

**TOWN OF LINN
PLAN COMMISSION
April 27, 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 7:01 pm.

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

Approval of Previous Meeting Minutes 3.23.26

R. Zimmerman / R. White motioned to approve. Motion Carried.

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

VARIANCE:

T. Gardiner/R. Zimmerman motioned to decline the staircase at 72-inches. Motion Carried.

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

T. Gardiner/ R. Zimmerman motioned to proceed with no recommendation as to the wall subject to Board members after viewing and requesting that Plan Commission members go see it and provide feedback prior to the Town Board Meeting. Motion Carried.

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

- Michael Fieri (owner) of N2301 Knollwood Dr Lake Geneva (parcel ICI 00001) Corinne Livingston (applicant from Corinne Livingston of Creative Edge Landscapes, LLC) are requesting a 72-inch wide stairway. The applicant is also requesting retaining walls with associated grade changes within the 75-foot shore yard setback. The Walworth County Code of Ordinances requires stairways and walkways within the 75-foot shore yard setback to be no wider than 60 inches. The applicant is requesting a 12-inch variance to increase the width of the stairway within the 75-foot shore yard.

Corinne Livingston spoke on Mr. Fieri's behalf. There is currently a very steep shoreline. The prior owner had cleared the shoreline between the lakeshore path and the waters edge. That was against County Code. The County had the previous owner revegetate that portion of the property, but the plantings haven't taken. Now Mr. Fieri has a plan that is outside the County's ordinances. To put in a retaining wall at the shoreline to make it less steep and to allow for vegetation

growth. To create a buffer between the lakeshore and the water and to stabilize the shoreline and stop it from washing out. Ms. Livingston said that a gabion wall allows them to go vertically more quickly and is much more stable as compared to a boulder wall. She understands that it is less attractive, yet they will have planting pockets in there and will plant perennials and shrubbery in there to help mask that. They will also be using a darker color stone to help it blend better. Mr. Gardiner asked about the gabion wall. Ms. Livingston said that it is like a metal basket that gives the stone stability. Dr. Zimmerman asked what would happen when there is an ice heave like we had this year. She said that there is already a rumble strip in place and they will be building above it. This breaks up the pressure of the ice. Mr. Theys wondered if the DNR would need to be involved. Ms. Livingston said that they do not have jurisdiction on this. Mr. Palmer said that as an engineer he has been a part of 4-5 gabion wall projects on Lake Geneva. He said that the beauty of it is that the water can run through the wall and not just flow over the top. It releases the pressure. You would never even know it was there. This type of construction has been around thousands of years. Mr. Fieri also requested a variance to widen the stairs to the pier. The stairs would then match the width of the pier. Ms. Livingston said the hardship regards safety due to it being a steep slope and can be a tripping hazard. Mr. Maloney noted that the width is currently 48 inches. It can go to 60 inches without a variance, but they want 72 inches. Chairman Weiss asked what the hardship is for the variance on the width of the stairs Mr. Gardiner said that 80% of the piers have to be 72 inches wide, therefore it does not cause a hardship. Dr. Zimmerman said that it will look institutional.

At the end of the meeting Mr. Palmer shared pier numbers where Commission members could view gabion walls.

Public Hearing Variance Request – No one in the Town Hall or online commented in support of or in opposition to the Variance Request.

VARIANCE:

R. Zimmerman/A. Palmer motioned to approve as presented. Motion Carried.

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

- Green Gables Estate/Karl Otzen (owner) of W3271 Snake Rd Lake Geneva (parcel IA315800001) Patrick Fleming (applicant Grounds Manager) are requesting an 18-inch wide by 232-foot-long crushed gravel pedestrian foot path parallel to the shoreline in place of an existing, unimproved Geneva Lake Shore Path with an 8-foot shore yard setback. The Walworth County Code of Ordinances requires a 75-foot shore yard setback.

Mr. Fleming was present to speak on the proposed project. Because of their close proximity to the City of Lake Geneva, they have seen increased use of the footpath. It has caused erosion. It was turf grass before, and it is being killed off. They are trying to be proactive and have something in place and protect the shore yard. They propose an 18-inch-wide crushed gravel

with binder gravel pathway about 3-4 inches thick. It would run on the eastern half of the property. On the other side they do not have the issue. It is more rustic. When the raw soil gets wet people slip. The homeowner wants to make it safer for the public and lake environment. Dr. Zimmerman wanted to know if they were going to level it and then binder it with the lakeside? Mr. Fleming stated they are relatively flat with the about 3-inch slope. They plan on cutting a trench 4 inches deep and then lay gravel in it. He is not going to put an edge on it as that becomes a trip hazard. They only plan on only digging out in a day what they can fill to maintain erosion control. Dr. Zimmerman also wanted to know what they were going to do with the foot traffic while this was taking place. Mr. Fleming stated they are going to reroute shore path walkers to the other side of the hedge which is on the property. They are looking to have this completed with in 1-2 weeks.

Public Hearing – No one online or in the Town Hall wished to speak in favor of or in opposition to this Variance request.

Draft Land Division / Subdivision Regulations

Chairman Weiss said that at last month's meeting, the Commission members were asked to once again review the draft for this month's meeting. In this past month, the Draft also went to our Town Attorney Mr. James Duquette for any possible changes that he recommended. They began with his list of recommendations. Attorney Duquette said he tried to mirror statute 236 to look for clarity and to protect the Town in a couple areas where it stated that the applicant "receive advice" from the Plan Commission, or Clerk or Administrator. He wants to change that so they can "receive information" but not advice. He said that the changes speak for themselves. The only one where he is raising a question is related to section 18.15 Condominium Developments think about whether that limitations on what condo developments this would apply to is appropriate or not. He thinks removing this section would help avoid issues that the Plan Commission has recently dealt with. Chairman Weiss would agree. Mr. Gardiner asked about other references to flag lots. Attorney Duquette said it is defined, but he does not actually remember seeing the term discussed in the ordinance. He would recommend amending the definition and use of the term. Mr. Gardiner asked if there are other provisions the Commission should make in regard to flag lots. Mr. Duquette said that he would like to look at where else they could add that in the chapter. Mr. Gardiner then asked about Minor Land Divisions (four parcels of at least five acres a piece) and Major Land Divisions would be anything larger than the Minor Land Divisions. There are more steps for the Major Land Divisions. Mr. Gardiner had concerns about developers coming forward with a lot of land and not having to go through many steps. Chairman Weiss said that it all comes down to the number of parcels.

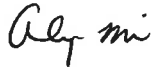
Chairman Weiss said that now Mr. Zimmerman will need to work with Mr. Duquette to get all of these changes incorporated into the plan, especially the limitations on Flag Lots.

Mr. Gardiner asked Mr. Duquette regarding sections 18.11 and 18.20, if he needed direction from the Commission, if it should be 30, 60, or 90 days on the time of submission. Chairman Weiss said he prefers 90 days on both.

They then decided it would be appropriate to have a Public Hearing on this at the next Plan Commission meeting.

R. Zimmerman/P. Maloney motioned to adjourn at 7:52 PM. Motion Carried

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Alyson Morris".

Alyson Morris, Town of Linn Clerk