TOWN OF LINN
PLAN COMMISSION
September 23, 2024, at 7:00 PM
Linn Town Hall
W3728 Franklin Walsh St., Zenda, 53195
In person and Virtually

MINUTES

Chairman Weiss called the meeting to order at 7:12 p.m.

Roll Call: Mr. Theys, Mr. Gardiner, Dr. Zimmerman (excused), Mr. White, Mr. Pillman, Mr. Palmer, Chairman Weiss.

R. White/T. Gardiner motioned to approve the minutes from last meeting. Motion Carried.

Review / possible action of zoning amendments, conditional use or variance requests:

Gardiner/Pillman motioned to approve the PRD with the following restrictions: to approve site plan only, maintain singular ownership, provide a landscape/buffer plan acceptable to Mr. Pollard and his client, construction limited to weekdays 7am to 5 pm. Motion Carried.

Roll Call Vote: Mr. Theys-yes, Mr. Gardiner-yes, Mr. White-yes, Mr. Pillman-yes, Mr. Palmer-yes, and Chairman Weiss-yes.

Planned Residential Development (PRD):

- Public Hearing
- Larry Maddock (President of Maddock Construction Co, applicant) James Conlon Trust (property owner) of W3415 Snake Road (Parcel No. IMA 0004) are requesting a PRD to build a third home in the exact location that a previous house was placed that was razed. This 20.7-acre property currently has two additional homes and a pole barn on it.

Warren Hansen presented the information. He said the parcel is roughly 20 acres. There was a home removed from the property. He showed where the new home would be located and stated that it will be a beautiful home and in the same location as the former home. There is a 75-foot setback, and the new home will be setback twice that distance. There is a plan to have a lower-level garage underneath the home. He showed what future boundary lines might look like when there are three homes. The existing road will remain but most likely improved. There will be no grading. The side yard for C-2 zoning is 20 feet and they are following that. The tennis court will remain for now. The septic field has been tested. They have met with the County 2-3 times. This plan is what they suggested. There is also a requirement that the lots be 300 feet at the building line and the plan meets that requirement. The County may also require a second driveway, because they don't want three homes off of one narrow driveway.

Public Hearing:

Those in attendance who spoke in favor of the PRD:

Chad Pollard of Claire Law in Delavan, WI. He is representing two parties, the neighbor to the east and the neighbor to the west. They are in favor of this project. They think that a PRD is appropriate

for the property. They want to make sure that they are clear on the conditions for the PRD. Because of how it was written, they fear that they are asking for a "blank check for approval" for three residential units on a large parcel. The clients would like the plans to be limited to what they have presently drawn up. If there are additional plans for the future, the clients want to make sure that the Plan Commission is not giving up its opportunity to review those items. They also have concerns about ownership. They understand that the current owner is going to have a large house on the lake and two existing units back by Snake Rd. They also have two other conditions for landscaping plans and a proposed construction schedule of 7am to 5pm weekdays. Additionally, there is also a two-story garage that causes concern to the neighbors. The neighbors just redid their pool nearby. They are concerned about noise.

Warren Hansen's response – They agree. The PRD is for the site plan only. They will also allow the two remaining houses on the property to stand and one additional home to be built on the property. Nothing else. As for ownership, his client's intention is to have one owner on the parcel for the whole thing. That is the current status and there is no intent to change that at the current time. As for the landscaping plans, they are open to a landscaping buffer to the west side. They are in the middle of planning that. They hope this would be a good compromise. As for a construction schedule, they are open to putting together a written document stating that construction would only take place from 7 a.m. and 5 p.m.

Those online who wish to speak in favor of PRD: None

Those in attendance to speak in opposition of the PRD: None

Those online who wish to speak in opposition of the PRD: None

Plan Commission Questions and Comments:

Chairman Weiss asked if it is one lot or more than one. Mr. Hansen said it is one parcel. Chairman Weiss asked if they are asking for land division, and they are not. Are they asking for a second driveway off of Snake Rd. No, they are not.

Mr. Gardiner said that it seems that the parties are in agreement. The restrictions that Mr. Pollard's clients are seeking seem reasonable therefore he would be in favor of approving subject to those conditions.

Chairman Weiss reviewed the restrictions. 1) approval given to the site plan only 2) the property would maintain in singular ownership 3) landscape plan/buffer approval by neighboring properties. Chairman Weiss asked Mr. Hansen if his party could have specific written/drawn information regarding the landscape buffer to show to Mr. Pollard's clients by the October 14th Town Board Meeting where the final approval from the Town Board could possibly be given.

Pillman/White motioned to table the Palmer family request. Motion Carried.

Mr. Alex Palmer first recused himself from the Plan Commission for the portion of the meeting regarding his property. He went on to state that he met with Walworth County a few times, and then they informed him that since his property was over two acres, he needed to have a preapplication meeting with them. That meeting took place a couple days prior and the result was a list of 20 items that he needed to take

care of. Therefore, he was not ready to present at the 9.23.24 Plan Commission Meeting. He requested to table his request.

Re-Zone:

- Public Hearing
- Alex Palmer (applicant) Michael L. and Elizabeth M. Palmer Trust (property owner) of parcel IA 20300001 (N596 Mill Rd) are requesting to re-zone parcel IA 2030001 (currently zoned B1 and M-3) to B-2 and R-1. This parcel currently has an existing building measuring 40'x 160' that offers an office and garage. The new parcel to be created would be zoned R-1 for a new single-family residence in the future.
- Public Hearing
- Alex Palmer (applicant) Michael L. and Elizabeth M. Palmer Trust (property owner) of parcel IA 20300002 (located off the southeast corner of N596 Mill Rd) are requesting to re-zone parcel IA 20300002 (currently zoned B1 and M-3) to B-2.

Certified Survey Map:

- Alex Palmer (applicant) Michael L. and Elizabeth M. Palmer Trust (property owner) of parcels IA 20300001 (N596 Mill Rd) are requesting a CSM to divide parcel IA 20300001 into two lots. The new lot would allow for a new single-family residence in the future.

Conditional Use:

- Public Hearing
- Alex Palmer (applicant) Michael L. and Elizabeth M. Palmer Trust (property owner) of parcel IA 20300001 (N596 Mill Rd) are requesting a conditional use to construct a 60'x120' pole barn for contractor storage. All construction and office traffic will enter from N596 Mill Road with operating hours between 6a.m. and 8 p.m. Monday through Saturday.
- Public Hearing
- Alex Palmer (applicant) Michael L. and Elizabeth M. Palmer Trust (property owner) of parcel IA 20300002 (located off the southeast corner of N596 Mill Rd) are requesting a conditional use for off season storage (pier company storage i.e. boat lifts, cribs, etc.).

Draft Land Division and Subdivision Regulations - Discussion Only

Mr. Hurley explained that at the last meeting the Plan Commission left off on section 18.18 regarding Parks. The Commission members were to read over the section for this meeting. Mr. Hurley asked if anyone had any questions or comments. Chairman Weiss talked on section 18.18 (b), Parks Playgrounds. He said that we are desiring to have larger parcels of land, five acres. He wondered if it is the right formula of one acre of park for each 20 acres of dwelling. He wondered if they should state when a park is necessary. Mr. Pillman said it depended on the topography of the land being developed, such as a wetland, that might not be possible. Maybe a statement like "the Board reserves the right to require dedicated park land based on the plan that is submitted and the topography." However, they may not require it to simply be park land. Maybe it is open land, or untouched wetland, or undeveloped common land, trails, etc. Possibly they could require a minimum size. Mr. Gardiner commented that if (d) was changing, they should change the wording of (c) as well: Combination of Residential Uses. Mr. Hurley talked about combining them. There was some discussion of section (f) Limitations. The Commission chose to get rid of it. Mr. Gardiner asked about the fee schedule mentioned in section 2 (d) 2. Mr. Hurley said that at this time the Town does not have one for this. If The Commission wanted one, then he would take that to the Town Board.

White/Gardiner motioned to adjourn at 8:00 p.m. Motion Carried.

Respectfully Submitted,

Alyson Morris – Linn Town Clerk