



Village of Twin Lakes

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

Plan Commission Meeting

Wednesday May 27, 2026 @ 6:30PM, Village Hall – Board Room

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Consideration of a motion to approve Plan Commission Minutes from April 22, 2026
5. Discussion and Possible Action Regarding Adoption of a New Plan Commission Application Form and Review Process
6. Public Hearing regarding a Conditional Use Permit for Dion Romano, Parcel 85-4-119-211-1100
7. Close of Public Hearing regarding a Conditional Use Permit for Dion Romano, Parcel 85-4-119-211-1100
8. Review and Recommendation to the Village Board a Conditional Use Permit for Dion Romano parcel 85-4-119-211-1100
9. Adjourn

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

VILLAGE OF TWIN LAKES

PLAN COMMISSION MEETING MINUTES

April 22, 2026

Twin Lakes Village Hall – Board Room

Call to Order

The meeting was called to order at 6:30 p.m.

Pledge of Allegiance

Roll Call

Present: Aaron Karow, Bill Busse, Carl Smith, Ken Smith

Absent: Todd Destree, Bran Richter, Howard Skinner

Also Present: Village Administrator Laura Jager, Village Deputy Clerk Colleen Hoyt

A quorum was present.

Public Hearing regarding reaffirmation of the Village of Twin Lakes Comprehensive Plan (2005–2024), pursuant to Wisconsin Statutes §66.1001

Motion by Karow to open the Public Hearing regarding reaffirmation of the Village of Twin Lakes Comprehensive Plan (2005–2024), pursuant to Wisconsin Statutes §66.1001.

Seconded by Carl Smith.

Motion carried by voice vote, all in favor.

The floor was opened for public comment. No public comments were received.

Motion by Karow to close the Public Hearing.

Seconded by Busse.

Motion carried by voice vote, all in favor.

Discussion and Possible Recommendation to the Village Board regarding reaffirmation of the Village of Twin Lakes Comprehensive Plan

Village Administrator Laura Jager spoke regarding options available for the Village's Comprehensive Plan, including reaffirmation of the existing plan, a full rewrite, or a limited update and appendix approach.

Discussion occurred regarding the age of the current Comprehensive Plan, updating maps and demographic information, groundwater and environmental considerations, future development patterns within the Village, and the importance of maintaining an updated planning document to guide future development decisions.

Presentation regarding Comprehensive Plan Update Services

Jeff Sanders of Community Planning Consulting, who is currently assisting the Village with updates to the Outdoor Recreation Plan, provided information regarding Comprehensive Plan update services and discussed potential approaches for updating the Village's Comprehensive Plan.

Discussion and Possible Direction regarding Updating the Village of Twin Lakes Comprehensive Plan

Discussion occurred regarding the proposed planning process, implementation strategies, mapping updates, community surveys, and potential project timelines and costs.

Motion by add name to recommend to the Village Board updating the Village of Twin Lakes Comprehensive Plan and utilizing Community Planning Consulting LLC for planning services.

Seconded by add name.

Motion carried by voice vote, all in favor.

Adjourn

Motion by Karow to adjourn

Seconded by Busse

Motion carried by voice vote, all in favor

Meeting adjourned at 8:31pm

MEMO

To: Plan Commission

From: Colleen – Deputy Clerk

Re: Proposed Plan Commission Application Process

Date: 5/22/2026

Village staff have developed a new consolidated Plan Commission application process intended to simplify application intake, improve consistency, and reduce applicant confusion.

Previously, separate applications existed for various request types, including Conditional Use Permits, Design Review, Rezoning requests, Certified Survey Maps, and other Plan Commission-related matters.

Under the updated process, applicants will submit one universal application providing general project and property information. Following submission, Village staff will review the request, determine the applicable review process, and provide the applicant with a completed "Required Applicant Submittals" checklist identifying the specific supplemental materials required for that particular request.

Once all required materials have been submitted, the application will undergo staff review and may then be scheduled for Plan Commission consideration if determined complete.

The updated process also incorporates key components of the existing staff report directly into the application review packet. Application type determination, staff comments, identified impacts, and recommendation sections are now included within the staff review portion of the application materials, eliminating the need for a separate standalone staff report.

This updated process is intended to:

- streamline the application process,
- improve consistency between application types,
- reduce incomplete submissions,
- provide applicants with clearer direction regarding required materials and review procedures.

Recommended Action:

Approve the proposed Land Use Review Application process as presented, or provide recommendations or revisions prior to implementation.



Plan Commission Meeting Schedule and Application Village of Twin Lakes

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

Meeting Schedule & Application Deadlines

The Village of Twin Lakes Plan Commission meets as needed on the fourth Wednesday of each month at 6:30 p.m. in the Twin Lakes Board Room.

All applications must first be reviewed by the Building/Zoning Department. During review, staff will determine required supplemental materials, application completeness, and whether a public hearing is required. Only complete applications will be scheduled for Plan Commission review.

Application Fees

Standard Application: \$250.00

Zoning Change Required: \$325.00

Additional escrow or professional review fees may be required depending on the nature of the request. Any additional fees or escrow requirements will be discussed with the applicant during the application review and finalization process. Please verify the legitimacy of any email requesting payment by wire transfer. The Village will never request payment from applicants by wire transfer.

Contact Information

For questions regarding the application process, contact the Zoning Department at (262) 877-3700 or the Village Deputy Clerk (262)648-1032.

Meeting Date	Application Deadline	
	Public Hearing Required	No Public Hearing Required
January 22, 2025	December 18, 2024	January 8, 2025
February 26, 2025	January 22, 2025	February 12, 2025
March 26, 2025	February 19, 2025	March 12, 2025
April 23, 2025	March 19, 2025	April 9, 2025
May 28, 2025	April 23, 2025	May 14, 2025
June 25, 2025	May 21, 2025	June 11, 2025
July 23, 2025	June 18, 2025	July 9, 2025
August 27, 2025	July 23, 2025	August 13, 2025
September 24, 2025	August 20, 2025	September 10, 2025
October 22, 2025	September 17, 2025	October 8, 2025
November 26, 2025	October 22, 2025	November 12, 2025
December 24, 2025	November 19, 2025	December 10, 2025



Plan Commission Application

Village of Twin Lakes

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

This application is used for requests requiring review by the Plan Commission under Chapter 17 of the Village of Twin Lakes Municipal Code. Submission of this application does not guarantee approval, scheduling, or a public hearing.

Applications are reviewed by Village staff to determine the applicable review process, required supplemental materials, and application completeness requirements.

Applicant Information

Applicant Name

Property Owner Name (If Different)

Street/City/State/Zip

Phone Number

Email Address

Property Information

Property Address:

Parcel Number

Current Zoning District (if known):

Current Property Use

DESCRIPTION OF REQUEST

General Project Description

Describe the proposed project, use, construction, site changes, or requested action.

Additional Operational Information

(Complete if the request involves a Conditional Use Permit request)

Briefly describe the proposed project, request, land use, construction, or site changes.

PROJECT INFORMATION

Is new construction proposed?

☐ Yes

☐ No

Is an addition or exterior modification proposed?

☐ Yes

☐ No

Is site disturbance, grading, or land alteration proposed?

☐ Yes

☐ No

Is the use of the property changing?

☐ Yes

☐ No

Are multiple parcels involved?

☐ Yes

☐ No

If yes, list additional parcel numbers:

APPLICANT ACKNOWLEDGEMENTS

☐ I understand that Village staff will review this application to determine the applicable review and approval process under Chapter 17 of the Village Code.

☐ I understand that additional supplemental materials may be required before this application may be considered complete for scheduling purposes.

☐ I understand that incomplete applications will not be scheduled for Plan Commission review.

☐ I understand that submission of this application does not guarantee approval of the request.

☐ I certify that the information provided in this application and all submitted materials is true and accurate to the best of my knowledge.

SIGNATURES

Applicant Signature: _____ **Date:** _____

Property Owner Signature: _____ **Date:** _____
(if different from applicant)

Authority

This application is administered pursuant to applicable provisions of Wis. Stat. §§ 61.35, 62.23, 236, and Chapter 17 of the Village of Twin Lakes Municipal Code governing zoning, land division, and Plan Commission review procedures.

OFFICE USE ONLY

Date Received: _____

Received By: _____

Application Fee Paid: _____

Receipt Number: _____

Required Applicant Submittals

The following checklist shall be completed by Village staff during application review. Checked items identify the materials the applicant must provide before the application may be considered complete for scheduling purposes.

Plans & Drawings Required

- ☐ **Site Plan** *(Drawing showing property layout, buildings, parking, driveways, setbacks, and other site features)*
- ☐ **Building Elevations** *(Exterior drawings showing the appearance and height of proposed buildings)*
- ☐ **Floor Plans** *(Interior layout drawings of proposed buildings or tenant spaces)*
- ☐ **Landscaping Plan** *(Location and type of proposed landscaping, screening, or buffers)*
- ☐ **Lighting / Photometric Plan** *(Location and intensity of exterior lighting fixtures)*
- ☐ **Signage Plan** *(Size, location, and design of proposed signs)*
- ☐ **Grading & Drainage Plan** *(Proposed grading, drainage flow, and stormwater management information)*

Survey & Legal

- ☐ **Certified Survey Map (CSM)** - *(Map prepared for proposed land divisions or lot adjustments)*
- ☐ **Plat Map** - *(Recorded subdivision or plat information related to the property)*
- ☐ **Legal Description** *(Formal legal property description used for official records and notices)*
- ☐ **Boundary Survey** - *(Survey showing property lines, dimensions, and existing improvements)*
- ☐ **Easement Documentation** - *(Recorded easements affecting access, utilities, drainage, or other property rights)*

Environmental / Utility

- ☐ **Stormwater Management Plan** *(Info showing how stormwater runoff will be managed on the site)*
- ☐ **Erosion Control Plan** *(Measures proposed to prevent soil erosion during construction)*
- ☐ **Wetland Delineation** *(Identification of wetlands located on or near the property)*
- ☐ **Floodplain Documentation** *(Information related to floodplain location or floodplain compliance)*
- ☐ **Utility Plan (water/sewer/electric)** *(Location of proposed or existing water, sewer, electric, or utility services)*

Zoning & Code Review

- ☐ **Exterior Design Details** *(Additional information regarding building appearance, materials, lighting, landscaping, signage, or exterior features)*
- ☐ **Parking Analysis** *(Parking calculations, layout, or parking justification)*
- ☐ **Traffic Impact Analysis** *(Traffic study or analysis prepared by a qualified professional, if required)*
- ☐ **Operational Plan** *(Detailed description of day-to-day operations, staffing, customer activity, or site management, if applicable)*

Staff Review & Recommendation

The following review process was determined by Village staff based on the proposed request and applicable provisions of Chapter 17 of the Village Code.

- | | |
|--|---|
| ☐ Conditional Use Permit (CUP) | ☐ Site Plan Review |
| ☐ Rezoning / Zoning Map Amendment | ☐ Design Review |
| ☐ Certified Survey Map (CSM) | ☐ Planned Unit Development (PUD) |
| ☐ Preliminary Plat | ☐ PUD Amendment |
| ☐ Final Plat | ☐ Other: _____ |

Request Summary _____

Applicable Code Sections _____

Staff Comments / Considerations _____

Potential Impacts Identified _____

☐ Traffic ☐ Parking ☐ Noise ☐ Lighting ☐ Drainage / Stormwater ☐ Environmental ☐ Adjacent
Property Impacts ☐ Other: _____

Staff Recommendation

- ☐ Approval Recommended ☐ Approval Recommended with Conditions
☐ Denial Recommended

Comments / Conditions:

Plan Commission Meeting Date: _____

Public Hearing Required: ☐ Yes ☐ No Notice Publication Required: ☐ Yes ☐ No

Staff Sign-Off

Bonnie Schaeffer - Zoning Administrator

Signature: _____

Date: _____



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 644

Lake 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 AVE

TWIN LAKES WI 53181

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 unsubdivided 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: B2

** 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:

☒ BP Capital LLC manager, BP Capital, LLC

Applicant/Petitioner's Name (please print):

DION ROMANO

Applicant/Petitioner's Signature:

Dion Romano

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



TWIN LAKES
BUSINESS PARK

VINDICTIVE VINYL VEHICLE WRAPS ARCHITECTURAL GRAPHICS ETCHED GLASS TRADESHOWS SEA DEK & PAINT PROTECTION FILM	BS COLLECTIBLES Sports Memorabilia, Cards and More!! www.bs-collectibles.com
VINDICTIVEVINYL.COM 262-358-2626 f i s+ SeeDek 3M	verizon
FORGED FORMED CRAFTED KEEPSAKE METALS FORGEDFORMED.COM	BS COLLECTIBLES Sports Memorabilia





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";

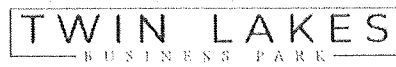
IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES, each in consideration of the covenants and agreements of the others as follows:

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.

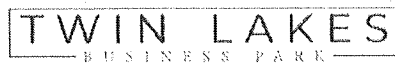
8. **PARKING and SNOWPLOWING.** The plowing of snow from all roadways and unobstructed parking areas shall be at the sole expense of Lessor. The control of snow and ice on all walkways, steps and loading areas serving the leased premises shall be the sole responsibility of Lessee. Notwithstanding the 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

LEASE

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

TWIN LAKES
BUSINESS PARK

LEASE

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

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

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

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

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" "WHEREAS." 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

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

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

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

LEASE

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.

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

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,

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

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:

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

LESSOR:

A handwritten signature of Matt Pieper in black ink.

A handwritten signature of Justin Beger in black ink.

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.

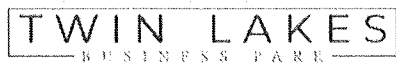
BP Capital LLC agrees to pay a one time commission of \$950 at the time lease is fully executed to Katie Adams, Lisa Fabiano Group @EXP

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

517 N Lake Ave
Twin Lakes, WI 53181



BP Capital, LLC

LEASE

- ____ 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

FOR OFFICE USE ONLY

Issued

Expires

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 WI ZIP Code 53181
Email Address [REDACTED]	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.		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	
☐ Yes ☒ No Does your dealership write credit insurance?		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.

**VILLAGE OF TWIN LAKES PLAN COMMISSION
CONDITIONAL USE PERMIT APPLICATION**

Notice is hereby given by the Twin Lakes Plan Commission that a public hearing will be held on Wednesday, May 27 2026, beginning at 6:30 p.m., at the Twin Lakes Village Hall Board Room, 105 East Main Street, Twin Lakes, Kenosha County, Wisconsin, for the purpose of receiving comment on a Conditional Use Permit for the property located at: 517 North Lake Avenue, First Floor – Unit B Parcel No. 85-4-119-211-1100

The applicant is requesting approval of a Conditional Use Permit for an auto dealership pursuant to Chapter 17 of the Village of Twin Lakes Municipal Code.

The proposed Conditional Use Permit application is available for public review during regular business hours of 8:30 a.m. to 4:30 p.m., Monday through Friday, at the Twin Lakes Village Hall, 105 East Main Street, Twin Lakes, Wisconsin.

The public hearing is held to give interested persons an opportunity to express their opinions on the proposed Conditional Use Permit. Individuals wishing to review the application or provide comments and who may need special assistance or accommodations should contact the Village Clerk at 262-877-2858.

Dated this 27th day of April, 2026.

TWIN LAKES REPORT - CLASS II LEGAL NOTICE in Column Ad- 5/1/2026 & 5/8/2026



Outlook

Re: CUP - Plan Commission Meeting 5/27/2026

From SLN Legals <legals@southernlakesnewspapers.com>

Date Mon 4/27/2026 4:20 PM

To Colleen Hoyt <deputyclerk@twinlakeswi.gov>

This has been scheduled as requested.

-Denelle

Legal Department

The deadline for all legal notice submissions is Monday noon.

Southern Lakes Newspapers LLC

1102 Ann St., Delavan WI 53115

262.725.7701 legals@southernlakesnewspapers.com

Denelle Janssen (ext 137)

Gina Dedolph (ext 118)

Karen Whittington (ext 124)

From: Colleen Hoyt <deputyclerk@twinlakeswi.gov>

Sent: Monday, April 27, 2026 3:59 PM

To: SLN Legals <legals@southernlakesnewspapers.com>

Subject: CUP - Plan Commission Meeting 5/27/2026

Hi, can you please post this in your 5/1/2026 & 5/8/2026 editions?

Colleen Hoyt - Deputy Clerk

Village of Twin Lakes, WI

262-648-1032

<https://www.twinlakeswi.gov>



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

Receipt: 0000017826 04/27/26
Cashier: CHOYT
Received Of:

The sum of: 250.00

PLC	PLAN COMMISSION	250.00
Total		250.00

TENDERED: CHECK 1068 250.00

Signed: _____