



# AGENDA

Plan Commission Meeting • March 26th, 2025 @ 6:30pm

Twin Lakes Village Hall Board Room 105 E Main St, Twin Lakes WI 53181

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Consideration of a motion to approve Plan Commission Minutes from February 5, 2025
5. Discussion and possible action regarding an amended Plan Commission Meeting Schedule and Application Deadline
6. Discussion and possible action regarding a CSM for parcel 85-4-119-214-4015, 703 Wilmot Ave, Jet Chicago Investments
7. Discussion for Conceptual Subdivision Plat – Twin Lakes Estates, David Laurine
8. Adjourn

## **Village of Twin Lakes Plan Commission Meeting Minutes**

Date: February 5, 2025

Location: Village Hall Board Room, 105 E Main St, Twin Lakes, WI

**CALL TO ORDER - 6:30 PM / PLEDGE OF ALLEGIANCE / ROLL CALL:** Present: Howard Skinner, Aaron Karow (absent), Bill Busse, Bran Richter (absent), Todd Destree (absent), Ken Perl, Carl Smith. Also present: Village Administrator Laura Roesslein, Village Deputy Clerk - Colleen Hoyt.

### **Discussion and possible action regarding an amended Plan Commission Meeting Schedule and Application Deadline**

*Motion by Skinner to approve amended Plan Commission schedule Skinner, seconded by Perl. Motion carries.*

### **Review and recommendation to the Village Board a Commission Review Recommendation for a Condominium Plat Approval for an existing structure at 202 E Main St. 85-4-119-211-3525, 85-4-119-211-3535, 85-4-119-211-3541 for applicant John Economou**

*Motion by Skinner to recommend the Village Board approve a recommendation to the Village Board for the Condominium Plat Approval for an existing structure at 202 E Main St – seconded by Busse*

### **Adjournment**

*Motion by Skinner to adjourn at 6:45pm, seconded by Smith*

/s/Colleen Hoyt, Village Deputy Clerk



Village of Twin Lakes  
105 E Main St, Twin Lakes WI 53181

# 2025 Plan Commission Meeting Schedule and Application Deadlines

The Village of Twin Lakes Plan Commission meets **as needed** on the first Wednesday of each month at 6:30pm in the Twin Lakes Board Room. Applicants wishing to appear before the Plan Commission must adhere to the following guidelines and deadlines.

## Meeting Schedule and Application Deadlines

Before submitting an application, you are required to meet with the Building and Zoning Department. During this meeting, they will evaluate your application, verify that all necessary documents are complete, provide their approval, and determine if your application requires a public hearing. This determination will affect the date your application is heard by the Plan Commission.

Meeting Date	Application Deadline No Public Hearing Required	Application Deadline Public Hearing Required

### Submission Details

Once approved by the Building Department, applications must be submitted to the Twin Lakes Village Hall Clerks office. Incomplete applications or those received after the deadline will not be included on the agenda for the corresponding meeting date.

### Contact Information

For questions regarding the application please contact the Building Department at 262-877-3700.

Approved on \_\_\_\_\_

Village of Twin Lakes Plan Commission



Village of Twin Lakes

105 E Main St, PO Box 1024 • Twin Lakes WI 53181 • 262-877-2858

## Plan Commission – Staff Report

### **Applicant Information:**

**Property:** 703 Wilmot Ave

**Applicant:** Jet Chicago Investments/Attorney David Smith

Date: March 20, 2025

1. Please provide clarification as to the specific regulations within the Village of Twin Lakes Municipal Code that necessitated referring this application to the Plan Commission. Section 16.070.010 - When it is proposed to divide any land in the Village into not more than four (4) parcels or building sites, or when it is proposed to divide a block or lot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the boundaries of said block or lot, a Certified Survey Map shall be prepared in compliance with all the applicable provisions of Section 236.34 of the Wisconsin Statutes and before applying for a building permit and before recording said Certified Survey, said Certified Survey Map shall be submitted to the Village Board for approval. (Ord. 82-12-1 (part)).
2. Can you provide a brief summary of what the applicant is seeking approval for? A Certified Survey Map to divide the existing parcel into 2 lots.
3. What specific zoning ordinance does this application pertain to and how does the request align or deviate from existing zoning regulations? The parcel is zoned Residential and the proposed lots conform to the minimum requirements of Section 17.20.060.A Single-family dwellings hereafter erected or structurally altered shall provide a lot area of not less than eight thousand (8000) square feet nor less than sixty (60) feet in width, and provide for adequate off street parking.
4. What type of agenda item is needed for this applicants request...i.e. Conditional Use Permit, Design Review etc... Certified Survey Map
5. What potential impacts (e.g., environmental, traffic, noise, or community concerns) did you identify that might require review by the Plan Commission None
6. Do you have any initial recommendations or considerations for the Plan Commission as they review this request? Recommend approval with a restriction prohibiting driveway access to Wilmot Avenue.

Bonnie Schaeffer

Zoning Administrator – Bonnie Schaeffer

Date: March 20, 2025

Building Inspector – Justin Border

rev. 1/2/2025



**Department of Building and Zoning  
Subdivision Request  
Application and Checklists**

Please Print Clearly:  
**Legal Property Owner:**

**Name:** JET CHICAGO INVESTMENTS LTD  
**Mailing Address:** 120 N. LaSalle St, Ste 3600  
Chicago IL 60602  
City State Zip

**Applicant/Petitioner:**

**Name:** Attorney David T. Smith  
**Mailing Address:** PO Box 268  
Twin Lakes WI 53181  
City State Zip  
**Telephone #:** (262)877-8484  
(Area Code)  
**Fax Number:** (262)877-8585  
**E-Mail Address:** david.smith@smith-janik.com

**Property Information:**

**Property Address:** 703 Wilmot Ave  
Twin Lakes WI 53181  
City State Zip  
**Parcel Number:** 85-4-119-214-4015  
**General Project Location:**  
**Proposed Project Use:** Divide one residential lot into two residential lots  
**Current Use:** Vacant parcel  
**Existing Zoning:** Residential  
**Metes & Bounds Legal Description:** See attached Exhibit A  
(More space is available on the next page)

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**Review & Approval Checklists**

1.) Please select the request for which you are applying:

- Minor Land Division (4 parcels or less)       Major Land Division\* (5 or more parcels)

\*May require development agreement

2.) Are you requesting zoning changes? \*\* Yes \_\_\_\_\_ No X

If yes, fill in the fields immediately below:

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

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

\*\* Zoning change requests are \$325

**3.) Pre-Application Conference**

Prior to applying for approval, schedule a meeting with the Village Building Inspector. This initial review meeting is intended to inform you about the Village Code and the Comprehensive Plan, to review standards, and to identify any potential issues. The Building Inspector can be reached at 262.877.3700 or inspector@twinlakeswi.net. You must first meet with the Building Inspector and submit your Concept Plan *before* you can submit a C.S.M. In some cases, only the Building Inspector needs to review and approve your C.S.M. See the Village Code 16.70.015 for situations that require only Building Inspector approval. For all other cases, the C.S.M. will need to be submitted to the Village Board for approval. Details regarding this procedure can be found in the Village Code 16.12.090 and 16.70.060

**4.) Required Submittals**

Submit the following plans and materials to the Building Inspector for approval. The Building Inspector's approval must be obtained at least 30 days prior to the next scheduled Plan Commission meeting. Plan Commission/Design Review meets the fourth Wednesday of each month at 6:30PM at the Village Hall, 108 E. Main Street, unless rescheduling is needed due to availability. Review will not commence until all of the following have been submitted:

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

Minor Land Division Submittals	Major Land Division Submittals
<p>* Concept Plan (see checklist in section 6)</p> <p>*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.</p> <ul style="list-style-type: none"> <li>~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020</li> <li>~ Must include all contiguous land</li> <li>~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.</li> </ul> <p>* Check payable to Village of Twin Lakes (see fee schedule in section 5)</p>	<p>* Concept Plan, Preliminary &amp; Final (see checklist in section 6)</p> <p>*19 copies of a C.S.M. that has been prepared by a Wisconsin licensed surveyor. Anything larger than letter-sized paper will have to be folded for mailing purposes.</p> <ul style="list-style-type: none"> <li>~ Review required information for the C.S.M. found in the Village Code: 16.70.090 and 16.70.020</li> <li>~ Must include all contiguous land</li> <li>~ You may be required to delineate primary and secondary environmental corridors and wetlands and stake them as well. Please contact the zoning administrator to verify.</li> </ul> <p>* Developer's Agreement</p> <ul style="list-style-type: none"> <li>~ Covenants, if applicable</li> <li>~ Condo documentation, if applicable</li> </ul> <p>* Check payable to Village of Twin Lakes (see fee schedule in section 5)</p>

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

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

Owner's Name (please print): JET CHICAGO INVESTMENTS LTD

Owner's Signature: Robert Clifford by the attorney as agent Date

Applicant/Petitioner's Name (please print): Attorney David T. Smith

Applicant/Petitioner's Signature: [Signature] Date February 18, 2025

5.) Required Fees

Plan Commission/Design Review Appearance Fee (Village Code 3.06.010 (D), 1 & 2): \$ 250.00  
Zoning Change Request Fee, \$325 if applicable (Municipal Code 17.44.050): \$ \_\_\_\_\_  
Escrow, as required by Village Administrator and/or Building Inspector: \$ \_\_\_\_\_  
Total Amount Due: \$ \_\_\_\_\_

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

Checks shall be made payable to Village of Twin Lakes

6.) Concept Plan Checklist (continued on next page)

- Name, address, and telephone number of developer, engineer, and architect
- Existing and proposed zoning districts and land uses
- Plan must be drawn to a recognized engineering scale with graphic scale and north arrow
- Neighborhood sketch plan (if required, consult with Building Inspector regarding your specific project)
- Pattern of existing and probable future development of the area in question
- How the proposed development will relate to the surrounding area
- Conceptual building layouts and parking areas for all uses (other than single-family residential development)
- If available, artist renderings of structures and facilities and floor plans (other than single-family residential development)
- Identify existing and proposed zoning districts and land uses
- Proposed conceptual landscaping (other than single-family residential development)
- Access and internal traffic movement
- Topographic contours at two-foot intervals
- Existing and proposed public and private street layout pattern and all existing and proposed roads to be named (cannot be similar to existing road names)
- Lot or parcel layout, existing and proposed; including areas and dimensions for each
- Number of dwelling units per acre



- Lands reserved or dedicated for streets, parks, playgrounds, and other public purposes
- Existing and proposed sanitary and stormwater management, utility and drainage easements, and erosion/sediment control
- Significant environmental features including navigable waters, wetlands, floodlands, and woodlands
- Vicinity sketch showing adjacent subdivisions and boundaries of unsubdivided land

## Exhibit "A"

### Legal Description

Part of the Southeast fractional quarter (1/4) of Section Twenty-one (21), Township One (1) North, Range Nineteen (19) East of the Fourth Principal Meridian, more particularly described as: Commencing at a point which is 1159.34 feet North of the South line and 24.75 feet West of the East line of the aforesaid Southeast fractional quarter (1/4) section; thence West along and upon a line which is parallel with the South line of the said Southeast fractional quarter (1/4) of Section Twenty-one (21), 66.21 feet; thence North 47°47' West, 115.60 feet to the shore of Lake Mary, so-called, thence South 59°43'30" West, along and upon said shore line 102 feet; thence continue South 33°34' West along and upon said shore 18 feet; thence South 50°32' East, 138.60 feet; thence North 45°53' East, 7.51 feet; thence North 55°05'30" East, 94.00 feet; thence East 60.52 feet; thence North 00°06' East along and upon a line which is parallel with the East line of the aforesaid Southeast fractional quarter (1/4) of Section Twenty-one (21), 18.00 feet to the place of beginning. ALSO part of the Southeast fractional quarter (1/4) of Section Twenty-one (21), aforesaid, more particularly described as Commencing at a point which is 1035 feet North of the South line and 24.75 feet West of the East line of the aforesaid Southeast fractional quarter (1/4) of Section Twenty-one (21); thence West along and upon a line which is parallel with the South line of the aforesaid Southeast quarter (1/4) of Section Twenty-one (21), 148.18 feet; thence North 00°06' East, along and upon a line which is parallel with the East line of the aforesaid Southeast fractional quarter (1/4) Section Twenty-one (21), 148.18 feet, thence North 0°6' East, along and upon a line which is parallel with the East line of the aforesaid Southeast fractional quarter (1/4) of Section twenty-one (21) 31.98 feet; thence northerly and easterly along and upon the arc of a curve which has a radius of 25 feet, a distance of 24 feet; thence North 55°05'30" East, 94 feet; thence East 60.52 feet; thence South 00°06' West, along and upon a line which is parallel with the East line of the aforesaid Southeast fractional quarter (1/4) of Section Twenty-one (21), 106.34 feet to the place of beginning; EXCEPTING THEREFROM that part conveyed to Wywood Community, Inc., described as: A part of Lot 65 of the unrecorded plat of Wywood Subdivision located in the Southeast fractional 1/4 Section 21, T. 1 N., R. 19 E. of the 4th P.M. Village of Twin Lakes, County of Kenosha, State of Wisconsin and more particularly described as follows: Begin at a point which is 1035.00 feet North of the South line and 100.00 feet West of the East line of said fractional 1/4 Section (said point also being the Southeast corner of Lot 65 of the unrecorded plat of Wywood Subdivision); Run thence West on the South line of said Lot 65, 62.35 feet to the place of beginning of parcel of land hereinafter described: Thence continue West, 10.58 feet; thence N. 0°06' E., 31.98 feet; thence northerly on the arc of a curve having a radius of 25.00 feet and a chord of 23.08 feet which bears N. 27°23'45" E; thence N. 55°05'30" E., 42.59 feet; thence S. 32°06'20" E., 5.64 feet; thence S. 27°58" W., 81.52 feet to the place of beginning; ALSO part of the Southeast fractional quarter (1/4) of Section Twenty-one (21), Township One (1) North, Range Nineteen (19) East, and more particularly described as: Beginning at the Southeast corner of Section Twenty-one (21), Township One (1) North, Range Nineteen (19) East; run thence West on the South line of the Southeast quarter (1/4) of Section Twenty-one (21), 24.75 feet; to a point on the West line of a public road; thence North 00°06' East, parallel with the East line of the Southeast quarter (1/4) of Section Twenty-one (21),

1159.34 feet; thence West, 47.21 feet to the place of beginning of parcel of land hereinafter described; thence continue West 19.00 feet; thence North  $47^{\circ}47'$  West, 114.72 feet to a concrete monument; thence South  $53^{\circ}27'$  East, 129.42 feet to the place of beginning. The aforesaid being known as part of Tracts 2, 3, 4, 64 and 65 WYWOOD, an unrecorded Subdivision, lying and being in the Village of Twin Lakes, County of Kenosha and State of Wisconsin.

# KENOSHA COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_

Part of the Southeast Fractional Quarter of Section 21, Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

### OWNER & SUBDIVIDER

Michael Tissing  
4813 Indians Way  
Ringwood, IL. 60072

### SURVEYOR

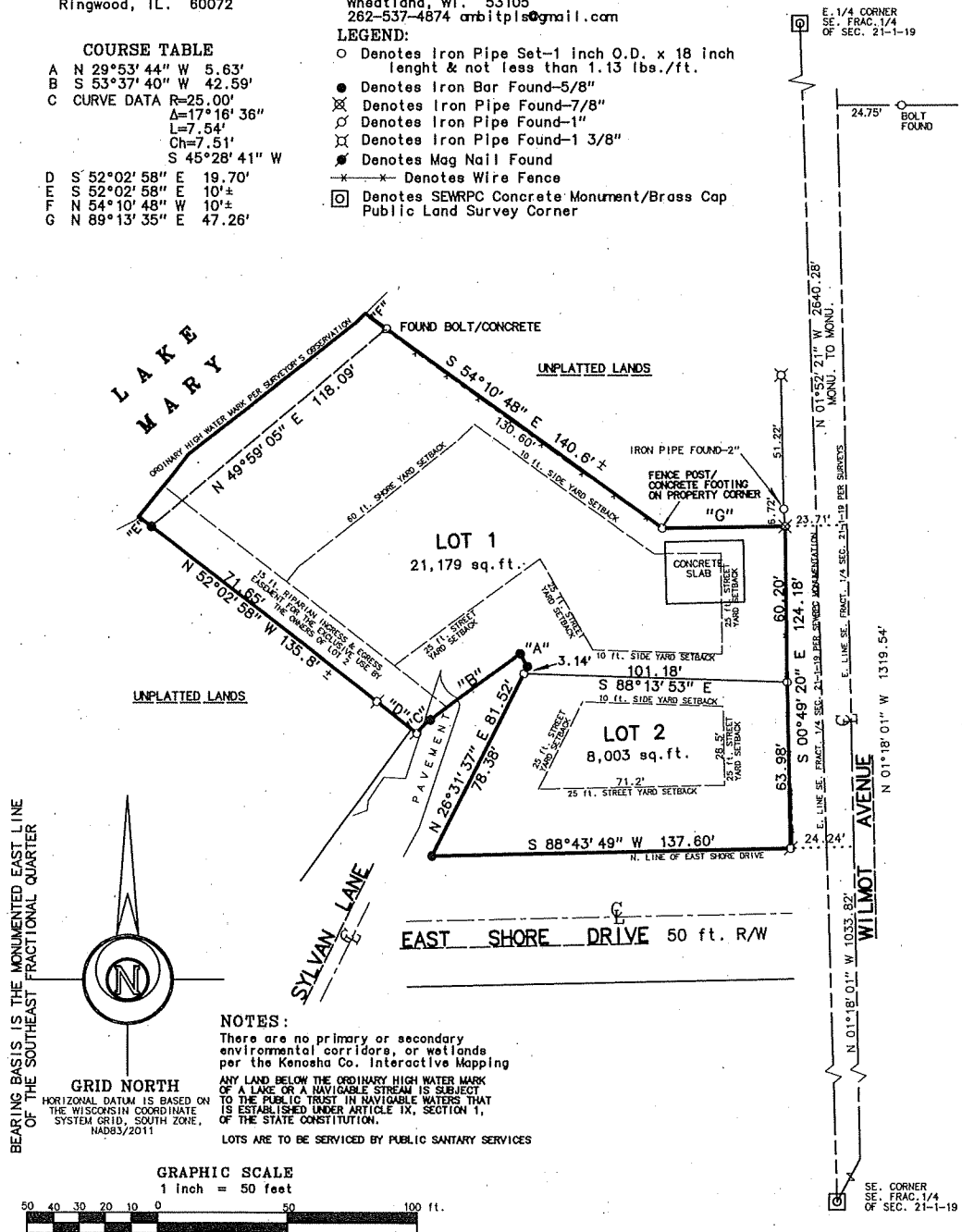
AMBIT LAND SURVEYING  
8120 - 312th Avenue  
Wheatland, WI. 53105  
262-537-4874 [arbitpls@gmail.com](mailto:arbitpls@gmail.com)

### LEGEND:

- Denotes Iron Pipe Set—1 inch O.D. x 18 inch length & not less than 1.13 lbs./ft.
- Denotes Iron Bar Found—5/8"
- ⊗ Denotes Iron Pipe Found—7/8"
- ⊙ Denotes Iron Pipe Found—1"
- ⊗ Denotes Iron Pipe Found—1 3/8"
- Denotes Mag Nail Found
- x—x— Denotes Wire Fence
- ⊠ Denotes SEWRPC Concrete Monument/Brass Cap Public Land Survey Corner

### COURSE TABLE

- A N 29°53' 44" W 5.63'
- B S 53°37' 40" W 42.59'
- C CURVE DATA R=25.00'  
Δ=17°16' 36"  
L=7.54'  
Ch=7.51'  
S 45°28' 41" W
- D S 52°02' 58" E 19.70'
- F S 52°02' 58" E 10'±
- F N 54°10' 48" W 10'±
- G N 89°13' 35" E 47.26'



**KENOSHA COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_**

Part of the Southeast Fractional Quarter of Section 21, Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

**SURVEYOR'S CERTIFICATE**

Jet Chicago Investment LTD, owner and Michael Tissing, agent for the owner, has directed me, Mark A. Bolender, S-1784, to perform the survey, division, and mapping of the following.

That part of the Southeast Fractional Quarter of Section 21, Township 1 North, Range 19 East of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin, described as follows:

COMMENCING at the southeast corner of the Southeast Fractional Quarter of said Section 21; THENCE North 01 degree 18 minutes 01 seconds West, grid North, Wisconsin Coordinate System, South Zone, NAD83/2011, along the east line of said fractional quarter 1033.82 feet to the intersection with the easterly extension of the north line of East Shore Drive; THENCE South 88 degrees 43 minutes 49 seconds West along the north line of said East Shore Drive as extended to the west 24.24 feet to the intersection with the west right-of-way line of Wilmot Avenue and the POINT OF BEGINNING of the land to be described; THENCE continue South 88 degrees 43 minutes 49 seconds West along the north line of East Shore Drive 137.60 feet; THENCE North 26 degrees 31 minutes 37 seconds East 81.52 feet; THENCE North 29 degrees 43 minutes 44 seconds West 5.63 feet; THENCE South 53 degrees 37 minutes 40 seconds West 42.59 feet; THENCE south-westerly along a tangential curve to the left 7.54 feet, radius of 25.00 feet, with a chord bearing South 45 degrees 28 minutes 41 seconds West 7.51 feet; THENCE North 52 degrees 02 minutes 58 seconds West approximately 135.8 feet, more or less, to the ordinary high water mark of Lake Mary; THENCE South 52 degrees 02 minutes 58 seconds East along the previously described line approximately 10 feet, more or less, to an iron bar marking the meander line along Lake Mary; THENCE North 49 degrees 59 minutes 05 seconds East along said meander line 118.09 feet to an iron bolt in concrete; THENCE North 54 degrees 10 minutes 48 seconds West 10 feet, more or less, to the ordinary high water mark of Lake Mary and the northwest corner of the described parcel; THENCE South 54 degrees 10 minutes 48 seconds East along the previously described line 140.6 feet, more or less, and 130.60 feet from said bolt in concrete; THENCE North 89 degrees 13 minutes 35 seconds East 47.26 feet to the west right-of-way line of Wilmot Avenue; THENCE South 00 degrees 49 minutes 20 seconds East along said west right-of-way line 124.18 feet to the POINT OF BEGINNING.

The parcel contains 29,184 square feet, more or less.

This map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

I, Mark A. Bolender, S-1784, has complied with the requirements of provisions of s.236.34, Wisconsin Statute ch. 236.34 and with Title 16 of the Village of Twin Lakes Code of Ordinances in surveying, dividing, and mapping said property.

Mark A. Bolender, Wisconsin Professional Land Surveyor S-1784  
January 15, 2025

**CERTIFICATE OF APPROVAL VILLAGE OF TWIN LAKES**

This CERTIFIED SURVEY MAP approved by the Village of Twin Lakes on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Howard Skinner-Village President

\_\_\_\_\_  
Sabrina Waswo-Village Clerk

**KENOSHA COUNTY CERTIFIED SURVEY MAP No. \_\_\_\_\_**

Part of the Southeast Fractional Quarter of Section 21, Township 1 North, Range 19 East  
of the 4th Principal Meridian, Village of Twin Lakes, Kenosha County, Wisconsin

**OWNER'S CERTIFICATE OF DEDICATION**

As owner(s), I (we) hereby certify that I (we) caused the land described  
on this plat to be surveyed, divided, mapped and dedicated as represented  
on the plat. I (we) also certify that this plat is required by s.236.10  
or s.236.12 to be submitted to the following for approval or objection:

Village of Twin Lakes

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

In presence of:

\_\_\_\_\_  
\_\_\_\_\_(Seal)  
Owner's Name

\_\_\_\_\_  
\_\_\_\_\_(Seal)

STATE OF WISCONSIN } SS  
KENOSHA COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2025, the above named \_\_\_\_\_  
to me known to be the same person who executed the foregoing instrument  
and acknowledge the same.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

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

Mark A. Bolender, WI. P.L.S. No. S 1784  
January 15, 2025



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: DAVID J LAURINE  
Mailing Address: 11514 BURLINGTON RD  
RICHMOND IL 60071  
City State Zip

Applicant/Petitioner:

Name: DAVID J. LAURINE  
Mailing Address: 11514 BURLINGTON RD  
RICHMOND IL 60071  
City State Zip  
Telephone #: 815-388-2625  
(Area Code)  
Fax Number: LAURINEJANIS@AOL.COM  
E-Mail Address: \_\_\_\_\_

Property Information

Property Address: 114 AC ON LAKE SHORE DRIVE  
ALSO 114 ACRES ON  
City State Zip  
Parcel Number: -  
General Project Location: LAKE SHORE DRIVE-  
Proposed Project Use: SINGLE FAMILY HOUSING  
Current Use: FARMING  
Existing Zoning: - R-1 ON LAKE SHORE RD 114 AC  
A9 ON 114 ACRES ON 12501 - 1400TH AVE  
TWIN LAKES, WISC.

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

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



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

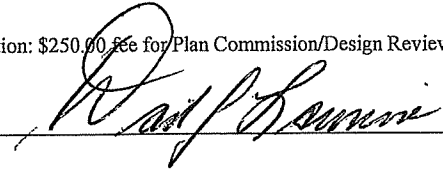
If yes, fill in the fields immediately below:

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: 02/

### 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 \_\_\_\_\_

# TWIN LAKES ESTATES

\*\*\*\*\*

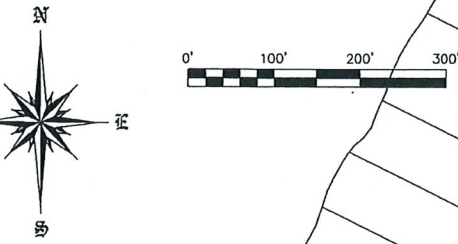
Twin Lakes Estates had progressed to the point of final engineering when the economy crashed in 2008. It was designed to be a high quality subdivision consisting of 3/4 to 1-1/4 acre lots that would accommodate three car garages and spacious backyards.

There would be a Homeowners Association and restrictive covenants requiring 1,800 sq. ft. minimum houses and plan approval, along with the stipulation of no fences and above ground pools.

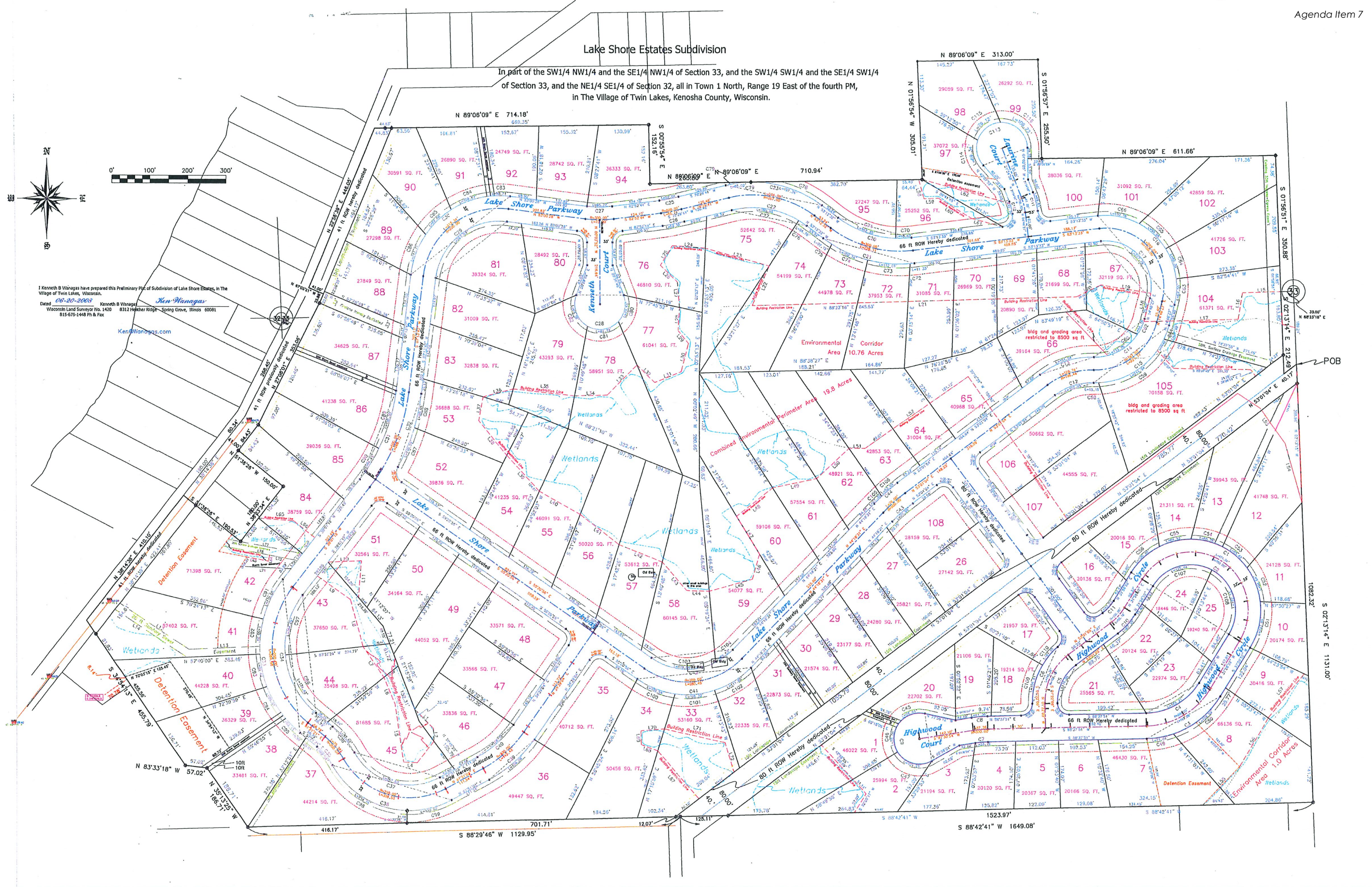
The lots surrounding the wooded area and wetlands would have their own homeowners conservation association designed to preserve the integrity of these lots.

### Lake Shore Estates Subdivision

In part of the SW1/4 NW1/4 and the SE1/4 NW1/4 of Section 33, and the SW1/4 SW1/4 and the SE1/4 SW1/4 of Section 33, and the NE1/4 SE1/4 of Section 32, all in Town 1 North, Range 19 East of the fourth PM, In The Village of Twin Lakes, Kenosha County, Wisconsin.



I Kenneth B Witasag has prepared this Preliminary Plat of Subdivision of Lake Shore Estates, in the Village of Twin Lakes, Wisconsin.  
Dated: 06-20-2009 Kenneth B Witasag  
Wisconsin Land Surveyor No. 1430 8312 Helder Ridge - Spring Grove, Illinois 60081  
815-675-1448 Ph & Fax  
KenWitasag.com



1082.32'  
S 02°13'14" E 1131.00'

POB