TOWN OF LAFAYETTE

County of Walworth State of Wisconsin

PLAN COMMISSION MEETING
LaFayette Town Hall – N5573 Bowers Road

December 3, 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, Tim Zalenski
Absent: John Stoesser
Quorum Met

Public Hearing
Chair Steffen opened the public hearings at 7:01 p.m.
Amend Conditional Use for: Johnson Sand & Gravel Inc. – N7173 Bowers Road. Purpose: Excavate 3.33 acres within the site in accordance with Walworth County's newly adopted setback rules. Property is zoned M-3. Tax Parcel No.: K LF200004
The property is already zoned for mining and this is a previously approved operation that will stay the same. Updates to County ordinance allows the setback to go from 200' to 100'. Bill Jacques noted that the expansion on the south portion has been reclaimed and it is now agricultural land that should not be disturbed. The expansion adds 3 more acres of aggregate or about 3 more years of operation. There have not been any noise complaints regarding the property. The public hearing closed at 7:08 p.m.

Amend Conditional Use for: Global Power Components/S.T. Evenignasiak LLC – W2950 State Road 11. Purpose: Global Power is a diesel generator packaging manufacturer using up to 13 acres of the S.T. Ignasiak Elkhorn property to store packaged generator systems until they are ready to be shipped to final customers. Property is zoned A-1 Industrial. Tax Parcel No.: K LF2600001
This item was tabled until the next meeting.

Preliminary Plat Approval for: Dylan Rusch – Cobb and Potter Roads. Purpose: Residential development. Property was recently rezoned to R-1. Tax Parcel No.: K LF1900006
Chair Steffen opened the public hearing at 7:08 p.m. All rezones with the City of Elkhorn and County to R-1 have been completed. There will be seven residential lots, averaging 3 acres per lot. A wetland delineation study was done and there were no red flags. Each lot passes for a mound system. SIGMA Group is helping with surveying and he will be back with the final plat. Sabrina Hanson on Cobb Road said the property backs up to her property and said the original plan was for 4-6 lots and now it is 7 lots; one lot will look at her house; the largest lot is in their backyard; and they do not like living in a subdivision. Rusch said the cap was 7 lots and if there is a concern with sub-dividing later, a deed restriction can be put in. Each lot uses road frontage. Bill Jacques likes the size of the lots as he feels lots that are too big don't get taken care of. Chair Steffen closed the public hearing at 7:17 p.m.

Meeting Minutes
Motion to APPROVE the minutes of the October 1, 2025, Plan Commission meeting as presented. Smage/Zalenski Motion carried 5:0

Items for Consideration and Possible Recommendation to the Town Board
Amend Conditional Use for Johnson Sand & Gravel (Public Hearing was held at start of meeting)
Everything meets the County's ordinances.

Motion to recommend approval of the conditional use amendment for Johnson Sand & Gravel, K LF200004, as presented.
Jacques/Zalenski Motion carried 5:0

Preliminary Plat Approval for Dylan Rusch (Public Hearing was held at start of meeting)
Rusch said he is working with the County on a stormwater management plan, and they have strict guidelines for it. The builders will be required to have erosion control in place and a stormwater plan. Bill Jacques mentioned that it looked like two of the lots will be handling all the water and it will need to be handled with the County; it isn't bad and it can be accomplished. Tony Davidson asked about the wells on the properties; Rusch said the property owner will be tasked with installing the wells. Jacques doesn't object to the layout; he would like to the actual building sites for each lot and the impervious surface for each.
Motion to recommend approval of preliminary plat with stormwater management being addressed for the property.
Zalenski/Jacques Motion carried 5:0

PLAN COMMISSION MISSION STATEMENT
No action was taken on this.

ADJOURN
Motion to adjourn at 7:31 p.m.
Zalenski/Bjorge