# TOWN OF LAFAYETTE

County of Walworth State of Wisconsin

**PLAN COMMISSION MEETING**
**LaFayette Town Hall – N5573 Bowers Road**

**October 1, 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: Dave Bjorge, Tony Davidson, Bill Jacques, Sharilyn Smage, Derek Steffen, John Stoesser, Tim Zalenski
*Quorum Met*

**Public Hearing**
Chair Steffen opened the Public Hearings at 7:00 p.m.

**Conditional Use for: Sandra Jenkins, W3334 State Road 11. Purpose: To operate a seasonal agritourism venue known as JJ's Pumpkins. Property is zoned A-1. Parcel no.: KA309800001**

Jake Jenkins said they have self-pick pumpkins and a wagon with pumpkins on it. They have a small petting zoo, activity area for children and adults, short hayride, and recently added a corn maze last year. Food trucks come on the weekends. He said it is something for families that is affordable. Hours are 10am to 4pm. They have been doing it for nine years with no issues and recently received a letter from the County regarding the need for conditional use. They also needed the signage and driveways changed; he changed it. Porta potties and a hand sanitizing station are provided for attendees. Animals are alpacas, sheep, goats, emus, peacocks, turkeys, etc. and 90% owned by the farm. There are 150 parking areas and the average number of people who attend on the weekend is 100-150. There is no traffic control, but he has not had any issues, and the entrance/exit are clearly marked. Light towers are used at night for haunted hayrides. There have not been any law incidents or responses.
Chair Steffen closed the public hearing at 7:10 p.m.

**Rezone for: Dylan Rusch (under contract to purchase from current property owner Dwayne Deakins), address TBD. Rezone 22 acres from A-1 to R-1 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 the end goal has not changed and he is looking to create 6-7 single family lots. Approximately 4.5 acres of C-4 are in Walworth County jurisdiction, and they prefer that the parcel be zoned R-1, rural residential. To keep the parcel consistent, he is requested R-1 for the entire parcel. He goes to the County on October 16th, and then Elkhorn ETZ after that. He will be coming back with the preliminary plat and then the final plat. The C-4 area will be kept C-4 and will not be built on.
Chair Steffen closed the public hearings at 7:20 p.m.

**Meeting Minutes**

***Motion: I move to APPROVE the minutes of the August 6, 2025, Plan Commission meeting as presented.***
***Jacques/Stoesser Motion carried 5:0 Abstain: 1***

**Items for Consideration and Possible Recommendation to the Town Board**
**Conditional Use for: Sandra Jenkins, W3334 State Road 11. Purpose: To operate a seasonal agritourism venue know as JJ's Pumpkins. Property is zoned A-1. Parcel no.: KA309800001**
***Motion: I move to make a recommendation to APPROVE as presented.***
***Jacques/Stoesser Motion carried 6:0***

**Rezone for: Dylan Rusch (under contract to purchase from current property owner Dwayne Deakins), address TBD. Rezone 22 acres from A-1 to R-1 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**
***Motion: I move to make a recommendation to APPROVE as presented.***
***Stoesser/Smage Motion carried 6:0.***
John Stoesser and Sharilyn Smage will attend the Elkhorn ETZ meeting as Town representatives. Bill Jacques will be an alternate.

**PLAN COMMISSION MISSION STATEMENT**
The Plan Commission reviewed a sample mission statement as well as some suggestions. They will consider it further and put on the next meeting agenda.

**ANNOUNCEMENTS**
No meeting in November.

**ADJOURN**
*Motion to adjourn by Bjorge/Zalenski Motion carried 6:0*
*Meeting adjourned at 7:35 pm.*