

Overview: The Village of East Troy has adopted land divisions regulations (Chapter 495 of the municipal code) to regulate subdivisions, condominiums, and certified survey maps within the Village and within 1.5 miles of the municipal boundary (i.e., extraterritorial plat review in surrounding towns).

Governing regulations: The procedures and standards governing the review of this application are found in Chapter 495 of the Village's municipal code.

General instructions: Complete this application and submit five copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (414) 336-7915 or via email at orin.sumwalt@foth.com. You may download this form at <https://data.zoninghub.com/viewfile.aspx?fileid=18321>

Application fee: \$150 plus \$5 per lot (per unit for condos) and charges for professional services

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Petitioner:

Property Owner

Name Lakewood Farms, Inc.

Street Address W1470 County Road J

City, State, Zip Code Mukwonago, WI 53149

Daytime telephone number 847-910-2600

Email davidob@outlook.com

Developer

HSA Commercial Real Estate

100 S Wacker. Dr. #950

Chicago, IL 60606

312-332-3555

kosborne@hsacommercial.com

2. Agent contact information: Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1

Name John Konopacki

Company Chaput Land Surveys

Street Address 710 N. Plankinton Ave., Ste. 720

City, State, Zip Code Milwaukee, WI 53203

Daytime telephone number 262-794-1622

Email john.konopacki@pinnacle-engr.com

Agent 2

3. Type of application (select one)

☒

Certified Survey Map (CSM)

☒

Create Additional Parcels

☐

Merge Two Adjoining Parcels

☐

Modify The Loft Line Between Two Adjoining Parcels

☐

Preliminary Plat

☐

Extraterritorial

4. Subject property information

Physical Address 2085 Co. Rd. L

Tax key number(s) RXUP 00221A

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

5. Zoning information (refer to the Village's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| ☐ RH-35 Rural Holding | ☐ TR-8 Two-Family Residential | ☐ NB Business Park |
| ☐ SR-3 Estate Residential | ☐ AR-9 Attached Residential | ☐ HB Highway Business |
| ☐ SR-4 Suburban Residential | ☐ MR-10 Multi-Family Residential | ☐ CB Central Business |
| ☐ SR-5 Neighborhood Residential | ☐ MHR-6 Mobile Home Residential | ☐ BP Business Park |
| ☐ SR-6 Traditional-Front Residential | | ☐ LI Light Industrial |
| ☐ SR-7 Traditional-Rear Residential | | ☒ GI General Industrial |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| ☐ PD Planned Development | ☐ GP Groundwater Protection | ☐ FP 100-Year Floodplain |
| ☐ DD Downtown Design | ☐ NFC Natural Features Conservar | ☐ FP 500-Year Floodplain |
| | | ☐ SW Shoreland-Wetland |

6. Adjoining land uses and zoning

	Zoning district(s)	Current Uses
North	LI	Airport
South		State Road 20
East	LI	Airport
West		Interstate 43/County Road L

7. Preliminary Checklist (§ 495-17 of the land division regulations)

(All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development.)

Yes	No	I Land resources. Does the site involve the following?
☐	☒	Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals)
☐	☒	A landform or topographic feature of local or regional interest
☐	☒	A floodplain [if yes attach 2 copies of a typical stream valley cross section showing the channel of the stream, the 100-year floodplain limits and the floodway limits (if officially adopted) of each side of the channel and a cross section of area to be developed]
☐	☒	An area of soil instability: greater than 18% slope and/or organic soils, peats, or mucks at or near the surface
☐	☒	An area of bedrock within 6 feet of the soil surface
☐	☒	An area with the groundwater table within 10 feet of the soil surface
☐	☒	An area with fractured bedrock within 10 feet of the soil surface

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Prevention of gravel extraction |
| ☐ | ☒ | A drainageway for 5 or more acres of land |
| ☐ | ☒ | Lot coverage of more than 50% impermeable surfaces |
| ☐ | ☒ | Prime agricultural land |
| ☐ | ☒ | Wetlands and marshes |
| ☐ | ☒ | Land elevation above 950 (USGS datum) |
| ☐ | ☒ | Mapped environmental corridors |

Yes

No

II Water resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Location within an area traversed by a navigable stream or dry run |
| ☐ | ☒ | Greater than 10% change in the capacity of a stormwater storage facility or flow of a waterway within 1 mile |
| ☐ | ☒ | The use of septic tank – soil absorption fields for on-site waste disposal |
| ☐ | ☒ | Lowering of water table by pumping or drainage |
| ☐ | ☒ | Raising of water table by altered drainage patterns |
| ☐ | ☒ | Lake frontage |

Yes

No

III Biological resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Critical habitat for plants and animals of community interest |
| ☐ | ☒ | Endangered, unusual or rare species |
| ☐ | ☒ | Removal of over 25% of the present trees |

Yes

No

IV Human and scientific interest. Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | An area of archaeological interest |
| ☐ | ☒ | An area of geological interest |
| ☐ | ☒ | An area of hydrological interest |
| ☐ | ☒ | Historic buildings or monuments |
| ☐ | ☒ | Buildings or monuments of unique architecture |
| ☐ | ☒ | An area of identified community recreation use |

Yes

No

V Energy, transportation and communications.

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Does the development increase the traffic flow in any collector system by more than 10%? |
| ☐ | ☒ | Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer interceptor, communications, storm sewer) |

Yes

No

VI Population. Does the development increase by more than 10% the school population of any school serving the development?

- | | |
|--------------------------|-------------------------------------|
| ☐ | ☒ |
|--------------------------|-------------------------------------|

Yes

No

VII Additional information on any of the above that may have a significant environmental impact.

- | | |
|--------------------------|-------------------------------------|
| ☐ | ☒ |
|--------------------------|-------------------------------------|

Yes

No

VIII Appendices and supporting material.

- | | |
|--------------------------|-------------------------------------|
| ☐ | ☒ |
|--------------------------|-------------------------------------|

8. Applicant certification

♦ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.

♦ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with Section 510-149(D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property. [Please select the procedure you are applying for and visit FAQ for current year rates.](#)

♦ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

♦ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.

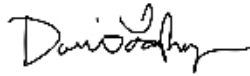
♦ I understand if I receive final approvals, it is my responsibility to circulate any documents for appropriate signatures and record any official documents with the Walworth County Register of Deeds.

♦ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

David O'Bryan

Name - Print



Name - Signature

10/7/25

Date

Name - Print

Name - Signature

Date

Applicant (if different than Property Owner):

Ken Osborne

Name - Print



Name - Signature

10/7/25

Date

Name - Print

Name - Signature

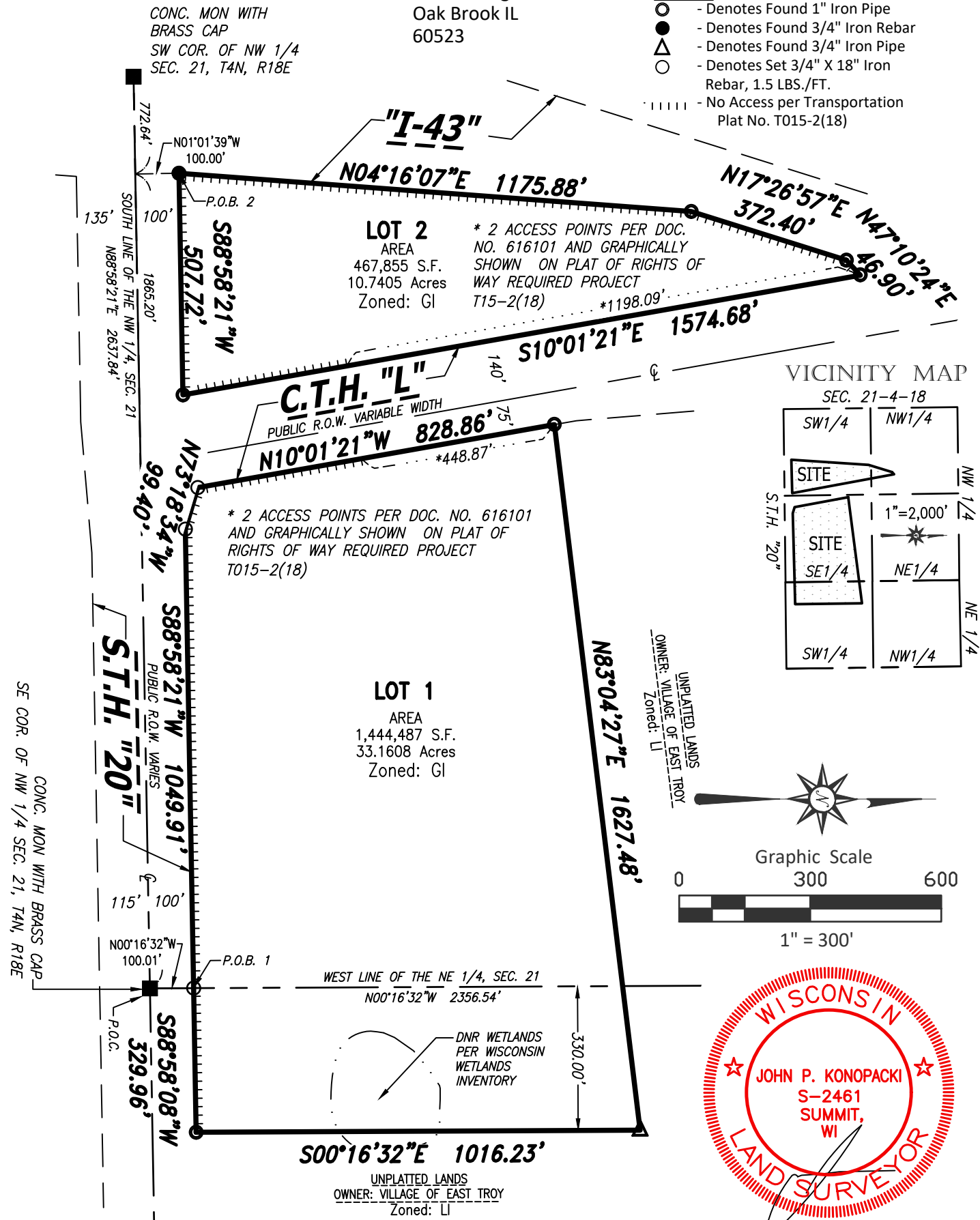
Date

CERTIFIED SURVEY
MAP NO. _____

Being that part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin.

Owner : Lakewood Farms Inc.
37 Mockingbird Ln
Oak Brook IL
60523

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - △ - Denotes Found 3/4" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - - No Access per Transportation Plat No. T015-2(18)



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

All bearings are referenced to the Wisconsin State Plane Coordinate System, (NAD83/2011) in which the South line of the NW 1/4, Sec. 21, bears N88°58'21"E.

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 23, 2025
Survey No. 5496.10A lpm
Sheet 1 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Being that part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin.

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin:

COMMENCING at the Southeast corner of the Northwest 1/4 of said Section 21; thence North 00°16'32" West along the East line of said Northwest 1/4 Section 100.01 feet to the North line of S.T.H. "20" and the Point of Beginning of lands to hereinafter described; thence South 88°58'21" West along said North line 1049.91 feet to a point; thence North 73°18'34" West along said North line 99.40 feet to a point on the East line of C.T.H. "L"; thence North 10°01'21" West continuing along said East line 828.86 feet to a point; thence North 83°04'27" East 1627.48 feet to a point on a line that is 330.00 feet East of the West line of the Northeast 1/4 of Section 21; thence South 00°16'32" East and parallel with said West line 1016.23 feet to a point on the North line of said S.T.H. "20"; thence South 88°58'08" West along said North line 329.96 feet to the Point of Beginning.

ALSO

COMMENCING at the Southeast corner of the Northwest 1/4 of said Section 21; thence South 88°58'21" West along the South line of said 1/4 Section 1865.20 feet to a point; thence North 01°01'39" West 100.00 feet to the intersection of the North line of S.T.H. "20" and the East line of Interstate Highway "43" and the Point of Beginning of lands to hereinafter described; thence North 04°16'07" East continuing along said East line 1175.88 feet to a point; thence North 17°26'57" East along said East line 372.40 feet to a point; thence North 47°10'24" East continuing along said East line 46.90 feet to the intersection of the East line of Interstate Highway "43" and the West line of C.T.H. "L"; thence South 10°01'21" East along said West line 1574.68 feet to the intersection of the North line of S.T.H. "20" and the West line of C.T.H. "L"; thence South 88°58'21" West along said North line 507.72 feet to the Point of Beginning.

Said lands as described contains 1,912,342 square feet or 43.9013 Acres.

That I have made such survey, land division and map by the direction of Lakewood Farms Inc., owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of East Troy Land Division Ordinance in surveying, mapping and dividing the land within the subdivision / certified survey map.

Date: October 23, 2025


John P. Konopacki
Professional Land Surveyor S-2461



CERTIFIED SURVEY MAP NO. _____

Being that part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ }

Lakewood Farms Inc., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the Village of East Troy and Chapter 236 of the Wisconsin Statutes.

Lakewood Farms Inc., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of East Troy.

IN WITNESS WHEREOF, Lakewood Farms Inc. has caused these presents to be signed by the hand of _____, on this _____, day of _____, 20____.

LAKEWOOD FARMS INC.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this ____ day of _____, 20____, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



CERTIFIED SURVEY MAP NO. _____

Being that part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

_____, a corporation duly organized and existing by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Type or Print Name: _____

Title: _____

STATE OF _____ }
:SS
_____ COUNTY }

Personally came before me this ____ day of _____, 20____, _____ of the above named entity, to me known to be the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: _____

Print Notary Name: _____

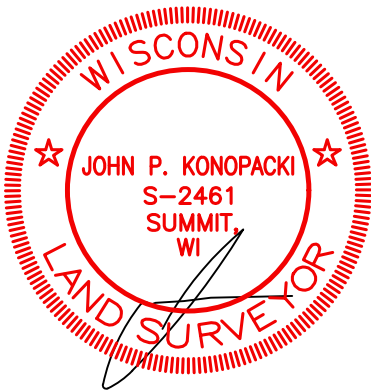
Notary Public, State of _____. My commission expires: _____

(Notary Seal)



234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461



Date: October 23, 2025
Survey No. 5496.10A lpm
Sheet 4 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Being that part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 4 North, Range 18 East, in the Village of East Troy, Walworth County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of East Troy on this _____ day of _____, 20____.

Date

Robert M. Johnson, Village President

Date

Dannett Smith, Village Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of East Troy, Wisconsin, on this _____ day of _____, 20____.

Date

MATT JOHNSON, VILLAGE PRESIDENT

Date

LORRI ALEXANDER, CLERK

