



TOWN OF LINN

Meeting Minutes

HARBOR COMMISSION MEETING

WEDNESDAY, January 14th, 2026, 5:15 P.M.

CONFERENCE ROOM

W3728 Franklin Walsh St. Zenda, WI. 53195

1. Call to Order: 5:16 PM

2. Roll Call: Maureen Zimmerman (chair), Grace Eckland, Scott Dillion, Tom Billing. All members present.

3. Approve minutes of previous meetings: December 16th, 2025:

- Motion by Eckland, Second by Dillion. All voted, Aye. Motion carried.

4. Comments from the public: None.

5. Profit & Loss Statement – December 2025:

- Administrator/Treasurer David Zimmerman reviewed the statement, noting it reflects expenses for pier removal and the insurance payment for recent damage. A clearer financial picture will be available next month. No questions from the Commission.

6. Pier Damage and Repair Overview – discussion only:

- Administrator/Treasurer Zimmerman reviewed the November 9, 2025 accident at Hillside Pier, showing photos of the damage. The responsible boater was identified via surveillance. Upon consultation with Town Attorney James Duquette, a claim was filed with the Town's insurance to expedite funds.
- Total damage was assessed by Lake Geneva Pier Company at \$11,583.94. The Town received an insurance payment of \$6,583.94, leaving a \$5,000 deductible paid by the Town. The insurance company will pursue subrogation to recover the deductible; if successful, the \$5,000 would be returned to the Town.
- The responsible boater was ticketed by the DNR. Discussion was held regarding whether the Town should pursue separate legal action for the full amount. **The Commission recommended the Town Attorney monitor the insurance company's efforts closely but acknowledged the cost-benefit of having the insurer handle recovery.**

7. Review Slip Lease Contract to include lift installation and removal fee:

- The 2026 Boat Slip Rental Agreement was reviewed, with proposed additions highlighted in yellow. The new language requires payment of both the slip rental fee and any outstanding lift installation/removal fees from prior seasons before a slip reservation

is secured for the new season. Failure to pay by the deadline would result in forfeiture of the slip to the next person on the waitlist.

- Discussion included enforcing the April 15 deadline for payment. Dillion suggested moving the date earlier to April 15 to ensure payment before piers are installed. Administrator Zimmerman noted the ordinance mandates an April 15 – October 15 season, but weather may impact actual installation dates. The Commission discussed adding "weather permitting" language to the agreement to manage renter expectations and provide flexibility for the pier company.

8. Pier Rental Rates – 2026 Season:

- Administrator/Treasurer Zimmerman presented historical rate data and a financial model showing projected revenue at increase levels from 5% to 10%. The model accounted for 12 large slips and 10 medium slips (including one for the fire boat).
- Extensive discussion was held on the appropriate increase percentage. Zimmerman opened the discussion advocating for a 10% increase. She cited several factors: the unrecovered \$5,000 deductible from the recent pier damage, a mandate from the Town Board that the harbor operation should generate revenue rather than merely break even, and rising costs that are not fully captured in the slip fee budget (e.g., landscaping, paving, plowing, porta-potties provided by other town departments). She characterized slip rental as a discretionary, recreational activity and stated the premier slips with a 20-year waitlist justified the increase.
- Dillion countered, suggesting a more modest 6% increase. He argued this would cover the potential \$5,000 loss, was more in line with current inflation (2.7%), and reflected sensitivity to residents' budgets, especially at the Hillside location where users may have more moderate incomes. He expressed concern about appearing to "jack everything up" and noted the costs of supplies like wood and fuel have decreased.
- Eckland strongly reiterated that the operation must be entirely self-supporting by the users, with no subsidy from the general taxpayer. She agreed an increase was necessary but sought justification. Discussion turned to comparative market rates, with estimates that private slips cost \$4,000-\$5,000 per season, but acknowledged direct municipal comparisons were difficult.
- Zimmerman countered that wages and other fixed costs are not decreasing. After further debate, she stated she did not wish to see the increase fall below 8% but was willing to compromise from her initial 10% position.
- **Motion by Zimmerman:** To increase 2026 seasonal slip rental rates by 9%.
- **Second by Eckland.**
- **Vote:** All voted, Aye. Motion carried.

9. Elite Piers Presentation:

- Elite Piers gave a presentation on their "Heritage" permanent pier system, constructed of composite decking on steel pilings driven into the lakebed. Benefits cited included being maintenance-light, eliminating seasonal installation/removal and crib repair costs, and allowing for year-round use (e.g., winter fishing).
- They discussed site suitability, advising against locations with heavy ice push (e.g., Big Foot Beach, certain points) but expressed confidence in the protected location of the Linn piers. They noted the DNR supports this type of installation. Cost was estimated at

roughly double a traditional wood pier, but significantly less than a competitor's similar system. The presentation was for informational purposes as the Town's current contract with Lake Geneva Pier Company continues through 2026.

10. Adjournment:

- **Motion by Dillion**, Second by Eckland. All voted, Aye.
- **Meeting adjourned at 6:31 PM.**