TOWN OF LYONS PLANNING COMMISSION Meeting
MINUTES OF August 4, 2026

Meeting called to order by Dave Held at 7:30pm. The official meeting notice and agenda was read by Al Bjorkman.

Planning commissioners present were Dave Held, Al Bjorkman, Jeff Block, John Otten, and Leonard Wardzala. Also present were all two Board members Kevin Batz Town Chair, Paul Thomsen supervisor, and 3 interested persons.

Approval of March 3, 2026 Minutes Motion by Jeff Bloc, second by Leonard Wardzala, to approve of the March 3, 2026 minutes as printed, carried.

JAMIE SCHAUMBURG OF JSD PROFESSIONAL SERVICES REQUEST ADDITIONAL CONDITIONAL USE ON BEHALF OF OWNERS GRAND GENEVA, LLC, FOR LUXURY OUTDOOR "GLAMPING" ON TAX PARCEL NLY29000004.Kevin Yeska and Eric Olson presenting. Grand Geneva has been looking at adding more outdoor hospitality to the property.

They are looking at adding 36 small units of manufactured lodging along and in a wooded ridge and pine plantation on about 24 acres just north of Timber Ridge Lodge. They presented a detailed packet of the proposed use with documents covering wetland delineation, runoff, soils, and results of meetings with Walworth County Zoning, utility layout and extensive maps and project narrative. Each unit will be about 400 sq ft, typically on a slab with full HVAC and sanitation in each unit.

The existing horse trails and paths will be used as a basic layout trying to create a private secluded surrounded by a natural setting. They have discussed emergency vehicle access with the Town and will maintain a 14' width with a final gravel top access.

A 50 car parking lot will exist on the west side next to a greeting center and food service to serve the units. No cars will be allowed beyond the parking lot with access by golf cart type vehicles.

John Otten asked who will own the units. Answer: The will be completely owned by Marcus and managed much like their other reservation and hospitality and open year round.

Use will be an all-inclusive rental system with no cooking facilities in each unit and a central food service area which will build community connection.

Leonard Wardzala commended them on such an extensive info packet which mentioned night sky compliant lighting. He also asked about ongoing ecological restoration as the under story has a lot of invasive vegetation. Bjorkman also commented on having an ongoing ecological restoration emphasis requiring continual effort. Further subsequent planning for visual screens between units should focus on native species.

They said they are looking at hiring a consulting ecologist to manage future restoration in the future.

Bjorkman had a few pictures from a walk this day and showed that while the White Pines were planted as a plantation they have grown to create a shaded almost cathedral atmosphere. Further,

there are larger legacy hardwoods that should be maintained and preserved to make the site more attractive.

They said they have an extensive inventory of trees and also want to make sure the final project feels attractive to guests and try to keep development to such a degree to preserve the character of the site.

Bjorkman commented that they will need extensive insect management being so near the wetland and without such insect control outdoor use by guests will be severely impacted. Wardzala mentioned there are numerous effective methods now in the marketplace.

Motion by Al Bjorkman, second by Leonard Wardzala to recommend approval to the Town Board of the proposed conditional use with the following conditions:

that night sky sensitive lighting be used for all exterior lighting

that they develop and implement with Walworth County an extensive erosion control plan

that they develop an ecological restoration plan for the overall site, Carried.

Next meeting if an agenda 9/8/26.

Motion to adjourn at 7:58pm by Al Bjorkman, second by Jeff Block, Carried.

Respectfully Submitted,

Alan Bjorkman Secretary