Regular Town Board Meeting
October 12, 2026, 7:00 p.m.
Held In-Person and Remotely
Linn Town Hall
W3728 Franklin Walsh St. Zenda, WI. 53195

MINUTES

Chairman Weiss called the meeting to order at 7:05 PM.

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

Pledge of Allegiance

Premio Media Presentation:
Neil Gowan of Lake Geneva is producing a 10–15-minute documentary film called the Legacy Project for the Geneva Lake Museum. It will be coming out in the spring of 2027. He has come to learn about the health and maintenance of the lake. There are many who have loved and enjoyed the lake for years and most likely do not know its history and the generations of people who have worked to understand it, protect it and take care of it. The film will be one part of the exhibit at the museum. Ted Peters interviews people in the film. He is the former director of the GLEA. There will be archived materials and beautiful footage of Lake Geneva. They are hoping it could become a part of curriculums at local school districts. The museum has supported this project financially, but now they are seeking additional financial support.

Consent Agenda

Palmer/Leith motioned to approve all of the meeting minutes on the consent agenda and also the N2006 pier permit. Motion Carried.

Supervisor Leith wanted the pier permit for Basswood Dr. removed from the Consent Agenda. She sees that there is a penalty fee of $300 and a pier permit fee of $75 plus the 20% admin fee paid. She wonders what the standard for measurements off of the lake are because we have the lot line extended, but we have a Knitter method which is taking some sort of action with this pier permit and this has not been explained to her. Chairman Weiss asked if she wanted to work with David Zimmerman and the building inspector to get answers to her questions and bring it back next month. Supervisor Leith agreed to do this.

Financial Reports & Payment of the Bills

Payroll Report – September 2026

Livingston/Palmer motioned to approve the payroll report. Motion carried.

Profit & Loss Statement – August 2026

Palmer/Livingston motioned to approve the profit and loss statement for August 2026. Motion Carried.

David reported that in August the Town received the tax settlement from the County in the amount of $2,390,771.03 this fulfills our levy for property taxes as well as for capital and garbage fees. Savings account interest is 3.74% and we collected $25,409 in interest.

Credit Card Report – September 2026, discussion only

Payment of the Bills

Leith/Palmer motioned to approve payment of the bills in the amount of $474,213.81. Motion Carried.

The total of the bills is $474,213.81

Plan Commission:

Chairman Weiss asked Attorney Duquette if there is any problem with the applicant withdrawing his application at this time. Attorney Duquette said that if the applicant withdraws before the Board takes action, then he is permitted to do so.

RE-ZONE:

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. *The Plan Commission motioned to deny the Re-Zone request. The applicant formally withdrew the Re-zone application at 2:45 pm on Friday October 9, 2026, via email.*

CONDITIONAL USE:

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: *No Action taken as Re-Zone failed. The applicant formally withdrew the Conditional Use application at 2:45 pm on Friday October 9, 2026, via email.*

Chairman Weiss stated that no action was taken on this due to the re-zone failing at the Commission.

Comments from the public:

Allan Polyock of N146 Bissell Rd complimented the work that was done on Linton Rd. He drove on it after it rained and there was no more worry about hydroplaning. As for the skid steer, it was decided not to fix it but in order to sell it, it would need to be fixed. He would like to see it get in running order and then park it. He also wondered if anyone really looks over the bills to make sure a "fake" bill isn't in there. Clerk Morris said that she looks everything over and asks questions especially if it is vendor that the Town hasn't previously used.

Richard Cucco 4510 Basswood wants to give background information regarding their neighbor with the 4506 Basswood pier permit. The Levin's have 200 feet of lakefront. They wanted to move the pier forward which required all new cribs and moving the entire pier. He informed them and Elite Piers that they needed some sort of DNR oversight. He doesn't think the DNR had all of the correct information. They moved forward because "some people on the lake feel they are above the law and any ordinance put in place." They went ahead and did it anyway and are now in violation of his riparian rights. Mr. Cucco paid $3000 for a survey to prove to the Town that they are encroaching on his riparian rights.

Ordinances, Resolutions & Proclamations:

Short-term rental licensing ordinance – first reading

Palmer/Leith motioned to approve the first reading with striking "two or more separate occasions" and adding the word "noise" at the end of #12. Motion Carried.

Palmer/Livingston motioned to waive the second reading. Motion Carried.

Palmer/Leith motioned to adopt the Short-Term Rental Licensing Ordinance with the changes noted. Motion Carried.

Attorney Duquette is returning with this ordinance after much work has gone into it over some months. It is as restrictive an ordinance as he is comfortable having the Board consider for adoption. Since we do not handle zoning in the Town we can only do so much with homeowners regarding what they can do with their property. Supervisor Zimmerman spoke about section four which states "property owners or renters who have been convicted of engaging in illegal activity on two or more separate occasions in a 12-month period." She wonders why we need to wait until someone is convicted and how long does a conviction take. Attorney Duquette said that is the way our system is made up. We always have to wait until a conviction. He said that this was a recommendation from the Towns Association. She also asked if the section on loud noise was at the discretion of the Police. Attorney Duquette said it was. Supervisor Plamer said that he would like to see only one conviction as well.

New Business:

330 P-Tier Skid Steer Loader

Palmer/Livingston motioned to purchase this new John Deere 330 P-Tier Skid Steer for the amount of $10,000 down and the remaining balance due in January of next year. Motion Carried.

David said that this is in regards to the skid steer that is currently broken down. He has obtained a quote for a brand-new skid steer from Mid-State Equipment. They would need to put $10,000 down to "rent to own" the skid steer through the 5th of January. Then on January 5th we would pay off the remainder of the skid steer minus the $10,000 we put down. Chairman Weiss said it is a rental payment as well as the down payment which will get us to the next year in which we have the skid steer in the budget.

Buildings and Grounds Committee – No Meeting

Harbor Commission – Did not have a quorum.

The next meeting will be on November 5th at 4:00pm.

Highway Committee

W4665 Hillcrest second driveway variance request - Committee recommends to the Town Board approval for the second driveway variance request.

Palmer/Livingston motioned to approve this second driveway request. Motion Carried.

Supervisor Palmer said that the Highway Committee determined that there are no safety issues with this request.

Equipment Surplus 2005 CAT 287B skid steer - Committee recommends to the Town Board to sell the 2005 Cat 287B skid steer as equipment surplus. The machine will be sold "as is." All attachments (buckets, etc.) will be retained for use with a future replacement.

Palmer /Livingston motioned to table this pending the repair of the skid steer. Motion Carried.

Supervisor Palmer said that the Highway Committee agrees that there may be a low-cost path to fixing the skid steer. If they can get it running, Mid-State will give them $12,000 for the trade in. If they cannot get it running for a reasonable amount, then they will sell it on the Surplus Auction.

Parks Committee – No Meeting

Protective Services Committee– No Meeting

Non-Standing Committees, and Professional Services Reports

Geneva Lake Environmental Agency

Chairman Weiss did not attend the last meeting. He will get meeting minutes so that they know what is going on.

Geneva Lake Use Committee Report– No Meeting

City of Lake Geneva Police & Fire Commission Report

Supervisor Livingston gave a written copy of his report to the Board.

Building Inspection Reports – No comments or questions.

Code Enforcement Report & Case Updates– No comments or questions.

Pier As-Built Survey Progress Report– No comments or questions.

Engineering Report– No comments or questions.

Leith/Palmer motioned to adjourn at 7:39pm. Motion Carried.

Respectfully Submitted,

Alyson Morris

Alyson Morris
Town of Linn Clerk