



VILLAGE OF TWIN LAKES

105 East Main Street P.O. Box 1024 Twin Lakes, Wisconsin 53181

Phone (262) 877-2858

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING

Monday, June 1st, 2026 – 6:30 p.m.

Village Hall, 105 E. Main Street, Twin Lakes, WI

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL: TRUSTEES ANDRES, BAXA, FITZGERALD, KAROW, LIVINGSTON, PERL, PRESIDENT SKINNER
4. PUBLIC COMMENTS AND QUESTIONS-Public Comments are limited to three (3) minutes per person.
5. APPROVAL OF MINUTES: March 2, 2026 Committee of the Whole, April 6, 2026 Committee of the Whole, May 4, 2026 Committee of the Whole
6. PRESIDENT AND TRUSTEE REPORTS
 - A. TRUSTEE BARB ANDRES - ADMINISTRATION, FINANCE, JUDICIARY, LICENSING
 1. Discussion regarding a Fireworks Permit Application submitted by MDS LLC / Jimmy Ellis for a fireworks display on Lake Elizabeth on July 11, 2026, beginning at dusk, approximately 9:00 p.m., with a rain date of July 25, 2026.
 2. Discussion regarding an Event Permit Application submitted by Main Street Tap and Village View Pub for the Street Party and Car Show on August 22, 2026, from 9:00 a.m. to 12:00 a.m. (midnight).
 3. Discussion regarding an extension of premises for the Class “B” Fermented Malt Beverage licenses for Main Street Tap and Village View Pub for the Street Party and Car Show on August 22, 2026, from 9:00 a.m. to 11:00 p.m.
 4. Discussion regarding a request submitted by Aces Sports Bar & Grill Inc., DBA Aces Sports Bar & Grill, 200 E. Main St., to extend the Cabaret License to the outside patio.
 5. Discussion regarding a new Cabaret License & Amusement Device License application filed by The Twisted Hook LLC, DBA The Twisted Hook, 121 S. Lake Ave., for approval from June 16, 2026 through June 30, 2026, and renewal approval for the July 1, 2026 through June 30, 2027 license year.
 6. Discussion regarding renewal license applications listed below, contingent upon payment of all outstanding liabilities and delinquencies with the Village of Twin Lakes and wholesaler invoices, clearance of any Department of Revenue holds, and approval of background checks, where applicable:
 - a. Renewal of Class “A” Fermented Malt Beverage and “Class A” Intoxicating Liquor Licenses filed by:
 1. Twinkot Ltd DBA Berkot’s Super Foods, 600 N. Lake Ave., Jean Pikalek, Agent

2. Twin Lakes BP Operating Corporation DBA Twin Lakes BP, 475 N. Lake Ave., Judith Schwartz, Agent
 3. Twin Lakes Citgo Inc DBA Twin Lakes Citgo, 410 N. Lake Ave., Rupinder Singh, Agent
- b. Renewal of Class “B” Fermented Malt Beverage and “Class B” Intoxicating Liquor Licenses, Cabaret Licenses, and Amusement Device Licenses filed by:**
1. Aces Sports Bar & Grill Inc DBA Aces Sports Bar & Grill, 200 E. Main St., Kanwal Singh, Agent
 2. Joe-Elaine Lightning 1926 LLC DBA The Blue Goose, 1205 N. Lake Ave., Amanda Londberg, Agent
 3. Kane’s Lakeside LLC DBA Buoys, 402 S. Lake Ave., Andrew Kane, Agent
 4. FST Inc DBA Donovan’s Reef, 611 Rink Ave., Barbara Eterno, Agent
 5. Karr Incorporated DBA Main Street Tap, 338 E. Main St., Richard Karrasch, Agent
 6. On the Go Bar & Grill Inc DBA On-the-Go Bar & Grill, 406 N. Lake Ave., Gurbinder Kaur, Agent
 7. Hawes, Inc DBA Pink House Resort, 201 Lance Dr., Shirley Newkirk, Agent
 8. Rumpoles Inc DBA Rumpole’s Banquet & Bowling, 352 E. Main St., Adija Alijoski, Agent
 9. Toor Country Club Inc DBA Twin Lakes Country Club, 1230 Legion Dr., Gurbinder Kaur, Agent
 10. 2BG Inc DBA Twin Lakes Roadhouse, 1519 Musial Rd., Andrea Watson, Agent
 11. A.S. Tonishing Inc DBA Village View Pub, 350 E. Main St., Kristina Kerwer, Agent
- c. Renewal of Class “B” Fermented Malt Beverage and “Class B” Intoxicating Liquor Licenses and Cabaret Licenses filed by:**
1. JDR Investments LLC DBA La Casita Mexican Restaurant, 201 E. Main St., Luciano Ortiz, Agent
 2. Lake Elizabeth Sandbar and Island Grill LLC DBA Sand Bar & Island Grill, 3101 E. Lake Shore Dr., Chrystal Barnes, Agent
 3. The Twisted Hook LLC DBA The Twisted Hook, 121 S. Lake Ave., Mehmet Uygur, Agent
 4. Lakeside Entertainment LLC DBA Woody’s, 511 Wilmot Ave., Brian Walmsley, Agent
- d. Renewal of Class “B” Fermented Malt Beverage and “Class B” Intoxicating Liquor Licenses and Amusement Device License filed by:**
1. Laurin’s Landing LLC DBA Laurin’s Landing, 425 Wilmot Ave., Jeffrey Laurin, Agent
- e. Renewal of Class “B” Fermented Malt Beverage and “Class B” Intoxicating Liquor Licenses filed by:**
1. Twin Lakes Vault Inc DBA Corner Kitchen Family Restaurant, 100 N. Lake Ave., Adija Alijoski, Agent
- f. Renewal of Amusement Device License filed by:**
1. Melody Park LLC DBA Melody Park Campground, 2154 E. Lakeshore Drive

- B. TRUSTEE KEVIN FITZGERALD - STREETS & ROADS, EQUIPMENT, STREET LIGHTS, WEEDS, LAKE PLANNING AND PROTECTION
 - 1. Discussion regarding sidewalk repairs downtown.
 - C. TRUSTEE JIM BAXA - CEMETERY, SANITATION, RECYCLING, SENIORS
 - 1. Discussion regarding an Eagle Scout project at the Cemetery.
 - D. TRUSTEE AARON KAROW - BUILDING AND ZONING, PLAN COMMISSION, AND PUBLIC BUILDINGS
 - 1. Discussion regarding actions taken at the May 27th, 2026 Plan Commission Meeting:
 - a. Conditional Use Permit for Dion Romano, Parcel 85-4-119-211-1100.
 - E. TRUSTEE KEN PERL - POLICE, FIRE, LAKE CONTROL, PARKS AND BEACHES
 - 1. Discussion regarding Ordinance 2026-6-1 Creating Chapter 8.90 of the Twin Lakes Code Pertaining to Outdoor Lighting.
 - F. TRUSTEE LIVINGSTON - SEWER, HEALTH AND ENVIRONMENT, YOUTH, LIBRARY
 - 1. Discussion regarding the annual CMAR report for the WWTF.
 - G. VILLAGE PRESIDENT HOWARD SKINNER
7. ADJOURN

***MATTERS MAY BE TAKEN IN ORDER OTHER THAN LISTED**

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Clerk Treasurer's office in advance so the appropriate accommodations can be made.

VILLAGE OF TWIN LAKES COMMITTEE OF THE WHOLE MINUTES - DRAFT**March 2, 2026 – 6:30 p.m.**

Village Hall, 105 E. Main Street, Twin Lakes, WI

*Minutes are a record of actions taken by the body and are not a verbatim transcript.***CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL**

Trustee Fitzgerald called the meeting to order at 6:30 p.m., followed by the Pledge of Allegiance.

Present: Trustees Barb Andres, Jim Baxa, Kevin Fitzgerald, Bill Kaskin, Ken Perl**Absent:** Trustee Aaron Karow, President Howard Skinner**Also Present:** Administrator Laura Jager, Police Chief Katie Hall, Sgt. Kevin Saunders, Clerk Sabrina Waswo**PUBLIC COMMENTS AND QUESTIONS**

Liz Kinney, 1505 Richmond Road, commented that the Aquanuts sign is now soliciting for paid advertising.

*Fitzgerald/Perl motion to approve the minutes of the February 2, 2026 Committee of the Whole. Motion carried 5-0.***PRESIDENT AND TRUSTEE REPORTS****TRUSTEE BARB ANDRES - ADMINISTRATION, FINANCE, JUDICIARY, LICENSING****Presentation from CLA on the Village's financials.**

This item was tabled.

Discussion regarding 2027 Budget Timeline and Process.

Administrator Jager reviewed the proposed timeline for the 2027 budget process.

Discussion regarding Village Board Agenda Submission and Scheduling Policy.

The Committee discussed a proposed policy intended to improve agenda planning and packet completeness, including a regular submission deadline and a process for handling urgent/time-sensitive items.

Discussion regarding a Land License Renewal with T-Mobile.

The renewal includes a 4% annual escalation and \$5,000 one-time renewal fee. Administrator Jager noted the increase is reasonable.

TRUSTEE KEVIN FITZGERALD - STREETS & ROADS, EQUIPMENT, STREET LIGHTS, WEEDS, LAKE PLANNING AND PROTECTION**Discussion regarding a new roof at Public Works.**

The salt shed roof needs to be replaced due to leaks and damage. Two bids were received; a third quote was requested.

Discussion regarding a multi-municipality Road Consortium

Meetings continue with Salem Lakes, Paddock Lake, and the Village regarding a potential road consortium and the Innovation Grant. It appears the municipalities will qualify. The program may limit combined spending over the five-year grant period to 115% of the three communities' combined 2025 road project totals. This could restrict larger projects. The benefit is Twin Lakes would receive 25% of the 2025 road project costs, an estimated \$150,000 per year for five years. The funds could accumulate in years the Village does not complete a road project. The Salem Lakes attorney is drafting the intergovernmental agreement. The agreement must be attached to the grant application due at the end of March. A special

Village Board meeting may be needed to meet the deadline. Receipt of the grant is not guaranteed. Approximately \$300 million is allocated statewide.

TRUSTEE KEN PERL - POLICE, FIRE, LAKE CONTROL, PARKS AND BEACHES

Discussion regarding the purchase of a drone for the Police Department.

Chief Hall presented a request to purchase replacement drone equipment, noting the Police Department's prior drone is no longer operational. Discussion included benefits for public safety operations (search and rescue, crash analysis, incident monitoring, event support, and environmental concerns), along with staffing, training, and required FAA licensing. The Police Department requested the Village borrow to fund the purchase and indicated several officers (one per shift) would be trained to operate the drone. The proposal is to purchase both an interior and an exterior drone. The drone includes three cameras and enhanced GPS capabilities.

Discussion regarding amending Section 2.32.040 of the Twin Lakes Code of Ordinances regarding meetings of the Board of Park Commissioners.

The proposed amendments establish a regular monthly meeting schedule (third Thursday) and create a secretary position consistent with other Village boards/commissions.

Discussion regarding a draft outdoor lighting Ordinance.

Sgt. Saunders recommended removing the pictures included in the draft ordinance, noting the ordinance is intended to be enforced as a nuisance matter rather than a "dark sky" petition, and the images relate to dark-sky concepts. A pamphlet was suggested for education, including distribution with building permits and as a handout by officers when violations occur. The Board reviewed the edits presented in the packet and agreed the draft is ready to be forwarded to the Village attorney for review. Certified light meters were addressed. Sgt. Saunders has reviewed the draft with the prosecuting attorney, who was comfortable with the language. The department has not purchased a meter yet. A lower-cost meter (\$40-\$50) was mentioned as a possible initial option, with the higher-end meter (\$450) to be purchased if education is not effective. Anonymous complaints will not be accepted for enforcement.

TRUSTEE BILL KASKIN - SEWER, HEALTH AND ENVIRONMENT, YOUTH, LIBRARY

Discussion regarding the 2026 sanitary sewer lining project.

More time and expense were incurred on the project than originally anticipated. The revised costs were reduced from the initial updated figures. The updated amount is recommended for approval by Engineer Droessler and Head Sewer Operator Richter and remains within the project's 10% contingency. It was noted staff has been satisfied with the contractor's work to date.

ADJOURN – *Fitzgerald/Andres motion to adjourn at 7:26 p.m. Motion carried 5-0.*

5.)

VILLAGE OF TWIN LAKES COMMITTEE OF THE WHOLE MINUTES - DRAFT

April 6, 2026 – 6:30 p.m.

Village Hall, 105 E. Main Street, Twin Lakes, WI

Minutes are a record of actions taken by the body and are not a verbatim transcript.

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

President Skinner called the meeting to order at 6:34 p.m., followed by the Pledge of Allegiance.

Present: Trustees Barb Andres, Jim Baxa, Kevin Fitzgerald, Bill Kaskin, Ken Perl, Aaron Karow (arrived at 6:37 p.m.), President Howard Skinner.

Also Present: Administrator Laura Jager, Police Chief Katie Hall, Sgt. Kevin Saunders, Clerk Sabrina Waswo.

PUBLIC COMMENTS AND QUESTIONS – None.

Skinner/Fitzgerald motion to approve the minutes of the March 2, 2026 Committee of the Whole. Motion carried 6-0.

PRESIDENT AND TRUSTEE REPORTS

TRUSTEE BARB ANDRES - ADMINISTRATION, FINANCE, JUDICIARY, LICENSING

Discussion regarding a First Amendment to Land License with T-Mobile.

This item had been discussed previously at a prior Committee of the Whole meeting. The proposed amendment includes a 4% increase over the previous agreement and a one-time fee of \$5,000.

Discussion regarding a Professional Services Agreement with Kenosha County for IT Services.

Administrator Jager stated the Village's current IT provider experienced health issues in the fall and was unable to provide services, prompting the Village to engage Kenosha County IT on an emergency basis. Village Hall has been satisfied with those services and recommended formalizing the partnership going forward. The Police Department would not be included in this arrangement due to dispatch center compatibility and software differences.

Trustee Fitzgerald sought clarification on the fee structure, noting that the fee schedule listed a monthly figure of \$2,400 under "customer network services" but also referenced project services billed at \$60 per hour. Jager confirmed that the \$2,400 represents an estimated ceiling and that actual billing would be based only on hours worked, making the monthly cost variable. Trustee Fitzgerald acknowledged the language was somewhat confusing on the fee schedule.

Discussion regarding Ordinance 2026-4-1 Repealing and Recreating Chapter 8.15 of the Village of Twin Lakes Code Relating to Recycling.

Clerk Waswo explained that the ordinance primarily cleans up existing language, with the substantive changes affecting multi-family properties. The updated requirements address container capacity ratios, specifically a 2-to-1 ratio of garbage to recycling containers, and establish minimum recycling bin capacity requirements. The passage of the ordinance is necessary for the Village to continue qualifying for its annual recycling grant. It was clarified that multi-family commercial properties are responsible for providing their own garbage and recycling services, so the ordinance does not affect any existing Village contractor relationships. Most affected properties likely already meet the new requirements, but the ordinance makes the standards explicit.

Discussion on an application for a Cabaret License submitted by On-The-Go Bar & Grill, 406 N. Lake Avenue, Twin Lakes.

On-The-Go Bar & Grill has already received approval for a liquor license and is seeking to add a cabaret license in order to install a small dance floor and offer live music. It was noted that a cabaret license had

previously been held by the prior occupant of that establishment, and that this request represents no new precedent.

Discussion on Twin Lakes Sailing Club requests for the 2026 sailing season on Lake Elizabeth, including seasonal sailboat race course markings and operating procedures for races held on Saturdays and Sundays from Memorial Day through Labor Day, from 10:00 a.m. to 2:00 p.m., with some weekday evening races.

The Sailing Club's request for seasonal race course markings and operating procedures for Saturday, Sunday, and some weekday evening races from Memorial Day through Labor Day is unchanged from prior years.

Discussion on an Event Permit application by the Twin Lakes Sailing Club for the Twin Lakes Sailing Club / Powers Lake Yacht Club Memorial Regatta, to be held June 12–14, 2026, on Lake Elizabeth, including weekend use of the boat launch area, trailer and boat staging areas, placement of three temporary mooring buoys, and use of ten designated parking stalls as shown in the site diagram.

Trustee Fitzgerald reported that he had met with Rich Lorenz, the Sailing Club president, regarding this event. Tom Carney, residing at 483 Waldeck Drive, addressed the board as a representative of the Twin Lakes Sailing Club.

Discussion focused on several logistical elements. Regarding trailer and boat staging in the designated parking area, Trustee Fitzgerald indicated that the ten designated stalls—situated on the north side of the parking circle—are seldom heavily used, particularly in early June. He noted that sailboat trailers, without a tow vehicle, would occupy considerably less space than a standard truck-and-trailer combination. The board expressed general support for the temporary arrangement for one weekend only.

A safety concern was raised regarding an overhead cable crossing the boat launch area. Representatives noted that the cable—believed to belong to a cable television provider—has long been an obstruction for sailboats with masts raised, forcing boats into a confined space and slowing the launch process. Staff confirmed that the Village's public works department is in contact with the cable company to address removal, and that the sandbar establishment owner was also supportive of resolving the issue.

Regarding three temporary day-use mooring buoys requested for Friday evening through Sunday afternoon, the representative explained that the buoys would allow boats to raft out after launching, raise their sails, and then depart, avoiding congestion at the ramp. The board discussed whether the buoys should remain in place throughout the event or be removed daily; the representative indicated daily removal was manageable and preferable for safety and navigation. No significant objections were raised, and the board appeared supportive of the overall event permit.

Discussion on an Event Permit application filed by the Twin Lakes Area Chamber & Business Association for Libertyfest in Lance Park on July 3, 2026, from 4:00 p.m. to 11:00 p.m.; a Fireworks Permit application for a fireworks display on July 3, 2026, at dusk, approximately 9:30 p.m.; and the Libertyfest Parade on July 4, 2026, at 11:00 a.m., with the parade route starting at St. John's parking lot and ending at Lance Park.

Discussion was held regarding the proposed parade route. Police Chief Hall expressed safety and staffing concerns with the proposed North Lake Avenue route from St. John's parking lot to Lance Park, noting prior issues with vehicles entering the route, difficulty blocking business driveways, and the amount of setup and teardown required. She did not recommend that route as proposed.

Alternative routes were discussed, including the traditional Legion Park route and a Lakewood School to Lance Park route. The Chamber stated it was willing to explore all options, including alternate staging areas, but noted that each route presents challenges. Chief Hall noted that staffing and overtime costs are a

concern because July 4 falls on a Saturday in 2026. The Lakewood School route would require an estimated 9 officers and 15 volunteers, while the North Lake Avenue route would require approximately 25 to 30 volunteers in addition to officers.

The Board and Chamber agreed that the route decision should be based on the number of volunteers available. The Chamber will work on securing volunteers, and the item will return for formal approval at the next regular Board meeting.

Discussion on a Temporary Class “B” Beer License for the Twin Lakes Area Chamber & Business Association for Libertyfest on July 3, 2026, from 12:00 p.m. to 11:00 p.m. – No discussion.

Discussion on an Event Permit application filed by the Twin Lakes Area Chamber & Business Association for Rock the Lake on June 20, 2026, from 11:00 a.m. to 10:00 p.m.

Clerk Waswo noted a discrepancy between the event permit end time (10:00 p.m.) and the requested temporary beer license end time (11:00 p.m.). The Chamber confirmed that with only two bands performing, the event would likely conclude before 10:00 p.m. and that extending the beer license to 11:00 p.m. was simply a precautionary measure. The board concurred that retaining the 11:00 p.m. license end time was reasonable.

Discussion on a Temporary Class “B” Beer License for the Twin Lakes Area Chamber & Business Association for Rock the Lake on June 20, 2026, from 11:00 a.m. to 11:00 p.m.

Discussed in conjunction with the event permit application.

Discussion on an Event Permit for a Tootsie Roll Drive hosted by the Knights of Columbus on May 9, 2026, at the intersection of Main Street, N. Lake Street, and S. Lake Street.

This event has been conducted in the past and no problems have been associated with it.

Discussion on an Event Permit for H2O Adaptive Sports at Lance Park on June 29, July 6, July 13, July 30, and August 3, 2026. – No discussion.

TRUSTEE KEN PERL - POLICE, FIRE, LAKE CONTROL, PARKS AND BEACHES

Discussion regarding Village Lighting Ordinance and demonstration on light meter from Police Department.

Chief Hall reported that the light meter required for the demonstration was malfunctioning and would need to be returned. The item was tabled pending receipt of a working meter.

TRUSTEE BILL KASKIN - SEWER, HEALTH AND ENVIRONMENT, YOUTH, LIBRARY

Discussion regarding Pay Request #1 & #2 from Hoerr Construction for the 2026 Sewer Lining Project.

Administrator Jager reported that project engineer Greg Richter and Village Engineer Greg Droessler had both reviewed pay requests #1 and #2 from Hoerr Construction and recommended approval of both.

VILLAGE PRESIDENT HOWARD SKINNER

Discussion regarding accepting Beth Hendrix’s resignation from the Library Board.

Trustee Fitzgerald noted that with the resignation, a vacancy now exists on the Library Board and encouraged interested residents to apply.

Discussion regarding appointing Sean Stewart as an alternate to the Board of Appeals.

No discussion.

ADJOURN – *Skinner/Andres motion to adjourn at 7:08 p.m. Motion carried 7-0.*

VILLAGE OF TWIN LAKES COMMITTEE OF THE WHOLE MINUTES - DRAFT**May 4, 2026 – 6:30 p.m.**

Village Hall, 105 E. Main Street, Twin Lakes, WI

*Minutes are a record of actions taken by the body and are not a verbatim transcript.***CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL**

President Skinner called the meeting to order at 6:30 p.m., followed by the Pledge of Allegiance.

Present: Trustees Barb Andres, Jim Baxa, Bob Livingston, Ken Perl, Aaron Karow, and President Howard Skinner.

Absent: Trustee Kevin Fitzgerald.

Also Present: Administrator Laura Jager, Police Chief Katie Hall, Fire Chief Ron Redlin, and Clerk Sabrina Waswo.

RECOGNITION OF BILL KASKIN FOR HIS YEARS OF SERVICE AS A TRUSTEE ON THE VILLAGE BOARD

The Board recognized former Trustee Bill Kaskin for his years of service to the Village.

RECOGNITION OF BRIAN BANK ON HIS RETIREMENT FROM THE TWIN LAKES PUBLIC WORKS DEPARTMENT

President Skinner read a proclamation recognizing Brian Bank for over 32 years of service with the Twin Lakes Public Works Department.

PUBLIC COMMENTS AND QUESTIONS

Mary Fragassi, 473 Tindall's Nest, requested that the Village and Public Works Department evaluate the south side of Legion Drive, between Torrey Pines Drive and Tindall's Nest, for a sidewalk due to pedestrian safety concerns.

Sharon Opryszek, 2909 Lakeshore Way, thanked former Trustee Kaskin for his service to the Village and recognized the Police Department in honor of National Police Week.

Nadine Fabish, 545 Storms Drive, thanked the board for the advances with the lighting ordinance. She believes the ordinance is well written and consistent with dark sky lighting standards and encouraged steadfast approval.

John Harvey, owner of Fixion Skate Shop, 344 E. Main Street, spoke in support of building a skate park. His business has grown significantly and believes a skate park would benefit Twin Lakes.

Kim Lishamer, 1816 Pheasant Avenue, appreciates the Police Department's monthly report and would like to see a similar report from the Fire Department. She stressed the importance of being thoughtful and thorough when approving agenda items and urged serious effort in revamping the lighting ordinance.

Bryan Neal, 142 W. Park Drive, spoke regarding the Lance Park restoration project. He expressed concern that the shoreline work may not conform with the restoration project guidelines.

PRESIDENT AND TRUSTEE REPORTS**TRUSTEE BARB ANDRES - ADMINISTRATION, FINANCE, JUDICIARY, LICENSING****Discussion regarding the Change of Agent application for 2BG Inc., d/b/a Twin Lakes Roadhouse, appointing Andrea Watson as agent.**

The change is due to a change in employment.

Discussion regarding section 5.20 of the Village Code related to Provisional Operator's Licenses.

Revises the provisional operator's license process to allow the Clerk to issue a provisional operator's license for 20 days from the date of issuance. The applicant must still apply for a regular operator's license, which will go through the Police Chief's background check process. This change would allow the applicant to begin working while the background check is pending. If the regular operator's license is denied, the provisional license will expire after 20 days. Police Chief Hall stated that she has no concerns with the proposed change.

Discussion regarding a Temporary Class "B" Beer license application submitted by the Twin Lakes American Legion Post 544 for the Sons of the American Legion Detachment 544 Cornhole Tournament to be held on June 6, 2026, from 9:00 a.m. to 3:00 p.m.

No discussion.

Discussion regarding the Change of Agent application for Kane's Lakeside LLC, d/b/a Buoys, appointing Andrew Kane as agent.

The change is due to restructuring of the LLC. The prior agent is no longer with the LLC.

Discussion regarding Kane's Lakeside LLC, d/b/a Buoys, request to amend its alcohol beverage licensed premises to include the parking lot on parcel 85-4-119-214-1307 for Baggo League tournaments on May 20; June 3 and 17; July 1, 15, and 29; August 12 and 26; September 9 and 23; and October 7 and 21.

The applicant requested the same Baggo League tournament approval as last year and will provide the Clerk with written permission from the property owner. Reflective tape has been added to the barriers near the road, as requested by the Fire Chief during last year's application review. Police Chief Hall had no issues or complaints related to last year's tournament.

TRUSTEE KEVIN FITZGERALD - STREETS & ROADS, EQUIPMENT, STREET LIGHTS, WEEDS, LAKE PLANNING AND PROTECTION

Discussion regarding Resolution R2026-5-1 Urging the State of Wisconsin to Provide Sustainable and Adequate Transportation Funding.

The League of Wisconsin Municipalities requested Village support for the resolution, which urges the State to provide sustainable and adequate transportation funding for municipalities.

TRUSTEE AARON KAROW - BUILDING AND ZONING, PLAN COMMISSION, AND PUBLIC BUILDINGS

Discussion regarding a recommendation from the Plan Commission regarding a Comprehensive Plan Update Proposal.

The Plan Commission heard a proposal from Community Planning & Consulting, led by Jeff Sanders, to prepare an amendment to the Village's Comprehensive Plan. The Village's Comprehensive Plan is outdated and needs to be updated. Mr. Sanders proposed a shorter, more flexible plan focused on quality and community input, rather than a lengthy comprehensive rewrite. The proposed fee is \$10,000.

The Plan Commission recommended hiring Community Planning & Consulting to complete the update. Mr. Sanders has completed approximately 100 comprehensive plans throughout the state and is already working with the Village on the parks master plan. Ben Wildenberg, Mr. Sanders' GIS consultant, was also included in the proposal. Trustee Karow stated that the firm is well qualified and can complete the work at a reasonable cost.

TRUSTEE KEN PERL - POLICE, FIRE, LAKE CONTROL, PARKS AND BEACHES

Discussion regarding the Fire Department Pay Scale.

Fire Chief Redlin explained that step raises were not established when the EMS Supervisor and six full-time Fire/EMS positions were created. The proposed structure would establish step increases for full-time Fire Department staff, based in part on surrounding department pay scales, with the goal of remaining competitive, improving retention, and recognizing the training investment required for Fire/EMS staff. Under the proposal, employees would begin at the start rate for their classification, advance to Step 1 after successfully completing probation, and then advance one step on each annual anniversary until reaching the top step. The proposal does not affect the Fire Chief.

The estimated 2026 fiscal impact is \$16,303.24. Funding for 2026 and 2027 is currently reimbursed by the Fire/Rescue organization, with no effect on the Village of Twin Lakes' budget. Trustee Karow requested additional detail on the fiscal impact, including whether the amount reflects a full year or partial year and how the calculation was determined. Future cost-of-living increases are not included and would be determined during the applicable budget process.

Discussion regarding Ordinance 2026-5-1 Ordinance Creating Chapter 8.90 of the Twin Lakes Code Pertaining to Outdoor Lighting.

The light meter is expected to be delivered tomorrow. The Police Department will test the meter later this week or over the weekend. The light meter is certified. Results are expected to be brought back for further Board review.

TRUSTEE BOB LIVINGSTON - SEWER, HEALTH AND ENVIRONMENT, YOUTH, LIBRARY

Discussion regarding Community Library Agreement.

The Town of Randall withdrew from the agreement with the Village of Twin Lakes, Village of Paddock Lake, and Village of Salem Lakes, requiring the agreement to be updated. The agreement is expected to be revised further after the Village of Salem Lakes reviewed it and provided proposed changes.

Discussion regarding a Quote from Century Fence for repairs to the WWTF gate.

The gate was damaged by an Evergreen Septic truck. The Village will pay for the repair, and Evergreen Septic will reimburse the Village.

ADJOURN

Skinner/Andres motion to adjourn at 7:09 p.m. Motion carried 6-0.

6.)A.)1.

Village Clerk's Office
105 E Main St
Twin Lakes, WI 53181
(262) 877-2858
www.villageoftwinlakes.net

VILLAGE OF TWIN LAKES

FIREWORKS APPLICATION

\$100.00 Fee



*Application to possess and use class B(1.3), C(1.4) fireworks in accordance and compliance
with Local, State, and NFPA Codes and Requirements*

Applicant: MDS LLC Jimmy Ellis Phone: _____

Person sponsoring fireworks display (Only Applicant will be issued a permit):

MDS LLC

Address of person sponsoring fireworks display (NO P.O. Box):

25575 Arboretum Rd. Glen Ellyn, IL 60136
Street Address City State Zip

Email of Sponsor: _____

Description of Event & location: Independence Day Celebration 2301 E. Lakeshore Dr. Twin Lakes, WI 53181

Specify fireworks launch location: Lake Elizabeth on barges 500ft / 600ft from shore

Name of Fireworks Company performing display: RKM Fireworks CO.

Address of Firework Company performing display (NO P.O. Box):

27383 May St. Edwardsville, IL 60122
Street Address City State Zip

Email of Applicant: James@RKMFireworks.com

Date/Time of authorized possession and use: July 11th 2026 10:00pm / Re-date July 25th 2026

SPECIFIC LOCAL REQUIREMENTS

1. Application fee - \$100 per event
2. An itemized list of (label name) and quantity of class B(1.3), C(1.4) fireworks attached with application
3. Proof of liability coverage (copy of policy attached with application)
4. Fireworks must be displayed not less than required by NFPA Standards and must be away from spectators, vehicles and other exposures with a minimum of 300 feet for 1.3 G shows
5. All displays will be aimed away from spectators
6. A test shot will be fired into the air at least 1 hour before scheduled display
7. Fireworks that have been wet at any time prior to the display will NOT be used
8. Must abide by all of N.F.P.A. Code 1123 along with State and Local Ordinances (Ord 8.24).

*Starts at dusk 20 mins
Should be over by 10:00p*

NOTE: Permit required Class C fireworks cannot be sold to minors or persons restricted from possession of dangerous weapons due to a criminal conviction record. Certain types of class B or C fireworks shoot multiple projectiles at speeds of 1300 feet per second.

RELEASE OF LIABILITY

I, James Keomongkhan, am aware of the dangers of fireworks and
(Please Print Name)
am willing to assume full responsibility for any personal or property damage due to the display of fireworks. The applicant/group/agency agrees to indemnify and hold the Village of Twin Lakes harmless from any claims or liability, including attorney fees and other defense costs, which may arise from the use, storage, transportation or possession of fireworks.

APPLICANT SIGNATURE

DATE: 5/20/2026

For Office Use Only

Amount Paid and Check # _____ Date Received 5/20/2026

Police Chief Approval _____ Fire Chief Approval 5/21/2026

Date Approved by Board _____ Fire Engine Standby Required ☐ Yes ☐ No

President Signature _____ Date Issued _____



VILLAGE OF TWIN LAKES EVENT PERMIT APPLICATION

Please fill in all sections completely. Incomplete applications will be rejected. Applications must be submitted AT LEAST 8 WEEKS prior to the proposed event date for approval.

Section I- APPLICANT INFORMATION

Name of Applicant Dawn Ornberg
 Name of Event Organizer/Producer Main Street Tap | Village View Pub
 Production Company/Organization _____ FEIN # _____
 Street Address 338 E Main St
 City Twin Lakes State WI Zip code 53181
 E-mail Address mainstreettap@gmail.com
 Daytime Phone 262 877 9901 Cell Phone _____
☒ For-Profit or ☐ Non-Profit Organization 501(c) _____ EIN # (Tax Exempt Number) _____
 *All non-profits must present a copy of their current Tax ID - EIN#

Section II- EVENT INFORMATION- Check the proper category

All applications are required to submit a detailed Site Plan/Map. Site Plan/Maps must include location, any street closures, barricades, parade routes, stages, alcohol sale location, tents, etc.

Title of Event Street Party | Car Show
 Date(s) of Event August 22, 2026
 Location(s) of Event Main St from Village View to Burden Ave
 Start Time for Event 9 am ☒ a.m./p.m. End Time for Event 12 ☒ a.m./p.m.
 Event Chair/Contact Person Dawn Ornberg Phone _____
 Day of Event Contact Name Same Phone _____

Is the event open to the public? ☒ Yes ☐ No

Will you charge an admission fee? ☐ Yes ☒ No

Estimated Attendance Number 300

Description of Event
Annual Street Party, mobil bars outside, food, band,
DT
Will need village picnic tables

PERMIT REQUESTED

☐ **Parade Permit - No Charge**

☒ **Block Parties:** Small event limited to one street with 4 barricades in a neighborhood. Public Works will provide barricades the business day prior to your event and pick them up on the first business day following the event. It is your responsibility to set up and take down the barricades before and after your event. Main streets that are thoroughfares may not be approved due to safety issues. Residential block parties are not to last more than 6 hours between 9:00 am and 10:00 pm. Sale of alcohol is **PROHIBITED** at a private block party in a residential area. All consumption must be within the designated area and within the barricades. Public drinking citations will be issued outside of designated area. As a courtesy, please discuss plans with your neighbors prior to the event.

☐ **Park Reservation:** All users of the parks must check in at the Police Department in person or by phone (262-877-9056) on the day of the scheduled event prior to and after use of the facility to insure refund of security deposit. A key is available at the Police Department for entry to the Scout House and for use of electric at Millennium Park. The key must be returned to the Police Department immediately after the event. Prior to leaving, the electric and/or doors need to be locked and all garbage disposed of in outside cans or totes.

Select Park: ☐ Lance Park and Amphitheater ☐ Scout House ☐ Central Park
☐ West Side Park ☐ Millennium Park Pavilion

Describe Restroom facilities available to all participants

port o potties @ establishment rest rooms

Will you be setting up a tent?

☒ Yes ☐ No

A Fire Inspection is required per NFPA Code 25.2

If yes, list the location, size, Rental Company, and proof of completion of locates.

On street by chamber

Will there be any animals?

☐ Yes ☒ No

If yes, what type and how many

Will there be live performances, loud speakers or a DJ?

☒ Yes ☐ No

If yes, what type and hours

Band @ 7pm - 11pm
DJ 10am - 3pm, Car show 9am - 2pm

Description of plan for handling refuse collection and after-event clean-up

Description of plan for providing event security (if applicable)

none needed

Will there be fireworks or pyrotechnics at your event?

☐ Yes ☒ No

If yes, please attach a fireworks display permit or application.

Will your event include the sale of beer and/or wine?

☒ Yes ☐ No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application or provide Proof of Operator's License. Sale of Alcohol is prohibited for residential block parties.

Will you or any other vendors be selling food or merchandise?

☐ Yes ☐ No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

Do you intend to use the available picnic tables and benches in the location?

☒ Yes ☐ No

Section III- STREET USE

☐ Check if this section does not apply

Description of portion(s) of road(s) to be used

Road closures must include rental of barricades; must be coordinated with the Village of Twin Lakes Department of Public Works

Main St from lake to Dundee

Will any parking stalls be used or blocked during the event?

☒ Yes ☐ No

Dates of Use

8/22/26

Total Number of Parking Stalls Requested and Location

Description of Signage to be used during event

Anticipated Services

Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s)

☐ Electricity; Explain

☐ Traffic Control; Explain

☐ Police Services; Explain

☐ Fire/EMS Services; Explain

☐ Other; Explain

**Scout House, Lance, Central, West Side Park
Reservation Fee**

		# of Parks	# of Days	Applicable Fee
Security Deposit	\$100.00 x		=	
Non-Profit or Resident	\$75.00 x		x	
Non-Resident	\$150.00 x		x	

Millennium Park Reservation Fee

		# of Days	
Security Deposit	\$100.00		
Non-Profit or Resident	\$50.00	x	=
Non-Resident	\$100.00	x	=

Block Party/Street Closure

Security Deposit	\$100.00	<u>100.00</u>
------------------	----------	---------------

TOTAL 120.00

Note: The Village of Twin Lakes, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

All parks and public spaces must be left the way they were originally found. A check is required to be placed on file with the Clerk's Office should the park or public space incur any damage or has not been cleaned up. Any charges will be communicated to the applicant prior to processing.

LIABILITY INSURANCE REQUIREMENT

The applicant or special event sponsoring shall supply the Village with a certificate of insurance demonstrating the required level of insurance coverage in addition to providing the Village with a copy of the insurance policy endorsement language demonstrating that the Village, its officers, agents, employees and contractors are named and endorsed as an additional insured party. Certificate must show Comprehensive General Liability insurance with coverage for contractual liability with limits no less than \$1,000,000 each occurrence for comprehensive general liability insurance and, \$2,000,000 aggregate limits for bodily injury and property damage, unless otherwise specified by the Village. The Village Board may require a higher limit depending upon the details of the special event, which may include:

- (1) A special event that includes alcohol, or,
- (2) A special event that is anticipated to have attendance greater than 100 people per day, or,
- (3) A multi-day special event.

Proof of this insurance is required to be turned into the Village no less than ten (10) days prior to the start of the special event. If any modifications occur to the insurance terms, the applicant must also notify the village immediately. Any change to coverage requires Village approval. Also, if coverage is canceled or no longer meets the Village's requirements, the special event permit will be rescinded. The applicant shall also agree to hold the Village, its officers, employees, agents, and contractors harmless against all claims, liability, loss, damage, or expense (including but not limited to actual attorney's fees) incurred by the Village for any damage or injury to a person or property caused by or resulting directly or indirectly from the activities for which the special event permit is granted.

Upon approval, the permit issued by the VILLAGE OF TWIN LAKES authorizes the applicant to conduct the event described in the application and the applicant hereby agrees to comply with all applicable laws, rules and regulations, including any restrictions or conditions imposed by the Village, affecting the holding of an event. The applicant acknowledges and understands that the VILLAGE OF TWIN LAKES reserves the right to cancel any permit for non-compliance by the applicant with the restrictions or conditions imposed by the Village in approving the application or for violating any laws, rules or regulations.

Acknowledged and Agreed YES ☒ NO ☐

Applicant Signature Doreen M. Aubrey Date 4/20/2026

VILLAGE OF TWIN LAKES STAFF USE ONLY

Date Filed with Clerk 4/20/2026 Amount Paid & Receipt # _____

Checklist ☒ Map of Event or Site Plans ☐ Insurance

☒ Temporary Class "B"/"Class B" Retailer's License Application, if necessary

Police Chief Signature _____ Date _____

☐ Approved ☐ Denied Notes _____

DPW Signature On BS & A Date 5/19/2026

☒ Approved ☐ Denied Notes _____

Fire Chief Signature On BS & A Date 4/30/2026

☒ Approved ☐ Denied Notes _____

COM Meeting Date _____ Board Meeting Date _____ Permit Number _____

CENTRAL PARK

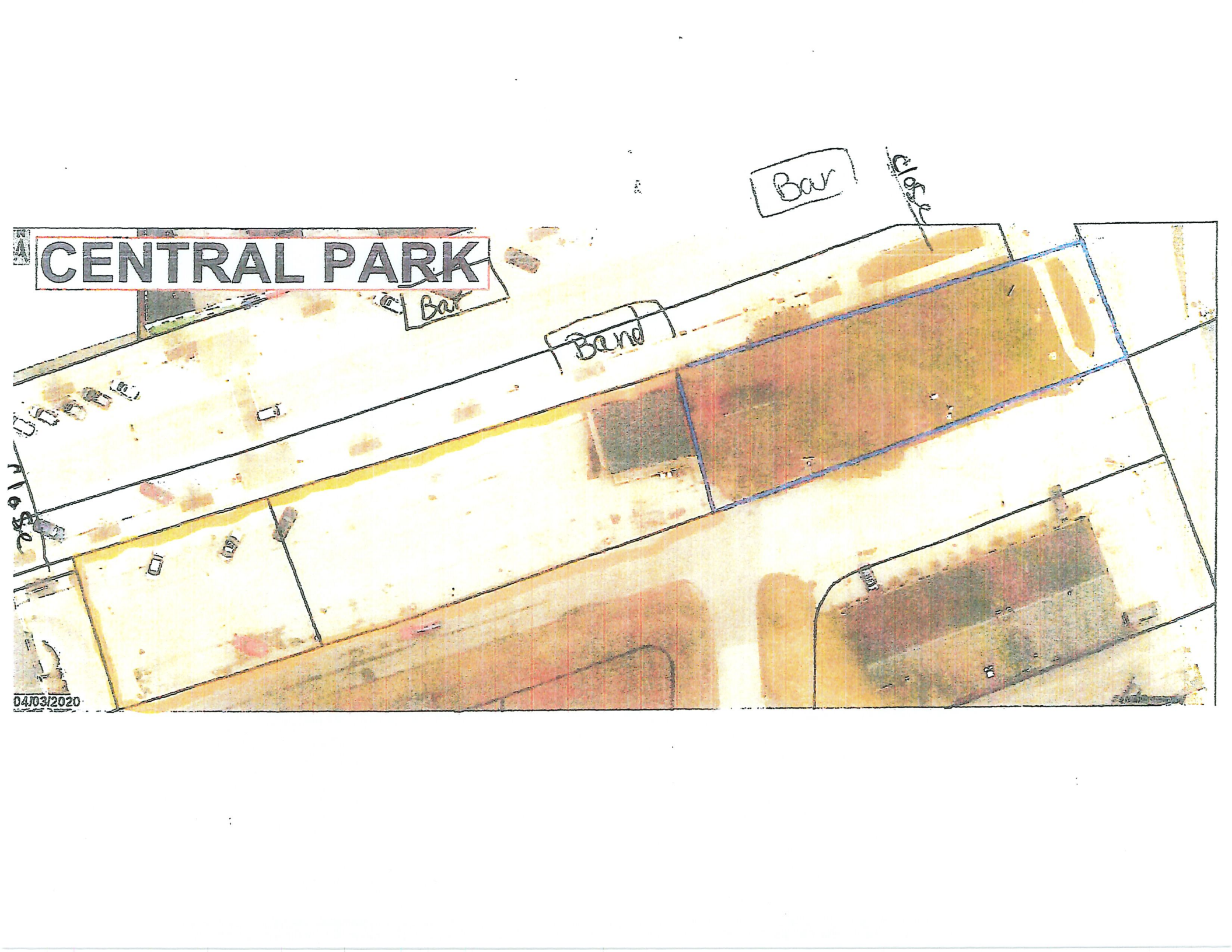
Bar

Band

Bar

Place

04/03/2020



April 20, 2026

To: Village of Twin Lakes,

We are requesting an extension on our liquor license for the sale of beer and wine coolers outside of Main Street Tap, 338 E Main St and Village View Pub, 350 E Main St between hours of 12pm Saturday August 22nd, 2026 and 12am Sunday August 23rd, 2026.

These hours are for the request of the closure of Main Street in Twin Lakes for the purpose of the 17th Annual Street Party. We are requesting the street be closed August 22nd at 9am to reopen August 23rd at 12am. We will have our 5th Annual Car Show from 10am to 3pm with a DJ and a band from 7pm to 11pm. Main Street will be cleared and ready to open at midnight as we have done in the past. We are trying to plan some other festivities during the day, but nothing for sure yet. We will definitely keep the village up to date as we know more.

Thank you for your consideration.

Dawn Ornberg
Rich Karrasch
338 E Main Street
Twin Lakes, WI 53181
262-877-9901

April 20, 2026

To: Village of Twin Lakes,

We are requesting an extension on our liquor license for the sale of beer and wine coolers outside of Main Street Tap, 338 E Main St and Village View Pub, 350 E Main St between hours of 12pm Saturday August 22nd, 2026 and 12am Sunday August 23rd, 2026.

These hours are for the request of the closure of Main Street in Twin Lakes for the purpose of the 17th Annual Street Party. We are requesting the street be closed August 22nd at 9am to reopen August 23rd at 12am. We will have our 5th Annual Car Show from 10am to 3pm with a DJ and a band from 7pm to 11pm. Main Street will be cleared and ready to open at midnight as we have done in the past. We are trying to plan some other festivities during the day, but nothing for sure yet. We will definitely keep the village up to date as we know more.

Thank you for your consideration.

Kris Kerwer-Horgan
Village View Pub
350 E Main Street
Twin Lakes, WI 53181
262-877-9878



VILLAGE OF TWIN LAKES

VILLAGE BOARD AGENDA REQUEST FORM

(Required pursuant to A-4 Village Board Agenda Item Submission and Scheduling Policy)

1. GENERAL INFORMATION

Requesting Party (Name & Title): Sabrina Waswo, Clerk

Department (if applicable): Clerk's Office

Date Submitted: May 21, 2026

Meeting Requested (COW Date): June 1, 2026

2. SUMMARY OF ISSUE

Aces Sports Bar & Grill is requesting approval to extend its cabaret license to allow outdoor music on the patio. The applicant has indicated that outdoor music would end no later than 10:00 p.m.

3. REQUESTED OUTCOME

- ☒ Discussion Only
- ☐ Direction from Committee of the Whole
- ☐ Action (following COW discussion)

Describe the recommended action or requested Board direction:

Discuss and determine whether to place the request on a future Village Board agenda for approval, subject to outdoor music ending no later than 10:00 p.m.

4. FISCAL IMPACT (If Applicable)

- ☒ No Fiscal Impact
- ☐ Fiscal Impact: \$ N/A

Budgeted: ☐ Yes ☐ No

Account Line: N/A

Funding Source (i.e grant, donation): N/A

5. SUPPORTING DOCUMENTATION

Check all that are attached:

- ☐ Contracts / Agreements
- ☐ Quotes / Proposals
- ☐ Ordinance / Resolution Draft
- ☐ Maps / Exhibits
- ☐ Staff Report / Background Materials
- ☒ Other: Alcohol beverage license application showing requested change to licensed premises description

Submission Reminder

Agenda materials for Committee of the Whole meetings must be submitted to the Village Administrator no later than **9:00 a.m. on the Tuesday preceding the meeting**, in accordance with Village policy.

Administrative Review (For Office Use Only)

- ☐ Complete
- ☐ Returned for Additional Information
- ☐ Deferred

Administrator: _____ Date: _____

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VOTL
License Period	7/1/26 - 6/30/27

Application Type (check one)

☐ Initial (New) ☒ Renewal

License(s) Requested: (up to two boxes may be checked)

☐ Class "A" Beer \$ _____ ☒ Class "B" Beer \$ 400
☐ "Class A" Liquor \$ _____ ☒ Regular "Class B" Liquor \$ 500
☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
☐ "Class C" Liquor (wine only) \$ _____ ☐ Above-Quota "Class B"
Liquor \$ _____

Fees

License Fee(s)	\$ <u>600</u>
Background Check Fee	\$
Publication Fee	\$ <u>10</u>
Total Fees	\$ <u>610</u>

Part A: Premises/Business Information

1. Legal Business Name (Individual name if sole proprietorship)

Aces Sports Bar & Grill, Inc

2. Business Trade Name or DBA

Aces Sports Bar

3. FEIN

4. Wisconsin Seller's Permit Number

5. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☐ No

If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization

Wisconsin

8. Date of Organization

10/31/23

9. Wisconsin DFI Registration Number

10. Premises Address

200 E Main St

11. City

Twin Lakes

12. State

WI

13. Zip Code

53181

14. County

Kenosha

15. Governing Municipality: ☐ City ☐ Town ☒ Village

of: Twin Lakes

16. Aldermanic District

17. Premises Phone

262-448-1013

18. Premises Email

acesintwinlakes@gmail.com

19. Website

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☒

we do have outdoor patio music. Only till 9:30 p.m / 10 p.m.

21. Mailing Address (if different from premises address)

22. City

23. State

24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☐ Yes ☒ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☐ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name SINGH		First Name KANWAL	M.I. B
Title V.P.	Email kanwalpelia@yahoo.com		Phone
Signature (Signature)		Date 04/17/26	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 4-20-2026	License Number BK 2026-0343	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

PLAN OF SURVEY OF

FILE: 2027

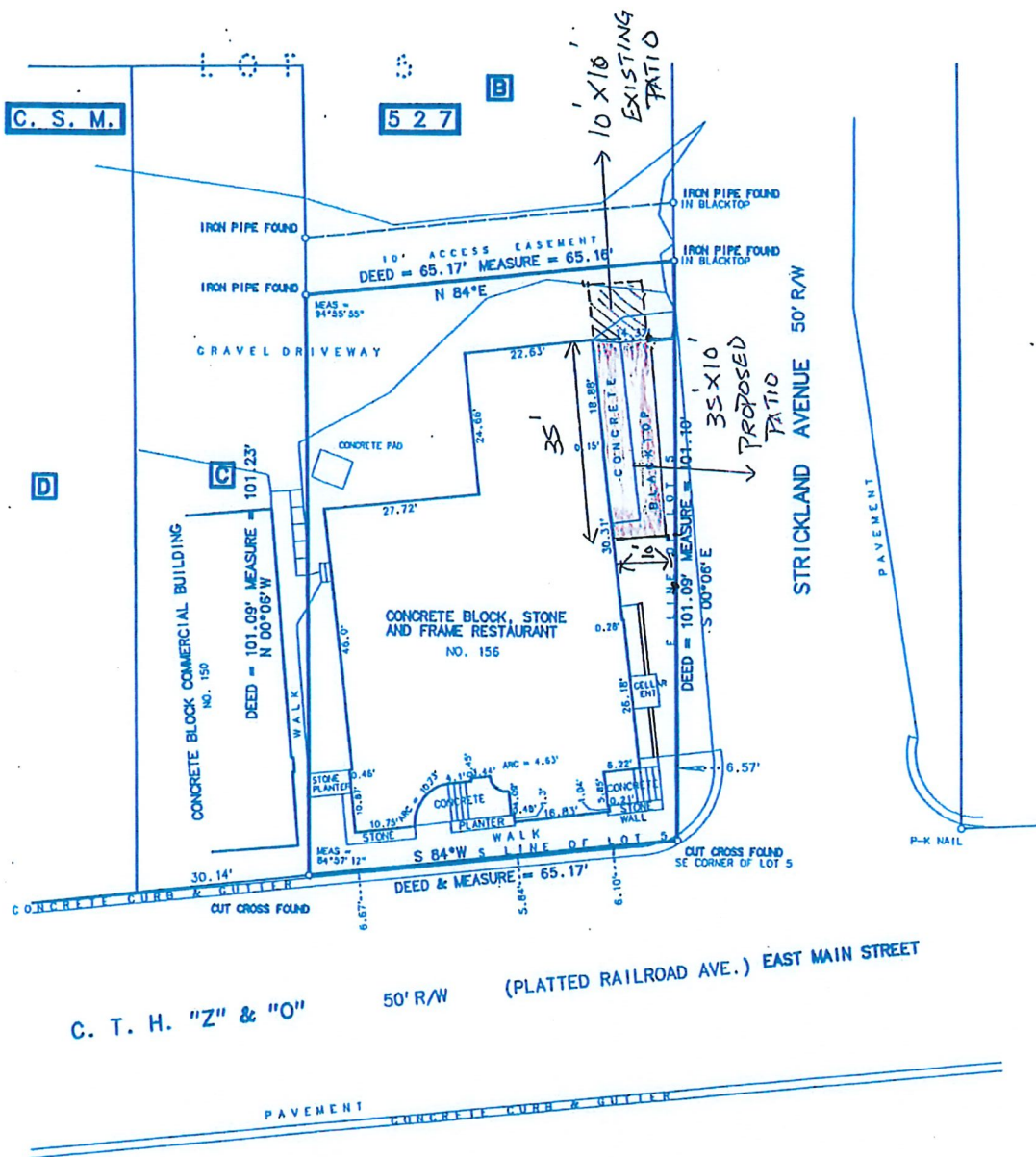
FAX: 262-

EMAIL: ambitplst

Part of Lot 5, described as follows: Beginning at the southeast corner of Lot 5; thence South 84 degrees West along the southerly line of said Lot 5, 65.17 feet to a point; thence North 0 degrees 06 minutes West parallel with the east line of said Lot 5, 101.09 feet to a point; thence North 84 degrees East, parallel with the southerly line of said Lot 5, 65.17 feet to a point in the easterly line of said Lot 5; thence South 0 degrees 06 minutes East, along the easterly line of said Lot 5, 101.09 feet to a point at the southeast corner of said Lot 5 and the place of beginning, of JOHN J. HUNT'S TWIN LAKES SUBDIVISION, of part of the South 1/2 of the Northeast 1/4 of Section 21, Township 1 North, Range 19 East of the 4th Principal Meridian, and lying and being in the Village of Twin Lakes, County of Kenosha and State of Wisconsin.

Legal description as provided.

①
35'x10'
PROPOSED
PATIO



SCALE: 1 inch = 20 feet
ORDERED BY: V. Schneider / Century 21 - Larry Hodges Realty
JOB NO.: 98113

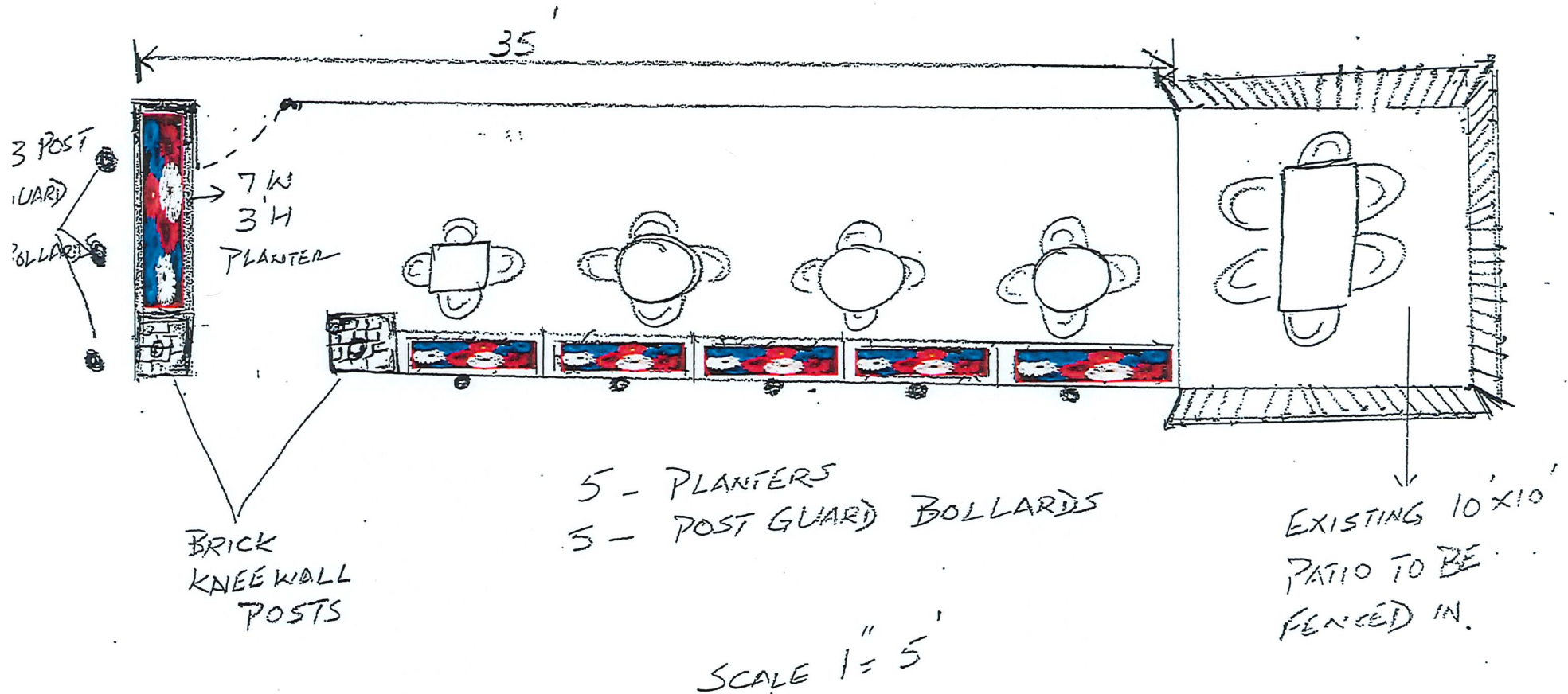
Fieldwork completed on and date of certification: _____
I hereby certify that I have surveyed the above described property or plat is a true representation thereof and shows the size and local property, its exterior boundaries, the location and dimensions of structures thereon, boundary fences, apparent easements and roadways encroachments, if any.
This survey is made for the exclusive use of the present owners of it and also those who purchase, mortgage or guarantee the title thereto YEAR from the date hereof.
Dated at Wheatland, Wisconsin this _____ day of _____

Mark A. Bolender
Wisconsin Professional Land Surveyor S-1784

3

3

TOP VIEW OF PROPOSED 35'x10' PATIO





VILLAGE OF TWIN LAKES

VILLAGE BOARD AGENDA REQUEST FORM

(Required pursuant to A-4 Village Board Agenda Item Submission and Scheduling Policy)

1. GENERAL INFORMATION

Requesting Party (Name & Title): Sabrina Waswo, Clerk

Department (if applicable): Clerk's Office

Date Submitted: May 21, 2026

Meeting Requested (COW Date): June 1, 2026

2. SUMMARY OF ISSUE

The Twisted Hook is requesting approval of a cabaret license to allow live music on the premises and an amusement device license for a juke box.

3. REQUESTED OUTCOME

- ☒ Discussion Only
- ☐ Direction from Committee of the Whole
- ☐ Action (following COW discussion)

Describe the recommended action or requested Board direction:

Discuss and determine whether to place the request on a future Village Board agenda for approval.

4. FISCAL IMPACT (If Applicable)

- ☒ No Fiscal Impact
- ☐ Fiscal Impact: \$ N/A

Budgeted: ☐ Yes ☐ No

Account Line: N/A

Funding Source (i.e grant, donation): N/A

5. SUPPORTING DOCUMENTATION

Check all that are attached:

- ☐ Contracts / Agreements
- ☐ Quotes / Proposals
- ☐ Ordinance / Resolution Draft
- ☐ Maps / Exhibits
- ☐ Staff Report / Background Materials
- ☒ Other: Annual license application for cabaret license and amusement device license with floor plan

Submission Reminder

Agenda materials for Committee of the Whole meetings must be submitted to the Village Administrator no later than **9:00 a.m. on the Tuesday preceding the meeting**, in accordance with Village policy.

Administrative Review (For Office Use Only)

- ☐ Complete
- ☐ Returned for Additional Information
- ☐ Deferred

Administrator: _____ Date: _____



Village of Twin Lakes

105 E. Main Street
Twin Lakes, WI 53181

Annual License Application

Applicant Name <i>The Twisted Hook</i>	Social Security # (required for individual/sole proprietorship)
Title (Owner, Agent, etc)	Federal Employer Identification # (FEIN)
Applicant Street Address <i>121 S. Lake Ave (po box 28)</i>	Wisconsin Seller's Permit #
City, State, Zip <i>Twin LAKES WI 53181</i>	Applicant Phone

Business Name <i>The Twisted Hook</i>	Type of Entity (Individual, Corporation, LLC) <i>LLC</i>
Business Address <i>121 S. Lake Ave, TwinLakes, WI 53181</i>	
Business Mailing Address (if different) <i>Po Box 28</i>	
Business Phone	
Business Email <i>info@the-twistedhook.net</i>	

By signing this application, the applicant agrees to indemnify, defend, and hold harmless the Village of Twin Lakes and its officers, employees, and agents from any claims, liability, loss, damage, or expense the Village incurs arising out of, or related to, the activities authorized by this license/permit, including injury to or death of any person and damage to property.

The applicant certifies that, to the best of their knowledge and belief, the information provided is true, correct, and complete. The applicant further agrees to comply with all applicable Wisconsin Statutes and Village of Twin Lakes ordinances related to the requested license/permit.

Applicant's Signature <i>[Signature]</i>	Date <i>4-13-26</i>
---	------------------------

- ☒ **Amusement Device** – Pool tables, pinball machines, dart boards, and similar amusement equipment that does not allow the player to win anything of value. No gambling permitted (Village Ordinance 5.42.070(c)).

Fee: \$100.00 (for first three machines) + \$25.00 (each additional)

Total Number of Machines 1

Attach: List of machines and a sketch showing device placement in the establishment.

Required if devices are not owned by applicant (complete this section):

Owner's Name Sean Webb

Address Seamless

City, State, Zip McHenry IL 60050 Sean

Supervisor on Premise (Name) Monica Kornfeind Phone Yusuf Akgoi

- ☒ **Cabaret – \$100**

Allows live or recorded music and dancing on the premises, including any establishment that features/advertises dancing, uses a mechanical device to produce music for dancing, or provides entertainment or performances (acts, stunts, or dances) under the licensee's direction, paid or unpaid.

Attach: Sketch showing the dance floor location in relation to the remainder of the building.

- ☐ **Cigarette, Tobacco, Electronic Vaping Device – \$100**

Applicant must also submit the required State of Wisconsin forms: CTV-100 (Retail License Application), CTV-101 (Individual Questionnaire), and CTV-102 (Appointment of Agent).

- ☒ **Weights & Measures – \$8.35 per device**

Devices used to determine the size, quantity, amount, area, or measurement of goods or items for sale, hire, or award, or to calculate charges for services based on weight or measure.

Required (enter quantity of each):

Qty. 1 Point of Sale Systems (scale, register, scanner combo)

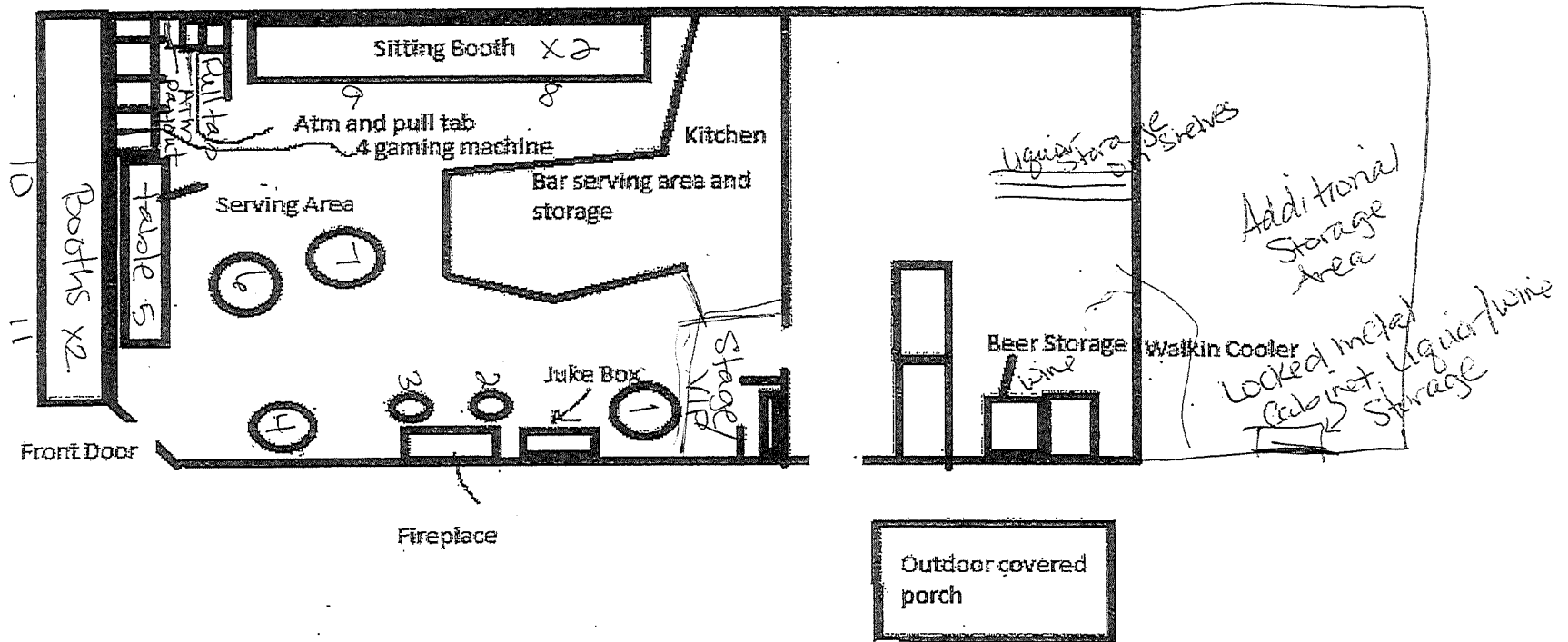
Qty. Liquid Measuring Devices

Qty. Scales

Qty. Other (describe):

Total Devices 1 x \$8.35 = \$ 8.35

Additional fees may apply if the number of devices differs from the State of Wisconsin audit.



The Twisted Hook

2026 - 2027 LICENSE TYPES

		BEER	COMBO	BEER	COMBO	WINE								
License #	NAME	CLASS A	CLASS A	CLASS B	CLASS B	CLASS C	AMUSEMENT	CABARET	TOBACCO	W&M DEVICES	W&M COST	PUB FEE	TOTAL	STATUS
BL2026-0343	ACES SPORTS BAR & GRILL				\$600.00		\$100.00	\$100.00	\$100.00			10.00	910.00	Paid
BL2026-0279	BERKOTS SUPER FOODS		\$600.00							17	141.95	10.00	751.95	Paid
BL2026-0334	BLUE GOOSE				\$600.00		\$125.00	\$100.00		3	25.05	10.00	860.05	Paid
BL2026-0304	BUOYS				\$600.00		\$125.00	\$100.00		2	16.70	10.00	851.70	Paid
BL2026-0336	CORNER KITCHEN RESTAURANT				\$600.00							10.00	610.00	
BL2026-0326	DOLLAR GENERAL								\$100.00				100.00	Paid
BL2026-0290	DONOVAN'S REEF				\$600.00		\$125.00	\$100.00	\$100.00			10.00	935.00	Paid
BL2026-0327	LA CASITA				\$600.00			\$100.00				10.00	710.00	Paid
BL2026-0297	LAURIN'S LANDING				\$600.00		\$100.00					10.00	710.00	Paid
BL2026-0321	MAIN STREET TAP				\$600.00		\$175.00	\$100.00				10.00	885.00	Paid
BL2026-0354	MELODY PARK						\$10.00						10.00	
BL2026-0358	ON THE GO BAR & GRILL				\$600.00		\$100.00	\$100.00				10.00	810.00	Paid
BL2026-0312	PINK HOUSE				\$600.00		\$100.00	\$100.00				10.00	810.00	Paid
BL2026-0337	RUMPOLE'S				\$600.00		\$100.00	\$100.00				10.00	810.00	
BL2026-0315	SAND BAR & ISLAND GRILL				\$600.00			\$100.00				10.00	710.00	Paid
BL2026-0357	THE TWISTED HOOK				\$600.00		\$100.00	\$100.00		1	8.35	10.00	818.35	Paid
BL2026-0267	TL BP		\$600.00						\$100.00	54	450.90	10.00	1,160.90	Paid
BL2026-0323	TL CITGO		\$600.00						\$100.00	26	217.10	10.00	927.10	Paid
BL2026-0329	TL COUNTRY CLUB				\$600.00		\$100.00	\$100.00	\$100.00			10.00	910.00	Paid
BL2026-0281	TL ACE HARDWARE									2	16.70		16.70	Paid
BL2026-0307	TL ROADHOUSE				\$600.00		\$100.00	\$100.00		1	8.35	10.00	818.35	Paid
BL2026-0362	VILLAGE VIEW PUB				\$600.00		\$100.00	\$100.00				10.00	810.00	Paid
BL2026-0300	WOODY'S \ LAKESIDE ENT				\$600.00			\$100.00				10.00	710.00	Paid
TOTAL			3	0	17	0	14	15	6	106	885.10	200.00	16,645.10	

TOTALS: - 1,800.00 - 10,200.00 - 1,460.00 1,500.00 600.00 106.00 885.10 200.00 16,645.10

BOARD APPROVAL RECAP:

0 - Class A Beer

3 - Class A Combo

17 - Class B Combo

13 - Amusement, 1 - Campground Amusement

15 - Cabaret

6 - Tobacco (Do not require Board approval)

106 - Weights & Measures (Do not require Board approval)

6.14.26



VILLAGE OF TWIN LAKES

VILLAGE BOARD AGENDA REQUEST FORM

(Required pursuant to A-4 Village Board Agenda Item Submission and Scheduling Policy)

1. GENERAL INFORMATION

Requesting Party (Name & Title): Al Stolp

Department (if applicable): Public Works

Date Submitted: 5/26/26

Meeting Requested

2. SUMMARY OF ISSUE

Provide a clear written summary of the matter for discussion or action:

Downtown sidewalks and curbs are in need of repair. Multiple locations are trip hazards.

3. REQUESTED OUTCOME

☐ Discussion Only

☐ Direction from Committee of the Whole

☒ Action (following COW discussion)

Describe the recommended action or requested Board direction:

4. FISCAL IMPACT (If Applicable)

☐ No Fiscal Impact

☐ Fiscal Impact: \$ 17,500

Budgeted: ☐ Yes ☒ No

Account Line: _____

Funding Source (i.e grant, donation): TIF Fund

5. SUPPORTING DOCUMENTATION

Check all that are attached:

☐ Contracts / Agreements

☐ Quotes / Proposals

- ☐ Ordinance / Resolution Draft
- ☐ Maps / Exhibits
- ☐ Staff Report / Background Materials
- ☐ Other: _____

Submission Reminder

Agenda materials for Committee of the Whole meetings must be submitted to the Village Administrator no later than **9:00 a.m. on the Tuesday preceding the meeting**, in accordance with Village policy.

Administrative Review (For Office Use Only)

- ☐ Complete
- ☐ Returned for Additional Information
- ☐ Deferred

Administrator: _____ Date: _____

Glembocki Concrete Inc

33911 Geneva Road Burlington WI 53105 262.537.2187 info@glembockiconcrete.com

Proposal

Name <i>Twin Lakes</i>	Date
Address	Phone
City, State, Zip	Job Location <i>Public Works @ twinlakes.wi.gov</i>

We hereby submit specifications and estimates for:

South side

14'x5'x6"

35'x5'x6"

30'x5'x6"

15'x5'x6"

19'x7'x6"

14'x5'x6"

15'x12'x6"

11'x5'x6"

5'x2'x6"

9'x7'x6"

233'x19'6"x6"

*curb area being torn out
and replaced with walk*

2'6"x41'x6"

*9' of curb to be
redone*

- All concrete to be 6 bag mix with fiber and wire
- All concrete to be non-colored and broom finished unless otherwise noted
- Concrete will be 4" thick unless noted otherwise
- Compacted gravel beneath concrete
- Control joints to be saw cut
- One coat cure and seal applied post finish
- Landscaping and or backfill is NOT included in price
- DO NOT USE deicing chemicals on concrete for at least 2 years

North side

10'x10'6"x6"

10'x5'x6"

Sign and return one copy. Prices are based on per. Sq. ft. Owner can change shape and/or size as forms are being set and pay for amount of sq. ft. used. Glembocki Concrete Inc has no control over final color of concrete. Glembocki Concrete Inc is not responsible for sandstone chips or hairline cracking. All materials remain the property of Glembocki Concrete Inc until paid for and may be removed if not paid for.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Dollars (\$ *17,500*)

Payment to be made as follows:

Amount to be paid in full upon completion of all flatwork.

Failure to pay which results in collection efforts being taken either via institution of a lawsuit, or a demand, shall result in the customer being responsible for Glembocki Concrete Inc's actual reasonable attorney's fees and all costs incurred in enforcement of these obligations.

All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature *[Signature]*

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Glembocki Concrete Inc is authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE _____ DATE _____

e.s.c. 1.

Memorandum

To: Village Board of Trustees

From: Cemetery Committee

Date: May 26, 2026

Subject: Recommendation for Approval of Eagle Scout Service Project

The Cemetery Committee has received an inquiry regarding an Eagle Scout Project, which is a community service initiative proposed by Beau Peret of Troop 334. This project will involve informational signage and brochure holders (similar to the "take a book" library boxes) at Mound Prairie Cemetery. Following a discussion and evaluation of the project's scope, public benefit, and feasibility, the Committee recommends that the Village Board of Trustees approve the proposed project by Beau Peret, who is a candidate for the rank of Eagle Scout in Troop 334.

Upon reviewing the project proposal, the Committee concludes that these initiatives will yield significant public benefits by enhancing community amenities within Mound Prairie Cemetery. Additionally, the project presents an invaluable opportunity for community engagement and volunteer service. Historical evidence shows that similar Eagle Scout projects have effectively developed the planning, organizational, and leadership skills essential for both executing this project and the Scout's future development. The Committee further acknowledges that all labor will be provided on a volunteer basis and that materials, construction, and restoration methods will adhere to the applicable Village standards and safety requirements.

The Committee recommends that the Village Board authorize the project, subject to the following conditions:

- All work shall be coordinated with Village staff before commencement.
- Any required utility locates, permits, or inspections shall be obtained before construction activities begin.
- Any donated materials or improvements placed on Village property shall become Village property upon completion unless otherwise agreed.

Based on the information provided, the Committee believes the project will be a positive contribution to the community and respectfully recommends approval by the Village Board of Trustees. Therefore, the Cemetery Committee respectfully recommends that the Village Board of Trustees approve and support the proposed Eagle Scout Service Project as presented, subject to any conditions or direction deemed appropriate by the Board and Village staff.

Please feel free to contact the Committee with any questions or requests for additional information.

Respectfully submitted,

Village of Twin Lakes, Cemetery Committee

Jim Baxa, Village Trustee and Committee Chair



Department of Building and Zoning

Conditional Use Permit Request

Application and Checklists

The Building Inspector is authorized to issue a Conditional Use Permit after reviewing all materials and holding a Public Hearing. Conditional uses and structures must be in accordance with the intent of the Village Code, Title 17- Zoning. Permits will not be issued if the conditional use is found to be hazardous, offensive, or adverse to the environment or community. The Plan Commission may impose conditions on use such as landscaping, type of construction, floodproofing, anchoring of structures in floodplain areas, sureties, and construction commencement and completion dates.

All commercial uses of land on lots greater than 2 acres and/or within building footprints over 25,000 square feet require a Conditional Use Permit. There is a wide variety of other projects that require a Conditional Use Permit. Please refer to 17.32.015 of Village Code for a full list of all projects that require a Conditional Use Permit. Village Code can be accessed at <http://www.villageoftwinlakes.net/documents/village-code/>. Commercial conditional uses require Plan Commission review and a 3/4 majority vote of the Village Board.

Legal Property Owner:

Name:

X BP Capital LLC

Mailing Address:

X PO Box 644Lake Zurich, IL 60047

City

State

Zip

Applicant/Petitioner:

Name:

DION ROMANO

Mailing Address:

2119 CHANDLER LN.HANOVER PARK IL 60133

City

State

Zip

Telephone #:

847-502-8802

(Area Code)

Fax Number:

E-Mail Address:

Property Information

Property Address:

517 N. LAKE AVETWIN LAKESWI53181

City

State

Zip

Parcel Number:

85-4-119-211-1100

General

Project Location:

1ST FLOOR-B

Proposed

Project Use:

AUTO DEALERSHIP-NO INVENTORY AND OFFICE ONLY USE

Current Use:

VACANT

Existing Zoning:

COMMERCIAL

Metes & Bounds

Legal Description:

SEE ATTACHED

Review & Approval Checklists

1.) Include the following information in the plans you will present to the Plan Commission/Design Review. 2 copies of the plans must be submitted.

Submit the following plans and materials to the Building Inspector for approval. All dimensions shown relating to the location and size of the lot must be based upon an actual survey. The lot and the location of the existing or proposed building must be staked out on the ground before construction begins. 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 items have been submitted. Due notice of all hearings on Conditional Use Permit Applications in a Floodland District will be given to the Wisconsin Department of Natural Resources (DNR) for review and comment. No action on such applications will be taken for 30 days or until the DNR has made its recommendation, whichever comes first.

Next Plan Commission Date: _____

- ☐ Location, actual shape, and dimensions of the lot of the proposed or existing buildings and accessory structure(s)
- ☐ The lines within which the building will be erected, altered, or moved
- ☐ Existing and/or intended use of each building or part of a building
- ☐ The number of families the building is intended to accommodate
- ☒ Type of business, if applicable
- ☒ Hours of operation, if applicable
- ☐ Off street parking and loading areas
- ☐ Existing and proposed highway access or restrictions thereto
- ☐ Traffic
- ☐ High water elevations and floodway and floodplain boundaries

4.) Required Fees

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

\$ 250.00

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

\$ _____

Escrow, as required by Village Administrator and Building Inspector:

\$ _____

Total Amount Due:

\$ 250, 00

Developer's Agreement Required?

Yes _____

No _____

Checks shall be made payable to Village of Twin Lakes

5.) Concept Plan Checklist

- ☐ 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 unadjoined land

☐ If the area is subject to inundation by floodwaters, plans must also include the following:

- First floor elevations
- Utility elevations
- Historic and probable future floodwater elevations
- depth of inundation
- Floodproofing measures
- Plans must include dimensions and elevations pertinent to the determination of the hydraulic capacity of structures or their effect on flood flows
- Where floodproofing is required, the applicant must submit a plan or document certified by a registered professional engineer or architect stating that the floodproofing measures are adequate to withstand the flood forces and velocities associated with the 100 year recurrence interval flood
- Prior to the issuance of an Occupancy Permit, the applicant must submit a certification by the registered professional engineer that the floodproofing measures were accomplished in compliance with the Village Code Title 17

☒ Signage

☐ Outdoor seating and other uses

☐ Provisions for avoiding noise, odor, and lighting nuisances

☐ Buffering and fencing

☐ Compatibility with, and impact on, the immediately surrounding properties, neighborhood, or district

☐ Visual character

☐ Concept Plan (see checklist in section 5)

☐ Any other information with regard to the lot and neighboring lots or buildings that will be helpful in the review process

2.) Are you requesting zoning changes? ** Yes _____ No ☒

If yes, fill in the fields immediately below:

Current Zoning: Commercial

Proposed Zoning: M2

** 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, 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 below, and all required supporting documents.

Owner's Name (please print): BP Capital LLC

Owner's Signature: [Signature] Manager, BP Capital, LLC

Applicant/Petitioner's Name (please print): DION ROMANO

Applicant/Petitioner's Signature: [Signature]

Date: 3-26-26

Lease End Division – Business Description & Intended Use

Property Address: Twin Lakes Business Park, 517 N Lake Ave, First Floor – B, Twin Lakes, WI 53181

Legal Description of Property:

PT NE 1/4 SEC 21 T 1 R 19 BEG NE COR LOT 16 JOHN J HUNT'S SUB S 71 DEG 9' E 27 FT TO A PT N 19 DEG 14' E 911.52 FT N 0 DEG 14' E 245.68 FT PT OF BEG N 89 DEG 46' W 370.8 FT N 0 DEG 14' E 156.55 FT S 89 DEG 35' 43" E 370.8 FT TO CT PUB HY S 0 DEG 14' W 155.44 FT TO BEG (265-191) EX: E 33 FT FOR HWY ROW (1017-468) V 1318 P 192 1.207 AC M/L DOC#1655116 DOC#1907843

Lease End Division, a division of DKR Financial Solutions, LLC, operates as a licensed retail motor vehicle dealership specializing in lease-end vehicle purchase facilitation. The business assists consumers nearing the end of their vehicle lease by providing administrative support and coordinating financing options that allow them to retain their existing vehicle.

The company operates as a **no-inventory, office-only retail auto dealership**. No vehicles are displayed, stored, parked, or maintained on-site at any time. All transactions are conducted administratively and digitally, with vehicle transfers handled off-site.

The premises will be used strictly as a professional office environment consisting of approximately three to four desks, filing cabinets, computers, and telephones. No mechanical work, vehicle storage, or increased vehicle traffic will occur at the site.

Hours of Operation: Monday through Friday, 9:00 AM – 7:00 PM.

Parking Statement: The business will utilize existing shared parking within the Twin Lakes Business Park. The operation generates minimal customer traffic consistent with general office use, and no additional parking demand beyond standard office usage is expected.

Zoning Compliance: The proposed use is consistent with B-2 Commercial District standards, as it functions as a low-impact office-based retail service. The business does not involve outdoor storage, vehicle display, or high-volume traffic, and aligns with permitted commercial and professional office uses within the district.

Signage will be limited to placement on the outdoor plaza directory sign and standard retail front signage, all in compliance with local ordinances.

The business is low-impact and consistent with general office use. There will be minimal foot traffic, no noise, and no environmental impact. The operation will not adversely affect surrounding properties, neighborhoods, or the district.

Lease End Division will operate in full compliance with all municipal, zoning, and state regulations and is designed to integrate seamlessly into the existing commercial environment.

CONDITIONAL USE PERMIT – BUSINESS OPERATIONS DESCRIPTION

Applicant: DKR Financial Solutions LLC

DBA: Lease End Division

Business Address: 517 N Lake Ave, Twin Lakes, WI 53181

Municipality: Village of Twin Lakes, WI

1. BUSINESS OVERVIEW

Lease End Division is an office-based automotive transaction facilitation company specializing in assisting consumers at the end of their vehicle lease. The business coordinates financing, payoff processing, and title/registration services for customers who elect to purchase their leased vehicles. This operation is administrative in nature and does not function as a traditional automobile dealership.

2. NATURE OF OPERATIONS

The business operates strictly as a no-inventory, office-only dealership model, with all core activities conducted digitally or administratively. Services include assisting customers with lease-end purchase options, coordinating financing through third-party lenders, processing lease payoff transactions directly with lessors, facilitating title, registration, and tax documentation, and offering optional vehicle service contracts and GAP coverage.

3. NO INVENTORY / NO VEHICLE STORAGE

The business will not maintain any vehicle inventory onsite, display vehicles for sale, store vehicles overnight, or conduct vehicle deliveries or transport operations.

4. NO REPAIR OR SERVICE OPERATIONS

No mechanical repairs, servicing, detailing, or inspections will be performed onsite.

5. CUSTOMER INTERACTION

Customer visits are by appointment only and administrative in nature. Expected traffic is minimal (1–5 customers per day).

6. PARKING & TRAFFIC IMPACT

Minimal parking (1–3 spaces). No commercial truck traffic. Operations are similar to a financial or administrative office.

7. HOURS OF OPERATION

Monday–Friday: 9:00 AM – 7:00 PM. Saturday by appointment. Sunday closed.

8. SIGNAGE PLAN

Signage includes plaza monument sign, window signage, and door signage with posted hours. No large dealership signage.

9. INTERIOR USE OF SPACE

Office layout with desks, seating, and file storage. No showroom or vehicle display.

10. COMPATIBILITY WITH ZONING

This use is low-impact and consistent with commercial zoning. No noise, emissions, or outdoor activity.

11. SUMMARY

Lease End Division is a modern administrative automotive transaction company with no inventory, no outdoor activity, and minimal traffic, making it compatible with the surrounding area.

Applicant:

Dion Romano

Founder, Lease End Division

Phone: 847-502-8802



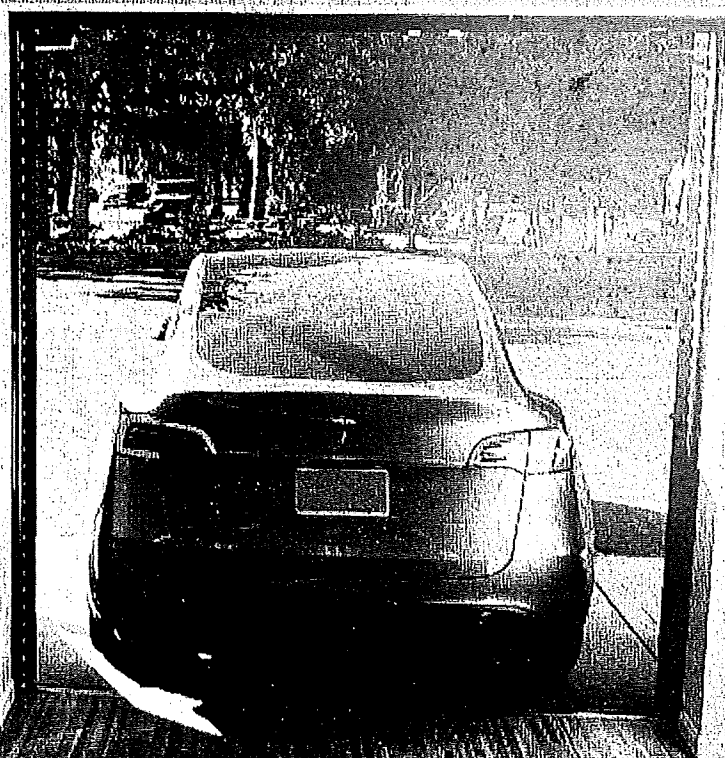
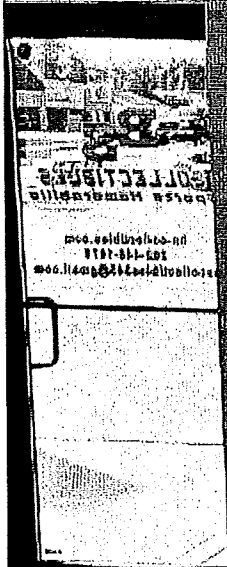


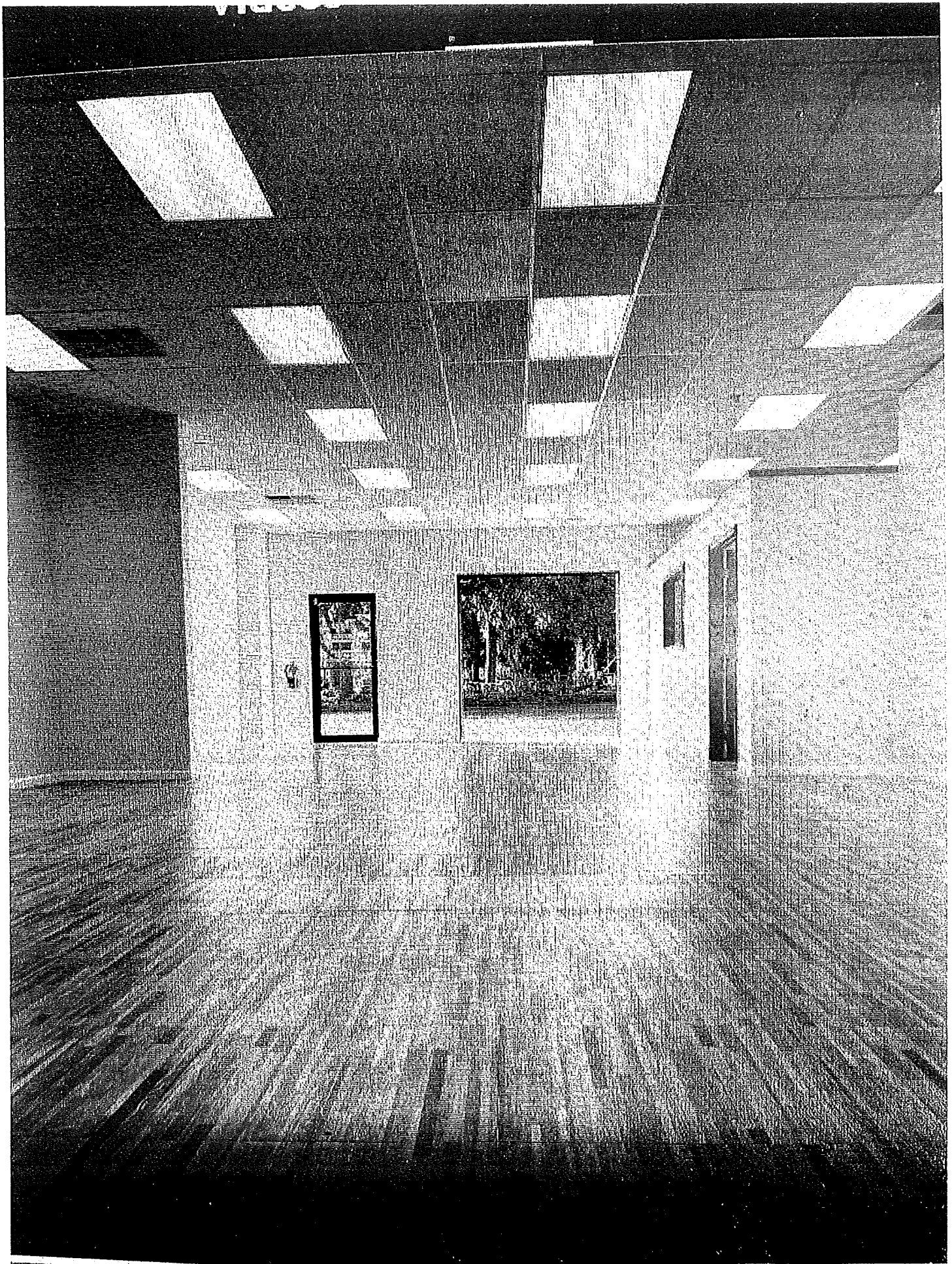


Videos

Photos

Map





517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

This Lease made this 1st day of April, 2026 by and between BP Capital, LLC, hereinafter referred to as "Lessor" and Dion Romano, DKR Financial Solutions INC., DBA Lease End Division, herein after referred to as "Lessee";

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES, each in consideration of the covenants and agreements of the others as follows:

1. LEASED PREMISES. Lessor hereby leases to Lessee and Lessee leases from Lessor, the premises located at Unit B, 517 N Lake Avenue, Twin Lakes, WI, 53181.
2. TERM of LEASE. The original term of this Lease shall commence on or before April 1, 2026 and shall terminate on March 31, 2027.
3. RENTAL and SECURITY DEPOSIT. The Lessee agrees to pay to Lessor the sum of \$1900 Dollars per month. April and May 2026 rent is to be discounted by 50%. The first and last month's rent shall be due on or before April 1, 2026. The Lessee shall also pay a security deposit in the amount of \$1900 dollars to be held as security for the condition of the premises and payment of all rental due herein.

4-1-26 &
Date Received 4-2-26 **Check Number** Zelle **Amount** \$ 4,904
(4904 is 50% April Rent, Last Month's Rent, Security Deposit, 2 month's CAM / \$77)

4. REAL ESTATE TAXES. Lessor shall be responsible for payment of all real estate taxes while Lessee shall be responsible for payment of all personal property taxes levied against its separate business.
5. UTILITIES. The Lessee shall pay for all charges of gas, electricity, telephone, and any other utilities solely used or consumed at, on or in the demise premises, as and when the charges for the same become due and payable. Lessee to maintain heat to a minimum level of 58 degrees in winter months.
6. MAINTENANCE. Lessor will maintain the exterior of the building in a good and attractive condition. However, Lessor shall not be obligated to make any repairs necessitated by the default or negligence of the Lessee, his employees, agents, clients, or invitees. Lessee shall, at Lessee's sole cost and expense, keep the demised premises in good order and condition. **This includes but not limited to quarterly HVAC filter changes** (monthly if Lessee creates more dust than normal).
 - In the event of an HVAC breakdown, Lessee is responsible for a \$1,250 deductible towards any service or maintenance event. For repairs, lessee is required to service the HVAC with the building's preferred HVAC vendor: Command HVAC

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

LEASE

847-215-9880. With prior written consent from lessor, use of a licensed HVAC contractor other than the preferred HVAC vendor may be permitted.

- In the event that Lessee makes any arrangement through Lessor for any other repairs which are Lessee's responsibility hereunder, Lessee shall pay to Lessor, in addition to the costs of such repairs, a service fee equal to 15% of the costs of such repairs or service (Lessor, however, is not obligated to enter into any such repair arrangement with Lessee at any time). Lessee, its agents, contractors and employees shall not be allowed upon the roof of the building or demised premises without the prior consent of the Lessor.

7. **REPAIRS.** Lessee shall be responsible for a minimum deductible of \$250, or the actual cost of repair if less than \$250, for any routine maintenance or normal wear-and-tear repair within the premises that Lessee requests Lessor to perform. Such routine items include, but are not limited to: HVAC filter replacement, air conditioner recharge, door handle repair or adjustment, loose or broken toilet handle, toilet seat replacement, dripping faucet, light bulb or ballast replacement, ceiling tile replacement, and garage door seam or spring coil repair.

Notwithstanding the above, Lessee shall not be responsible for the cost of repairs arising from structural defects, major mechanical failures, or damage to building systems beyond Lessee's reasonable control, including but not limited to: roof leaks, failure of plumbing or electrical systems within walls or ceilings, or foundation issues — provided such repairs are not the result of Lessee's negligence, misuse, or failure to report a known issue in a timely manner.

8. **PARKING and SNOWPLOWING.** The plowing of snow from all roadways and unobstructed parking areas shall be at the sole expense of Lessor. The control of snow and ice on all walkways, steps and loading areas serving the leased premises shall be the sole responsibility of Lessee. Notwithstanding the foregoing, however, Lessee shall hold Lessor and Owner harmless from any and all claims by Lessee's employees, agents, callers, customers, or invitees for damage or personal injury resulting in any way from snow or ice on any area serving the leased premises.

No outdoor storage of equipment, vehicles, boats, or trailers is allowed unless Lessor provides written consent. Overnight parking of any vehicle(s) is not permitted. Unauthorized outdoor storage or parking will be towed or removed at vehicle owner's expense. Authorized customer parking is designated as the parking space(s) directly in front of the unit and across the parking lot. Front and back walkways must be free and clear of any equipment, material, or supplies.

9. **WATER, WELL, TRASH, SEWER, WATER SOFTNER (CAM).** Lessee shall be responsible for shared payment for water and dumpster use (**\$77/month/per unit**) for its business at the demised premises. No construction debris is allowed in the dumpster. Any items left outside of dumpster and recorded on video will incur a fine of \$75.

10. **FIRE EXTINGUISHERS.** Lessee shall be responsible for payment of annual fire extinguisher inspection, tagging, and if necessary, fire extinguisher replacement within each unit.

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

11. POSSESSION, USE and ENJOYMENT of PREMISES. Lessee shall be entitled to possession of the demised premises upon the execution of this Lease. Lessee shall occupy and use the premises for the operation of a motor vehicle dealership, including vehicle sales. The business will operate under a no-inventory, office use only dealership. Lessee shall not occupy or use the premise or permit the use or occupancy of the premises for any purpose or in any manner which is unlawful or in violation of any applicable legal, governmental or quasi-governmental requirement, ordinance or rule relating to the use and occupancy of the premises. Lessor may terminate lease with a 30-day written notice to Lessee for breach of occupancy and/or if the non-performance is fundamental. Lessee shall comply with all city, state, and current insurance requirements. So long as Lessee shall not be in default under this Lease, Lessee shall be entitled to peaceful and quiet enjoyment of the premises, subject to the terms of this lease.

12. ASSIGNMENT and SUBLETTING. Lessee shall not, assign, sublet, or pledge this Lease or its interest in the leased premises without Lessor's prior written consent. Lessee shall reimburse Lessor for its reasonable attorney's fees incurred in processing or documenting the requested consent. Lessor shall not unreasonably withhold its consent to any such transaction, provided that Lessee shall remain liable during the term hereof and there shall be no uncured defaults when the consent is requested and granted.

13. SECURITY. Lessee acknowledges that video surveillance, audio surveillance, and security lighting around building exterior is provided for the general security of the building and its occupants but does not imply a security agreement between lessor and lessee. Lessee is responsible for maintaining proper security protocols and insurance in and around their leased premises.

14. ALTERATIONS and IMPROVEMENTS. Lessee may make no alterations, additions, or improvements in or to the Demised Premises or any part thereof without the prior written consent of Lessor, which consent shall not be unreasonably withheld. Lessor, in its sole discretion, shall determine if any alterations, improvements or additions in, on, or to the Demised Premises shall be made by Lessee. Any such alterations, additions or improvements in, on or to the Demised Premises shall at once become a part of the Demised Premises as a fixture. Any period of alterations, additions or improvements by Lessee shall be made by Lessee at Lessee's sole cost and expense. Lessee shall guaranty that any alterations or improvements shall be made in good and workman like manner, in compliance with all government requirements, and rating bureau recommendations. The Lessee shall obtain all necessary permits from governmental authorities, and shall pay all fees and penalties associated therewith. Lessee agrees not to create, incur, impose or permit, to exist any lien or other obligation against the Demised Premises or Lessor due to any repair or decoration permitted or required to be made by Lessee pursuant to the terms

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

of this lease. Lessee agrees to hold Lessor harmless from and against all claims and demands by contractors or any third parties against the Demised Premises or Lessor relating to, or arising out of such alterations, improvements, repairs or decorations. Lessee shall have no authority to create or place any lien or encumbrance of any kind whatsoever upon or in any manner to bind the interest of Lessor in the Demised Premises. Lessee covenants and agrees to pay promptly all sums legally due and payable by it because any labor performed or materials purchased for the Demised Premises upon which lien can or may be asserted against Demised Premises or the improvements thereon.

Any and all alterations, improvements, additions and installations to or on the premises shall become part of the premises at the time of the installation and shall remain in the premises at the expiration or termination of this Lease, or termination of Lessee's right of possession of the premises, without compensation or credit to Lessee unless otherwise agreed upon by Lessor except for those items listed on the attached Exhibit "A" which are the property of the Lessor and which Lessee shall be allowed to remove from the premises.

15. **FIXTURES.** All fixtures existing at the time of this lease, and any fixtures subsequently installed shall remain the fixtures throughout the term of this lease and shall be maintained in the same or better condition as they were at commencement of this lease term. Any modifications or replacement of fixtures shall be made at the sole expense of Lessee with prior written approval from the Lessor.

16. **MARQUEE ADVERTISEMENT SIGN.** If available, Lessee shall be responsible for the maintenance and/or alterations of the approx. 4x6 signage on the sign marquee. Upon lease completion, lessee shall leave blank acrylic board sign and remove decals at own cost. Tenant is responsible for any internal damage of marquee sign if acrylic board is removed.

17. **KEYS.** Lessor must have current keys and security alarm codes to premises at all times.

18. **DAMAGE by FIRE or OTHER CASUALTY.** In the event of damage to, or destruction of the premises, or of the fixtures or equipment therein, by fire or other casualty, either Lessor or Lessee may select to terminate this Lease as of the date of the fire or other casualty by giving written notice thereof to the other within thirty (30) days after said date.

19. **EMINENT DOMAIN.** In the event the whole or part of the premises is taken or condemned by any competent authority for the public use or purpose (including a deed given in lieu of condemnation), this Lease shall terminate as of the date title vests in such authority, and monthly rent and all additional rent shall be apportioned as of said date. Lessor shall be entitled to receive the entire price or award from any such sale, taking or

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

condemnation without any payment to Lessee, and Lessee hereby assigns to Lessor, Lessee's interest, if any, in such award; provided, however, Lessee shall have the right to separately pursue against the condemning authority an award in respect of the loss, if any, to leasehold improvements paid for by Lessee, and for Lessee's cost of relocation without any credit or allowance from Lessor.

20. INSURANCE.

(a) LESSOR'S INSURANCE. Lessor shall carry fire and extended coverage insurance, insuring the improvements constructed by Lessor, including the improvements upon the lease premises, for not less than the amount required by Lessor's mortgages.

(b) LESSEE'S INSURANCE. Lessee shall carry insurance against fire and such other risks as are from time to time included in standard extended coverage insurance for the full insurable value of all improvements provided by Lessee. Lessee shall also carry such insurance for the full insurable value of its merchandise, trade fixtures, furnishings, wall covering, carpeting, drapes, equipment, and all other items of its personal property located on or within the leased premises. All required insurance policies under this paragraph shall name Lessor as an additional insured, and Lessee shall furnish Lessor evidence of such insurance coverage. Such insurance policies may not be modified or terminated without 30 days' advanced notice to Lessor. At all times during the term of this Lease, and during any use, occupancy, or possession of the leased premises before such term commences, Lessee shall, at its expense, provide public liability and property damage insurance in a company approved by Lessor. Such insurance shall provide for coverage of not less than \$750,000 for injury or death to any one person, and not less than \$1,500,000 for injury or death occurring to more than one person as a result of one accident, and not less than \$200,000 for property damage, and shall be in the form commonly known as "Comprehensive (Commercial) General Liability" or "Owner-Landlord and Tenant." Lessee further shall indemnify and hold Lessor harmless from all claims for personal injuries, death and property damage which occur as the result of the operation of Lessee's business in and about the leased premises, or from any work done in and about the leased premises by Lessee or any contractor selected by or for it. Lessee further shall, at its expense take out and maintain at all times necessary workmen's compensation insurance covering all persons employed by Lessee in and about the leased premises. Before the lease term commences or before Lessee's use, occupancy, or possession of the leased premises, whichever is sooner, Lessee shall obtain all such insurance from a company approved by Lessor and deliver to Lessor a certificate(s) evidencing the issuance of such policies, together with evidence of the payment of premiums. Not less than ten days before the expiration of any such policy, Lessee shall deliver to Lessor evidence of the policy's renewal, or a new certificate, together with evidence that premiums were paid for the renewal period or new policy, as the case may be. All such insurance shall contain an agreement by the insurance company not to cancel the policy or policies, or to change the coverage, without giving 10

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days prior written notice to lessor. Any contractor selected by or for Lessee to perform alterations or repair work shall carry (Commercial) General Liability insurance in limits of not less than the amount specified above. Such insurance shall be in addition to the insurance carried by Lessee. However, Lessee may obtain insurance coverage under a blanket insurance policy instead of a separate policy or policies if the certificate or certificates issued under the policy and coverage afforded thereby conforms in all respects to the requirements of this section.

21. UTILITIES. Lessee is responsible to open an electric and gas account under his/her name. Effective date shall be the date this lease is executed.

- **Electric - Alliant - 800-862-6222**
- **Gas - We Energy - 800-242-9137**

22. OTHER SIGNAGE / DECALS: Lessee shall not place on any exterior door, wall, or window of the Premises any sign or advertising matter without Lessor's prior written consent and the approval of the **Twin Lakes Village** [Municipality] and Lessor. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the Premises, Lessee agrees to remove all identifying company signage, window decals, and repair all damages caused or resulting from such removal. Please note window decals can heat and crack glass and tenant assumes full responsibility for replacing window in the event that occurs.

23. PETS. Unless otherwise stated in this Lease Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap. No other animals allowed.

24. CONDITION of PREMISES/INSPECTION BY LESSEE. The Lessee has had the opportunity to inspect the Premises and acknowledges with its signature on this lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. Furthermore, the Lessor makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. Furthermore, the Lessee represents that Lessee has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.

25. RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the premises at any time or times for purposes of inspecting or showing the premises and for the purpose of making any

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necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

26. ENTIRE AGREEMENT. This lease hereby contains the entire agreement between Lessor and Lessee concerning the premises and there are no other agreements, either oral or written.

27. HOLD HARMLESS AND INDEMNIFICATION. Lessee agrees to protect and hold Lessor harmless and indemnify it from and against any and all claims, demands, damages, suits, actions, judgments, decrees, orders, and expenses arising out of or on account of this lease, or the Demised Premises and caused by any person arising out of the use of the property by the lessee, its agents, employee or invitees, and Lessee agrees to defend any action or proceeding brought against Lessor by reason thereof. As an additional right, Lessor, in its sole discretion, may obtain counsel to defend any claims, et cetera, and Lessee shall reimburse Lessor for any and all expenses incurred relating thereto, including but not limited to attorney fees.

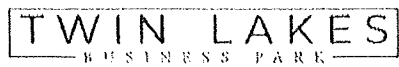
28. COMPLIANCE WITH LAW. Use of the Demised Premises shall at all times comply with and conform to any and all laws, ordinances, rules and regulations of the federal, state, county and municipal governments having jurisdiction over the Demised Premises and/or Lessee's use thereof and each duly constituted governmental board commission and other subdivision or agency thereof, and all directions of public officers, and all rules, regulations and recommendations of the applicable fire insurance, rating bureau, and board of fire underwriters. Lessee shall be solely responsible for any amount required to be expended to ensure that the premises are in accordance with the section, the Lessee specifically warrants that during the term of this lease, the Demised Premises will comply with the terms of this section. Lessee shall not during the terms of this lease, or any extension thereof, create any loud music or any obnoxious noises or smells that would disrupt the normal operation of the building.

29. AMENDMENTS. This lease may not be amended, modified or terminated, nor may any obligation hereunder be waived orally and no such amendment, modification, termination or waiver shall be effective unless it is in writing, signed by the party against whom enforcement thereof is sought.

30. GOVERNING LAW. This Lease shall be governed by the laws of the State of Wisconsin.

31. "AS IS" "WHERE AS." Lessor hereby intends to rent the Demised Premises in an "AS IS" "WHEREAS" condition, making no representations of its tenantability or other condition. Lessee accepts the Demised Premises in its current "AS IS" "WHEREAS" condition. After duly inspecting, having inspected the premises, the Lessee understands and agrees that neither the Lessor, nor his agents, representatives or employees, have

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made any representations as to create warranties or establish conditions to the Demised Premises. Lessee specifically recognizes that this section is a deviation of section 704.07 of the Wisconsin State Statutes.

32. NO CONSTRUCTIVE EVICTION. No alteration of or improvement to the Property that common areas, or the surrounding areas, including but not limited to sidewalks, streets, and highways, by Lessor or others which may inconvenience Lessee's employees, agents, or patrons shall subject Lessor to any liability to Lessee, nor shall Lessee be entitled to any reduction of rent, nor shall such alteration or improvements be deemed constructive or actual eviction.

33. DEFAULT. The Lessee shall be in default upon the violation of any term of this lease.

- A. In the event of default the Lessor shall provide the Lessee a written five (5) day notice describing the default and have the Lessee cure the same within the time provided. If the default is in the maintenance or repair to a condition of the property the Lessee shall, within the time provided procure and contract for the cure.
- B. For purpose of this article only, the date of notice shall not count toward the calculation of time provided to Lessee to cure.
- C. Upon the expiration of the time provided, the Lessor may do any combination of the following without further notice: 1) terminate this lease and declare the term ended, 2) re-rent the premises, 3) expel and remove Lessee, 4) sue for damages, and/or 5) repossess the premises.
- D. The foregoing rights of the Lessor shall be without prejudice to any other remedies available at law or equity.
- E. No such entry, expulsion, or removal, whether by direct act of Lessor or through legal proceedings, shall affect the liability of the Lessee for past due rent and other obligations to accrue under this lease.

34. NO WAIVER OF RIGHTS. The failure of Lessor to insist upon strict performance of any of the terms, covenants and conditions herein contained shall not be deemed a waiver of any of his rights or remedies and shall not be deemed a waiver of any subsequent breach or default in any of said terms, covenants and conditions. Lessor and Lessee agree that in the event of a dispute with respect to an alleged waiver of rights on the part of Lessor, any course of dealing with respect to any of the terms, covenants or conditions of this Lease shall be evidence of the intent of the parties thereto. No surrender of the premises shall be affected by Lessor's acceptance of the keys thereto or acceptance of rent therefore or by any other means whatsoever unless the same is evidenced by Lessor's written acceptance of such a surrender.

35. SUBORDINATION. Lessee agrees that this lease and Lessee's interest herein shall be inferior and subordinate to all mortgage liens now or hereafter affecting the premises, whether placed thereon by Lessor or its successors or assigns. Lessee shall execute any instruments which may be required by any holder of such a mortgage to confirm such subordination. Upon Lessee's written request, Lessor may, in its discretion, agree to exert its best efforts to secure from the holder of any mortgage or mortgages to which this lease is subordinate his or their agreement that notwithstanding the aforesaid subordination of

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this lease to any such mortgage or mortgages, in the event of the foreclosure thereof, Lessee shall not be disturbed in its obligations under this lease. Notwithstanding such subordination of this Lease, in the event the holder of any such mortgage shall at any time elect to have this lease constitute a prior and superior lien to its mortgage, then, upon any such holder notifying Lessee to that effect in writing, this lease shall be deemed prior and superior in lien to such mortgage, whether this lease is dated prior to or subsequent to the date of such mortgage. Lessor shall have the right to convey, transfer or assign, by sale or otherwise, all or any part of its interest in the premises, or its interest in this lease, at any time and to any person. In the event of such conveyance, transfer or assignment by Lessor, it shall be subordinate and/or subject to the Lessee's rights and interest in the Demised Premises by virtue of this lease. All covenants and obligations of the Lessor under this lease shall cease upon the execution of such conveyance, transfer or assignment provided such covenants and obligations shall run with the land and shall be binding upon the subsequent owner or owners thereof or of this Lease.

36. SURRENDER OF PREMISES. Lessee agrees, upon the termination of this lease peaceably to surrender to Lessor the premises, including all alterations, improvements and repairs made thereto in good condition and repair, except for the defects of ordinary use and wear.

37. HOLDOVER. If Lessee, with the written consent of Lessor, remains in possession of the premises after the termination of this lease and without the execution of a new lease, Lessee shall be deemed to be occupying the premises as a tenant from month to month, subject to all the applicable terms, conditions and covenants of this Lease, and the rent during such term shall be two (2) times the then-existing monthly rental payments. Additionally, Lessee shall remain liable for all damages caused to Lessor by the holding over.

38. NOTICE. Whenever in this Lease it shall be required or permitted that notice be given by either party to the other, such notice shall be given by certified or registered mail and shall be deemed to have been given on the date that the same is deposited in the United States mail, postage prepaid. Such notices shall be addressed:

If to Lessor: BP Capital, LLC PO Box 644, Lake Zurich, IL 60047

If to Lessee: Dion Romano, DKR Financial Solutions, DBA Lease End Division

2119 Camden Ln Hanover Park, IL 60133

Each party will promptly submit to the other a copy of any notice received from any third person affecting the rights of any party to this Lease.

Right to access notice shall be made in any manner, written or verbal, for purposes of accessing the Demised Premises. If written and posted to the property, notice is deemed given once affixed to the Demised Premises in a location reasonably likely to give notice to Lessee.

39. SEVERABILITY. If any provision of this lease shall be invalid, illegal or unenforceable under any law applicable thereto, such provision shall be deemed deleted from this lease without impairing or prejudicing the validity, legality and enforceability of the remaining provisions hereof.

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40. **BANKRUPTCY.** Neither this Lease, nor any interest therein nor any estate thereby created shall pass to any trustee or receiver or assignee for the benefit of creditors or otherwise by operation of law. In the event the estate created hereby shall be taken in execution or by other process of law, or if the Lessee shall be adjudicated insolvent or bankrupt pursuant to the provisions of any state or federal insolvency or bankruptcy act, or if a receiver or trustee of the property Lessee shall be appointed by reason of the Lessee's insolvency or inability to pay its debts, or if any assignment shall be made of the Lessee's property for the benefit of creditors, then and in any such event the Lessor may, at its option, in addition to the remedies provided herein, terminate this Lease and all rights of the Lessee herein, by giving to the Lessee notice in writing of the election of the Lessor so to terminate. The Lessee shall not cause or give cause for the institution of legal proceedings seeking to have the Lessee adjudicated bankrupt, reorganized or rearranged under bankruptcy laws of the United States, and shall not cause or give cause for the appointment of a trustee or a receiver for the Lessee's assets, and shall not make an assignment for the benefit of creditors or become or be adjudicated insolvent. The allowance of any petition under the bankruptcy laws or the appointment of a trustee or a receiver of the Lessee or its assets shall be conclusive evidence that the Lessee caused or gave cause therefore, unless such allowance of the petition or the appointment of a trustee or receiver, is vacated with thirty (30) days after such allowance or appointment.

41. **CONTINUED LIABILITY FOR RENT.** If the Lessee shall abandon or vacate the Demised Premises before the end of the term of this Lease or shall suffer any installments of rent or other payment to be in arrears or shall neglect or fail to keep and perform any other provisions or terms of this Lease on the part of the Lessee to be kept and performed, the Lessor, after notice as hereinabove provided, may enter said premises and remove any signs of said Lessee therefrom, and relet the same as the Lessor may see fit, without thereby voiding or terminating this Lease. And if a sufficient sum shall not be realized from such reletting after payment of the expenses of such reletting to equal the monthly rentals stipulated to be paid by the Lessee under the provisions of this Lease, plus the Lessor's cost of remodeling such premises for such reletting purposes, plus reasonable fees therefore, then the Lessee agrees to pay said deficiency during each month during the entire term, on demand; it being expressly agreed that no surrender of the Demised Premises and no action taken on the part of the Lessor to repossess itself as of its former estate shall release or relieve the Lessee of its continued liability for the payment of rent, unless such release be evidenced by written consent to the Lessee from the Lessor.

42. **COST OF ENFORCEMENT.** The Lessee shall pay upon demand all Lessor's costs, charges and expenses, including reasonable attorneys' fees, agents and others retained by the Lessor incurred in enforcing the Lessee's obligations hereunder.

43. **TIME IS OF THE ESSENCE.** For purposes of all terms specified herein, time is of the essence.

44. **AMENDMENTS.** This Lease shall only be amended by the mutual consent of both parties and in writing. At no time shall a verbal agreement modify the terms of this Lease. Modification of this Lease, to this section, shall not apply to modifications of paragraph 38,

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Notice, which may be modified by the Lessor or Lessee at their sole discretion upon written notice to the other party.

45. COUNTERPARTS. This Lease, and all other documents or instruments that may be required by this Lease, may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one in the same instrument. In addition, all such documents may contain more than one counterpart of the signature page and may be executed by attaching the signatures of each of the signers to one of such counterpart signature pages; all of such counterpart signature pages shall be read as though one, and shall have the same force and effect as though all of the signers had signed a single signature page.

46. HEADINGS. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Lease.

47. INTERPRETATION. The Lessor and Lessee have freely negotiated this Lease and are both well versed in the concepts discussed herein, as evidenced by their signatures hereinafter provided. The Lessee and the Lessor agree that if any provision of this Lease is determined to be ambiguous and is in need of judicial interpretation, the court shall interpret this Lease as if it were drafted by both parties jointly and simultaneously.

48. LIEN. The Lessee grants Lessor a landlord lien on all personal property that is not otherwise prohibited by law in the event of any monetary default of the terms of this lease. The landlord lien attaches immediately upon the monetary default arising including but not limited to rent, taxes, insurance, late fees and interest.

49. MITIGATION OF DAMAGES. The Lessor may, at his sole discretion, satisfy any financial defaults or obligations the Lessee has because of this lease, this includes defaults and obligations the Lessee has failed to make or the Lessor reasonably believe Lessee will not make. Upon making such payment, the Lessee shall immediately reimburse the Lessor for his contributions. Interest shall accrue at 6% per annum.

50. LATE FEE. Lessor agrees that for each and every month in which the base rent payment is not received by the Lessor by the **Fifth (5th) day** of the calendar month and/or rent check bounces, Lessee shall pay a **Late Fee of One-Hundred fifty dollars (\$150)**.

51. BINDING EFFECTS. This lease shall be binding upon and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and permitted assigns. **Lessee's payment of last month's rent is not an implied automatic renewal of lease.**

If any provision of this Agreement is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this Agreement shall remain operative and binding on the Parties.

IN WITNESS WHEREOF, this lease has been executed as of the date set forth above:

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Twin Lakes, WI 53181



BP Capital, LLC

LESSOR:

  Justin Beger
BP Capital, LLC, Managing Members; Matt Pieper & Justin Beger

LESSEE:

Dion Romano
Dion Romano

Please attach copy of Drivers License

Date: 04/01/2026

Address: 2119 Camden Ln
Hanover Park, IL 60133

Attached to lease

Email: DION@leaseenddivision.com

Phone: 847-502-8802

Driver's License #: R550-1607-0243

State: IL **Exp Date:** 8-26-2028

BP Capital, LLC - bpcapitalwi@gmail.com
Matt Pieper - mattpieper4@gmail.com - 847-346-4739 c
Justin Beger - justinbeger@gmail.com - 217-390-8075 c

The initial lease term shall be 12 months, with three (3) one year options to renew. Any renewal shall include an annual rent increase not to exceed 4%.

If Lessee is unable to obtain permit/license for intended business, Lessee can terminate the lease by providing 60-days written notice to Lessor on or before July 31, 2026.

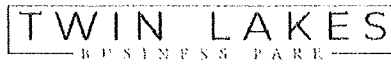
BP Capital LLC agrees to pay a one time commission of \$950 at the time lease is fully executed to Katie Adams, Lisa Fabiano Group @EXP

Tenant responsible for returning door keys, and mailbox keys at conclusion of lease or pay the following: Door Keys \$75, Mailbox Keys \$65.

RIDER to Lease - EXHIBIT "A"

Permanent Alterations Approved by Lessor

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BP Capital, LLC

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- _____ Damage deposit required for alteration work. Damage deposit will be returned to Lessee once work is successfully performed by licensed contractor to current code and alterations permit(s) provided to Lessor.

• Damage Deposit Amount _____, Check Number _____, Date Received _____

Temporary and Reversible Alterations Approved by Lessor

- _____ Damage deposit required for alteration work. Damage deposit will be returned to Lessee once alteration is reversed or returned to original state with applicable permit(s) and work performed to current code by licensed contractor.

• Damage Deposit Amount _____, Check Number _____, Date Received _____

OTHER ADDENDUMS

Any alterations must be accomplished within accordance of local ordinances and permits.

Lessor BP Capital, LLC. Date 4-1-2026

Lessee Dion Romano Date 04/01/2026

**MOTOR VEHICLE DEALER
TWO YEAR LICENSE APPLICATION**

MV2186 11/2024 Ch. 218 Wis. Stats.

Submit in Duplicate

Wisconsin Department of Transportation

Dealer and Agent Section

PO Box 7909, Madison, WI 53707-7909

☐ Check this box if This is a Buyout Application

☐ Amending Current License Information

Legal Business Name DKR Financial Solutions, Inc.		FEIN 85-1672680	Dealer License Number
Trade Name(s) or DBAs Lease End Division		(Area Code) Telephone Number 847-502-8802	
Business Address 517 N Lake Ave Unit B	PO Box	City Twin Lakes	State ZIP Code WI 53181
County (Business Location) Kenosha		☐ City ☒ Village ☐ Township Name: Twin Lakes	
State of Incorporation or Organization WI	If Corporation or LLC, Date Licensed in Wisconsin March 13, 2026	Business Entity: ☐ Sole Proprietorship ☒ LLC ☐ Corporation ☐ Partnership ☐ Association	
Types of Vehicles to be Sold (check all that apply) ☒ Autos ☐ Trucks ☐ Motorcycles ☐ Other (specify):		List Makes of New Vehicles to be Sold N/A	
Address of Secondary Sales Location in Same Municipality Branch: N/A		Sublot: N/A	
Name and Title of Owners, Partners, Association Members, Corporate Officers or Shareholders, LLC Members or Managers (Complete form MV2844 Entity / Owners Statement for each individual) Dion Romano			
Completely Describe Other Business, Engaged in by Your Firm N/A		Same Location ☐ Yes ☒ No	Dealer License Numbers of Additional Dealerships (If applicable, this is a required field) N/A
Was there a licensed dealer at this same location previously this year? ☐ Yes ☒ No If Yes, Dealer Name: N/A		Do you own and operate your own service department? ☐ Yes ☒ No – Attach Completed Service Agreement	
Have you, as an individual and your above named firm, been licensed as a dealer before? ☐ Yes ☒ No If Yes, Same Location: ☐ Yes ☐ No		Complete ONE of the Following (whichever applicable) Is Business Real Estate Owned by: ☐ Yes ☐ No – Owner of Sole Proprietorship ☐ Yes ☐ No – One Partner of Partnership ☐ Yes ☐ No – Corporate Dealership ☒ Yes ☐ No – LLC If No, Send Copy of Lease	
Has your motor vehicle dealer license ever been denied, suspended or revoked? ☐ Yes ☒ No If Yes, When and what state:			
Are you licensed as a motor vehicle salvage dealer at the same location? ☐ Yes ☒ No If Yes, List License Number:			
Will you be named as the lessor on any vehicle title? Check a box: ☐ Yes ☒ No If yes, submit MV2509 – Lessor Bond, and include the required lessor bond in the amount of \$60,000 per Wis. Stat. §344.51			Sales Tax Seller Permit Number

Check Only ONE Box (applicable to your dealership) ☐ 1. During the next two years our dealership will sell ALL vehicles on a Cash Only basis. Fee due is \$20. ☒ 2. Our dealership originates retail installment sales contracts and/or consumer leases: ☒ a. All of the contracts or leases we originate are sold or transferred to a third party. Fee due is \$100. ☐ b. Some or all of the contracts or leases are retained by our dealership. Fee due is \$100. ☐ 3. The total amount of installment contracts and/or consumer leases originated and retained in the last 12 months was \$____, which is \$100,000 or less. Fee due is \$100. ☐ 4. The total amount of installment contracts and/or consumer leases originated and retained in the last 12 months was \$____, which is greater than \$100,000. Do not submit a fee. You will receive a separate bill. ☐ Yes ☒ No Does your dealership write credit insurance?	Dealer License – Required Fee (\$40) \$ 40 Branch License (\$40) \$ ____ Sublot License (\$2) \$ ____ Salesperson License(s) (\$8) (if test required, pay examiner) # 1 x \$8 \$ 8 WI Buyer License(s) (\$12) # 1 x \$12 \$ 12 Buyer ID Card(s) (\$12) # ____ x \$12 \$ ____ Dealer License Plates – Required (first 2 plates) \$ 150 Number of Additional Plates (\$10) # ____ x \$10 \$ ____ List letters of All Missing Plates: ____ Replacement License Plates for Lost, Damaged, or Illegible Plates (\$4 each) \$ 210 In the event of plate increase or decrease, recalculate fees.
Check Payable To: Department of Financial Institutions Total \$ 210	Check Payable To: Registration Fee Trust Total \$ 0

I, the undersigned, certify under penalty of s.345.17 Wisconsin Statutes, that (1) a lease agreement covering at least the licensing year has been executed, if premises are not owned by applicant, and (2) the answers and statements on this application are true and correct to the best of my knowledge.

X

(Signature of Authorized Dealership Agent)

(Title)

(Date – m/d/yyyy)

MOTOR VEHICLE DEALER TWO YEAR LICENSE APPLICATION (continued)

Wisconsin Department of Transportation MV2186

First time dealer applicant or application for amended license because of business relocation or ownership change.

Proper local officials must sign below, BEFORE submitting this application. All applicants complete Section A.

If business is located in a township, complete both Sections A and B.

Attention Zoning Authorities: The requirements for a retail motor vehicle dealer are as follows:

1. A permanent building, not a residence, tent, or temporary stand.
2. An office within the building.
3. A minimum 12 x 20 foot area accessible for automobile display, repair and preparation within the building. The minimum size of the vehicle display lot must be equal to the size of a standard parking stall, in accordance with local or county zoning requirements.
4. A repair shop on the premise or a service agreement with a nearby repair shop.
5. An outdoor vehicle display lot for at least one vehicle adjacent to the building or all vehicles kept indoors.
6. An exterior sign with business name as it will appear on the license certificate and any other name used to do business under. The lettering of the sign must be a minimum of 4 inches high, unless smaller dimensions are required by local zoning or sign ordinance.
7. A sign posted on or adjacent to the entrance door describing business hours.

SECTION A

Legal Business Name

DKR Financial Solutions, LLC.

Business Address

517 N Lake Ave

PO Box

City

Twin Lakes

State

WI

ZIP Code

53181

1. Operation of this dealer business at the location(s) stated above is in accordance with local zoning, building code and permit requirements.

Print Name

Municipality

X

(Signature)

(Official Title)

(Date – m/d/yyyy)

2. Check only ONE and sign below:

☐ A local permit or license is required and has been issued.☐ A local permit or license is not required.

Print Name

DKR Financial Solutions, LLC.

Municipality

X

(Signature)

(Official Title)

(Date – m/d/yyyy)

SECTION B

Legal Business Name

DKR Financial Solutions, LLC.

Business Address

517 N Lake Ave

PO Box

City

Twin Lakes

State

WI

ZIP Code

53181

County Zoning Approval – Required only if business is located in a township.

Operation of this dealer business at the location(s) stated above is in accordance with local zoning regulation.

Print Name

County

X

(Signature)

(Official Title)

(Date – m/d/yyyy)

If business address above does not include a specific street number, furnish directions to your business location, including highway numbers or letters and distances.

MEMORANDUM

To: Village Board

From: Laura Jager, Village Administrator

Date: May 26, 2026

Subject: Recommended Revisions to Outdoor Lighting Ordinance

Following review of comments regarding the proposed Outdoor Lighting Ordinance, staff reviewed several sections of the ordinance to evaluate long-term enforceability, administrative consistency, and clarity.

Recommended Revisions**1. Compliance Timeline – Section 8.90.3(B)**

The current ordinance requires all existing nonconforming outdoor lighting to either comply or be discontinued within ninety (90) days of enactment. The Board has discussed modifying this requirement to forty-five (45) days.

Staff recommends that if the Board proceeds with the forty-five (45) day compliance timeline, the ordinance should also include administrative flexibility for good-faith compliance efforts where no immediate nuisance or safety concern exists.

Recommended Revision

B. Existing outdoor lighting that does not conform to this Chapter shall be brought into compliance or discontinued within forty-five (45) days of the effective date of this Chapter, unless otherwise exempted herein.

The Village may grant reasonable extensions where a property owner demonstrates good-faith efforts toward compliance and where the lighting condition does not constitute a nuisance, hazard, or immediate public safety concern.

2. Shoreland and Water-Oriented Lighting – Section 8.90.6

Staff recommends revising the current “visible beyond fifty (50) feet” standard. The existing language may be difficult to measure or apply consistently in enforcement situations due to changing environmental and observational conditions.

Current Language

Lighting or luminaries on docks, piers, berthing structures, or shoreline areas shall be shielded to prevent direct visibility beyond fifty (50) feet.

Recommended Revision

Lighting or luminaries on docks, piers, berthing structures, or shoreline areas shall be shielded and directed downward to minimize glare, prevent light trespass onto navigable waters and adjacent properties, and reduce impacts on neighboring residences and nighttime lake conditions.

Low-wattage solar lighting intended for pathway or safety purposes shall be permitted provided such lighting does not create glare, excessive illumination, or navigational hazards.

3. Height Restrictions – Section 8.90.5(C)

The current ordinance broadly states that outdoor light poles or support assemblies may not exceed twenty-five (25) feet in height.

Recommended Revision

Outdoor light poles or support assemblies may not exceed thirty (30) feet in height.

4. Public Lighting Exemption – Section 8.90.7(D)

The ordinance currently exempts “public lighting” but does not define the term. Staff recommends clarifying the intended scope of this exemption.

Recommended Revision

Lighting owned, operated, or maintained by a governmental entity or public utility for public safety, roadway safety, navigation, or public infrastructure purposes, and emergency lighting necessary for safety.

5. Recreational Lighting Exemptions – Section 8.90.7(G)

Staff recommends adding standards for review of recreational lighting exemption requests in order to improve consistency and provide clearer guidance during Plan Commission and Village Board review.

Recommended Revision

Recreational uses of exterior lighting for outdoor recreational facilities such as ball diamonds, playing fields, tennis courts, parks, and similar recreational areas may be exempted from some or all provisions of this Chapter upon approval by the Plan Commission and Village Board following review of:

1. Public safety needs;
2. Hours of operation;
3. Proximity to residential properties;
4. Shielding and glare mitigation measures;
5. Impacts to neighboring properties and navigable waters; and
6. Reasonable alternatives to reduce light trespass.

The Village Board may impose reasonable conditions regarding hours of illumination and operational standards.

Optional Additional Definition

Staff also recommends consideration of adding the following definition to Section 8.90.4:

“Public lighting” means lighting owned, operated, or maintained by a governmental entity or public utility for public safety, roadway safety, navigation, or public infrastructure purposes.

Conclusion

Staff believes the proposed revisions maintain the overall purpose and intent of the Outdoor Lighting Ordinance while improving clarity, enforceability, and long-term administrative consistency. The recommended revisions are intended to strengthen the ordinance operationally while reducing ambiguity regarding compliance standards and exemption procedures.

ORDINANCE NO. 2026-6-1

**An Ordinance Creating Chapter 8.90 Of The Twin Lakes Code Of Ordinances
Pertaining To Outdoor Lighting**

The President and the Trustees of the VILLAGE OF TWIN LAKES, Kenosha County, Wisconsin, do herewith ordain as follows, to wit:

SECTION I

Chapter 8.90 of the Twin Lakes Code of Ordinances, pertaining to outdoor lighting, be, and hereby, is created to read as follows:

"Chapter 8.90

OUTDOOR LIGHTING

Sections:

8.90.1 Title and Authority.

8.90.2 Purpose and Intent.

8.90.3 Applicability.

8.90.35 Effects on Other Codes.

8.90.4 Definitions.

8.90.5 General Lighting Standards.

8.90.6 Shoreland and Water-Oriented Lighting.

8.90.7 Exemptions.

8.90.75 Nuisance or Public Nuisance Conditions.

8.90.8 Enforcement and Complaints.

8.90.9 Penalties.

8.90.10 Severability.

8.90.11 Effective Date.

8.90.1 Title and Authority.

This Chapter shall be known as the Village of Twin Lakes Outdoor Lighting Ordinance and is adopted pursuant to the Village's authority under Wis. Stat. § 61.34 and other applicable provisions of Wisconsin law.

8.90.2 Purpose and Intent.

The purpose of this Chapter is to ensure adequate and safe outdoor lighting for public and private properties while minimizing glare, light trespass, excessive illumination, and light pollution. This Chapter is intended to preserve the nighttime character and aesthetic qualities of the Village of Twin Lakes, protect navigable waters, conserve energy, prevent lighting nuisances, and allow residents and visitors the peaceful enjoyment of property under natural night sky conditions.

8.90.3 Applicability.

A. This Chapter shall apply to all exterior lighting installed, replaced, relocated, altered, or operated after the effective date of this Chapter.

B. Existing outdoor lighting that does not conform to this Chapter shall be brought into compliance or discontinued within ninety (90) days of the effective date, unless otherwise exempted herein.

C. Outdoor lighting associated with a use or structure that is abandoned as defined elsewhere in the Village Code or ordinances shall be brought into compliance with this Chapter prior to resumption of use.

8.90.35 Effects on Other Codes.

The provisions of this Chapter are intended to supplement other applicable Village codes and zoning requirements and regulations. Compliance with all applicable provisions of a building, zoning, electrical and other Village codes and ordinances must be observed. In the event of a conflict between requirements of this Chapter and other Village codes or ordinances, the more stringent requirement shall apply.

8.90.4 Definitions.

As used in this Chapter, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

A. "Exterior lighting" means any outdoor artificial illuminating device, whether permanent or portable, used for illumination or advertisement, including general lighting fixtures, search lights, spot lights and flood lights, whether for architectural lighting, parking lot lighting, landscape lighting, signage/billboards, street lighting, or any other purpose. "Exterior lighting" is used interchangeably with "exterior lights," "outdoor lights," and "outdoor lighting."

B. "Glare, or light glare" means a light ray emanating directly from a lamp, reflector or lens such that it falls directly on the eye of the observer.

C. "Light trespass" means light emitted beyond the property boundary exceeding one-half (0.5) foot-candle, equivalent to five and four-tenths (5.4) lux, measured at four (4) feet

above ground level at the property line, or four (4) feet above the water surface at a point one hundred fifty (150) feet from the shoreline.

D. "Luminaire or luminaries" means the complete lighting assembly, less the support assembly. For purposes of determining total light output from a luminaire, light assemblies which include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.

E. "Security lighting" means illumination used as a preventative or corrective measure against intrusions or other criminal activity on a physical piece of property.

F. "Shielded or light shield" means any attachment which interrupts and blocks the path of light emitted from a luminary or fixture. A shield or light shield shall block the direct observation of the light producing portion of the fixture from direct view or interrupt the direct viewing of the light producing portion so as to avoid light trespass or glare as defined above.

8.90.5 General Lighting Standards.

A. All outdoor luminaries producing artificial light shall be located, sized, shielded and/or directed in such manner that they do not constitute light trespass to adjacent properties, public roadways, private roadways or navigable waters as defined herein. Beyond the shielding requirements of this Chapter, all light fixtures shall be located, aimed or shielded so as to eliminate light trespassing across property boundaries.

B. All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective.

C. Outdoor light poles or support assemblies shall not exceed twenty-five (25) feet.

D. Flashing, pulsating, rotating, oscillating, laser lights, including laser light shows and aerial laser lights, strobe, or search light-type lighting is prohibited.

E. All architectural lighting, per fixture, shall be 150 Watts or less (incandescent) or 60 Watts or less (LED or other types), and lights shall have at least 90% of their light falling on the illuminated structure.

F. No outdoor luminaries may be operated in such a manner as to constitute a hazard or danger to persons, or to safe vehicular or boating operations.

G. Special events lighting for any temporary use using exterior lighting which is not in complete compliance with the requirements of this section shall secure a temporary use permit in advance.

H. Motion-activated security lighting shall not be activated by movement or activity beyond the property boundaries, including by movement or activity on public or private roads. Motion-activated security lighting shall not be illuminated for more than three (3)

minutes after motion has ceased. Motion sensors shall be aimed and adjusted to prevent activation by minor movement, including trees, vegetation, insects, or activity beyond the property boundaries, and shall be so aimed and shielded to prevent light trespass.

8.90.6 Shoreland and Water-Oriented Lighting.

Shoreland and water-oriented lighting pertains to all lighting on berthing structures, piers or docks designed to illuminate those structures. Lighting or luminaries on docks, piers, berthing structures, or shoreline areas shall be shielded to prevent direct visibility beyond fifty (50) feet. Low wattage solar lights are acceptable.

8.90.7 Exemptions.

The following are exempt from the requirements of this Chapter, to the extent described as follows:

A. Temporary lighting for civic events, road construction, emergency repair or maintenance of utility lines, sewer, water mains or similar public infrastructure is exempt from this Chapter.

B. Temporary ice activity illumination is permitted when ice conditions allow and persons are present and actively participating. Illumination shall be extinguished when persons are no longer present.

C. All low voltage landscape and low voltage holiday lighting and accent lighting are exempt from the requirements of this Chapter, including lighting with no individual bulb(s) or lamp with a rating greater than five (5) watts, such as decorative string lights or pathway lights provided such lighting does not create glare, light trespass or nuisance condition.

D. Public lighting, and emergency lighting necessary for safety.

E. Temporary lighting legally allowed for hunting, fishing or trapping while those activities are actually taking place and persons involved are actively present.

F. Flagpoles and other elevated objects such as state and national flags, statues, entranceway markers, or other top-of-pole mounted objects which cannot be illuminated with downward-directed lighting may be used only in the form of one (1) narrow-cone spotlight per flag which confines the illumination to the object of interest and provides that the lighting is restricted to an angle of not less than 75 degrees upward from the horizontal.

G. Recreation uses of exterior lighting for outdoor recreational uses such as ball diamonds, playing fields, golf driving ranges, tennis courts, parks and similar outdoor recreational areas and uses may be exempted from some or all of this Chapter if approved by the Plan Commission and Village of Twin Lakes Board of Trustees following an adequate plan review. The Village of Twin Lakes Board of Trustees retained the right to determine times in hours of illumination regarding recreational uses and activities.

H. Temporary exemption may be granted following a request to the Village of Twin Lakes Clerk describing the reasons and need for the request and the nature of the exemption request. The Village Clerk shall provide the Village Board with the request for its approval. If approved by the Village Board, the Village of Twin Lakes Clerk will provide the approval in writing and notify the Police Department of the same. Exemptions shall not be allowed for more than 30 days, except that a maximum of one 30-day renewal may be approved via the manner described in this subsection. The Village Board reserves the right to terminate any temporary light ordinance exemption for any reasonable cause, including but not limited to, concerns about safety or light trespass.

8.90.75 Nuisance or Public Nuisance Conditions.

For the purposes of this Chapter, a nuisance or public nuisance means any outdoor lighting installed, operated, or maintained in violation of this Chapter, including but not limited to, the following:

- A. Lighting that produces glare which interferes with the use or enjoyment of neighboring properties.
- B. Illumination that extends across property lines or onto navigable waters so as to create a hazard or disturbance.
- C. Lighting that causes unsafe conditions for motorist, pedestrians, or boaters.
- D. Failure to shield or direct lighting as required by this Chapter.

8.90.8 Enforcement and Complaints.

Investigations of possible violations of this Chapter shall generally be initiated upon receipt of a written or verbal complaint from an identifiable complainant who is willing to provide their name and contact information. Anonymous complaints shall not, by themselves, prompt an investigation or enforcement action. Notwithstanding the foregoing, a law enforcement officer or authorized official may initiate enforcement without a named complainant when a lighting condition is personally observed and reasonably determined to pose a substantial risk to public safety, including but not limited to hazards affecting vehicular or pedestrian traffic, navigation on waterways, or other conditions creating an immediate threat to the general public.

8.90.9 Penalties.

It shall be unlawful for any person to violate any provision of this Chapter. Each day that the violation continues after notification of noncompliance shall constitute a separate offense. The Village of Twin Lakes may institute appropriate action or proceedings to enjoining violations of this Chapter or applicable Wisconsin statutes, in addition to or in lieu of other enforcement actions, including the issuance of citations. Violations are subject to forfeitures of not less than one hundred dollars (\$100.00) nor more than two hundred fifty dollars (\$250.00) plus the costs of prosecution.

8.90.10 Severability.

If any portion of this Chapter is held invalid, the remaining provisions shall remain in full force and effect.

8.90.11 Effective Date.

This Chapter shall take effect upon adoption and publication by law, and the Village Clerk/Treasurer shall so amend the Village of Twin Lakes Code of Ordinances, and shall indicate the date and number of this creating Ordinance therein."

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

SECTION III

This Ordinance shall take effect immediately upon passage and publication as provided by law, and the Village Clerk/Treasurer shall so amend the Village of Twin Lakes Code of Ordinances, and shall indicate the date and number of this creating Ordinance therein.

Dated this ____ day of _____, 2026.

ATTEST:

VILLAGE OF TWIN LAKES

Sabrina Waswo, Village Clerk

Howard K. Skinner, Village President

Members Voting:

___ Aye ___ Absent

___ Nay ___ Abstained

Compliance Maintenance Annual Report

Twin Lakes Wastewater Treatment Fac

Last Updated: Reporting For:
5/11/2026 2025

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- Yes
- No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- Yes
- No (30 points)
- N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

- ☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

Goals:

- Identify areas of Inflow/Infiltration (I/I). this goal will continue every year in an attempt to reduce I/I.
- Repair sections of sanitary sewer main as necessary.
- Raise public awareness about illegally hooking residential sump pumps into the sanitary sewer collection system.

Did you accomplish them?

- Yes
- No

If No, explain:

Repair sections of sanitary sewer main as necessary. The company awarded the sewer main repairs project was not able to perform the work.

- ☒ Organization [NR 210.23 (4) (b)] ☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

- ☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Sewer Use Ordinance

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY)

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance
- ☒ Operation and Maintenance [NR 210.23 (4) (d)]

Compliance Maintenance Annual Report

Twin Lakes Wastewater Treatment Fac

Last Updated: Reporting For:

5/11/2026

2025

Financial Management

1. Provider of Financial Information

Name:

Greg Richter

Telephone:

262-877-3404

(XXX) XXX-XXXX

E-Mail Address
(optional):

sewer@twinlakeswi.gov

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

● Yes (0 points) ☐

○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?
Year:

2025

● 0-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A (private facility)

2.3 Did you have a special account (e.g., CFWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

● Yes (0 points)

○ No (40 points)

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year:

2025

● 1-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR

\$ 1,868,037.76

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

\$

3.2.3 Adjusted January 1st Beginning Balance

\$

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+

\$

Compliance Maintenance Annual Report

Twin Lakes Wastewater Treatment Fac

Last Updated: Reporting For:

5/11/2026

2025

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) -

\$

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

3.3 What amount should be in your Replacement Fund?

\$

0

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

☐ Yes

☐ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

☐ Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

☒ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
None reported			

5. Financial Management General Comments

All major upgrading, rehabilitating, or new construction projects of the treatment facility and collection system have been completed between 2023 and 2025. Small collection system rehabilitating projects will continue annually and are under \$50,000/year.

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 12