TOWN OF LAFAYETTE

County of Walworth State of Wisconsin

PLAN COMMISSION MEETING
April 3, 2024
LaFayette Town Hall

MEETING MINUTES

John Stoesser, Pro-tem Plan Commission Chair, called the meeting to order at 7:00 pm. Clerk affirmed the notice of the meeting was done in accordance with Wisconsin Open Meeting Laws.

Present: Dave Bjorge, Bill Jacques, Sharilyn Smage, John Stoesser
Absent: Derek Steffen, Kevin Bong, Tim Zalenski
Quorum Met

PUBLIC HEARINGS

Public Hearing called to order at 7:00 p.m. regarding: Certified Survey Map/Farm Separation Application for: CG Acres, LLC, N5213 Plank Road, Elkhorn. Purpose: Obtain approval to separate 5.25 acres from parcel for a rural single family residence. Property is zoned A-1. Tax Parcel No.: KLF 2500006 (Item follows on agenda for possible action.)

Chad Grieving said this is a farmland separation to take off 5 acres of a lot that is 'run down'. He has had interest in purchasing the lot but not a buyer lined up. Bill Jacques said he'd like to see the lot zoned A-4 or business rather than residence as it fits what is there. Grieving plans to leave it A-1; Jacques said some past A-1 have also worked well.
Hearing closed at 7:06 p.m.

Public Hearing called to order at 7:06 p.m. regarding: Certified Survey Map/Plat Review Application for: Neal and Kimberly Moss, W2676 Kniep Road, Elkhorn. Purpose: Obtain approval to divide 5 acres from 15.17 acre parcel for single family residence. Current zoning: C-2 and A-1. Tax Parcel No.: KA268900002 (Item follows on agenda for possible action.)

The property to be separated from the parcel would be for the son of the owners to build a home on for their family. The portion to be separated would be C-2, which can be 5-20 acres. The property is fairly flat.
Hearing closed at 7:11 p.m.

Public Hearing called to order at 7:12 p.m. regarding: Conditional Use Permit Application for: S. T. Evenignasiak LLC, W2950 State Road 11, Elkhorn. Purpose: Obtain approval to co-occupy property (along with Fifth Street Transport, the current tenant) to conduct performance, reliability, and safety testing on various off-highway construction machines. Current zoning: not listed. Tax Parcel No.: KLF 260001 (Item follows on agenda for possible action.)

Shawn Patrick with XCMG gave a presentation regarding the use at the property. Occupancy will take place over a 3 year period in phases and will start with cleaning up the site and completion of phases by July 2027. Current zoning is M-1 and M-2. XCMG plans to lease the property. There are six entities there now and they will all leave and 5th Street Transportation will be the only one still there. John Stoesser asked if any terraforming will take place; no it will not, aggregate will be brought in for the testing. Dave Bjorge asked if any machines will be manufactured; no, machines will be complete. It will be a proving grounds test site. If parts on the machine break, it will be repaired elsewhere. The site is not open to the public. The property is attractive because of its location in the U.S. Bill Jacques asked if soil samples were taken as it is filled in wetlands; Patrick said samples were not taken. Testing will be inside and outside. Equipment that will be tested are excavators, boom lifts, truck cranes and possibly crawler cranes. Sharilyn Smage asked how traffic patterns on HWY 11 will be affected; it will be greatly reduced. There will be approximately 10-20 pieces of equipment with hours of operation 8am to 5pm.

The noise produced will be no louder than a current semi truck as the machines are fitted with noise baffles. As the machines move slowly, dust is not an issue. Testing doesn't take place everyday.
Hearing closed at 7:57 p.m.

MINUTES

Motion: I move to APPROVE the minutes of the February 2, 2024, Plan Commission meeting as presented.
Bjorge/Jacques Motion carried 4:0

Items for Consideration and Possible Recommendation to the Town Board:

Certified Survey Map/Farm Separation Application for: CG Acres, LLC, N5213 Plank Road, Elkhorn
Bill Jacques asked the applicant to sign the paperwork.
Motion: I move to recommend approval of the CSM/Farm Separation, as presented.
Bjorge/Jacques Motion carried 4:0

Certified Survey Map/Plat Review Application for: Neal and Kimberly Moss, W2676 Kniep Road, Elkhorn
Motion: I move to recommend approval of the CSM/Plat Review application, as presented.
Jacques/Smage Motion carried 4:0

Certified Survey Map/Plat Review Application for: Neal and Kimberly Moss, W2676 Kniep Road, Elkhorn
Bill Jacques recommended this application be discussed with the County and possible action be tabled until the May 1st Plan Commission meeting. Bill Jacques and Sharilyn Smage will meet with the County.

ANNOUNCEMENTS

Clerk Virrueta said after review of State and Town ordinances, the Plan Commission chair does not vote on Plan Commission items.
As Kevin Bong was elected to the East Troy School Board, his seat is now vacant. The Plan Commission would like potential applicants to meet with the commission before being appointed by the Board. The clerk will ask interested persons to submit a letter of interest and qualifications.

ADJOURN

Motion to adjourn by Bjorge/Jacquesi
Meeting adjourned at 8:05 pm. Motion carried 4:0