

Town of Lafayette
PARKS, RECREATION, TOURISM, LAND USE and PLANNING COMMISSION
May 11, 2026
7:00 PM Lafayette Town Hall

CALL TO ORDER / ROLL CALL

The meeting was called to order by Chair Scott Faris at 7:00 PM. The following members were present: Rob Brown, Scott Faris, DeWayne Krumenauer, Sue Lane, Doug Matthews; Mark Sedlacek, and Jerry Zais were present; a quorum was present. Neil Mathwig arrived at 8:09 PM; Jenna Hazelton was not present.

APPROVAL OF AGENDA & PRIOR MEETING MINUTES

A motion to accept the Agenda for the May 11, 2026 meeting and to approve the Minutes of the April 13, 2026 PRTL meeting without correction was made by Sue Lane / Mark Sedlacek; motion was approved by unanimous voice vote.

GENERAL PUBLIC WISHING TO ADDRESS THE COMMISSION

Mr. Jerry Williams mentioned that the agenda for the meeting was not posted online. The agenda was posted on the Town Hall bulletin board.

EXPEDITED ITEMS

1) Yellow River Ridge Plat - Mr. Ben Peterson from Real Land Surveying was present, and explained the plan for the former Lot 3 shows a preliminary arrangement for a road and 32 new lots. When asked, he replied the road would be an approximately 2,500-foot long cul-de-sac but pointed out that Outlot 4 could accommodate a future road that would allow for the parcel owner to the south to continue the road when they develop, and then have it reconnect with C.T.H. "K" elsewhere. He was reminded of the Town's Subdivision Ordinance that limits cul-de-sacs to 500 feet. Following discussion, a motion recommending the Town Board approve the Yellow River Ridge plat if a secondary exit to 72nd Ave. was included was made by Jerry Zais / Mark Sedlacek; motion passed by unanimous voice vote.

2) Wissota Lane Preliminary Subdivision - Mr. Kyle Zerbian explained that the large lot in the eastern portion, identified as Lot 6, would not be further subdivided, and would be occupied by the developer's own house. A motion recommending the Town Board approve the preliminary plat for Wissota Lane was made by Mark Sedlacek / Sue Lane; motion passed by unanimous voice vote.

3) Scott Brady CSM's - Mr. Jason Hiess explained there are two concepts being considered: Site 1 and Site 2. Both would have four lots created, all lots would be in excess of 1.5 acres, so the current Agriculture zoning would remain. One lot would contain the owner's house. A motion recommending the Town Board approve the CSM known as Site 1 was made by Mark Sedlacek / Sue Lane; motion passed by unanimous voice vote. Discussion regarding options for a turn-around on the new end of 206th St., in Site 2 that would minimize needed paved area in relation to the existing turn-around. A motion recommending the Town Board approve the CSM known as Site 2 was made by Mark Sedlacek / Sue Lane; motion passed by unanimous voice vote.

FINANCIAL REPORT

Doug Matthews reported that the Room Tax account had no expenses in the past month. There was Room Tax revenue received in the amount of \$4,287.12, leaving the April 30, 2026 balance at \$58,083.03. He reminded Commissioners that a total of \$7,755.00 has been allocated for paving below the bleachers and wind screen slats for the pickle ball courts. A motion to accept the Financial Report was then made by Sue Lane / Jerry Zais; motion passed by unanimous voice vote.

OLD BUSINESS

1) Permissible Room Tax Uses - Neil Mathwig had written to the Wisconsin Towns Association legal depart-

ment for guidance on allowable uses for Room Tax revenue; the response cited pertinent statutes, but with minimal clarification. Ellie Peabody offered to contact a tourism source familiar with the issues, who might be able to attend a future PRTLU meeting. No further Commission action was taken.

2) 2026 Boat Parade Committee – Following discussion concerning the late start for this project, and that organizing the registration process, identifying a panel of judges and a lead boat, a motion to allow an informal, more spontaneous boat parade without judges or prizes was made by Sue Lane / Jerry Zais; motion passed by unanimous voice vote.

NEW BUSINESS

1) Chamber of Commerce Tourism Update – Ellie Peabody distributed copies of the 2026 Chippewa County Travel Guide, and reviewed marketing efforts for the first quarter of the year. She explained topics such as the current digital campaigns, what is included in the Travel Guide, and an outline of a two-year strategic plan to promote Chippewa County tourism. No further Commission action was taken.

2) Proposed Chippewa County Zoning Code Revisions – Revisions to Chapter 70 of the Zoning Code concerning allowing tourist rentals as part of commercial buildings are being proposed by the Dept. of Planning and Zoning. No representative was present to explain the revisions or to answer questions. Some points of concern included whether there were requirements for separate kitchen and bathroom facilities, sufficient separate exits and alarm systems, and which of these items might be covered by other county departments' requirements. A motion recommending the Town Board approve the preliminary zoning changes was made by Jerry Zais / Sue Lane; motion passed by unanimous voice vote.

COMMISSIONERS' CONCERNS & COMMENTS

- Mark reported the concrete has been poured under the softball bleachers, and the wind screen slats at the pickle ball courts are in, but there is a 30-foot section of 'old' fence that the slats do not fit in, so fabric wind screen may have to go back up. He didn't know if this would change the quoted cost.
- Jerry Zais relayed that Supervisor Larson would like signage at the Boyd Park Nature Preserve noting the sledding hill. He also would like to discuss and clarify the authority of a Plan Commission, per Wisconsin statutes. He then provided copies of the Town's Subdivision Ordinance.
- Sue Lane noted the soccer program has been very busy, and the participants have self-solved parking issues. She also suggested adding another dumpster for the Town Clean-up day. Others said there were other issues at the recent event, especially a lack of donations to cover the costs.
- Scott Faris reminded Commissioners of the annual catfish tournament on June 13 and 14, 2026, and that the Lakeside Village mall has opened. Roadwork bids will be opened at the next Town Board meeting.

NEXT MEETING DATE - Meeting date is June 8, 2026 at 7:00 PM.

MOTION TO ADJOURN

A motion to adjourn was made by Jerry Zais / DeWayne Krumenauer; motion passed by voice vote at 8:47 PM.

Submitted for Approval,

Doug Matthews

Doug Matthews
PRTLU Commission Secretary / Treasurer