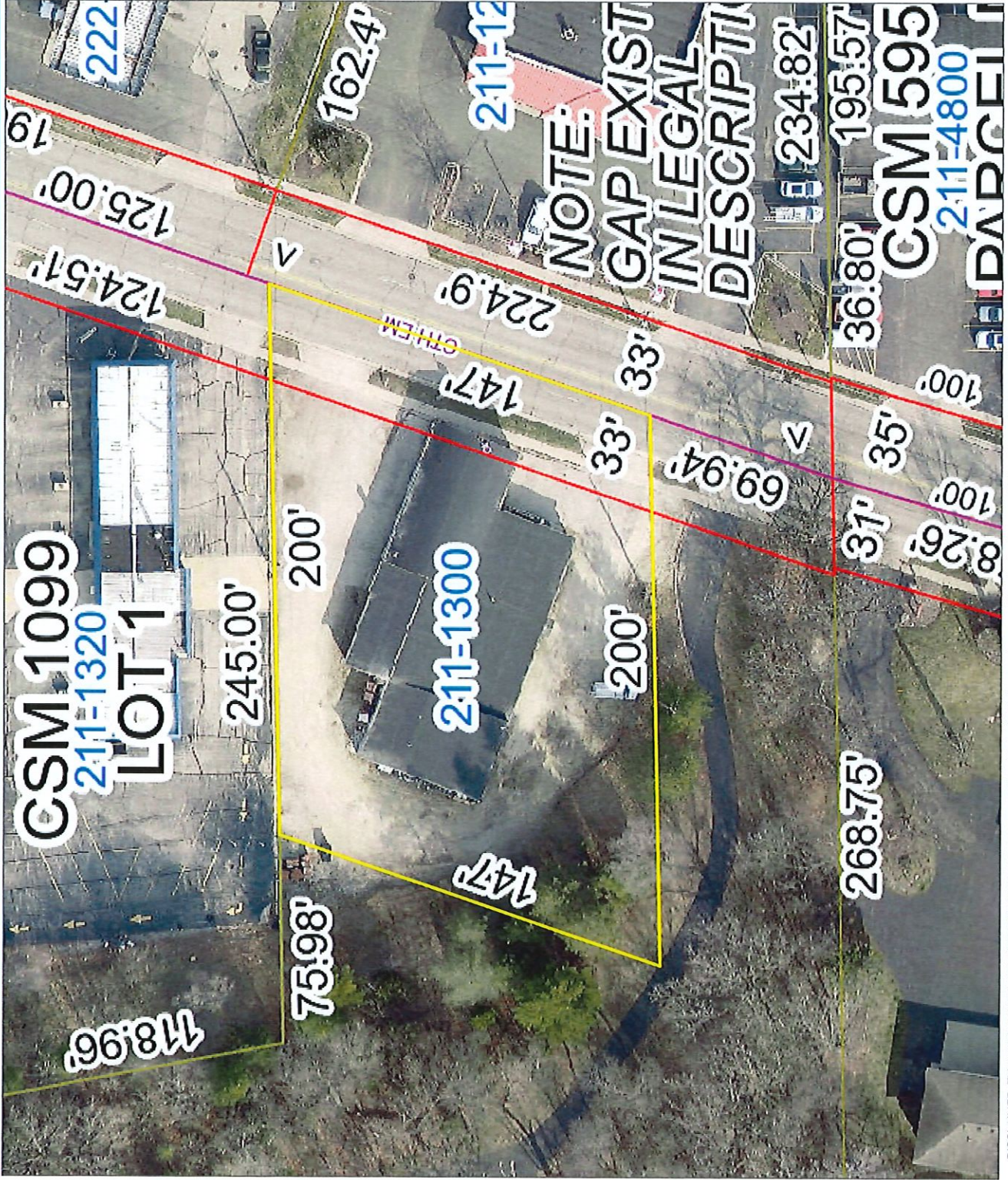
405 N. LAKE AVE

PLOT PLAN
SCALE 1" = 30'

DUE LAGHI PIZZA

OUT DOOR / Seating C. B. BRUNS SR.

 Brick WALL
 Concrete



1 Inch = 54 Feet

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.