



Village of Twin Lakes

105 East Main St. • PO Box 1024 • Twin Lakes, WI 53181
• Phone (262)877-2858 •

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ACTION WITH REGARD TO JOSEPH E SAENGER, SR AND JO ANN SAENGER Parcel # 86-4-119-322-1200 and 86-4-119-322-1205; Musial Road
5. MOTION TO ADJOURN

ROLL CALL:

TOM PORPS, CHAIRPERSON

TOM KUHLMY
JOE RHAMEY
LISA WALLERICH
BILL BUSSE

DISTRIBUTION:

HALL BULLETIN BOARD
PUBLIC DISTRIBUTION
CALENDAR WEBSITE

“People Working Together”
www.twinlakeswi.gov



VILLAGE OF TWIN LAKES

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

MARCH 7, 2023

**JOSEPH SAENGER
3550 LINCOLN ST
FRANKLIN PARK, IL 60131**

**IN RE: 1313 MUSIAL RD.
PARCEL # 86-4-119-322-1205**

The Building and Zoning Department is in receipt of a request dated February 18, 2024 from Joseph Saenger, for the raising the existing residence and adding a partial second story at 1313 MUSIAL RD, VILLAGE OF TWIN LAKES. The Zoning Permit is denied in accordance with the following Twin Lakes Municipal Code Section(s):

17.20.030. C. Side Yard.

- 1. There shall be a side yard on each side of a principal structure,**
- 2. All principal structures shall have side yards of no less than ten (10) feet wide on each side. For lot widths greater than eighty (80) feet, the sum of the side yards must not be less than twenty-five (25) feet, and no side yard shall be less than ten (10) feet in width.**

The existing residence is located 3.2 feet from the west side lot line, and the proposed height increase and addition are within the required 10' minimum side yard setback.

The Board of Appeals has been established to hear those cases in which an individual or business has been aggrieved by any decision of the Twin Lakes Building Inspector. You may appeal this decision to the Board of Zoning Appeals of the Village of Twin Lakes within **twenty (20) days** from the date of this letter. Applications must be made in writing and conform to the requirements set forth in Chapter 17.40 of the Twin Lakes Municipal Code.

For a *Dimensional Variance*, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. The Applicant must also demonstrate that the hardship relates to physical limitations unique to the Applicant's property and must show that the public interest will not be harmed, if a Variance is granted.

For a *Use Variance*, unnecessary hardship exists when compliance with the Municipal Zoning Code would leave the owner with no reasonable use of the property.

Please contact the Village Hall to receive a Board of Appeals Variance Packet, if you choose to request a hearing.

If you have any questions, contact me Thursday at the Twin Lakes Village Hall Building and Zoning Department (262) 977-7719, between the hours of 10:00 am and 1:00 pm.

Bonnie Schaeffer

A handwritten signature in black ink, appearing to read "Bonnie Schaeffer", is written over the typed name.

Zoning Administrator
Village of Twin Lakes

APPLICATION TO THE
BOARD OF APPEALS
 VILLAGE OF TWIN LAKES, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	JOSEPH SAENGER	JOSEPH SAENGER
Address	1313 MUSIAL RD	1313 MUSIAL RD
Phone	[REDACTED]	[REDACTED]
Fax		

Type of Request: Variance from Code Requirements
 Appeal of Administrative Decision

Property Information (Attach additional sheets if necessary)

Address of Property in Question, Twin Lakes, WI

Legal Description: LOTS 2 + 3 CAREY'S LAKE VIEW PARK SUB SEC 32
T 1 R 19 (2025 COMB 86-4-119-322-1200 + -1205 INTO
-1201) DOC# 1959096

Current Use and Improvements: 800 SQUARE FOOT HOME SINGLE FAMILY

Proposed Use and Improvements: RAISE HOUSE, ADD FULL BASEMENT - ADD
SECOND STORY BEDROOMS - FIRST FLOOR KITCHEN + LIVING ROOM

Dimensions:	Required	Requested
Street Yard	25 ft.	25 ft.
Left Side Yard	10 ft.	3.2 ft.
Right Side Yard	10 ft.	34 ft.
Rear Yard	25 ft.	55.5 ft.
Area	7962.5 sq. ft.	7962.5 sq. ft.
Other		

Is this a corner lot? YES NO

Zoning District: TWIN LAKES

Code Reference (Section No.):
17.20.030.C. SIDE YARD
ALL PRINCIPAL STRUCTURES SHALL
HAVE SIDE YARDS OF NO LESS THAN
10 FEET.

OFFICE USE ONLY

Date Application Filed: _____ File Number: _____
 Board of Appeals Action & Date: _____ Fee Paid/Receipt #: \$900.00
 Conditions: _____



Zoning Permit Application Village of Twin Lakes

105 E Main Street - PO Box 1024
Twin Lakes, WI 53181
Phone: 262-977-7719 Fax: 262-333-3286

Request:
Please check all that apply.

- Residential Principal Use 1 or 2 Family \$50.00
- Residential Addition \$30.00
- Residential Accessory Use \$25.00
- Fence \$65.00
- Deck \$25.00
- Swimming Pool \$4.00/\$1000.00 Valuation - \$60.00 minimum
- Commercial Principal Use (includes multi-family) \$100.00
- Commercial Addition \$70.00
- Commercial Accessory Use \$25.00
- Other: _____ Fee: _____

Date application was received:

Fee Paid: _____

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Owner's Name: JOSEPH SAENGER
JO ANN SAENGER Phone No.: [REDACTED]

Mailing Address: 1313 MUSIAL RD TWIN LAKES WI 53181

Applicant's Name: JOSEPH SAENGER Phone No.: [REDACTED]

Mailing Address: 3550 LINCOLN ST FRANKLIN PARK IL 60131

Physical Address of Site: 1313 MUSIAL RD Tax Parcel No: 86-4-119-322-1205

Subdivision Name: CAREYS LAKE VIEW PARK Lot No. 2 Block No. _____

Current Zoning of Site: RESIDENTIAL Current Overlay Districts of Site: _____

Proposed type of structure: SINGLE FAMILY HOME - RAISE & ADDITION/DECK

Proposed use of structure or site: HOME

Lot Area 7995 sq. ft. Proposed Bldg. / Structure Footprint Area 992 sq. ft.

Existing Building Coverage on Site: 10 % Proposed 12.3 % INCLUDING PORCH

Existing Impervious Surface Coverage on Site: 10 % Proposed 12.3 %

Proposed Setbacks: Front 25' Rear 55.5 Left 3' Right 34

Proposed Building Height 30 ft.

Applicant's Signature: [Signature] Date: 2-18-24

OFFICE USE ONLY:		PERMIT ISSUED BY:	
PERMIT FEES:		Name: <u>DEINED</u>	Date: <u>03/07/24</u>
Permit \$ _____		Tel: _____	Permit No. _____
Admin Fee \$ _____		CONDITIONS OF APPROVAL:	
Other \$ _____			
Total \$ _____			

Justification for the Request (Attach additional sheets if necessary)

APPEAL OF AN ADMINISTRATIVE DECISION: Provide a description of your appeal.

Village Official(s) who made the decision you are appealing: BONNIE SCHAEFFER

Decision of official(s): DENIED FOR 17,20,030 C. SIDE YARD

Describe your appeal: NEAREST EXISTING STRUCTURE IS OVER 35 FEET FROM MY PROPERTY LINE - I REQUEST A VARIANCE TO PICK THE HOUSE UP, PUT IN A FULL BASEMENT & ADD AN ADDITION TO MAIN HOUSE STRUCTURE FOR 2 BEDROOMS UPSTAIRS

VARIANCE: State in the spaces below how your variance request conforms to the Three Standards Test as described in the attached Q&A document. Attach a separate sheet if necessary.

1) Unnecessary Hardship is present because... ADDING ON TO THE HOME'S 1ST FLOOR TO EXTEND THE FOOTPRINT WILL REQUIRE A COMPLETE TEAR DOWN, ADDITIONALLY THE HIGH WATER TABLE AS YOU MOVE CLOSER TO THE WATER MAKE FOUNDATION WORK MORE EXPENSIVE & CHALLENGING. STAYING WITHIN THE EXISTING FOOTPRINT OF THE BUILDING FOR THE SECOND STORY IS THE SAFEST, EASIEST, MOST COST EFFECTIVE ROUTE.

2) The hardship is due to unique features of the property in that... ROOMS ARE TOO SMALL FOR EVEN STANDARD APPLIANCES, EXAMPLE STOVE IS ONLY 24". BEDROOM 1 CAN ONLY FIT A TWIN BED, BEDROOM 2 FITS A FULL SIZE BED IF IT IS CORNERED. BECAUSE OF THE PLACEMENTS OF EXISTING STRUCTURES AT PRESENT IS OVER 35', AND IF I BUILD OUT THERE WOULD BE LESS PERVIOUS SOIL.

3) The variance will not be contrary to the public interest because... LOOKING AT THE DRAWINGS YOU CAN SEE I AM TRYING TO MAINTAIN THE COTTAGE LOOK OF THE NEIGHBORHOOD. I AM TRYING TO MAINTAIN AS MUCH PERVIOUS SOIL AS POSSIBLE TO KEEP ANY FLOODING TO A MINIMUM & THE WATER TABLE TO THE MAXIMUM. REMODELED HOUSE WOULD MEET OR EXCEED BUILDING CODES.

Signatures

The undersigned person(s) hereby give notice to the Village of Twin Lakes Board of Zoning Appeals, of an appeal and/or request for a variance and grant permission to inspect the property.

APPELLANT: [Signature] DATE: 3-22-24

APPELLANT: [Signature] DATE: 3-22-24

VILLAGE OF TWIN LAKES
BOARD OF APPEALS
TWIN LAKES WISCONSIN

AFFIDAVIT OF POSTING

I JOSEPH SAENGER, state that I am the aggrieved Applicant in the matter to be heard
Print Name

Before the Board of Appeals of the Village of Twin Lakes, on Wednesday the _____ day of _____, 20 _____, at 6:30 PM. That I have complied with the posting requirements of the Village of Twin Lakes Zoning Ordinance by placing the customary Notice of Public Hearing Sign on the subject property as close to the road as possible for all to see. If the subject property is located on a corner lot, the sign is visible from either road access.

Location of posting: 1313 MUSIAL RD

Applicant acknowledges that returning of the Public Hearing Sign must be within 10 days after the Hearing or Applicant forfeits deposit.

Under penalties of perjury as provided by law, the undersigned declares that the statements set forth in the Affidavit of Posting are true and correct.

Posting was made on the _____ day of _____, 20 _____

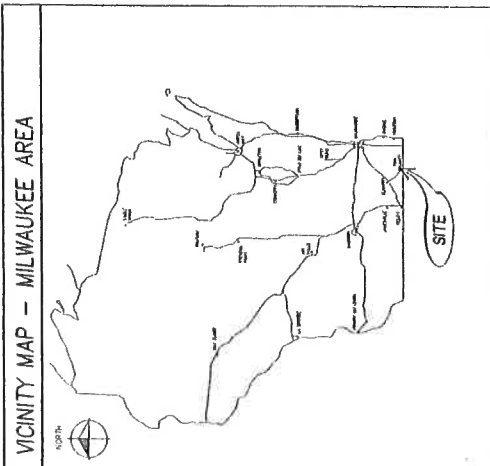
PROPOSED ALTERATIONS & ADDITION FOR: SAENGER RESIDENCE TWIN LAKES, WISCONSIN



ARCHITECTS/PLANNERS, S.C.
1545 South Bath Street
West Allis, Wisconsin 53214
(414) 258-9995

Proposed alterations for:
SAENGER RESIDENCE
1313 MUSIAL RD.
TWIN LAKES, WISCONSIN

DATE:	10-22-13
SCALE:	AS SHOWN
PROJECT:	1313 MUSIAL RD.
OWNER:	SAENGER RESIDENCE

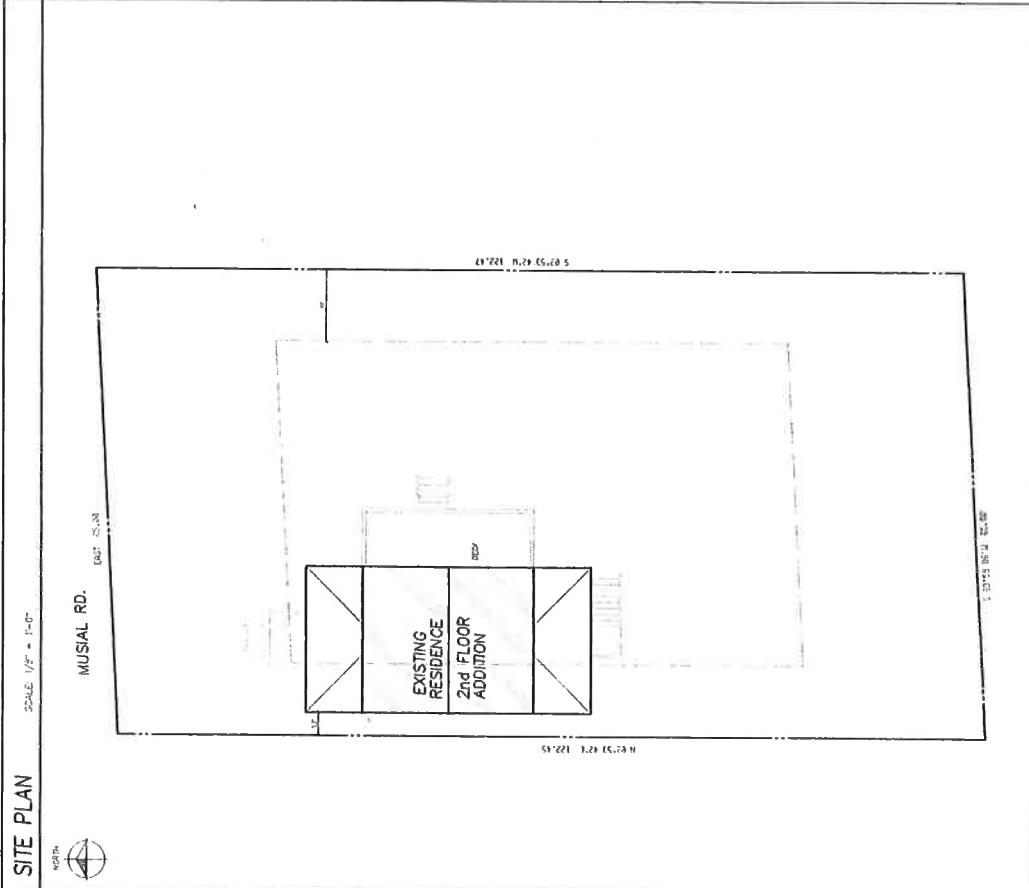


SHEET INDEX

- COVER SHEET, SITE PLAN, VICINITY MAPS, INDEX
- FLOOR PLANS
- EXTERIOR ELEVATIONS
- SECTIONS

SITE & BUILDING DATA

SITE AREA: 7943.37 (±) SQ. FEET
BUILDING FOOTPRINT: 601.37 SQ. FEET
20' LEGAL SETBACK: 497.37'



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE WISCONSIN UNIFORM BUILDING CODE AND LOCAL ORDINANCES.
- PLUMBING, MECHANICAL AND ELECTRICAL WORK ARE NOT INCLUDED IN THIS SET.
- ALL CONTRACTORS SHALL PROVIDE NEUTRAL CALCULATIONS FOR SUBMITTAL. THE DESIGN SUBMITTAL SHALL INCLUDE AN OWNER, ENGINEER AND MANUFACTURER'S CERTIFICATION STATEMENT. THE SUBMITTAL SHALL BE DATED AND SIGNED BY THE CONTRACTOR AND ENGINEER. ALL CALCULATIONS SHALL BE PROVIDED TO THE ARCHITECT AND OWNER.
- ALL CONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY ALL DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. NOTIFY THE ARCHITECT OF ANY INTERFERENCES IMMEDIATELY.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXISTING FOUNDATIONS SHALL BE REINFORCED AND DAMAGED FOUNDATIONS SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER.
- ALL FOUNDATIONS SHALL BE SET ON FIRM, UNDISTURBED SOIL WITHOUT ORGANIC FILL. FOUNDATIONS SHALL BE SET ON A MINIMUM OF 12" OF 3/4" GRAVEL OR SAND. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM OF 12" OF 3/4" GRAVEL OR SAND. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM OF 12" OF 3/4" GRAVEL OR SAND. ALL FOUNDATIONS SHALL BE SET ON A MINIMUM OF 12" OF 3/4" GRAVEL OR SAND.
- WHERE FULL IS REQUIRED ON TWO (2) SIDES OF A WALL IT SHALL BE PLACED SIMULTANEOUSLY.
- ALL ROOF IN CONTACT WITH MASONRY SHALL BE PROTECTED THEREBY.
- WITH THE EXCEPTED BY THIS SET TO THE EXTENT OF ANY CONFLICTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. NOTIFY THE ARCHITECT OF ANY INTERFERENCES IMMEDIATELY.
- PROVIDE DOUBLE WOOD JOIST JOISTS UNDER PARTITIONS.
- PROVIDE 1/2" OVERLAP, CORNER WOOD BARRIER BATT JOIST ATTENUATING INSULATION AT INTERIOR PARTITIONS OF BATHS.
- PROVIDE ALL NECESSARY WOOD BRACKETS AND BRACKETS REFER TO CLAD.
- PROVIDE ALL NECESSARY WOOD BRACKETS AND BRACKETS REFER TO CLAD.
- ALL PARTITIONS TO BE INSTALLED BY THE OWNER. EXTERIOR PARTITIONS TO BE SOLID CORE AS SELECTED BY THE OWNER.
- ALL EXTERIOR PARTITIONS ARE TO HAVE CORNER BEADS, SHIMS, NEW FIELDS, ETC. PARTITIONS SHALL RECEIVE ONE (1) SPRAYED SAND GRAY PRIMER AND TWO (2) COATS OF FINISH PAINT.
- PAINT AND STAIN MATERIALS, FINISHES AND COLORS SHALL BE AS SELECTED BY THE OWNER.
- ATTIC, CLOSET AND BATH CABINETS CONFIGURATION, SIZE, MATERIAL AND FINISH SHALL BE AS SELECTED BY THE OWNER.
- SOME DETAILS SHALL BE PROVIDED IN ALL SECTIONS, COMMON AREAS ADJACENT TO BATHS AND IN AT LEAST ONE COMMON AREA PER FLOOR LEVEL.
- SECTION 2102 (1) UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE UNIFORM FASTENER SCHEDULE TABLE IN THE 2012 IRC AND ACCORDANCE WITH THE UNIFORM FASTENER SCHEDULE TABLE IN THE 2012 IRC.
- FLASHING SHALL BE PROVIDED AT TOP OF EXTERIOR DOORS AND WINDOW OPENINGS. AT THE INTERSECTION OF ROOFING UNDER ANY AT TOP OF MASONRY, ROOF OF METAL ROOFING SHALL BE PROVIDED AT TOP OF EXTERIOR DOORS AND WINDOW OPENINGS. AT THE INTERSECTION OF ROOFING UNDER ANY AT TOP OF MASONRY, ROOF OF METAL ROOFING SHALL BE PROVIDED AT TOP OF EXTERIOR DOORS AND WINDOW OPENINGS.
- ROOFING COLOR & PATTERN AS SELECTED BY THE OWNER.

ALLOWABLE DESIGN STRESSES & PRESSURES

SOIL PRESSURE (ASSUMED)	PT = 2,000 PSF
WIND LOAD (ASSUMED)	PT = 2,000 PSF
ANCHORAGE (ASSUMED)	PT = 2,000 PSF
REINFORCING STEEL (A-36)	FT = 60,000 PS
FRAMING LUMBER	FT = 30,000 PS
SOUTHERN PINE NO. 1	E = 1,600,000 PS
	F _b = 1,200 PS
	E = 2,000,000 PS
	F _b = 2,100 PS

ST. 2ND FLOOR 45 PSF
DEAD LOAD 10 PSF
TOTAL FLOOR LOAD 55 PSF

ROOF 15 PSF
DEAD LOAD 10 PSF
TOTAL ROOF LOAD 25 PSF

DEGEN - FOOT SURVEYING, INC.

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022

137073
137073S1.DWG

PLAT OF SURVEY

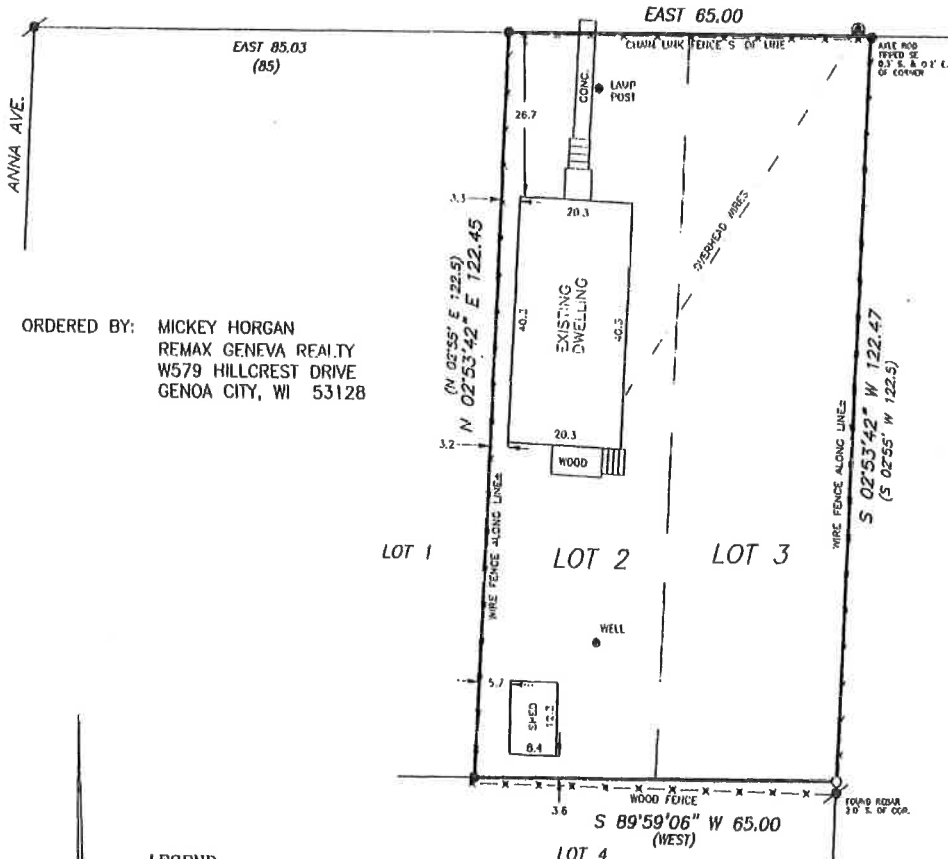
LOTS 2 AND 3 IN CAREY'S LAKE VIEW PARK, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF TWIN LAKES, COUNTY OF KENOSHA, STATE OF WISCONSIN.

* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. *

MUSIAL ROAD

(50' WIDE)

EDGE OF ASPHALT



ORDERED BY: MICKEY HORGAN
REMAX GENEVA REALTY
WS79 HILLCREST DRIVE
GENOA CITY, WI 53128

LEGEND

- - FOUND AXLE ROD
- - FOUND REBAR
- - SET IRON PIPE
- - FENCE
- () - RECORDED AS
- ⊙ - UTILITY POLE

SCALE: 1" = 20'
BEARING BASE: AS RECORDED AS.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BOUNDARIES THEREON, EASEMENTS, APPROPRIATE EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE HEREON WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI THIS 20th DAY OF SEPTEMBER 2019

RECORDED: _____

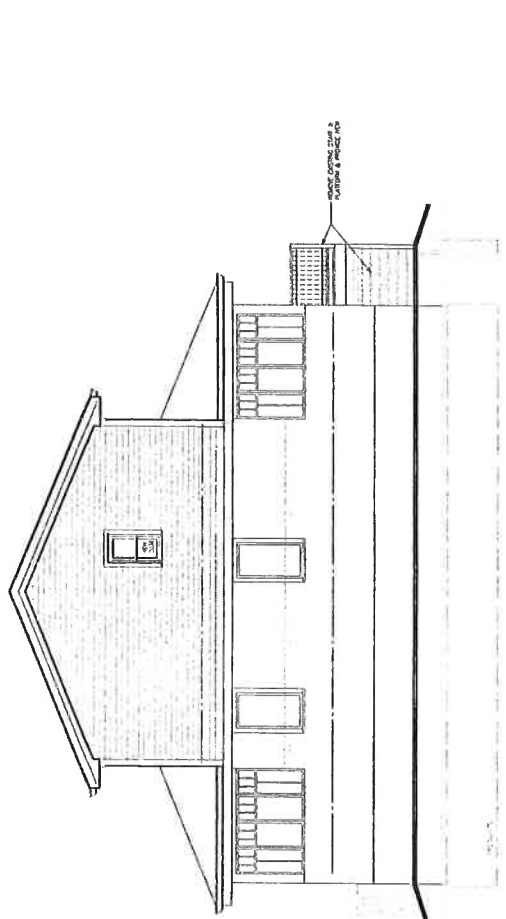
Lots 2 + 3 Carey's Lake View P.



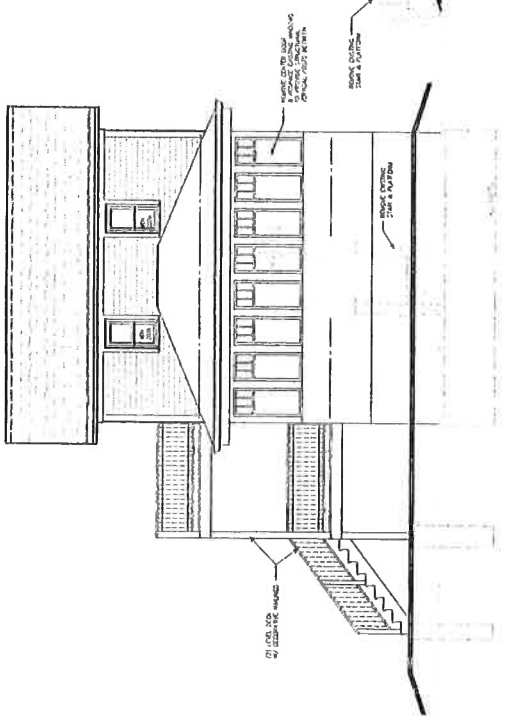
ARCHITECTS/PLANNERS, S.C.
 1545 South 64th Street
 West Hills, Wisconsin 53214
 (414) 258-9995

PROPOSED ADDITION & ALTERATIONS FOR:
 SAENGER RESIDENCE
 1313 MUSIAL RD.
 TWIN LAKES, WISCONSIN

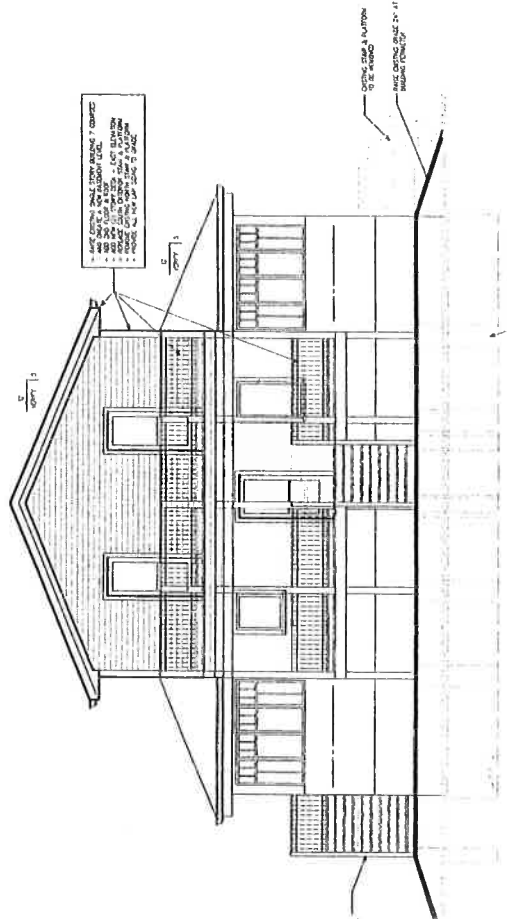
3
 SHEET



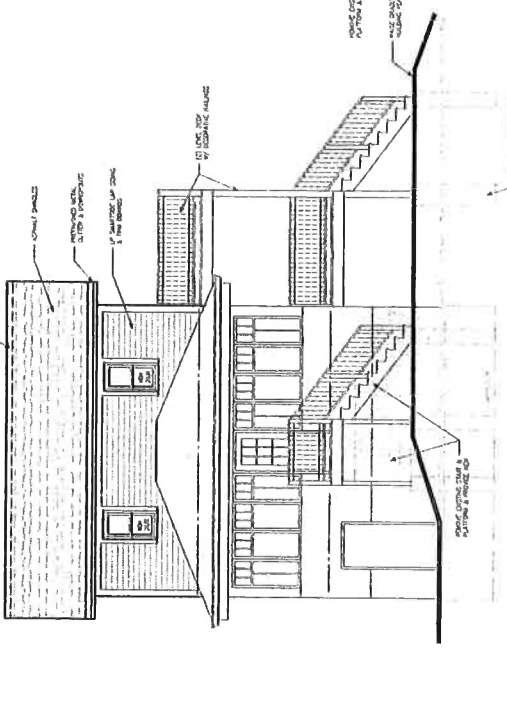
west elevation
 Scale: 1/8" = 1'-0"



north elevation
 (front)
 Scale: 1/8" = 1'-0"



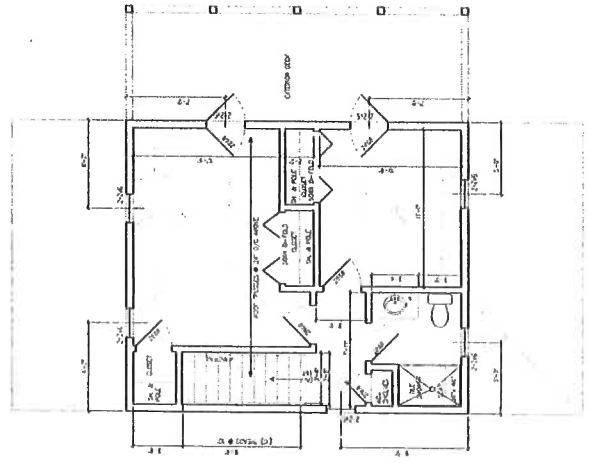
east elevation
 Scale: 1/8" = 1'-0"



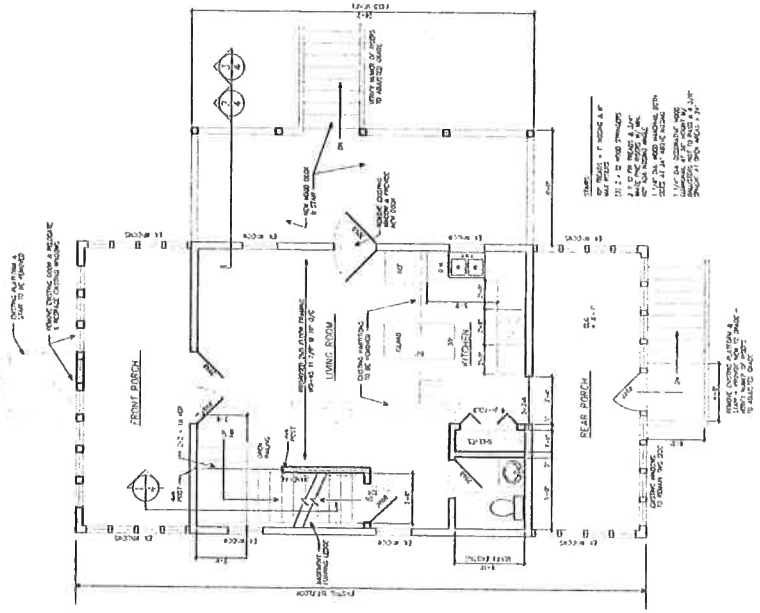
south elevation
 (rear)
 Scale: 1/8" = 1'-0"



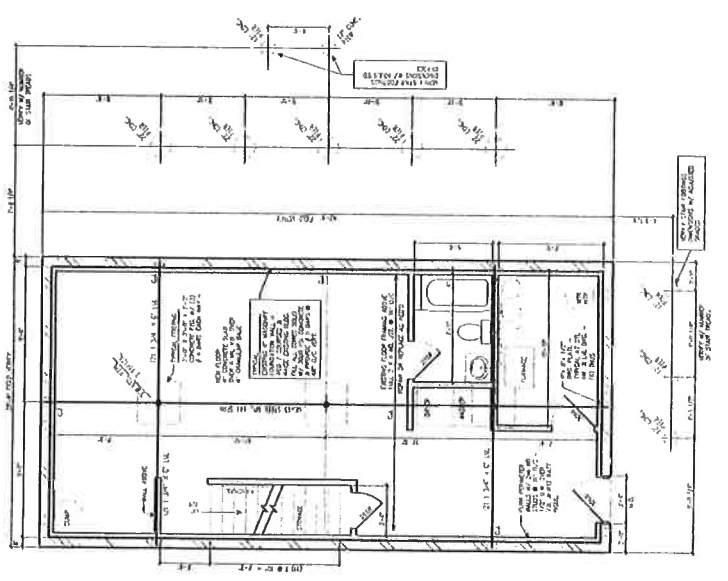
2nd floor plan
SCALE: 1/8" = 1'-0"



floor plan
SCALE: 1/8" = 1'-0"



basement plan
SCALE: 1/8" = 1'-0"



- 1. 1/2" x 4" x 8" STUDS @ 16"
- 2. 2" x 4" x 8" JOISTS @ 16"
- 3. 1/2" x 4" x 8" DIMENSIONAL LVL
- 4. 1/2" x 4" x 8" DIMENSIONAL LVL
- 5. 1/2" x 4" x 8" DIMENSIONAL LVL
- 6. 1/2" x 4" x 8" DIMENSIONAL LVL
- 7. 1/2" x 4" x 8" DIMENSIONAL LVL
- 8. 1/2" x 4" x 8" DIMENSIONAL LVL
- 9. 1/2" x 4" x 8" DIMENSIONAL LVL
- 10. 1/2" x 4" x 8" DIMENSIONAL LVL

34 ft



AERIE'S

11051AER1110





**VILLAGE OF TWIN LAKES
PARCEL COMBINATION AFFIDAVIT**

Document #: **1959096**
Date: **2024-02-06** Time: **1:36 PM** Pages: **3**
Fee: **\$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **JOELLYN M. STORZ**

Name of Owners (as deeded)

**JOSEPH E. SAENGER, SR
JO ANN SAENGER**

Tax Parcel Numbers of those parcels to be combined:

86-4-119-322-1200 86-4-119-322-1205

Legal Descriptions of those parcels to be combined:

**LOTS 2 AND 3, CAREY'S LAKE VIEW PARK SUB SEC 32 T 1 R 19
VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN**

Return to:
Village of Twin Lakes
Attn: Bonnie Schaeffer
P.O. Box 1024
Twin Lakes, WI 53181
Parcel #:
86-4-119-322-1200 86-4-119-322-1205

3

Note: This document is intended to combine the legal description of parcels under the same ownership and is not a conveyance per sec. 77.21(1), Wis. Stats.

~~WHEREAS, the above referenced parcels are being combined for compliance with the Village of Twin Lakes Zoning Ordinances and/or Chapter 16.70 of the Twin Lakes Code relating to land divisions other than subdivisions.~~

(or)

WHEREAS, the above-referenced parcels are being combined per Section 70.28 of Wisconsin State Statutes regarding assessment as one parcel.

STRIKE THE ABOVE PARAGRAPH WHICH DOES NOT APPLY

WHEREAS, the combination of the above-referenced parcels are in compliance with the Village of Twin Lakes Zoning Ordinances; and

WHEREAS, the parcels shall be contiguous for the lots being combined; and

WHEREAS, the Owner(s) have provided verification that parcel ownership is identical for lots being combined; and

WHEREAS, all delinquent taxes have been paid in full, for lots being combined, as verified by the Kenosha County Land Information Office; and

WHEREAS, I (We), the property owner(s) of the referenced parcels are requesting to combine the parcels for the following reasons: **To receive one tax bill.**

NOW, THEREFORE, the Owner(s) do (does) agree and understand that the above-referenced parcels shall be combined and shall not be split apart without the approval of the Village of Twin Lakes. Such split shall be in compliance with the Twin Lakes Zoning Ordinances, as well as any other applicable land division control ordinances.

THIS AGREEMENT SHALL BE BINDING UPON ALL SUCCEEDING OWNERS AND CONVEYANCES.

Joseph E. Saenger 1-15-2024
Property Owner **Joseph E. Saenger, Sr** Date

Jo Ann Saenger 1-15-2024
Property Owner **Jo Ann Saenger** Date

Subscribed/sworn to before me
this 15th day of January, 2024

Tiffany A Saenger
Notary Public
Cook County, Illinois
My Commission Expires 12/3/2025
This Document was drafted by: Bonnie Schaeffer

Sabrina Waswo 2/1/2024
Sabrina Waswo Date

Paula M. Witznen 2/16/24
Paula M. Witznen Date
Village Clerk
Supervisor of Property Listings
Kenosha County Land Information



Title: Zoning Administrator

Lots 2 and 3 of Carey's Lake View Park Subdivision, of part of the Northeast Quarter of the Northwest Quarter of Section 32, in Township 1 North, Range 19 East of the Fourth Principal Meridian, according to the plat and survey of said subdivision on file and of record in the Office of the Register of Deeds in and for the County of Kenosha and State of Wisconsin, lying and being in the Village of Twin Lakes, Kenosha County, Wisconsin.



Village of Twin Lakes

105 East Main St. • PO Box 1024 • Twin Lakes, WI 53181
Phone (262)877-2858 • vhstaff@twinlakeswi.gov

Affidavit of Posting

I, Joseph Saenger, state that I am the Petitioner in the matter to be heard before the Board of Appeals for the Village of Twin Lakes, on May 23, 2024 at 5:30pm.

I Joseph Saenger, have complied with the posting requirements of the Village of Twin Lakes Zoning Ordinance by placing the customary Notice of Public Hearing Sign on the subject property as close to the road as possible for all to see. If the subject property is located on a corner lot, the sign is visible from either road access.

Date of Posting: **April 25, 2024**

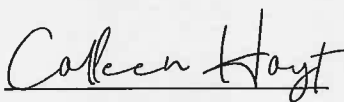
Location of posting: **1313 Musial Road, Twin Lakes WI 53181**

I Joseph Saenger, acknowledge that returning the Public Hearing Sign must be done within 10 days after the Hearing or Applicant forfeits deposit.

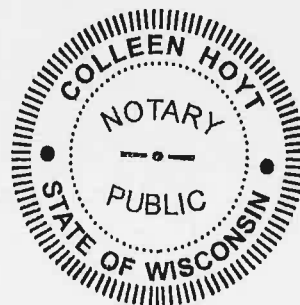
Under penalties of perjury as provided by law, the undersigned declares that the statements set forth in the Affidavit of Posting are true and correct.


Applicant Signature

4-25-24
Date


Colleen Hoyt
Village of Twin Lakes Deputy Clerk
deputyclerk@twinlakeswi.gov

Notary Public exp 3/25/2025



4/25/24
Date

AFFIDAVIT OF MAILING

Colleen Hoyt, being first duly sworn on oath, deposes and says that she is a resident of the State of Wisconsin, Kenosha County, Village of Twin Lakes and serves as the Deputy Clerk for the Village of Twin Lakes; that on the April 25, 2024 she deposited with the United States Postal Service, securely enclosed in a stamped envelope with full postage prepaid, a true and correct copy of the following document:

Notice of Board of Appeals Hearing Village of Twin Lakes - Joseph E Saenger, Sr and Jo Ann Saenger

This envelope was sent to the following addresses:

Joseph E Saenger, Sr and Jo Ann Saenger 3550 Lincoln St, Franklin Park IL 60131

MECCIA TRUST-2324 CATHERINE AVE
DANE WIETING-2311 ANNA AVE
MOOS FAMILY REV TRUST-2309 HAERLE AVE
PATRICK J MCDEVITT-2317 HAERLE AVE
MICHAEL J CARDAMONE LIVING TRUST-2323 HAERLE AVE
PATRICIA A MUSACHIO TRUST-2316 HAERLE AVE
ANDREW T SOMOR-2316 CATHERINE AVE
ERIC W SOLIS-2331 ANNA AVE
JANICE A MIGON TRUST-1209 MUSIAL RD
WASMUND FAMILY TRUST-2308 HAERLE AVE
LAWRENCE J PATRON-2304 HAERLE AVE
THOMAS O'NEILL-2306 HAERLE AVE
ELIZABETH SHAFER-2315 ANNA AVE
FRANCIS MCDERMOTT-2320 CATHERINE AVE
JOSEPH E SAENGER-1313 MUSIAL RD
ROBERT A LEAHEY-2314 ANNA AVE
JOHN WALKER-1405 MUSIAL RD
JENNIFER L STEARNS REV TRUST-2322 HAERLE
ERIC J GRAY-2301 HAERLE AVE
DIANE S SMITH REVOCABLE TRUST-2312 HAERLE

DONNA MAY FELL REVOCABLE TRUST-2320 HAERLE AVE
KATHERINE BAUER-2312 CATHERINE AVE
ARTHUR W MILBRANDT-2333 HAERLE AVE
LOUISE STEPHENS-2321 ANNA AVE
JANE D RUTKOWSKI-2326 HAERLE AVE
WAYNE M MARTIN 2308 ANNA AVE
GREGORY L BUCHEIT-1415 MUSIAL RD
ANDREW V GUINANE-2313 HAERLE AVE
MICHAEL A BARRY-2300 CATHERINE AVE
FRANK DELUCA-2336 CATHERINE AVE
JACK A JAMES-1401 MUSIAL RD
COMPOUND W LLC-1202 MUSIAL RD
JASON P DERBY-1317 MUSIAL RD
LISA L WALLERICH-2332 ANNA AVE
CYNTHIA KLINE-2338 ANNA AVE
TIMOTHY JASON SHIDELER LIVING TRUST-2121 HAEGELE DR
LOUIS L KENYERI-HAERLE AVE
RADFORD C RUMAN-2325 ANNA AVE
ANTHONY F SANTIEMMO

Colleen Hoyt
Colleen Hoyt

Subscribed and sworn to before me

This 23rd day of May, 2024

Sabrina M. Waswo
Sabrina M. Waswo

Notary Public, State of Wisconsin
My Commission 6/23/2027





Village of Twin Lakes
105 East Main St. • PO Box 1024 • Twin Lakes, WI 53181
Phone (262)877-2858 • vhstaff@twinlakeswi.gov

<Resident Name and Address>

The enclosed is a notice of a Board of Appeals meeting which is taking place on May 23, 2024 at 5:30pm, Twin Lakes Village Hall. This meeting is concerning a property that is within 400ft of your parcel. This meeting is open to the public. The parcel being discussed is 86-4-119-322-1200, 86-4-119-322-1205: Lots 2 and 3 of Carey's Lake View Park Subdivision.

Board of Appeals Information

Because those who draft a Zoning Ordinance cannot anticipate every land use question that will arise in a community, there needs to be some mechanism to give the Ordinance flexibility. The Board of Appeals authority to grant Variances serves this purpose. A Variance is a permission granted by the Board to build or develop in a way that is inconsistent with the dimensional standards contained in the Zoning Ordinances.

The Variance procedure allows the dimensional standards in an Ordinance to be varied in response to unusual circumstances, which constitute Unnecessary Hardship. A property owner who has been denied a building or development permit, and believes that special conditions unique to the property will cause unnecessary hardship if a Variance is not granted, may request a Variance. The petition for a Variance must be heard by a Board of Appeals at a Public Hearing.

In deciding a Variance request, the Board of Appeals acts as an agent of the local government, not the property owner. It is the Board of Appeals' duty to preserve the Zoning Ordinance without modification as far as possible, while ensuring substantial justice for the property owner.

Thank you for your time,

A handwritten signature in cursive script that reads "Colleen Hoyt".

Colleen Hoyt
Village Deputy Clerk
Village of Twin Lakes

**NOTICE OF BOARD OF APPEALS HEARING
VILLAGE OF TWIN LAKES**

Notice is hereby given that, a Board of Appeals Hearing will be held MAY 23, 2024 on behalf of Joseph E. Saenger, Sr and Jo Ann Saenger. Applicant Joseph and Jo Ann Saenger are requesting a Variance be granted for an addition to an existing structure, and the addition of a deck. Hearing will be held at 5:30 pm at the Twin Lakes Village Hall, 105 E. Main Street, Twin Lakes, Kenosha County, Wisconsin for the following premise:

Parcel No. 86-4-119-322-1200, 86-4-119-322-1205: Lots 2 and 3 of Carey's Lake View Park Subdivision, of part of the Northeast Quarter of the Northwest Quarter of Section 32, in Township 1 North, Range 19 East of the Fourth Principal Meridian, according to the plat and survey of said subdivision on file and of record in The Office of the Register of Deeds in and for the County of Kenosha and State of Wisconsin, lying and being in the Village of Twin Lakes, Kenosha County, Wisconsin.

17.20.030. C. Side Yard.

1. There shall be a side yard on each side of a principal structure,
2. All principal structures shall have side yards of no less than ten (10) feet wide on each side. For lot widths greater than eighty (80) feet, the sum of the side yards must not be less than twenty-five (25) feet, and no side yard shall be less than ten (10) feet in width.

This Hearing is open to the public to give residents, property owners, and interested parties an opportunity to hear and express their opinions on the above-proposed Variance request.

Dated this 18th Day of April, 2024.

Colleen Hoyt
Board of Appeals Clerk

TWIN LAKES REPORT - CLASS II LEGAL NOTICE in Column Ad – 04/26/2025 & 05/01/2025.