PLAN COMMISSION
MEETING MINUTES
JANUARY 6, 2026

1. CALL TO ORDER AND ROLL CALL:
Mary Knipper called the meeting to order at 6:30pm. Other members present: Mary O'Connor, Bob Nieuwenhuis, Jim Johnson, Craig Davis, and Doug Siperly. Kim Jedlicka was excused. Other staff members present were John Olson, David Rasmussen, and Brett Biwer.

2. COMMENTS AND SUGGESTIONS OF CITIZENS PRESENT REGARDING ITEMS ON THE AGENDA AND/OR COMMUNICATIONS:
--Lee Fickau, N3146 STH 67, commented on behalf of the "Lakeland neighbors" group. He stated they had a long meeting with Lakeland reps just today and the results are positive and supportive overall. And the church is committed to future quarterly meetings going forward to help keep communication open with the neighbors for any concerns. He further stated he had received information from the Police Dept through an Open Records request detailing 38 noise complaints from the neighbors between 2017-2019. The church has taken steps since then to help satisfy these complaints as well. More landscape screening and sound buffering steps are planned in the future.

3. APPROVAL OF THE NOVEMBER 4, 2025 MINUTES:
Motion by Nieuwenhuis and seconded by O'Connor to approve the minutes. All ayes, motion carried 6-0.

4. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY MICHAEL & ELAINE MASCIOLA, 2314 LAKE SHORE DR., (FSS00007) FOR VARIANCES TO ALLOW A RESIDENTIAL HOME ADDITION:
A Walworth County denial letter and/or additional information is needed to determine specific details about the Variance requirements. Mike Masciola understands and agrees he will be meeting with zoning in the near future to formally apply and begin the application process.

Motion by Nieuwenhuis and seconded by Siperly to table the application due to lack of information. All ayes, motion carried 6-0.

5. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY NORTH BY NORTHWEST STORAGE, LLC (JOHN BERGET), 4954 STH 50, (FD2500021) FOR A CONDITIONAL USE PERMIT TO ALLOW SELF-STORAGE AND MINI-WAREHOUSE DEVELOPMENT OF THE PARCEL:
John Berget and Al Hulick were present to explain their application. Berget has already received the necessary rezoning of the parcel, but needs a Conditional Use Permit to begin Phase 2. He plans to develop the parcel directly West of his current development with the same use: Self-storage and Mini-Warehousing. The buildings and landscaping will closely match the existing development.

Motion by Nieuwenhuis and seconded by Johnson to recommend approval of the Conditional Use Permit allowing Self-Storage and Mini-Warehousing development of the parcel. All ayes, motion carried 6-0.

6. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY CAROLINE RANDAZZO, 2903 BORG RD., (FD2900001A4) FOR VARIANCES TO ALLOW RECONSTRUCTION AND REPAIR OF AN EXISTING BOATHOUSE:
Nick DePietro, DePietro Design Associates, was present to explain their application. The boathouse needs extensive repair. They are applying for Variances to increase the horizontal deck area from an existing 315' to 358' to allow for the shoring & repair of the concrete plank edge and to allow sufficient drainage and the attachment to the existing structure.

Motion by O'Connor and seconded by Davis to recommend approval of the Variances needed for the repair and reconstruction of the existing boathouse. All ayes, motion carried 6-0.

7. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY LAKELAND COMMUNITY CHURCH, N3181 STH 67, (FA395600002) FOR A CONDITIONAL USE PERMIT AMENDMENT, VARIANCE, & AFFIDAVIT OF CORRECTION TO ALLOW A BUILDING & PARKING EXPANSION:

Pete Scheider-architect, John Strong, and Pastor Richard Holt were present to explain their application that was tabled in November. The church is applying for a building, parking, and access development plan to include the following 7 phases over the next 5 years as funding is available:

1. New STH 67 road connection (2026-Phase 1) This access has already been approved by the DOT.
2. Expanded Parking (2026-Phase 1) Southeast lot, Center lot, & Loop Road.
3. Children's Ministry Wing Addition (2026/2027-Phase 2a & 2b) North end of building
4. Gathering & Café Addition (2028/2029-Phase 3)
5. Auditorium Main Level Renovation (2029-Phase 4)
6. Auditorium Mezzanine (2030-Phase 5)
7. Marque Sign (2030-Phase 6)
8. Parking Asphalt Completion (2031-Phase 7)

Total Building SF will increase from 56,192 to 70,692, or an increase of 14,500 SF.
Total parking capacity will increase from 440 spaces to 789 spaces, or an increase of 349 new spaces.
Total seating capacity will increase from 1000 people to 1500 people, or an increase of 500.

Commission members continued to express concerns about allowing building expansion again when served by their current septic system. Pete Scheider reviewed the Groth Design Group Executive Summary detailing the high standards of engineering of their existing Septic System and their planned new Holding Tank to serve the 2 new restrooms. Their current Septic System meets all the codes and ordinances required by the WDNR and SEWRPC. Nieuwenhuis commented that he could not support their application with condition #18 listed in the Conditional Use Permit: "The church agrees it will not expand the building past its existing size unless a municipal sanitary sewer system becomes available."

Town Engineer Brett Biwer asked if the church would consider a Holding Tank system to serve the entire facility?

Attorney Rasmussen commented that an Affidavit of Correction is not legally advisable, but a revised Certified Survey Map is preferred.

Motion by Knipper and seconded by Davis to table again to allow time to consult with Walworth County Zoning before final consideration and specifically Condition #18. All ayes, motion carried 6-0.

8. DISCUSSION/POSSIBLE ACTION ON ADDRESSING:

Motion by Nieuwenhuis and seconded by Davis to assign 4206 Robbins Rd. to parcel #FSU00027. All ayes, motion carried 6-0.

Motion by Davis and seconded by Nieuwenhuis to assign 2262 South Shore Dr. to parcel #FD2700011. All ayes, motion carried 6-0.

Motion by Knipper and seconded by O'Connor to deny the request from Greg Straub, 304 Crocus St., to change his address to a Bayview Rd. address. All ayes, motion carried 6-0.

9. ADJOURNMENT:

Motion by Knipper and seconded by Nieuwenhuis to adjourn at 8:35pm. All ayes, motion carried 6-0.