TOWN OF LAFAYETTE

County of Walworth **State of Wisconsin**

PLAN COMMISSION MEETING
LaFayette Town Hall – N5573 Bowers Road

August 6, 2025
Meeting Minutes

Derek Steffen, 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: Bill Jacques, Sharilyn Smage, Derek Steffen, John Stoesser
Absent: Dave Bjorge, Tony Davidson, Tim Zalenski
Quorum Met

Public Hearing
TOWN RESIDENTS IN ATTENDANCE: Greg Cooper, Sabrina Hansen, Penny Marsh

Chair Steffen open the Public Hearings at 7:01 p.m.
Comprehensive Plan 2050 Land Use Map Amendment for tax parcel: K LF1900001B; Legal description: PT NE 1/4 SEC 19 T3N R17E DESC AS: COM SE COR W 1/2 NE 1/4 SEC 19, N 330', W 264', S 330', E 264' TO POB. 2 A. Property address: W4614 Potter Road and N5923 Cobb Road; this property was the former Town Hall. The map amendment will change the land use from government/institutional to commercial.
Greg Cooper of Cobb Road said he shares a property line with the Town Hall and he is concerned with it becoming a business – that opens it up to anything and is not consistent with the 2050 plan. He doesn't think the coffee shop will be successful and it isn't big enough for residential. Penny Marsh of Potter Road agreed with Cooper and said she believes it can't be sold if it isn't 5 acres. Bill Jacques said the Town Hall can be zoned B-1 business and the balance can be made A-5 or all of it could be A-5 with conditions on it, such as allowing a business but only up to 10' from the building. Chair Steffen read in Dave Bjorge and John Neighbors comments and they are attached to these minutes.

Rezone for: Sarah Madl (under contract to purchase from current property owner Town of LaFayette) – W4614 Potter Road/N5923 Cobb Road. Purpose: Zoning to B-1 to convert building into a coffee shop. Property is zoned P-2/C-2. Parcel no.: K LF1900001B.
Clerk Virrueta said the applicant met with Walworth County Zoning and to have a coffee shop and future residential home on the property the zoning should be changed to B-1 with a future conditional use for the residence. Chair Steffen said he will incorporate the previous comments regarding the property. Greg Cooper said the Town wants to sell the property and it feels like a conflict of interest and like a sketchy situation. Chair Steffen said the sale of the Town Hall was approved by electors and the Town makes a recommendation to the County who has zoning authority for the Town. County meetings can be located on the County's website.

Rezone for: Dylan Rusch (under contract to purchase from current property owner Dwayne Deakins), address TBD. Rezone 22 acres from A-1 to A-5 to create 4-6 single family residential lots of 1.5-7 acres each with driveway access on from Potter and Cobb Roads. Parcel no.: K LF1900006
Dylan Rusch said he would like to buy the 22 acres from Dwayne Deakins to rezone approximately 14 acres to A-5; some of the property would stay C-4. A-5 zoning is the same as the parcels nearby and is designated Urban Density Residential on the 2050 plan. Each lot will be approximately 3-5 acres which will be determined later after soil testing. Penny Marsh said she does not object to the rezone but questioned in A-5 required a minimum of 5 acres. She wants the lots to be big and the houses low. Rusch said he is not putting in a road and it will not be a subdivision. Driveways will come off Potter and one off of Cobb. Bill Jacques said if the Town gives him A-5 he can do a lot of things, but he didn't provide a map of his plan. Rusch said he doesn't have a map yet and he was pursing the rezone first. He will bring back a preliminary plat for approval after the rezone and then final plat

approvals after the preliminary approval. Bill Jacques said it can't be voted on without a sketch. Rusch emailed the Town Chair a drawing of the plan but reminded attendees that the plan will be dependent on soil testing. He said there will be 1-2 lots off Cobb and 3-4 lots off Potter. It was recommended the rezone be approved conditioned on Rusch promising to not build more than 7 houses.

Chair Steffen closed the Public Hearings at 7:55 p.m.

Meeting Minutes

Motion: I move to APPROVE the minutes of the April 2, 2025, Plan Commission meeting as presented.
Smage/Stoesser All approved; motion carried.

Resolution 2-2025 Recommending Adoption of Map Amendment to the Town of LaFayette Comprehensive Plan 2050

Chair Steffen said copies of the resolution were on the back table. Bill Jacques said to change the wording on #4 to not be 100% B-1. He said the building could be B-1 and the residential A-5. Jacques made a motion to amend the amendment to B-1 to 10' of the north side of the building and the balance of the property A-5. Motion died for lack of a second. Clerk Virrueta said this is a Map Amendment for the 2050 Plan and not for specific zoning.
Motion to amend Resolution 2-2025 to Urban Density Residential for property K LF1900001B and approve the Resolution.
Smage/Jacques All approved; motion carried.

Items for Consideration and Possible Recommendation to the Town Board

Rezone for: Sarah Madl (under contract to purchase from current property owner Town of LaFayette) – W4614 Potter Road/N5923 Cobb Road. Purpose: Zoning to B-1 to convert building into a coffee shop. Property is zoned P-2/C-2. Parcel no.: K LF1900001B.

Bill Jacques A-5 zoning allows for many different uses and recommended changing the zoning to A-5. Previous comments were part of the discussion.
Motion to change the requested rezone from B-1 to A-5 for K LF1900001B.
Stoesser/Jacques All approved; motion carried.

Rezone for: Dylan Rusch (under contract to purchase from current property owner Dwayne Deakins), address TBD. Rezone 22 acres from A-1 to A-5 to create 4-6 single family residential lots of 1.5-7 acres each with driveway access on from Potter and Cobb Roads. Parcel no.: K LF1900006. (Certified Survey Map approval at a future meeting.)

Chair Steffen asked that Rusch provide the Elkhorn ETZ with what he presented; yes he can. John Stoesser asked if the map can be part of the record? Rusch was concerned as there may be changes after civil engineers look at the site and determine best septic locations. Chair Steffen said there would not be objections to mild changes, but not to adding several lots. Clerk Virrueta reminded the Commission this is approval of the rezone only, the Plan Commission will approve the map and the number of parcels at a future meeting and it could deny the map if there were too many parcels on it.
Motion to approve the rezone from A-1 to A-5 for the creation of 4-7 parcels on parcel KLF1900006, with approval of the map in the future.
Smage/Stoesser All approved; motion carried.

Chair Steffen said two commissioners need to be appointed to the Elkhorn ETZ board which will meet August 21st at 5:30 p.m. at Elkhorn City Hall.
Motion to appoint John Stoesser and Sharilyn Smage to the Elkhorn ETZ board.
Steffen/Stoesser All approved; motion carried.

Farm Separation for: Elies Family Limited Partnership. Purpose: Separation of 5.4 acres to 1.1745 residential parcel and 4.2318 A-1 parcel. Property is zoned A-1. Tax Parcel No.: K LF 900009 (Public Hearing was November 6, 2024)

Bill Jacques pointed out the form had the wrong names for the clerk and chairman. He said the parcel taken off should be A-5 with a separate deed. Elies said he met with the County and the application is what the County told him he could do with the separation, they never said the zoning needed to be changed. They wanted to separate out the corner. Bill Jacques said it needs to be done correctly.

Motion for the smaller Lot 1 to be rezoned to A-5.
Stoesser/Jacques All approved; motion carried.
Motion for the separation of Lot 2 to go forward.
Jacques/Smage All approved; motion carried.

ADJOURN

Motion to adjourn.
Stoesser/Smage All approved; motion carried.
Meeting adjourned at 8:53 pm.

Outlook

Planning Commision meeting Aug 6th

From Dave Bjorge [redacted]
Date Mon 8/4/2025 9:43 PM
To Town of Lafayette Clerk <clerk@lafayettewcwi.gov>

I won't be at the meeting. [redacted] had a couple thoughts about the meeting. TOWN HALL- hours and days of operation?, will you be preparing and selling food? , will you be selling items such as crafts / gifts?, seating outside? live music?, will you be hosting parties, ie wedding / baby showers?, what are the plans for the extra lot? For Elies my only comment is that before we act both brothers should be there. Thanks

Outlook

Re: Zoning

From John Neighbors <[redacted]>
Date Sun 8/3/2025 2:16 PM
To Town of Lafayette Clerk <clerk@lafayettewcwi.gov>

Good afternoon, my name is John Neighbors and I reside at N5981 Cobb rd Elkhorn wi 53121. I likely will not be at the plan commission meeting Wednesday. I would like to go on record as opposed to the rezone from institutional to B1 zoning. My reasoning is once the property is rezoned it will forever be zoned as business meaning any and all uses and conditional uses (if it meets the requirements) of b1 would be allowed. The area is a heavy residential area, and having a single lot zoned as B1 in my opinion doesn't show responsibly to the continuity of the community. Please keep in mind that no matter what the applicant is proposing today does not mean the property will always be used as such. Some principal uses of B1 that concern me are tobacco store, dry cleaning establishment, packaged beverage store, clubs. Also there are very many conditional uses that are concerning such as vehicle sales and service, gas service station, sewage disposal, mini warehouses.
I know the lot is small, and I know it may seem irrational to think that the property could get used for some of those uses, however you should understand that in the future should a neighbor wants to sell and more land is acquired it is easier to adjust zoning of neighboring land to match. Our 2050 plan was set up in good faith that our neighborhood would remain residential. Please consider my opposition as I simply want to protect the community I've invested in and have lived in for 13 years. Thank you for your time.

> On Jul 28, 2025, at 9:06 AM, Town of Lafayette Clerk <clerk@lafayettewcwi.gov> wrote:
>
> Hi John,
>
> It is one property with access to both roads. The rezone is on August's Plan Commission meeting agenda (as well as the public hearing for it.) It can be accessed here: https://lafayettewcwi.gov/agendas-minutes/.
>
> Thank you,
>
> Cairie
>
> Cairie
> L. Virrueta, Clerk-Treasurer
> Town of LaFayette, Walworth County
> https://lafayettewcwi.gov/
> 262-723-4321
> ~ Office hours by appointment
>
> N5573

> Bowers Rd
> Elkhorn
> WI 53121-4165
>
> Population:
> 2,108
>
> Disclaimer: The agendas, meeting minutes,
> and notices by email are for convenience purposes only and may not represent
> the most current version. Therefore, they are not considered the official copy
> nor should they be considered a legal representation of the official copy. If
> you require a copy of the official version of one of these documents, please
> contact the office of record for that document.
> Email correspondence may be
> subject to open record laws and should not be assumed confidential.
>
> -----Original Message-----
> From: John Neighbors <boxedandburlap@icloud.com>
> Sent: Sunday, July 27, 2025 11:08 AM
> To: Town of Lafayette Clerk <clerk@lafayettewcwi.gov>
> Subject: Zoning
>
> If it's not too late, could I get a copy of the agenda for the two properties that have either rezones or conditional uses near the corner of Potter and Cobb Road?
> Sent from my iPhone

Outlook

Fw: Township

From Derek Steffen <dsteffen@lafayettewcwi.gov>
Date Wed 8/6/2025 7:50 PM
To [redacted]

Re: Rusch redone application.

Derek A. Steffen
Chair, Board of Supervisors
Town of LaFayette
Walworth County, Wisconsin

From: Dylan Rusch [redacted]
Sent: Wednesday, August 6, 2025 7:47:15 PM
To: Derek Steffen <dsteffen@lafayettewcwi.gov>
Subject: Township


Potter Rd
Potter Rd
RD LLC
1.53 acres
1.61 acres
1.63 acres
1.68 acres
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
Cobb Rd
8.22 acres
8.74 acres
HANSEN SHANE
Cobb Rd