TOWN OF LINN
PLAN COMMISSION
January 26, 2026 -7:00 P.M.
Linn Town Hall
W3728 Franklin Walsh St., Zenda 53195
In-person and Virtually

MINUTES

Chairman Weiss called the meeting to order at 7:26 pm.

Roll Call: Mr. Theys - Present, Mr. Gardiner- Present, Mr. White –Present, Mr. Palmer –Present, Dr. Zimmerman –Present, Chairman Weiss- Present

R. White/ Dr. Zimmerman motioned to approve the minutes from the last meeting. Motion Carried.

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

CSM:

A. Palmer/ T. Gardiner motioned to give this to the Town Board with a no recommendation vote and direct clerk to advise the applicant they need come to the Town Board for questions. Motion Carried.

Roll Vote: Mr. Theys-yes, Mr. Gardiner-yes, Mr. White-yes, Mr. Palmer-yes, Dr. Zimmerman-yes, Chairman Weiss-yes.

- Applicant Megan Theune-Bailargeon representing Ross Allen owner of parcels I L 1800019, IMH 00175, IMH 00182 and IMH 00183, is requesting a Certified Survey Map for said listed parcels. Mr. Allen would like to split parcel I L 180019 into two lots (listed as Lots 1 & Lot 2). Mr. Allen would like to take Lot 1 and combine it with parcel IMH 00175 to create a new parcel. Mr. Allen would then like to take Lot 2 and combine it with parcels IMH 00182 and IMH 00183 to create a new parcel.

No one came to present information or answer questions on this CSM. Chairman Weiss asked if anyone knew the zoning of the parcels. Clerk Morris looked it up and found that they are zoned C-2 and part of the land falls in shoreland and part of the land falls into the Fontana ETZ. Mr. Gardiner wondered historically how these lots get access to the street. Chairman Weiss questioned if lots 10,11 & 1 are for access to Lake Dr. The Commission wanted to table until their questions were answered. Clerk Morris said that the Town has 90 days to render a decision and holding off would cause a problem with that.

A.Palmer/R. White motioned to approve the CSM request. Motion Carried.

Roll Vote: Mr. Theys-yes, Mr. Gardiner- yes, Mr. White-yes, Mr. Palmer-yes, Dr. Zimmerman-yes, Chairman Weiss-yes

- Applicant S. Terry Woods LTD Inc of W4854 and W4848 Stateline Rd parcel IA471400001, is requesting a Certified Survey Map for parcel IA471400001. Mr. Woods would like to create two lots from parcel IA471400001, lot 1 would consist of a future home for his daughter and lot 2 would be used for the parlor expansion in the future.

Mr. Woods came forward to speak on his request. He showed on the plat that there are two one-acre parcels behind the pond on his land. He said he can't really use the land for anything because he can't get around the pond. They are cheese makers and they wish to expand the operation. To do that they need some money. They wish to use one lot for collateral and the bank said that the smaller the lot the greater percentage the bank will give them. His daughter has been helping more with the business, and he believes she will build a home on the other parcel. It is zoned A-5. He talked about other regulations that the land needs to meet, and it does.

2050 Comprehensive Land Use Plan Text Amendment

T. Gardiner/ A. Palmer motioned to deny the 2050 Comprehensive Land Plan Text Amendment. Motion Carried.

Roll Vote: Mr. Theys-yes, Mr. Gardiner -yes, Mr. White-yes, Mr. Palmer-yes, Dr. Zimmerman-yes, Chairman Weiss-yes.

Clerk Morris explained that Walworth County contacted her and they would like to amend Chapter 6 of this Plan. They wish to define the term "extraordinary circumstances." Currently County only hears Comprehensive Plans in October each year. Approval of this will allow one to go before the group sooner if they have extraordinary circumstances. The County Board can also use a two-thirds majority vote.

Mr. Palmer asked, what would the extraordinary circumstance be that would cause them to change their Land Use Plan that they spent a number of years to create? Dr Zimmerman said that it seems like they wish to leave the door open in case they wish to do something. Chairman Weiss gave an example from the past in Darien. He also stated, what is an extraordinary circumstance to one may not be an extraordinary circumstance to another. Mr. Palmer said that the Town of Linn isn't a big job creation municipality. Clerk Morris said that all Towns in the County will weigh in on this.

R. Zimmerman/A. Palmer motioned to adjourn at 7:45 PM. Motion Carried

Respectfully Submitted,

Alyson Morris, Town of Linn Clerk