

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: October 27, 2025 (updated on November 7, 2025)
MTG DATE: November 10, 2025
APRVL DATE: Village Board action required within 90 days of submittal
FOTH FILE: 25E020.01/21
RE: Lakewood Farms, Inc. – Certified Survey Map Review

BACKGROUND:

1. Petitioners: Ken Osborne (HSA Commercial Real Estate)
2. Agent: John Konopacki (Chaput Land Surveyors)
3. Property Owners: Lakewood Farms, Inc.
4. Location/Address: 2085 Co. Rd. L, East Troy, WI 53120
5. Tax Key Number: RXUP 00221A
6. Area: 43.9013 AC
7. Existing Zoning: GI-General Industrial District, Shoreland-Wetland Overlay District
8. Proposed Zoning: N/A
9. Future Land Use: General Industrial

OVERVIEW:

The Petitioner is requesting approval of a 2-Lot Certified Survey Map (CSM) on property located at the 2085 Co. Rd. L, East Troy, WI 53120. The petitioner is proposing to create an additional parcel to rectify a situation where the property was bisected by a road rendering two separate parcels with the same tax parcel number.

Lot 1 has an area of 33.1608 acres (1,444,487 S.F.). Lot 2 has an area of 10.7405 acres (467,855 S.F.). Both properties are currently farmed. Both properties have limited access via County Trunk Highway L. Access restrictions are noted on the CSM.

ENGINEER COMMENTS:

Lynch Engineering, Village of East Troy Village Engineer has provided separate correspondence regarding technical review of the Lakewood Farms CSM.

PLANNER COMMENTS:

1. **Zoning.** The subject properties are zoned GI General Industrial District, which is consistent with the prescribed Future Land Use of General Industrial.
2. **Environmentally Sensitive Lands.** The CSM depicts a Wetland on the south side of proposed Lot 1. The surveyor utilized data from the Wisconsin Wetland Inventory in lieu of a field delineation. A field delineation of the wetland will be required as part of any future development proposal on the site.
3. **Village Review Procedures.** With regard to land divisions, the Plan Commission is advisory to the Village Board. The Plan Commission may recommend (1) approval, (2) approval with conditions, or (3)

denial of the application. If approval is recommended, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

4. **Public Notice.** Aside from being included on the meeting agenda, no other public notice is required.

STAFF RECOMMENDATION:

Certified Survey Map

Depending on confirmation by the Village of East Troy Plan Commission of the above-described comments, the Village of East Troy Plan Commission may take the following actions:

The Village of East Troy Plan Commission recommends to the Village Board **Approval** of the Certified Survey Map for Ken Osborne (HSA Commercial Real Estate) for the property located at 2085 Co. Rd. L, East Troy, WI 53120 (RXUP 00221A) subject to the following conditions:

1. Prior to the Village signing the final CSM, the commencement of any construction of an improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Village Engineer, the Village Planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per Ch. 236, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code.
2. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of East Troy for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of East Troy by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of East Troy must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of East Troy, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of East Troy, including possible cause for termination of the conditional approval.
3. Although the Village of East Troy has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures.

EXHIBIT:

- A. Review Memo from Lynch Engineering
- B. Petitioner Application