TOWN OF LINN
PLAN COMMISSION
September 28, 2026, at 7:00 PM
Linn Town Hall
W3728 Franklin Walsh St, Zenda, WI 53195
In Person and Virtually

MINUTES

Chairman Weiss called the meeting to order at 7:01 pm.

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

Approval of Previous Meeting Minutes 6.22.26

R. White / T. Gardiner motioned to approve from past meetings. Motion Carried.

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

RE-ZONE:

A. Palmer / R. White motioned to deny the Re-Zone request. Motion Carried.

Roll Call Vote: Mr. Gardiner – yes, Mr. White- yes, Mr. Palmer – yes, Mr. Maloney – yes, Mr. Weiss-yes

Mr. Palmer would like to see a comprehensive plan. He thinks there is more at play here and there is a reason why he is moving the northeast corner to A-4 zoning. He wants to know the long-range plan for that. He doesn't know why that is included in the re-zone. It is a landscaping business that is being turned into a contractor storage business, which is different. Mr. Gardiner is not a fan of the storage units on 120 with 24-hour lighting. Mr. Maloney does not understand how aesthetics plays into the location of the buildings. He thinks that the two separate sets of storage buildings would negatively impact the look of the corner. Chairman Weiss asked if Mr. Palmer's denial of the re-zone covered all four of the requested areas. Mr. Palmer said all four sections and Mr. White agreed with this

Public Hearing-

> Connor Pillman (applicant/owner) of Woodhill Farms Nursery at N1445 State Rd 120, parcel IA488500001, is requesting that the northeast corner of the property be rezoned from A-1 Agricultural to A-4 Agricultural Business. The A-4 zoning would allow them to relocate their landscape supply yard closer to the intersection of Hwy 120 and Willow Rd. Additionally, they are seeking to rezone another portion of this parcel from A-4 back to A-1.

No one either online or present in the Town Hall spoke in favor of or opposed to the re-zone.

CONDITIONAL USE:

No Action taken as Re-Zone failed.

> Connor Pillman (applicant/owner) of Woodhill Farms Nursery at N1445 State Rd 120, parcel IA488500001 is requesting permission to construct two additional Contractor Storage buildings measuring approximately 50' x 200'. They would be located on the southeast portion of the property and run parallel to Highway 120. These buildings would be the same as the previously built ones located off Willow Road

Chairman Weiss stated that there are two agenda items that are tied together, so he read and discussed them together.

Connor Pillman: He mentioned that they would like to expand their landscape supply yard to continue to have more products, more space and more room. At a point in time, they thought that the corner would be utilized for a gas station, but no gas stations have shown interest. Therefore, they determined they should just take advantage of the space themselves. They thought that moving their landscaping yard to the corner would give them more visibility and more room. They want to utilize the other space where the pads are at, to place two storage buildings like the ones located on Willow Road.

Plan Commission Member Questions:

Chairman Weiss: Wanted to know what all the shaded areas are zoned? He was also wondering what the box was in the upper right corner on the site plan.

Connor Pillman: All four areas are currently zoned A-1; he is looking to zone them to A-4. It is an accessory structure that is under construction, to be used for landscape storage.

Tom Gardiner: Wanted to know if one can re-zone small portions like the yellow box where the driveway was? Tom also wanted to know what the zoning was for the shaded box in the lower right corner of the site plan and what the purpose of it was for. Why wouldn't Connor put the purposed storage unit buildings next to the current ones. What kind of material would be in the corner? Is there a bigger plan?

Connor Pillman: Explained the zoning around the driveway and where the farmhouse sites are zoned A-1. He thought it would be good to give the business a dedicated driveway. The current zoning for the shaded box in the lower right corner is A-1, and they are looking to re-zone it to A-4. The purpose of changing the zoning to A-4 was for the storage buildings. He likes the way they look aesthetically and how they are well spaced in case of fires. The corner would have landscape supplies, trees, bushes, stone, and mulch. Connor stated that things change, and this as submitted is the long-term plan. He was told that if he wanted to add an additional storage unit in the future, to put it on the plan.

Roy White: Wanted to know if the buildings would be like the ones on Willow Road.

Connor Pillman: The buildings would be like the ones on Williow Road.

Mr. Gardiner asked if Connor thought it was more aesthetically pleasing to have the new storage garages on Hwy 120 instead of Willow Rd by the other ones. And would the renters of the storage units have 24-hour access to them.

Connor Pillman: likes how the Williow Rd structures look at this time. They have done a lot to make it look nice, yet various landowners along Hwy 120 have their property in disarray. Yes, there would be 24-hour access to the storage units.

Mr. Maloney asked if the two new storage garages would fit on the Willow Rd side of the property. Connor did not think that they would.

Mr. Weiss asked if the rectangular shaped shaded piece of land would be to display the varieties of mulch. Connor said, yes to better display our products to those driving by. Mr. Weiss said that since the storage units are not for retail, or mechanics, or other businesses, their renters would not need visibility from the passer-buyers. Therefore, why not put them behind the current units. Connor said that it is prime A-1 land and they are using it to grow trees and the trees are used as a buffer between the recycling center and the storage buildings and to prevent fires or from fires spreading. It is also 80% graded gravel ready for building.

A.Palmer/T. Gardiner motioned to adjourn at 7:29 PM. Motion Carried

Respectfully Submitted,

Alyson Morris

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Linn Town Clerk