TOWN OF LAFAYETTE

County of Walworth State of Wisconsin

August 13, 2025

LaFayette Town Hall – N5573 Bowers Road

TOWN BOARD MEETING MINUTES

Chair Steffen opened the Regular Town Board meeting at 6:00 pm.

Roll Call, Open Meeting Compliance Check

Present: Derek Steffen (Chair), A G. Shaw (Supervisor I), Greg Reesman (Supervisor II), Quorum Met
Staff present: Adam Brotz (Road Supervisor), Cairie Virrueta (Clerk-Treasurer)
Clerk affirmed the notice of the meeting was done in accordance with Wisconsin Open Meeting laws.

Meeting Minutes

Motion to approve July 16, 2025 Regular meeting minutes as presented.
Shaw/Reesman Voice vote; motion carried 3:0

Staff Reports

Clerk-Treasurer's Report

Mission Statement

The Clerk recommended the Town adopt a mission statement; Chair Steffen agreed and asked this to be an agenda item on future meetings.

Town account balances

ADM Account: $828,665.77; Money Market: $147,550.49; Checking Account: $8,360.31

Highway Supervisor's Report

Lawn Mower

This will be part of the 2026 budget.

Bills

Motion to approve bills in the amount of $204,309.31.
Reesman/Shaw Voice vote; motion carried 3:0

New Business

Ordinance 8-07 Adoption of the Map Amendment to the Town of LaFayette Comprehensive Plan 2050 (Public Hearing held at the Plan Commission meeting on August 6, 2025)

Bill Jacques said the County would like the zoning to be changed to B-1, neighborhood business, or R-1, unsewered residential. He said the B-1 business allows for conditional use for a residential property, but not the other way around. It was noted that the applicant interested in purchasing the property and changing the zoning to business and residential, was not present. Chair Steffen said the current structure is not conducive to residential use. Clerk Virrueta said the property cannot be split as it would create substandard lots; the minimum lot size needs to be 40,000 sq. ft. Supervisor Reesman wondered if the neighbor to the north would be interested in selling 26 ft. in a lot line adjustment to allow the property to be split. Supervisor Shaw said the Town had a contract with the prospective buyer and they

didn't necessarily need to be present. At the Plan Commission meeting, neighbors objected to business zoning and asked for residential zoning.

Motion to revise Ordinance 8-07 to Urban-Density Residential classification for the Town property on the corner of Potter/Cobb Roads, and approve the new Ordinance.

Reesman/Shaw Voice vote; motion carried 3:0

Plan Commission Recommendations

Rezone for: Sarah Madl (under contract to purchase from current property owner Town of LaFayette) – W4614 Potter Road/N5923 Cobb Road. Purpose: Zoning to A-5 to convert building into a coffee shop. Property is zoned P-2/C-2. Parcel no.: K LF1900001B.

This no longer applies as the property will be changed to residential.

Rezone for: Dylan Rusch (under contract to purchase from current property owner Dwayne Deakins), address TBD. Rezone approximately 14 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.)

Rusch said the Elkhorn Zoning Administrator suggested A-5 zoning for the property, but he is fine with R-1 zoning, which is what the County would like the property zoned and adheres to the Town's comprehensive map. Rusch provided a 6-7 lot layout draft.

Motion to approve the rezone of K LF1900006 from A-1 to A-5 with approval of the concept map in the future.

Reesman/Shaw Voice vote; motion carried 3:0

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

Bill Jacques said there should be two permanent deed restrictions on both with no further land divisions allowed.

Motion to approve the CSM as presented with two deed restrictions on each parcel.

Reesman/Shaw Voice vote; motion carried 3:0

Adjourn to Closed Session

Motion to adjourn to Closed Session pursuant to Wisconsin Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session" regarding Town Public Safety Services.

Reesman/Shaw Voice vote; motion carried 3:0

Adjourned at 6:30 p.m.

Reconvene in Open Session for Possible Action on Closed Session Item

Motion to adjourn.

Reesman/Shaw Voice vote; motion carried 3:0

Adjourned at 8:06 p.m.

Respectfully submitted,
Cairie L. Virrueta