TOWN OF LAFAYETTE

County of Walworth State of Wisconsin

PLAN COMMISSION MEETING
LaFayette Town Hall – N5573 Bowers Road

February 4, 2026
Meeting Minutes

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

Plan Commission Chair Pro Tem

Chair Steffen will not be able to attend the next few meetings, and he recommended the board elect a Chair Pro Tem until his return.

Motion: I move to nominate John Stoesser as Chair Pro Tem.
Bjorge/Jacques Voice vote; motion carried 4:0.

Public Hearing

Chair Pro Tem Stoesser opened the Public Hearing at 7:02 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 Industrial. Tax Parcel No.: K LF2600001

Global Power has six plants in Milwaukee and the LaFayette site will be for storage only, there will not be any manufacturing. Each compenent is 14'x60' and up to 70,000 lbs and rests on compacted gravel. An on-site crane operates about six times a day and is not very loud. The blue lights are camera systems linked to wi-fi that notify security of any trespassing. If they are an issue, they can investigate turning off the flashing. There are empty diesel tanks on-site now. The generator sits on top of the tank. In the future they are looking at expanding on the site. Bill Jacques said yards of aggregate were brought in and it filled in wetlands and sealed it – he said the site will be underwater at some point. The water should go southwest and it is currently going northeast. He didn't know how much aggregate was brought in. He said a site plan was needed. They will work with engineers to reroute the water and they will submit an action plan to the Clerk. Jacques agrees with what is there now as it was what was originally permitted for the site about 20 years ago.

The public hearing was closed at 7:15 p.m.

Meeting Minutes

Motion: I move to APPROVE the minutes of the December 3, 2025, Plan Commission meeting as presented.
Jacques/Bjorge Motion carried 3:0 Abstain: 1

Items for Consideration and Possible Recommendation to the Town Board

Alpine Valley Music Theatre – annual review and approval of conditional use concerning camping permit during concerts

The plan has not changed since last year. No camping plans have been made for 2026 to date. Sharilyn Smage asked about communications on site regarding adverse weather; Verizon cell towers were brought in and 13 access points were added. The Walworth County Administrator came to the site and was able to make calls using two different carriers. They are looking into running fiber to the site. The County permit requires they keep the same service and not decrease service. When not used for camping, it sits empty or is used for overflow parking.

Motion: I recommend accepting the plan as presented.

Bjorge/Jacques ***Motion carried 4:0.***

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 Industrial. Tax Parcel No.: K LF2600001

The applicant will send an updated plan and have the blue lights turned off in the next 48 hours. The Plan Commission chose to send Bill Jacques and Sharilyn Smage to discuss the application with Walworth County Zoning.

Motion: I move to table this item until the next meeting, pending research and additional information.
Stoesser/Bjorge ***Motion carried 4:0***

ANNOUNCEMENTS

No meeting next month.

ADJOURN

Motion to adjourn by Bjorge/Smage *Motion carried 5:0*
Meeting adjourned at 7:34 pm.