Village • Bloomfield • Town

May 4, 2026

Cody Burns
2545 Zerfas Dr
Twin Lakes, WI 53181

RE: Tax Parcel #s: &IR 00446 and &IR 00453

After consultation with the Village Attorney, it has been determined that the above-referenced parcels are not buildable at this time.

This determination is based solely on the absence of legal access to the property. At present, there is no established or opened right-of-way providing lawful ingress and egress. The Village is currently evaluating the appropriate process for improving and opening the right-of-way. Once the right-of-way is properly improved and opened to the public, the parcel(s) will have the necessary legal access to support development.

Until such time, the parcel(s) remains unbuildable.

It is important to clarify that this determination is not related to zoning status. The parcel(s) may otherwise comply with applicable zoning regulations and are not considered unbuildable due to legal non-conforming zoning conditions. Rather, the sole limiting factor is the lack of legally established access.

Accordingly, until legal access is established and properly recorded, the parcel(s) cannot be considered buildable under current regulations and standards.

Sincerely,

Candace Kinsch

Candace Kinsch
Village of Bloomfield
Clerk/Treasurer/Zoning Administrator/Utility