



Zoning Board of Appeals Agenda

Thursday, June 18, 2026 @ 5:00pm

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 meeting minutes from January 29, 2026
5. Public Hearing Regarding a Variance Request for John W. Schmid, for property located at 905 Shore Drive, requesting relief from Section 17.20.030(C) of the Twin Lakes Municipal Code to permit a reduced side-yard setback for a proposed screened-in porch addition.
6. Discussion and Possible Action Regarding a Variance Request for 905 Shore Drive
7. Public Hearing Regarding a Variance Request for John R.S. Kennedy for property located at 1720 Mt. Moriah Drive, requesting relief from Sections 17.39.070 and 17.39.080(B) of the Twin Lakes Municipal Code related to shoreline setback and nonconforming structure requirements for construction of a replacement residence.
8. Discussion and Possible Action Regarding a Variance Request for 1720 Mt. Moriah Drive
9. Future Agenda Items
10. Adjournment

In accordance with the Wisconsin Public Records Law (Wis. Stat. § 19.31-19.39), documents presented during this meeting are available upon request. Please contact the Village of Twin Lakes Clerk's Office for access to these records. A majority of members of the Village Board, Lake Protection and Rehabilitation District Board of Commissioners, or other governmental bodies may be present at this meeting for the purpose of gathering information. No action will be taken by any governmental body other than the body specifically noticed on this agenda.

Village of Twin Lakes

Board of Zoning Appeals Meeting Minutes (Draft)

January 29, 2026 – 5:00 p.m.

Twin Lakes Village Hall – Board Room
105 E. Main Street, Twin Lakes, Wisconsin

Call to Order/Pledge of Allegiance/Roll Call: Present: Tom Porps, Tom Kulhmey, Lisa Wallerich, and Jordan Cates (Absent: Bill Busse)

Consideration of a Motion to Approve Meeting Minutes from November 20, 2025

Motion by Wallerich, seconded by Cates, to approve the November 20, 2025 Board of Zoning Appeals meeting minutes. Motion carried by voice vote.

Discussion and Possible Motion to Reconsider and Notice a New Public Hearing of the Variance for 308 W. Park Drive that was Approved by the Board of Appeals During its Last Meeting on November 20, 2025

Discussion occurred regarding information submitted with the original variance application, possible discrepancies in measurements, and whether the matter should be reheard by the Board or addressed through Circuit Court.

Motion to approve the appeal as it stands by Wallerich, seconded by Porps, to allow the previously approved variance for 308 W. Park Drive to stand as approved.

Ayes: Porps, Kuhlmeier, Wallerich

Nays: Cates

Motion carried by roll call vote.

Adjournment

Motion to adjourn by Wallerich, seconded by Cates

Motion carried by voice vote.

The meeting adjourned at approximately 5:34 p.m.

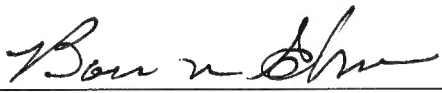
Application Summary / Packet Narrative

Variance Request – 905 Shore Drive

The applicant, John W. Schmid, Trustee, is requesting a variance from the side-yard setback requirements under Section 17.20.030(C) of the Twin Lakes Municipal Code for the property located at 905 Shore Drive, Parcel No. 85-4-119-214-4060. The request seeks relief to allow construction of a screened-in porch addition aligned with the home's existing nonconforming side-yard setback.

According to the application materials, the existing residence is a legal nonconforming structure constructed approximately 5.3 feet from the side lot line, where a 10-foot side-yard setback is otherwise required. The applicant originally proposed additions on both the north and south elevations of the home but revised the proposal to eliminate the north-side addition after concerns regarding impacts to neighboring lake views. The revised request now proposes a screened-in porch addition only on the south elevation, adjacent to an unbuildable association lot. The applicant also proposes reducing impervious surface coverage by removing existing concrete surfaces and restoring portions of the property to permeable green space.

The application narrative states the request is based on the property's substandard lot size, the placement of the existing legacy dwelling, and the configuration of the adjacent association lot. The applicant contends the proposal represents the minimum variance necessary because the addition would align with the existing wall plane of the residence and would not extend closer to the lot line than the current structure.


Bonnie Schaeffer Zoning Administrator

06/04/26
Date



Village of Twin Lakes

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

Application to the Zoning Board of Appeals

General Information (please type or print clearly)

Date 4/19/26 Denial Date 4/16/26

	Applicant/Agent	Owner
Name	John W. Schmidt Trustee	George J. Schmidt Defective Trust Dated 1/31/2000
Address	905 Shore Dr. Twin Lakes, 53181	905 Shore Drive, Twin Lakes 53181

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

Property Information (Attach additional sheets if necessary)

Address of Property in Question: 905 Shore Drive, Twin Lakes, WI

Parcel Number: 85-4-119-21A-4060

Brief Explanation of Request: Constructing A screened-in porch on South elevation
Requesting a 5.3' side yard variance to align with the home's established building
line. The structure abuts an empty Association lot. Per the April 16 denial letter, lot coverage
is being mitigated back to the 2020 grandfathered baseline of 48% via concrete
removal.

Dimensions	Required	Requested
Street Yard	25 ft.	N/A ft.
Left Side Yard	10 ft.	5.3 ft.
Right Side Yard	10 ft.	N/A ft.
Rear Yard	25 ft.	N/A ft.
Shore Yard	60 ft.	N/A ft.
Area	8,000 sq.ft	7,435 sq.ft
Lot Coverage Ratio	35 %	48 %

Is this a corner lot? YES ☒ NO

Zoning: Residential

Code Reference (Section No.):

17.20.030, c (Sideyard)

- Mitigated to 2020 Baseline - (See Narrative)

OFFICE USE ONLY

Does this variance request involve shoreland-wetland zoning or floodland zoning?

Date Application Filed: Fee Paid/Receipt #: \$900.00

Application Complete Zoning Administrator Signature: Date:

Justification for the Request (Attach additional sheets if necessary)

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

Date of Decision N/A

Village official(s) who made the decision you are appealing: N/A

Decision of official(s): N/A

Describe your appeal: N/A

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) Unique Property Limitations: Please describe the physical characteristics of your property that prevent compliance with the zoning requirement. These may include steep slopes, wetlands, irregular shape, or other site specific limitations that do not generally affect nearby properties.

SEE Attachment A

- 2) Unnecessary Hardship Explain how strict compliance with the zoning requirement would prevent reasonable use of your property. What hardship would result if the variance is not granted?

SEE Attachment A

- 3) Purpose of the Ordinance: Explain how your proposed variance will still meet the intent and purpose of the zoning ordinance. How does your request avoid undermining the goals of the setback, lot coverage, or other regulation involved?"

SEE Attachment A

- 4) Protection of Public Interest: Describe how granting this variance will not harm public health, safety, or welfare, including impacts to neighbors, lake access, visibility, drainage, traffic, or other community considerations."

SEE Attachment A

- 5) **Minimum Variance Needed:** Explain why the variance you are requesting is the minimum amount of relief needed to allow reasonable use of your property. Can the project be reduced, moved, or modified to lessen the variance

SEE Attachment A

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: John W. Schmid, Trustee DATE: 4/19/26

APPELLANT: John W. Schmid, Trustee DATE: _____

Date: April 19, 2026

Colleen Hoyt, Deputy Clerk
Bonnie Schaeffer, Zoning Administrator
Village of Twin Lakes
105 E. Main Street
Twin Lakes, WI 53181

Re: Zoning Variance Application – 905 Shore Drive

Applicant: John W. Schmid, Trustee

Dear Colleen and Bonnie,

Please find enclosed our formal application for a Variance regarding the property at 905 Shore Drive. This application reflects a complete redesign of the project, relocating the proposed Screened-In Porch to the South elevation of the home.

As noted in the April 16, 2026 denial letter, the project now fully complies with the Shore Yard Setback, and we have committed to curing the Impervious Surface ratio by restoring it to the 2020 grandfathered baseline. Therefore, this application seeks only a single variance for the Side Yard Setback (17.20.030.C).

Enclosed in this submission:

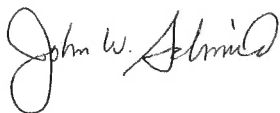
1. **Application Fee:** Check No. 357 for \$900
2. **Master Packet (Original)** Containing the signed Application Form, the Attachment A Narrative, and Exhibits A through E.
3. **Board Copies:** Eight (8) complete photocopies of the packet for the Board members.

Index of Exhibits:

- **Exhibit A:** Zoning Permit Denial Letter
- **Exhibit B:** Current Plat of Survey
- **Exhibit C:** Architectural Plans / Elevations

Thank you for your continued guidance in preparing this packet.

Sincerely,



John W. Schmid, Trustee – George J. Schmid Defective Trust
905 Shore Drive, Twin Lakes, WI
Phone: 630-258-5480
Email: Luvtrains@outlook.com

ATTACHMENT A:

VARIANCE JUSTIFICATION 4/19/26

1. Unique Property Limitations

The subject property faces unique physical and historical limitations that justify the variance:

- **Substandard Lot of Record:** The lot size is **7,435 sq. ft.**, which is below the standard minimum area required for the R-1 District.
- **Established Building Line:** The existing legacy dwelling is situated 5.3 feet from the South property line. The proposed Screened-In Porch simply extends this historically established building line backward.
- **Association Lot Adjacency:** The specific property line in question, the South lot line (which was administratively referenced as the “west side” in the April 16 denial letter) abuts “Lot A” of the Wywood Park Unrecorded Subdivision. This is an unrecorded, communal Association Lot, not a private residential dwelling. The unique placement of the house bordering an open, unbuildable communal lot means a reduced setback does not crowd a neighboring home.

2. Unnecessary Hardship

The hardship is created by physical limitations unique to the property, specifically its substandard lot size and the placement of the existing legacy dwelling.

- **Structural Limitation:** Because the existing home was historically constructed with its southern wall established 5.3 feet from the lot line, strict compliance with the modern 10-foot side yard setback would force the proposed addition to step inward by nearly five feet. This would create an unworkable interior layout and a severe structural and aesthetic defect with the existing roofline. Strict compliance unreasonably prevents the modernization of the property’s outdoor living space along its natural, established building line.

3. Purpose of the Ordinance

The Variance preserves the ordinance’s intent regarding setbacks:

- **Side Yard Intent (17.20.030.C):** The intent of a side yard setback is to ensure adequate light, air, and fire separation between neighboring residential homes. Because the requested 5.3-foot setback abuts an open, unbuildable Association Lot (Lot A), there is zero risk of fire spread or blocking a neighbor’s light. The core intent

of the ordinance, maintaining spatial separation between dwellings, is fully preserved.

4. Protection of Public Interest

Granting this variance strongly protects the public interest and neighborhood character:

- **Preserving Neighborhood Views:** The Applicant originally intended to construct this porch on the North elevation. However, after proactive consultation with the North neighbors, the Applicant recognized it would impact their lake view corridor. To protect neighborhood harmony, the Applicant voluntarily abandoned those plans and redesigned the project for the South side, bordering the empty Association lot. Denying this variance would effectively penalize the Applicant for prioritizing a neighbor's view.

5. Minimum Variance Needed

This request represents the absolute minimum relief necessary to modernize the home:

- **Alignment:** We are requesting a 5.3-foot side setback strictly to align the new porch wall with the existing 5.3-foot wall of the house (**Exhibit B**). We are not encroaching any closer to the lot line than the home already sits today.



VILLAGE OF TWIN LAKES

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

EXHIBIT A

APRIL 16, 2026

GEORGE J. SCHMID
P.O. BOX 163
EAST TROY, WI 53120

IN RE: 905 Shore Dr.
PARCEL # 85-4-119-214-4060

The Building and Zoning Department is in receipt of a request dated April 2, 2026 from James R. Taylor (applicant), for adding an attached 3-season room at 905 Shore Drive, 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 proposed 3-season room addition is located 5.3 feet from the west side lot line, within the required 10' minimum side yard setback.

The proposed impervious surface area coverage is 53.4% of the lot area, exceeding the allowed 35% ratio. However, the property owner has proposed to reduce the impervious surface area coverage by removing concrete sidewalk areas. This will reduce the coverage to the conditions existing when the property was purchased in 2020 (48%).

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 **thirty (30) 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
Bonnie Schaeffer
Zoning Administrator
Village of Twin Lakes

EXHIBIT B

PLAT OF SURVEY

-OF-

PART OF THE SOUTHEAST FRACTIONAL QUARTER OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF TWIN LAKES, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT WHICH IS 626.94 FEET NORTH AND 348.2 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID SOUTHEAST FRACTIONAL QUARTER SECTION; THENCE NORTH 69°31'30" WEST, 123.6 FEET TO THE SHORE OF LAKE MARY (SO-CALLED); THENCE NORTH 20°38' EAST ALONG AND UPON THE SAID SHORE LINE, 13.61 FEET; THENCE NORTH 09°34' EAST, ALONG AND UPON THE SAID SHORE LINE 46.39 FEET; THENCE SOUTH 69°17' EAST, 125.95 FEET; THENCE SOUTH 14°16'10" WEST, 59 FEET TO THE POINT OF BEGINNING.

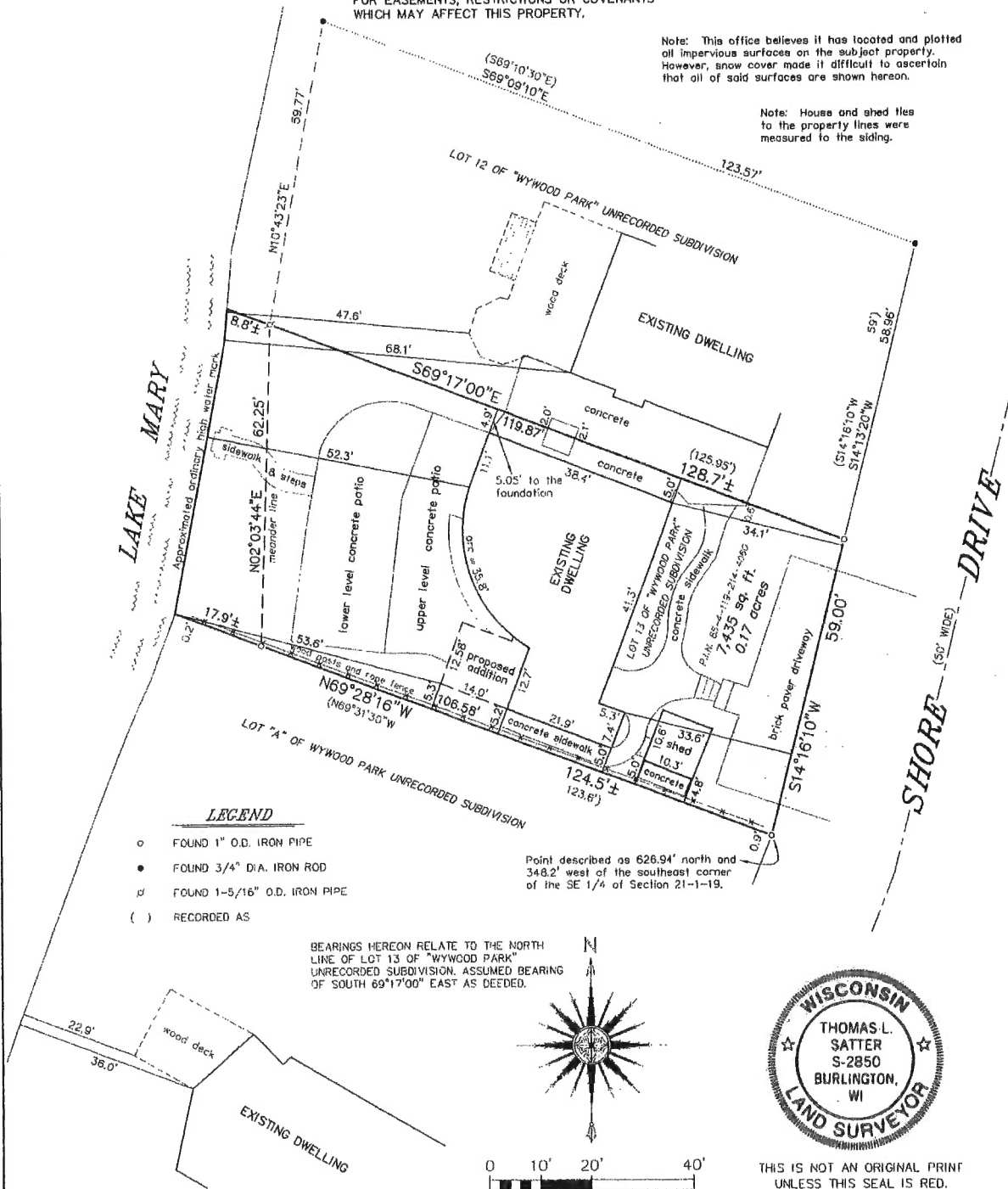
SURVEY FOR: JOHN & LAURA SCHMID

SURVEY ADDRESS: 905 SHORE DRIVE, TWIN LAKES, WI 53181

NOTE: REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

Note: This office believes it has located and plotted all impervious surfaces on the subject property. However, snow cover made it difficult to ascertain that all of said surfaces are shown hereon.

Note: House and shed ties to the property lines were measured to the siding.



SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

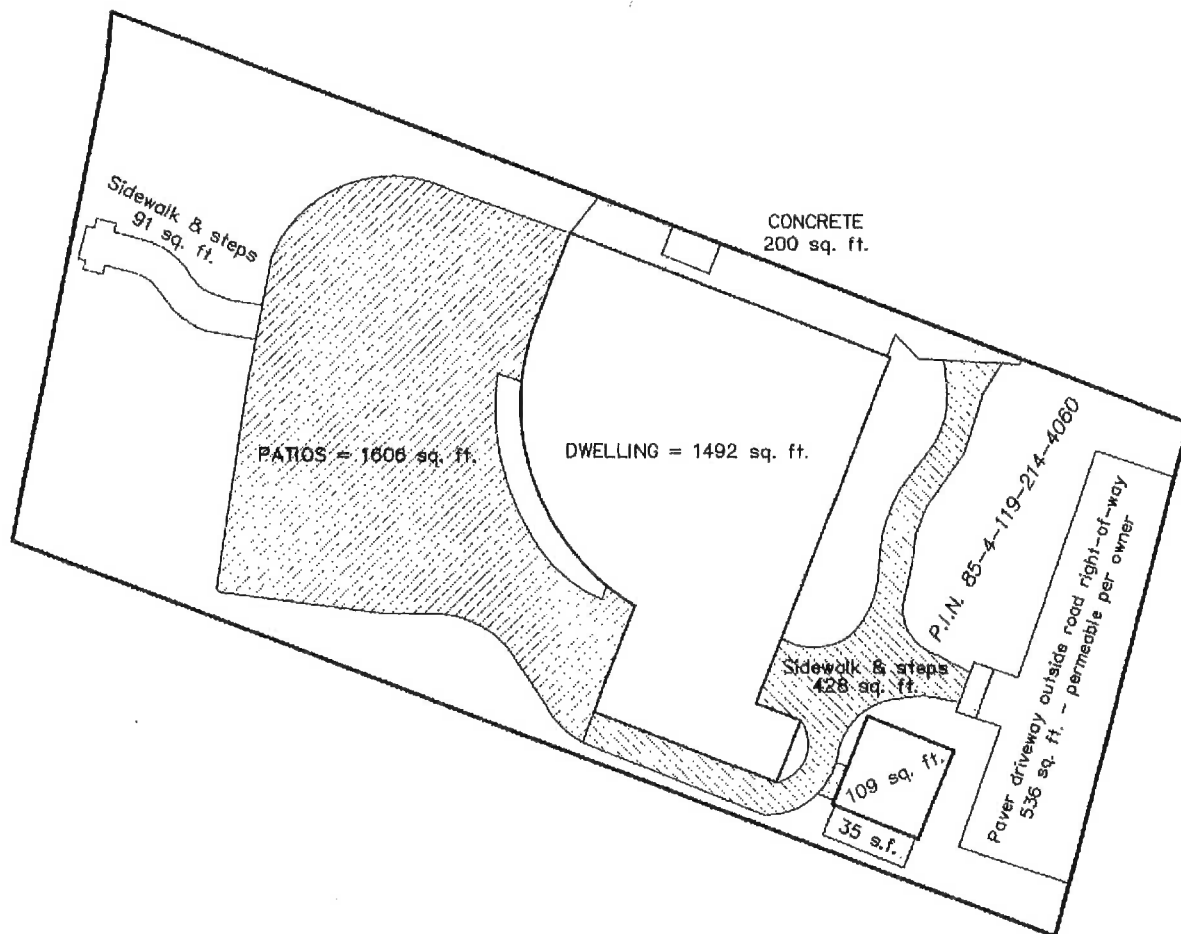
"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

REvised: 4/2/2026
REvised: 1/20/2026
REvised: 2/16/2021
FEBRUARY 28, 2020
DATE

022012
JOB NUMBER

IMPERVIOUS SURFACE BREAKDOWN FOR 905 SHORE DRIVE, TWIN LAKES, WI 53181

LOT AREA = 7,435 SQ. FT.
TOTAL IMPERVIOUS SURFACES = 3,961 SQ. FT.
53.3% IMPERVIOUS SURFACE COVERAGE



SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

JANUARY 20, 2026
DATE

022012
JOB NUMBER

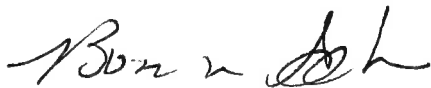
Application Summary / Staff Narrative

Variance Request – 1720 Mt. Moriah Drive

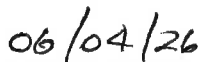
The John R.S. Kennedy Trust has submitted a variance request for the property located at 1720 Mt. Moriah Drive, Parcel No. 86-4-119-282-3055. The request seeks relief from Sections 17.39.070 and 17.39.080(B) of the Twin Lakes Municipal Code related to shoreline setback requirements and the reconstruction of a legal nonconforming structure within the Shoreland Protection Overlay District.

According to the application materials, the existing residence is an older lakefront home constructed on a steeply sloped property with significant elevation changes between the roadway and shoreline. The applicant proposes to remove the existing structure and construct a replacement residence generally within the existing footprint area while incorporating modern construction methods, accessibility improvements, and updated structural systems. The request includes maintaining portions of the structure within the existing shoreline setback area and constructing deck and porch features associated with the new residence.

The submitted narrative states the request is based upon the property's steep topography, limited buildable area, existing nonconforming conditions, and the practical challenges associated with constructing a safe and functional replacement residence on the site. Application materials further indicate the design was revised to reduce excavation impacts and minimize visual and neighborhood impacts while preserving the character of the lakefront property. The packet also includes correspondence from neighboring property owners expressing support for the proposal.

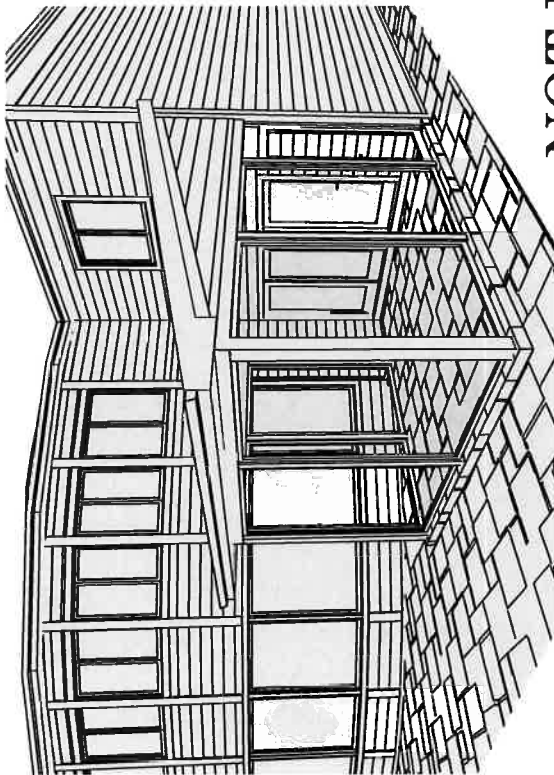
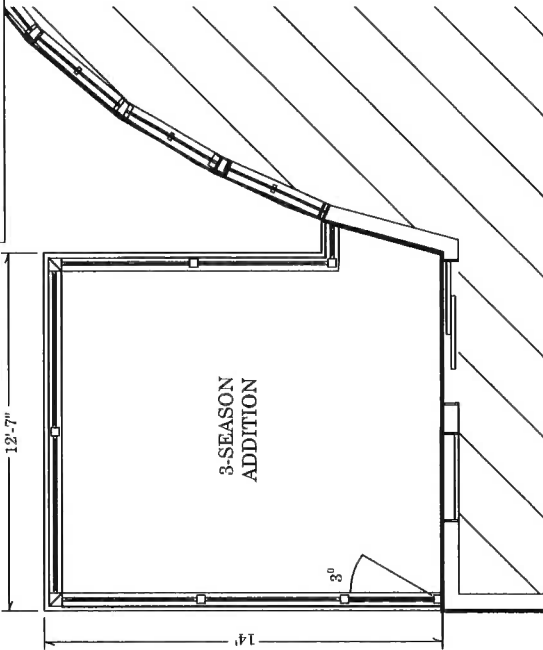


Bonnie Schaeffer Zoning Administrator

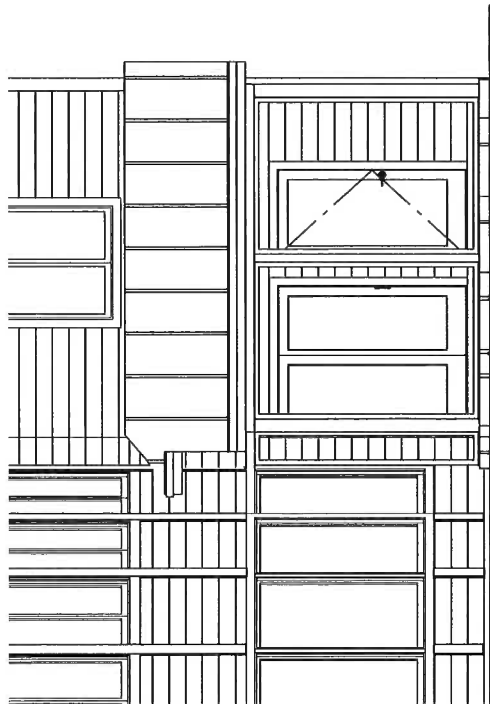
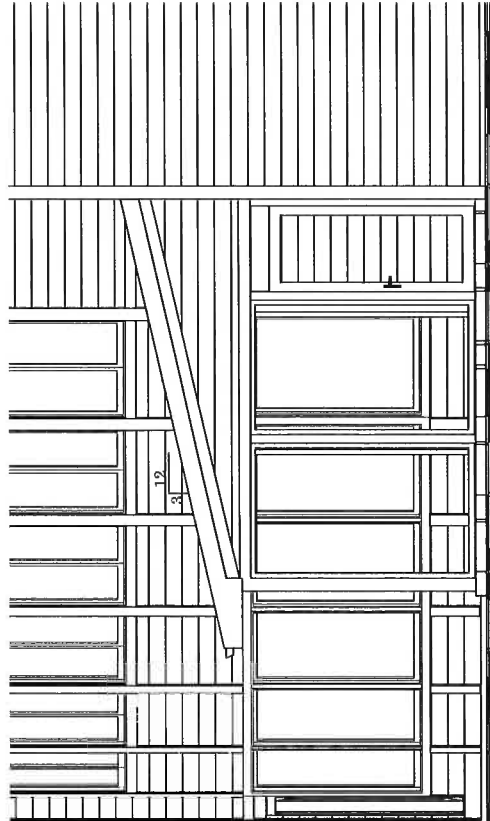


Date

EXHIBIT C



NOT FOR CONSTRUCTION



James R. Taylor
and Sons Inc.
3 Generations of Quality Work!

The bitterness of poor quality follows long after the sweetness of a cheap price is gone.

JAMES R. TAYLOR & SONS, INC.
7000 Highway 100
2115 Division St.
East Troy, WI 53120

PROVIDED FOR:
JOHN SCHEIDT
985 SHORE DR.
TWIN LAKES, WI 53181

DESCRIPTION:
3-SEASON ADDITION

SITE ADDRESS:

These drawings are the proprietary work of James R. Taylor & Sons, Inc. and are to be used for the exclusive use of James R. Taylor & Sons, Inc. and are not to be reproduced, copied, or otherwise used in any way without the written permission of James R. Taylor & Sons, Inc. Any unauthorized use of these drawings is a violation of the law and will result in a claim for damages.

NOTES:
1. All work shall be in accordance with the latest building codes and regulations.
2. All materials shall be of the highest quality.
3. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
4. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
5. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
6. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
7. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
8. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
9. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.
10. All work shall be done in accordance with the specifications of James R. Taylor & Sons, Inc.

Concept Design:	3/2/25
Approval for bid:	
Final Design Layout:	
Revisions:	
Homeowner Approval:	
Print:	
Sign:	
Date:	

PG 1 of 1



Village of Twin Lakes

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

Application to the

Zoning Board of Appeals

General Information (please type or print clearly)

Date 5-14-26 Denial Date 5-12-26

	Applicant/Agent	Owner
Name	<u>John Kennedy</u>	<u>John RJ Kennedy Trust</u>
Address	<u>1409 S. Gables Blvd. Wheaton, IL 60189</u>	<u>1409 S Gables Blvd. Wheaton, IL 60189</u>

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

Property Information (Attach additional sheets if necessary)

Address of Property in Question: 1720 Mt. Moriah Drive, Twin Lakes, WI

Parcel Number: 86-4-119-282-3055

Brief Explanation of Request: We are requesting a small area variance to allow us to replace our existing deteriorating 62+ year old home which lacks a foundation. This small increment of relief will allow for a safe, accessible, and usable home to be built using current construction techniques and materials.

Dimensions	Required	Requested
Street Yard	<u>25</u> ft.	<u>25.8</u> ft.
Left Side Yard	<u>15</u> ft.	<u>15.5</u> ft.
Right Side Yard	<u>10</u> ft.	<u>11.7</u> ft.
Rear Yard		
Shore Yard	<u>60</u> ft.	<u>3.7</u> ft.
Area	<u>3864</u> sq.ft	<u>3500</u> sq.ft
Lot Coverage Ratio	<u>35</u> %	<u>31.7</u> %

Is this a corner lot? YES ☒ NO

Zoning: Twin Lakes Shoreland Protection Overlay District

Code Reference (Section No.): _____

17.39.080.B

OFFICE USE ONLY

Does this variance request involve shoreland-wetland zoning or floodland zoning? _____

Date Application Filed: _____ Fee Paid/Receipt #: \$900.00

Application Complete Zoning Administrator Signature: _____ Date: _____

Justification for the Request (Attach additional sheets if necessary)

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

Date of Decision _____

Village official(s) who made the decision you are appealing: _____

Decision of official(s): _____

Describe your appeal: _____

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.

Unique Property Limitations: Please describe the physical characteristics of your property that prevent compliance with the zoning requirements. These may include steep slopes, wetlands, irregular shape, or other site-specific limitations that do not generally affect nearby properties.

Our property is a narrow, very steeply sloped, pie-shaped lot that is 25' wide at street level, and 90' wide at the shoreline. Street level is the top of Mount Moriah, which is a 63-foot higher elevation than the grade at the house lake level. The sloping property is mostly wooded, with a soil consistency of mostly sand and gravel. The only access to the house is from the top of the hill down, via approximately 100 stairs. This is also the only access to the house for equipment and supplies. Additionally, the "lot" we are on, offers virtually no outdoor space. Seems odd, a lakefront lot with limited outdoor space? We have a steep hill, then house, then lake. No nice flat space to call a yard, place furniture, gather outdoors, have a firepit, etc.

Unnecessary Hardship: Explain how strict compliance with the zoning requirement would prevent reasonable use of your property. What hardship would result if the variance is not granted?

The existing home has no foundation, and the structure is moving. The house is many years past the end of its useful life. The small and "boathouse-like" design of the footprint has not allowed typical space for room sizes, hallways, standard doorframe widths, closets, and staircase access. In designing a replacement house, the stability of the hillside is of great concern, so a design that provides a modern, concrete foundation with elements that protect the hillside and give stability, while striving to do the minimum amount of excavation has led us to the proposed design. This design uses a stepped, crawl-space type foundation. Utilizing the existing home location to take advantage of the already stepped and compacted profile of the hill will allow for the least amount of excavation possible. Strict conformity with the dimensional restrictions creates a hardship in the case of placing an interior stairway to access the levels of the home and tie them to the exit. This hardship also extends to the case of an exterior door designed to provide a second exit and entrance to the 2nd floor. The steep slope and grading at the back (hillside) of the house necessitates the installation of a very small wooden deck to access the door from the grade behind the house. This small deck is for entry/exit only and is in place of poured concrete steps due to the grade and slope at the doorway. Lastly, our decks. The existing house has 2 modest size "wraparound" decks, one at basement (ground) level, and one at first floor level overhanging the lower deck/patio. In adding a 2nd floor to the proposed house, our intent is to simply provide the same deck for the 2nd floor. This deck however will be smaller than the 2 decks below it and does not extend outside the footprint of the other decks, but is directly over and supported by the same "posts" that support the lower

decks. Not only does this add uniformity to the lake side elevation, but as I mentioned in our "unique property limitations", our outdoor space IS our decks. To exit the house, sit in a chair or at an outdoor table, gather, dine and experience the fresh air and view of the lake, the decks are ALL we have. No yard, just decks. This request does not extend the footprint in any direction.

Purpose of Ordinance: Explain how your proposed variance will still meet the intent and purpose of the zoning ordinance. How does your request avoid undermining the goals of the setback, lot coverage, or other regulation involved?

We believe that our proposed variance still meets the intent and purpose of the zoning ordinance given the extensive measures we have taken to design a structure that preserves and protects the beauty of the Village, will help stabilize and protect existing and potential property values, and incorporates erosion control, drainage, and stabilization of the hillside and surrounding elements. The ordinance exists to promote the comfort, health, prosperity, aesthetics, and general welfare of the Village, and we absolutely believe that our plan does not undermine the goals but supports them in the most responsible and ethical way possible.

Protection of Public Interest: Describe how granting this variance will not harm public health, safety, or welfare, including impacts to neighbors, lake access, visibility, drainage, traffic, or other community considerations.

We have taken exhaustive measures over the past 5 years to design, engineer, and maintain the character and spirit of a lakefront home in Twin Lakes. We believe our proposed home has been thoughtfully designed in look, aesthetic, and consideration of our neighborhood, and most importantly, the comfort, safety, and well-being of our neighbors and nearby property owners. As indicated in the letters of support by our immediate neighbors and TLP property owners, we hope you can see that we have approached this project with the utmost respect for public welfare, and consideration of the community.

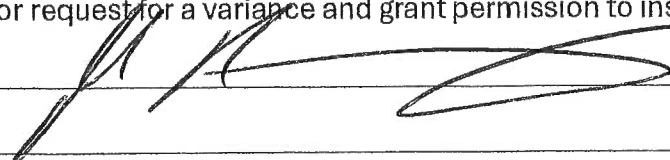
Minimum Variance Needed: Explain why the variance you are requesting is the minimum amount of relief needed to allow reasonable use of your property. Can the project be reduced, moved, or modified to lessen the variance

We believe that the variance we are requesting is very reasonable, and conservative. The relief the variance will provide is simply to build a year-round livable and practical home, with safe access to exits, stairs, doorways, and basic amount of usable interior space.

We are not asking to build something grandiose and extravagant. If our 2 adult children care to stay in the house with my wife and I, they will still need to share a bedroom! Our request has been designed with minimal necessity in mind, nothing else. We hope to be able to extend our family history beyond the 48 years we have owned this property, and leave a legacy that can be used and enjoyed by generations to come.

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.

APPELANT:  DATE: 5/14/26

APPELANT: _____ DATE: _____



VILLAGE OF TWIN LAKES

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

MAY 12, 2026

JOHN RJ KENNEDY TRUST
1409 S. GABLES BLVD.
WHEATON, IL 60189

IN RE: 1720 MT. MORIAH DR.
PARCEL # 86-4-119-282-3055

The Building and Zoning Department is in receipt of a request dated February 17, 2026 (permit plat last revised May 11, 2026) from Jonathan Wittrock (applicant), for tear down of existing residence and construction of a new single-family residence at 1720 Mt. Moriah Drive, VILLAGE OF TWIN LAKES. The Zoning Permit is denied in accordance with the following Twin Lakes Municipal Code Section(s):

17.39.070 Special Regulations. A. No principal structure, as defined in the underlying basic use District, in the Shoreland Protection Overlay District shall be located closer than sixty (60) feet to the OHWM of a navigable lake, channel or stream.

17.39.080.B Nonconforming Structures. A legal nonconforming structure may be dismantled and rebuilt within its existing footprint, and up to the maximum height allowed by the underlying zoning district, even if such height is taller than the previous structure's height, provided that the resulting structure is no more nonconforming than was the prior structure.(Ord. 2012-8-1) (Ord. 2019-5-1 (part)).

The proposed residence is entirely within the 60' shore yard setback area and several expansions are proposed:

1. The footprint of the wood deck and patio located 3.7' from the shoreline is being converted to a 3-story covered porch with a partial screen room.
2. The east side of the residence is being expanded for the interior staircase and a covered porch entrance and is located 16.2' from the shoreline.
3. There is an additional uncovered deck being added on the north side of the residence within the 60' shore yard setback area.

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 **thirty (30) 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.

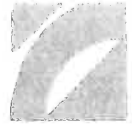
If you have any questions, contact me Thursday at the Twin Lakes Village Hall Building and Zoning Department (262) 977-7719, between the hours of 10:00 am and 1:00 pm.

Bonnie Schaeffer

Bonnie Schaeffer

Zoning Administrator

Village of Twin Lakes



MARSHALL ARCHITECTS

www.MarshallArchitects.com

630.584.7820

May 13, 2026

Bonnie Schaeffer
Zoning Administrator
Village of Twin Lakes
105 East Main Street
P O Box 1024
Twin Lakes, Wisconsin 53181

RE: Proposed house at 1720 Mt. Moriah Drive for the Kennedy Family

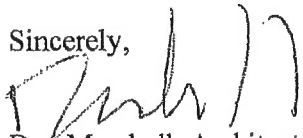
Ms. Schaeffer,

I have been working with John Kennedy for a few years to design a house to replace the current house at 1720 Mt. Moriah Drive. The steep hill and shape of the lot make the existing house location the only feasible location to locate a house on this property. The location and size of the existing footprint on this difficult lot have been a challenge! The existing house only has a small substandard spiral metal stair between the floors which is not safe or practical as the main stair. It is my opinion that allowing a small amount of additional area for a standard code-compliant staircase will be safer for the Kennedy's and allow for a feasible design.

We are proposing to add a stair with the exterior wall set back from the shoreline to minimize the width of the wall closest to the lake. I feel that this solution will not negatively impact the shoreline or neighboring properties. It is my opinion that this is an efficient solution and it is the minimal amount of area needed to meet the unique hardships of this site.

We are also proposing to add a small deck at an exterior door on the north (uphill) side of the house. This door provides a second exit from the upper floor which contains 2 bedrooms. This door is beneficial for safety and access to the steep hill behind the house for maintenance of the building and grounds. An exterior door is required to have a stoop. The topography requires part of the stoop to be above the grade on two sides. This structure will require minimal excavating and impact to the existing hill and it will have minimal visibility from anywhere on the site. It will not be visible from the lake or the neighboring properties. I feel it is an important part of the proposed design for safety and maintenance.

Sincerely,


Dan Marshall, Architect
(630) 542-0406



May 12, 2026

Village of Twin Lakes Zoning Administrator
Attn: Bonnie Schaefer
105 E. Main St.
Twin Lakes, WI 53181

Re: John and Kristin Kennedy – 1720 Mt. Moriah Drive Project

I am John and Kristin's next door neighbor at 1716 Mt. Moriah Dr. This letter is in support of the Kennedys' plans to tear down their existing house and construct a new home.

The Kennedy's have been good neighbors and friends for almost 40 years. John Kennedy has reviewed his plans with me and I am confident that the new house will have no adverse impact on me. The addition of a 2nd story and extension of the footprint a few feet to the east will not affect the lake views from my house. John has considered and addressed the issues of constructing the house's foundation on Mt. Moriah and is working with a very experienced contractor.

I do not expect the construction project to be a significant disruption. Debris will be removed and building materials will be delivered via a direct path on the Kennedy's property from the top of Mt. Moriah down to the lake front. There will be little or no traffic or materials staging on my property.

In conclusion, this project has been carefully planned, will not adversely affect me, and I encourage you to approve it.

Sincerely,

Thomas F. Murphy

Thomas F. Murphy
1716 Mt. Moriah Dr.
Twin Lakes, WI 53181

May 12, 2026

Bonnie Schaeffer
Zoning Administrator
Village of Twin Lakes
105 E Main St.
Twin Lakes, WI 53181

Dear Bonnie;

We are writing this letter in support of John Kennedy and his variance request for the replacement residence he intends to build in place of their current home.

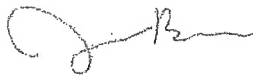
We own two (2) adjacent properties to his lot at 1714 Mount Moriah and 1724 Mount Moriah. We have been neighbors for over 30 years.

Given the condition of their current home, we are looking forward to the upgraded residence they are proposing to build.

We feel that the new residence will be an improvement to their lot as well as an enhancement to the whole community.

We know John has been exhaustive in exploring his options to replace the current home (he has been discussing his options and frustrations with us for over 4 years) and this variance will allow him to build a new residence which is the most suitable for his unique lot.

Sincerely



Jim Bess

Valerie Lindstrom

May 12, 2026

Bonnie Schaeffer
Zoning Administrator
Village of Twin Lakes
105 E Main St.
Twin Lakes, WI 53181

Dear Ms. Schaeffer,

I am writing in strong support of the variance request submitted by John and Kristin Kennedy for their property on Mt. Moriah Drive in Twin Lakes Park.

Our family home is located nearby, and I have known John since 1978, when his family first purchased their cottage. Over the years, I have seen firsthand how much care and effort John has devoted to maintaining the property. Unfortunately, given the age of the existing structure and the unique physical challenges of the lot, it is no longer practical or viable to preserve the current home.

John and Kristen have approached this project thoughtfully and responsibly. They are making an extraordinary effort to design and construct a high-quality replacement home on what is clearly a very challenging piece of property. I have reviewed the plans and am very impressed with both the quality of the proposed home and the care being taken to respect the surrounding environment and neighborhood.

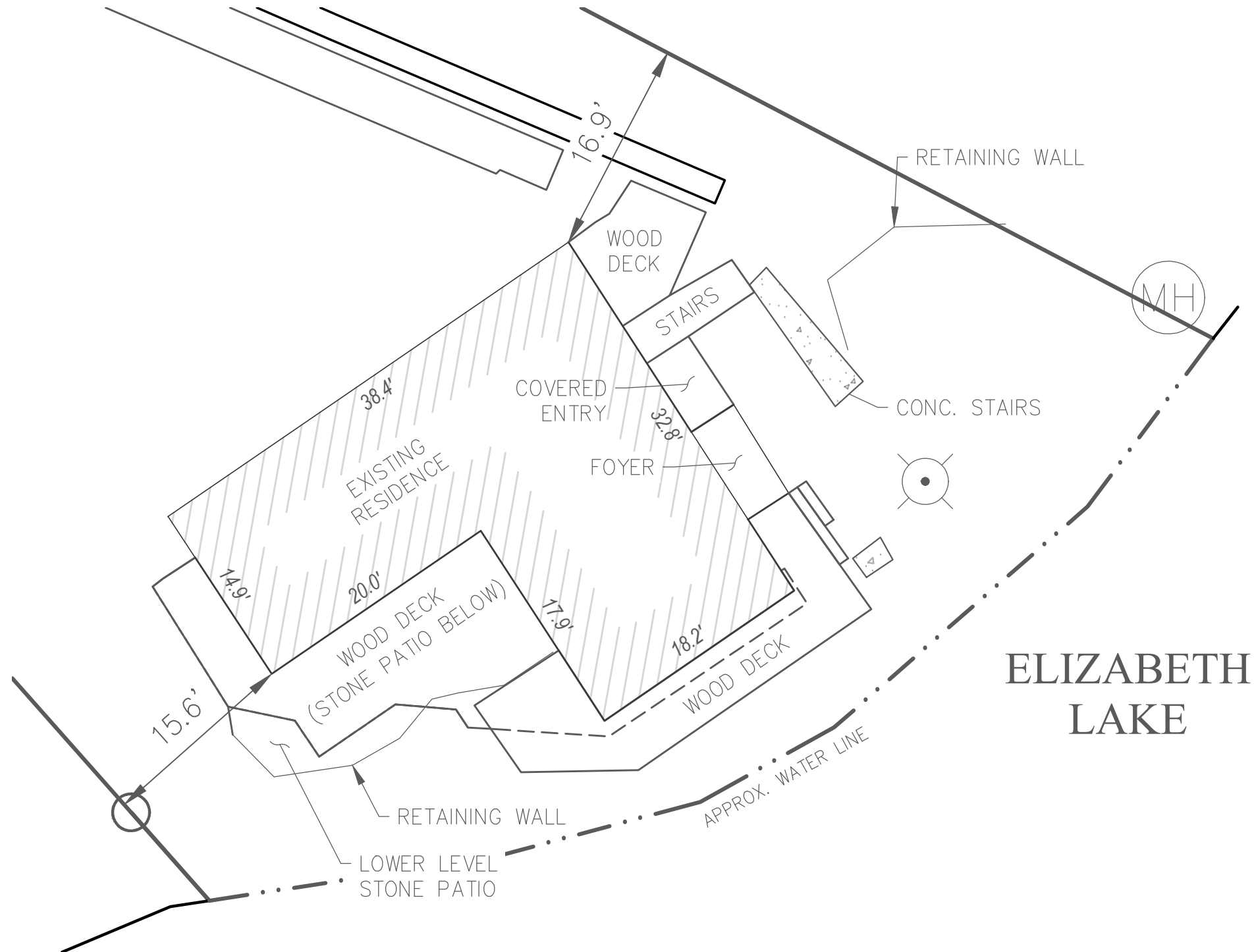
The requested variance appears reasonable and necessary to allow a functional home design on this constrained lot. Importantly, the project has been designed to protect the integrity of the steep hillside while also restoring and improving the shoreline area. In my opinion, the completed project will enhance both the neighborhood and the lakefront.

I also understand that the neighboring property owners directly affected by the requested setback adjustment support the project, which further demonstrates the care John and Kristen have taken to work collaboratively and respectfully with their neighbors.

For all of these reasons, I respectfully urge the Village to approve the requested variance.

Sincerely,

Rich Lorenz
267 W Park Dr



1720 MT. MORIAH DRIVE
TWIN LAKES, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EXISTING CONDITIONS MAP

NO.	REVISIONS	BY	DATE

ISSUED FOR

PLAN DATE 04.30.26
DESIGNED BY MO

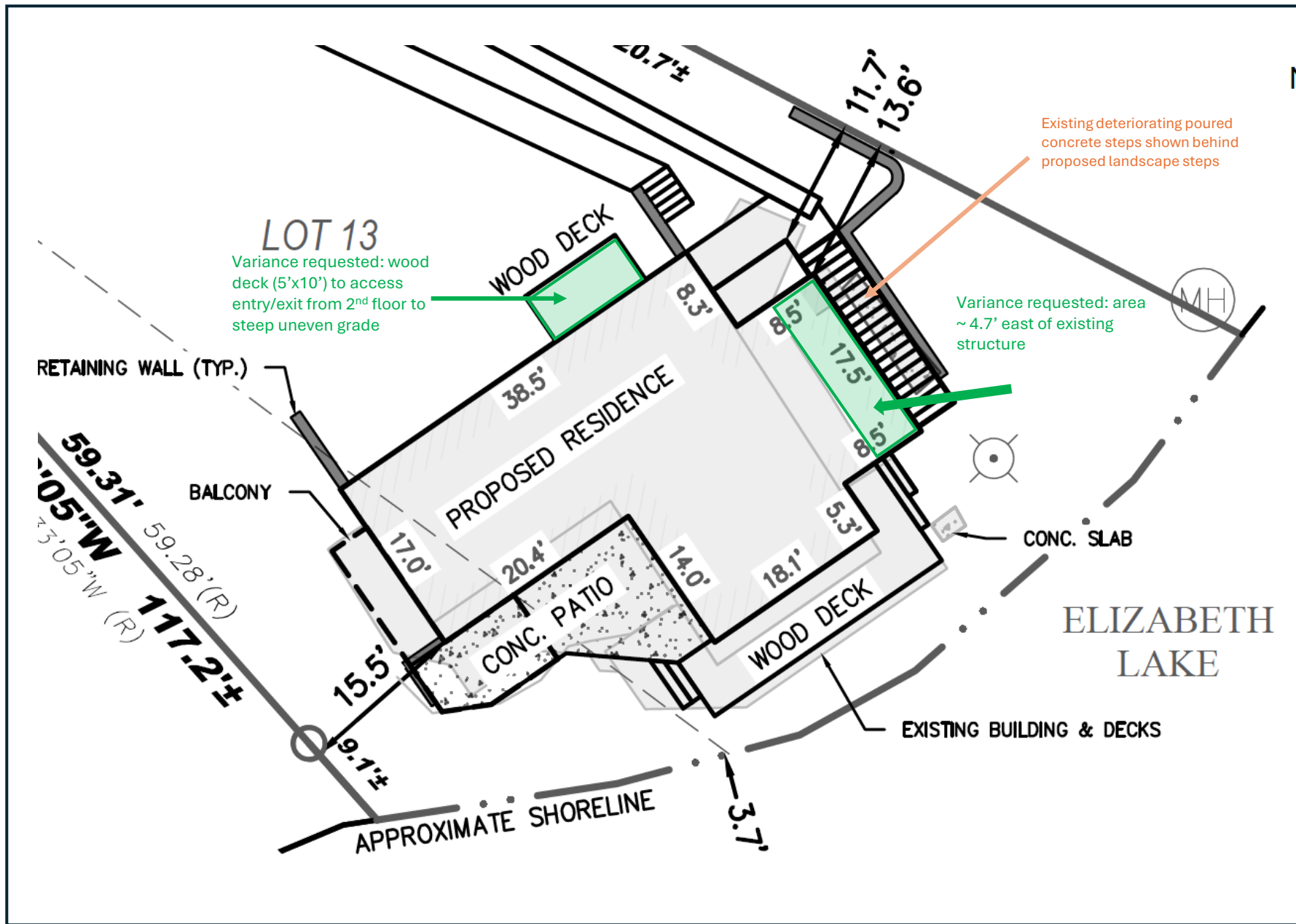


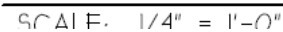
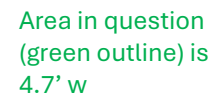
SCALE

PROJECT NO.
21.5014.01

SHEET NO.

C100





Revised: May 11, 2026
March 18, 2026
November 8, 2024
February 19, 2021

Survey No. 21.5014

PERMIT PLAT

LOCATION: 1720 Mt. Moriah Drive, Twin Lakes, Wisconsin

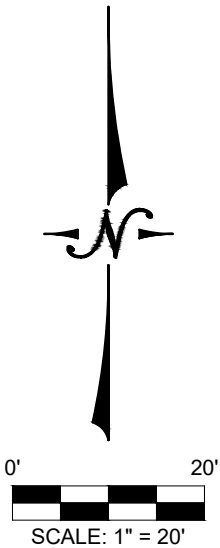
OWNER/PREPARED FOR: John Kennedy

TAX ID: 86-4-119-282-3055

LEGAL DESCRIPTION:

All of Lot 13, Mount Moriah Subdivision, Section 28 and 29, Township 1 North, Range 19 East, Village of Twin Lakes, Kenosha County, Wisconsin, plus a portion of Lot 14 of said Subdivision, herein after described, to wit; Commencing at the Southwest corner of Lot 13; Thence S 72°39'05" W along the shore of Lake Elizabeth, 31.58 feet; Thence N 41°21'49" W, 124.09 feet to a point on the Southwesterly line of said Lot 13; Thence S 53°15'37" E, along said Southwesterly line, 139.95 feet to the Point Of Beginning.

NOTE: This plat depicts the proposed buildings and structures. This map is an update to the plat prepared on 2/15/2021 by this office. Additional boundary work was not performed.



BEARINGS ARE BASED ON GRID NORTH. ELEVATIONS ARE NAVD '88.

IMPERVIOUS AREA CALCULATIONS:	
TOTAL LOT AREA	– 11,040 S.F.
EXISTING AREAS:	
GARAGE & GARAGE DECK	– 733 S.F.
ELEVATOR	– 272 S.F.
STAIRS TO RESIDENCE	– 469 S.F.
RESIDENCE	– 898 S.F.
DECKS	– 612 S.F.
MISC. CONCRETE	– 35 S.F.
EX. IMP. AREA	– 3,019 S.F. (27.3%)
PROPOSED AREAS:	
DRIVEWAY	– 482 S.F.
GARAGE	– 646 S.F.
RESIDENCE	– 1,089 S.F.
DECK & DECK STAIRS	– 359 S.F.
CONC. PATIO	– 220 S.F.
STAIRS TO RESIDENCE	– 411 S.F.
ELEVATOR	– 288 S.F.
MISC. CONCRETE	– 5 S.F.
PROP. IMP. AREA	– 3,500 S.F. (31.7%)

- Legend:
- Found Iron Rod
 - Found 1" Iron Pipe
 - Utility Manhole
 - Light Pole

I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

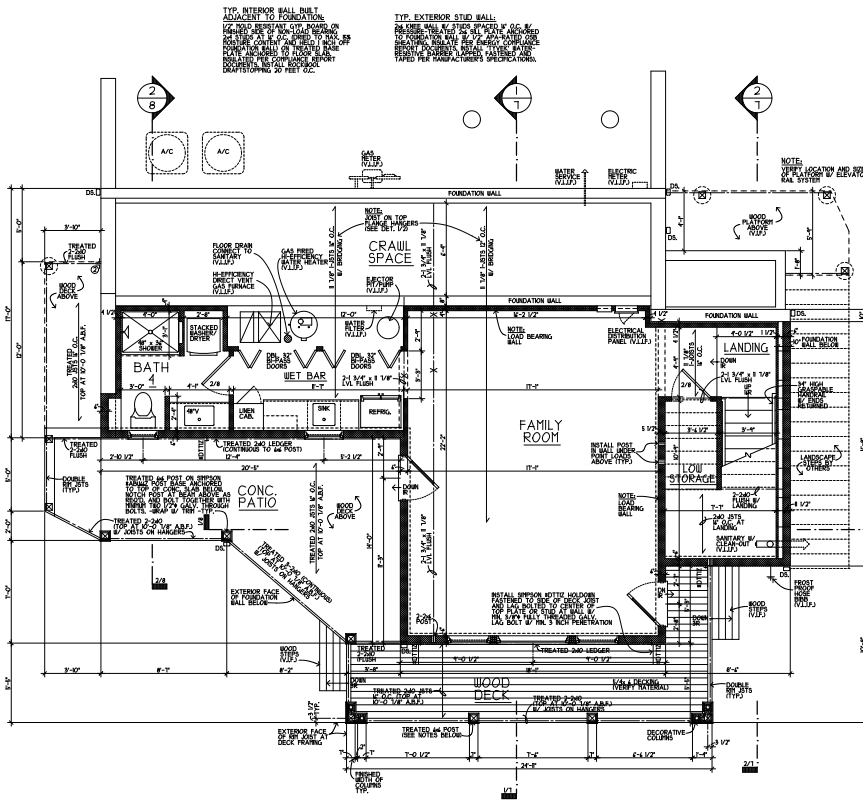


LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

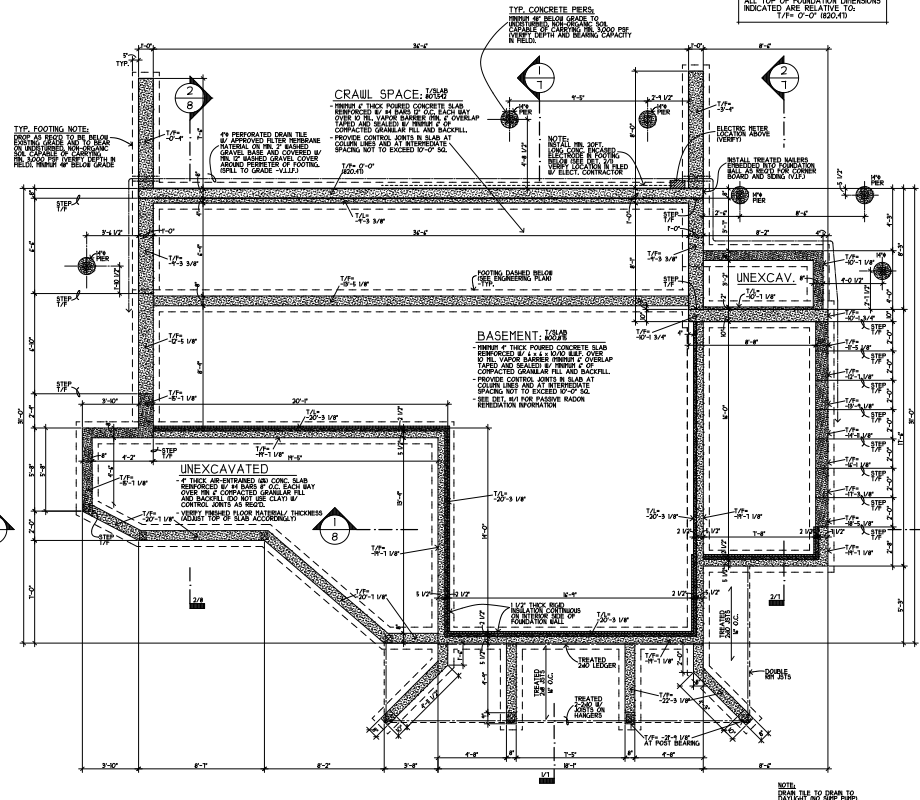

Ritchie P. Wenzel, Professional Land Surveyor, S-4027



COMPLETION DATE OF
FIELD WORK: 2/15/21



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



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

TYP. LEDGER AT WOOD DECK:
 1. ALL LEDGERS SHALL BE CONCRETE OR CMU. ALL LEDGERS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD. ALL LEDGERS SHALL BE PAINTED PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL LEDGERS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD. ALL LEDGERS SHALL BE PAINTED PER MANUFACTURER'S SPECIFICATIONS.
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TYP. POST AT WOOD DECK:
 1. ALL POSTS SHALL BE CONCRETE OR CMU. ALL POSTS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD. ALL POSTS SHALL BE PAINTED PER MANUFACTURER'S SPECIFICATIONS.
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GENERAL NOTES FOR WOOD DECK:
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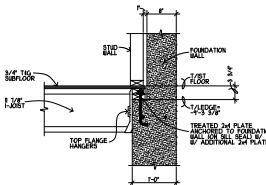
TYP. BASEMENT WALL INSULATION NOTES:
 1. ALL BASEMENT WALLS SHALL BE CONCRETE OR CMU. ALL BASEMENT WALLS SHALL BE FINISHED WITH 5/8" GYPSUM BOARD. ALL BASEMENT WALLS SHALL BE PAINTED PER MANUFACTURER'S SPECIFICATIONS.
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GENERAL MECHANICAL ROOM NOTES:
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GAS PIPING NOTE:
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TYPICAL ANCHOR BOLT NOTES:
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GENERAL NOTES:
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BASEMENT DAMPROOFING NOTES:
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MAR. 30, 2026 - REVISED PERMIT SET



STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION NUMBER
 04001511

PROPOSED NEW RESIDENCE FOR THE:
THE KENNEDY FAMILY
 1120 Mt. MORIAH DR., TWIN LAKES, ILL.
 J. TIMOTHY BUILDERS

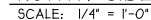
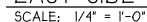
Revisions:

Commission: #2924
 Issue Date: 1-25-2024
 Drawn By: BOM
 FOUNDATION AND BASEMENT PLANS

Sheet:
2
 of 12

PLOTTED: 3/30/2024

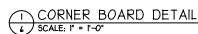
- ALL TOP OF FOUNDATION DIMENSIONS INDICATED ARE RELATIVE TO T/F= 0'-0" (820.47)
- VERIFY ALL GRADE ELEVATIONS SHOWN W/ THE ENGINEERING GRADING PLAN



WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 4'-0" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE WINDOW OPENING SHALL BE A MINIMUM OF 4'-0" ABOVE THE FINISHED GRADE OR SURFACE BELOW. IF THE WINDOW IS LOCATED:

- 1. WHERE THE WINDOW IS LOCATED WITHIN 2'-0" OF THE FINISHED FLOOR, OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE THROUGH THE LARGEST OPENED PORTION OF THE WINDOW.
- 2. IF SUCH OPERABLE WINDOWS SHALL BE EQUIPPED WITH A WINDOW FALL BRACKET OR OTHER DEVICE TO PREVENT THE WINDOW FROM FALLING UNEXPECTEDLY, THE WINDOW SHALL BE MARKED WITH THE WORDS "REGRESS" RELEASE MECHANISM THAT COMPLY WITH ENR RHO.2.12 AND ASTM J 2006.

WHERE THE WINDOW IS THE MEANS OF REGRESS, THE MAXIMUM CLEAR OPENING ABOVE THE FINISHED FLOOR SHALL NOT EXCEED 9'-4" AND THE MAXIMUM CLEAR OPENING BELOW THE FINISHED FLOOR SHALL NOT EXCEED 4'-0". THE MINIMUM CLEAR OPENING LESS THAN THE AREA REQUIRED BY ENR SECTION RHO.2.2 AFTER THE RELEASE OF THE OPENING.



PAD OUT 1/4 TRM AS REQUIRED FOR
SICING THICKNESS (VERIFY IN FIELD).
TYP. AT FREEZE BOARDS, CORNER
BOARDS, TRM AROUND WINDOWS, ETC.



of: 12