

**PLAN COMMISSION
MEETING MINUTES
MARCH 3, 2026**

1. CALL TO ORDER AND ROLL CALL:

Mary Knipper called the meeting to order at 6:30pm. Other members present: Bob Nieuwenhuis, Jim Johnson, Craig Davis, Mary O'Connor, Kim Jedlicka, and Doug Siperly. Other staff members present were John Olson, Attorney David Rasmussen, and Town Engineer Brett Biwer.

2. COMMENTS AND SUGGESTIONS OF CITIZENS PRESENT REGARDING ITEMS ON THE AGENDA AND/OR COMMUNICATIONS:

--Shannon Wynn, 1317 Getzen Place, stated that she is the only residential property owner near enough to the Assmann Trust application to be concerned with any potential nuisances. The other properties are agricultural.

--Becky Oehmen, 3251 STH 67, expressed concerns about the Lakeland Community Church application. She has concerns about the overall size of the proposed expansion, groundwater contamination risks, failing mound septic system, and additional noise. She stated the church should be required to hook-up to a municipal Sanitary Sewer system as required by the Conditional Use Permit and pay for an extension if it is not available.

3. APPROVAL OF THE FEBRUARY 3, 2026 MINUTES:

Motion by Nieuwenhuis and seconded by Knipper to approve the minutes. All ayes, motion carried 4-0, with Siperly, Jedlicka, and O'Connor abstaining.

4. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY ASSMANN TRUST, N3851 STH 67, (FD1300006) FOR A PARTIAL REZONING FROM A-1 TO A-4 AND CONDITIONAL USE PERMIT TO ALLOW STORAGE AND PARKING OF CONTRACTOR EQUIPMENT:

Adrian DeBruin & Ed Elsner were present to explain the application. Adrian has met with Walworth County Zoning and they have confirmed a partial Rezoning of the parcel from A-1 to A-4 to allow storage of contractors' equipment is appropriate. The A-4 rezoned area is limited to an area with an existing concrete surface. They do have a sawmill and tree removal business that is performed on their customer's property locations. And they intend to use the sawmill while on the property only to restore the existing barn that is in disrepair.

Motion by O'Connor and seconded by Jedlicka to recommend approval of the partial rezoning from A-1 to A-4. All ayes, motion carried 7-0.

Motion by Knipper and seconded by Siperly to recommend granting the Conditional Use Permit subject to the following conditions:

1. Sawmill operation be limited to inside the barn
2. Sawmill operating hours be restricted to 9:00am – 5:00pm Weekdays only. No weekends or holiday operation.
3. All contractors' equipment be stored inside the barn whenever possible or West of the barn when outdoors.

All ayes, motion carried 7-0.

5. 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 Schneider-architect, John Strong, Dean Odling, and Pastor Richard Holt were present to explain their application that was last tabled in January. 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.

The existing Conditional Use Permit #18 states: **“The church agrees that it will not expand the building, which appears on the aforementioned plan, past its existing size; unless a municipal sanitary sewer system becomes available, and only after presenting new plans to the Town Plan Commission for approval as per the Town.”**

Lakeland Church reps have met with Walworth County Zoning and Delavan Lake Sanitary District to pursue alternatives to this condition as Sanitary Sewer may not be available for several years due to unknown growth and development demands along STH 67. The church plans to install a Holding Tank to serve this proposed expansion. A revised Condition #18 is proposed as follows:

“Installation of a Holding Tank is agreeable to WALCOMET, Delavan Lake Sanitary District, and Town Engineering as an equal to extension of municipal sanitary sewer since the waste is treated at a municipal wastewater treatment facility; this reduces environmental concerns and well contamination risk caused by a Mound System failure.”

And the church still agrees to hook-up to municipal Sanitary Sewer when it is available. The existing Conditional Use Permit #21 states: **“The church agrees that at such time as sanitary sewer, or the ability to hook-up to sanitary sewer becomes available at the intersection of STH 67 & 50, the church at its own expense, will connect and pipe its effluent to that hook-up location as per the Town.”**

Motion by Knipper and seconded by Johnson to recommend approval of a Conditional Use Permit Amendment, Variance, and Affidavit of Correction subject to DOT approval. All ayes, motion carried 7-0.

6. DISCUSSION/POSSIBLE ACTION ON ADDRESSING:

Motion by Jedlicka and seconded by Siperly to assign 5030 Bailey Rd. to parcel #FA376900002. All ayes, motion carried 7-0.

7. ADJOURNMENT:

Motion by Knipper and seconded by Nieuwenhuis to adjourn at 8:10pm. All ayes, motion carried 7-0.