

**Regular Town Board Meeting
February 9, 2026
Held In-Person and Remotely
Linn Town Hall
W3728 Franklin Walsh St, Zenda, WI 53195**

MINUTES

Chairman Weiss called the meeting to order at 7:06 PM

Present at roll call were Supervisors Zimmerman, Livingston, Leith, Palmer (excused), Chairman Weiss (Remotely). Also present were Attorney James Duquette, Clerk Morris and Administrator/Treasurer David Zimmerman.

Pledge of Allegiance

Consent Agenda

**Livingston /Zimmerman motioned to approve items A and B on the Consent Agenda.
Motion Carried.**

Supervisor Leith wanted Item C the Refund Report removed from the Consent Agenda to discuss. She said that there were no names associated with the items on the report and that half of the information was missing. She wants the information for check dispersal. She believes that this is a County report and she would like to know where the checks are actually being written to as they have done in the past. Mr. Zimmerman said that he has that information and he can show it. He had redacted it to only show the parcel numbers and receipts. Chairman Weiss asked if Mr. Zimmerman would provide that in an email. Supervisor Leith said that was fine.

Financial Reports & Payment of the Bills

Payroll Report – January 2026

Leith/Livingston motioned to approve the payroll report as provided. Motion Carried.

Profit & Loss Statement – December 2025

Livingston/Leith motioned to approve the Profit and Loss Statement through December 2025. Motion Carried.

Mr. Zimmerman said that the auditors will be here on Wednesday. There are 13 invoices that need to be moved to 2025, and three other invoices that will need to be moved to 2026. Mr. Zimmerman said that on the day of the Town Board Meeting they received two invoices from the City of Lake Geneva for 2025 Fire & EMS staffing. One was from the third quarter of 2025 for \$266,920.99 and the other from the fourth quarter of 2025 for \$434,549.24. \$1.9 million was budgeted for this and the total came to \$1.4 million about \$498,651.00 under budget. Chairman Weiss made sure that they were included in the updated check run.

Credit Card Report – January 2026, discussion only

No questions or comments

Payment of the Bills – January 2026

Zimmerman/Leith motioned for the payment of the bills for the dollar amount stated. Motion Carried.

Chairman Weiss stated that the check run totaled \$1,163,886.10.

Plan Commission

No action was taken on this agenda item from the Town Board members.

Certified Survey Map: 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. *The Commission motioned to give this to the Town Board with a no recommend vote direct clerk to advise the applicant they need come to the Town Board for questions. Applicant sent email 02/03/2026 at 2:39 withdrawing the CSM Application.*

Chairman Weiss read aloud the above notice. Chairman Wiess mentioned that between the Plan Commission meeting and the Town Board meeting the applicant withdrew their application. There were questions at both the Plan Commission level and in the Village of Fontana regarding the CSM. They are returning to the drafting table for the CSM and will return in the future.

Weiss/Livingston motioned to approve the CSM as presented. Motion Carried.

Certified Survey Map: 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. *The Commission motioned to approve the CSM request.*

Chairman Weiss read aloud the above information that was presented on the Town Board Agenda. Chairman Weiss explained that Mr. Woods came to the Plan Commission and explained that he needed to do this to expand his business to add an additional parlor for his cheese operation. Mr. Woods' daughter would also like to move onto part of the property. The lot sizes were conforming and made sense to the Plan Commission.

Weiss/Zimmerman motioned to deny accepting the 2050 Comprehensive Land Use Plan Text Amendment as presented from the County. Motion Carried.

2050 Comprehensive Land Use Plan Text Amendment- *The Commission motioned to deny the 2050 Comprehensive Land Plan Text Amendment.*

Clerk Morris stated that an email was sent to all the towns and municipalities to look at the extraordinary circumstances, a definition was provided. It would allow towns and municipalities the opportunity to hear Comprehensive Plans more frequently than Walworth County hears in October. Chairman Weiss stated that it was a great overview. The Plan Commission felt that a plan is in place and that Comprehensive Plans are amended or are considered to be amended once a year in October. The Plan Commission did not like the idea of extraordinary circumstances, not understanding the definition. The Plan Commission felt that changes should take place in a meticulous manor and not be rushed through for someone creating an extraordinary circumstance for themselves. The Plan Commission did not agree with the proposal to change the text and felt that the update once a year was satisfactory.

Weiss/Zimmerman motioned to approve Patrick Maloney to the Plan Commission. Motion Carried 3 to 1 Supervisor Leith opposed

Appointment of Patrick Maloney to committee. - *Consideration and possible action on the nomination.*

Supervisor Leith opposes this as Mr. Maloney is not a full-time Linn resident until May although Linn is his primary home. The Town used to have applications and other ways for people to be placed on these Committees and Commissions as well as the Chairman appointing them. Since we do not have an ordinance or a policy written, she would like to see policy written so that they do not have to go through this all of the time. She would like a structure and criteria so that time wasn't wasted. Chairman Weiss asked Attorney Duquette if Mr. Maloney met the criteria for the position. He said he believes he does.

Comments from the public

Allan Polyock of N146 Bissell Rd said that at the Highway meeting they decided to get the little tractor repaired. At a later time, he will share some thoughts on that tractor. At the meeting they also discussed ordering a truck that would take two years to be built. The question was asked what the new truck could do that our truck couldn't and no one answered. Since the meeting, Allan has located quite a few 550s. They are priced based on their motor at \$130,000 - \$140,000 and you could have one in two days. So we don't have to be in a hurry to order a truck. They should go another 20,000 miles without a problem. Mr. Polyock's next item was that he thinks we use too much salt on the roads. So far this year we have used a million pounds on the roads in Linn. Anything south of BB goes to the lake. He would like to see them use a salt and sand mix. By next month he would like to hear about how Linn's money is doing spread around at the different banks.

Ordinances, Resolutions & Proclamations – None

New Business:

Building & Grounds Committee

Livingston/Leith motioned to accept the application to use the Town Hall. Motion Carried. Supervisor Livingston said that the Buildings and Grounds Committee recommended approving the Town Hall Rental on 03.08.2026.

Highway Committee

Livingston/Leith motioned to complete the repair in an amount not to exceed \$35,000. Motion Carried.

John Deere 6320 Tractor repair – The Committee recommends to complete repair at the new quoted amount of repair, not to exceed \$30,920.80.

Supervisor Livingston reported that the Committee voted to have the tractor repaired. One caveat was that the estimate for \$30,920.80 is exactly what is expected for the repair but now thinks that possibly it could use more work. The Committee would like to have a “not to exceed” limit. Supervisor Leith asked what account it will come out of. Supervisor Livingston said Equipment Repairs.

Harbor Commission

Supervisor Zimmerman said that Harbor met last week. There were some changes to the slip rental contract. The Harbor Commission would like to add the lift installation and removal fees from Lake Geneva Pier Company into the slip rental agreement. They also voted to raise the slip rental fee up to 9%. Chairman Weiss asked Attorney Duquette if those decisions made by the Harbor Commission go through the Town Board for approval. Mr. Duquette said he believes that this is a report of the Commission and not for approval this month. Chairman Weiss asked, how about the change of the contract. Attorney Duquette asked if he could have a copy of the contract to look at between now and next month’s meeting. He said he did have a hand in its revision.

Protective Services Committee: No Meeting

Parks Committee:

Supervisor Leith said that the 2025 Bird Monitoring Report is complete and has been sent to the Committee members and the Town Board members. It is also in the Parks folder for anyone to review.

Non-Standing Committees, and Professional Services Reports

Geneva Lake Environmental Agency Report

Chairman Weiss reported that a couple items of importance were discussed. One being concerns about septic systems around the lake. Supervisor Livingston, Ted Peters and Holly from the

GLEA met with the County and are making some traction on the septic systems in the Town of Linn that are in question. Supervisor Livingston said that they have a commitment to look at these. Holly wanted to know the number of septic systems that we have in Linn. Chairman Weiss would like Supervisor Livingston, Mr. Peters and Mr. Zimmerman to look into that and provide the GLEA with some data. Additionally, the GLEA would like to reach out to all of the Associations around the lake. They need contact information for these Associations. Chairman Weiss would like Mr. Zimmerman and Clerk Morris to try to gather this information. Clerk Morris said that via the Newsletter, they have asked Associations to call in with that information and not many do so, but she will share what she has.

Geneva Lake Use Committee Report: No Meeting

City of Lake Geneva Police & Fire Commission Report

Supervisor Livingston said that many municipalities are sharing the same year end software issues with Pro Pheonix and therefore they cannot enter the 2026 Fire and EMS information until they get 2025 year closed. Supervisor Livingston does not then have the January 2026 information to share. Lake Geneva Fire Department has contracted to have one of their fire engines get a frame up refurbishment. It will be interesting to see how this works in case Linn needs to do this one day. They are looking for a total cost for stripping and painting and rebuilding pumps and engines and everything of \$492,000 verses the \$1.5 million cost of a new one.

Building Inspection Reports Monthly Report: No Discussion or Questions

Code Enforcement Report & Case Update: No Discussion or Questions

Pier As-Built Survey Progress Reports: No Discussion or Questions

Engineering Report: No Discussion or Questions

Leith/ Zimmerman motioned to adjourn at 7:37 PM. Motion Carried.

Respectfully Submitted,



Alyson Morris

Linn Town Clerk

