

**Lincoln County Land Services Committee
Minutes of Thursday, February 12, 2026 3:30pm
Lincoln County Service Center, Room #257**

(Meeting recording is available on the Lincoln County website: co.lincoln.wi.us)

MEMBERS PRESENT In-Person: Marty Lemke, Greg Hartwig, Randy Detert, Julie DePasse, Donald Dunphy, Dean Lemke, and Andy Zelinski

MEMBERS PRESENT Teleconference: None

MEMBERS ABSENT: Bill Bialecki (excused).

DEPARTMENT HEADS/STAFF In-Person: Sarah Koss (Register of Deeds), Mike Huth (Land Services Administrator), Thomas Boisvert (Conservation Program Manager), and Elizabeth Peronto (Program Assistant)

VISITORS In-Person: Earl Welker, Terry Wiese, Nate Guldán, Andrew Tomaszewski, Kimberly Morger, Jody Morger, and Mark Stilwell

VISITORS Teleconference: Keith Gerke

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – Bialecki absent (excused). Randy Detert absent (arrived at 4:02pm). All other members present.
3. Adopt Agenda – M/S DePasse/Zelinski to adopt the agenda as presented. Motion carried on a voice vote.
4. January 15, 2026 LSC Meeting Minutes –
M/S DePasse/Zelinski to approve the 1/15/26 minutes as presented. Motion carried on a voice vote.
5. Public Comment – Earl Welker, Town of Schley Planning Commission representative: Welker asked the committee to support the resolution that is on this month's agenda regarding local control for alternate energy sources. Welker also gave a brief overview, distributed a handout regarding Data Centers, and requested the committee consider local regulation of this emerging land use.

DEPARTMENT REPORTS

6. Register of Deeds
 - a) Monthly Financial Reports – Koss presented the report. There was no discussion.
 - b) Monthly Written Reports – Koss presented the report. There was no discussion.
7. Land Services
 - a) Administrator Department/Programs Report – Huth and Boisvert presented the reports. Discussion occurred regarding wakeboat regulation.
 - b) Monthly Financial Reports – Huth presented the report. DePasse gave an update regarding what other numbers on each report signify.

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates - none
9. "Somo View Condominium" Preliminary Plat Review – Huth presented the preliminary plat. Discussion occurred.

M/S DePasse/Hartwig to approve the "Somo View Condominium" Plat as presented. Motion carried on a voice vote.

10. Lincoln County Farmland Preservation Plan (FPP) –

a) Public Participation Plan (PPP) –

M/S Zelinski/Dunphy to approve the Public Participation Plan as Presented. Motion carried on a voice vote.

b) Resolution 2026-03-xx – Adoption of Public Participation Plan for Farmland Preservation Planning Purposes –

M/S DePasse/Zelinski to approve and forward the proposed resolution to the County Board. Motion carried on a voice vote.

11. 2026 Lumberjack RC&D Annual Dues – Boisvert presented the program and how Lincoln County benefits.

DePasse/Zelinski to approve the 2026 Lumberjack RC&D Annual Dues as presented. Motion carried on a voice vote.

12. 2026 North Central Land & Water Conservation Association Annual Dues –

M/S Zelinski/Hartwig to approve the NCLWCA dues as presented. Motion carried on a voice vote.

13. Resolution 2026-xx-xx – Resolution Requesting Wisconsin Counties Association Lobby State Legislature and Governor on Legislation for Great Local Control for Wisconsin Counties –

M/S DePasse/Hartwig to approve the proposed resolution and forward to the County Board. Discussion occurred. Motion carried on a voice vote.

Detert joined the meeting virtually at 4:02pm.

14. **4:00pm Public Hearings** (See Public Hearing Notice.) Public Hearing was called to order at 4:07pm by Chair Lemke. Chair Lemke explained the rules of conduct for public hearings and introduced the Committee members and staff. Chair Lemke explained that items a and b will be presented and discussed at the same time.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- a) A request by Ergo Development LLC (petitioner: Keith Gerke) to rezone tax parcel pin# 01432073139991 from Rural Lands-4 (RL-4) to Crossroads Mixed Use (CMU).
- b) A request by Ergo Development LLC (petitioner: Keith Gerke) to amend the Lincoln County Comprehensive Plan Map from Rural/Environment (Rural Lands) to Non-Residential (Crossroads Mixed Use) for tax parcel pin# 01432073139991.

Chair Lemke asked for testimony in support of the request. Keith Gerke, the petitioner, spoke in favor of the request.

Chair Lemke asked for additional testimony from proponents of the request. There was none.

Chair Lemke asked for testimony from opponents of the request. There was none.

Kimberly Morger asked if this rezone is affecting any other properties around the request. Huth specified that this request only effects the zoning for the parcel that is listed in the public hearing notice.

Chair Lemke asked for the staff report. Huth entered into the record that the Town of Merrill submitted a favorable recommendation. Huth presented the staff report. County staff recommends that the committee grant the rezone and comprehensive plan change request.

M/S DePasse/Zelinski to close the public hearing. Motion carried on a voice vote.

M/S DePasse/Hartwig to approve the rezone request as presented. Motion carried on a voice vote.

M/S Zelinski/DePasse to approve the comprehensive plan change request as presented. Motion carried on a voice vote.

CONDITIONAL USE PERMIT

- c) A request by the Town of King to allow for Minor Indoor Institutional Use within a Rural Residential (RR3) zoning district.

Chair Lemke asked for testimony in support of the request. Andrew Tomaszewski (Town of King Supervisor), as representative of the applicant, was present and explained the request.

Chair Lemke asked for additional testimony from proponents of the request. There was none.

Chair Lemke asked for testimony from opponents of the request. There was none.

Chair Lemke asked for the staff report. Huth presented the staff report and informed the committee that the Town of King has submitted a recommendation for approval. County staff recommends that the committee grant the request with the five conditions as listed in the staff report.

M/S DePasse/Hartwig to close the public hearing. Motion carried on a voice vote.

Chair Lemke asked the applicant if they agree to the conditions listed in the staff report. Andrew Tomaszewski stated that he does.

M/S DePasse/Zelinski to approve the conditional use permit request as presented with the five conditions listed in the staff report. Motion carried on a voice vote.

Conditions:

1. Parking shall be: One space per 250 square feet of gross floor area, or one space per 4 patrons to the maximum capacity, whichever is greater.
2. Should soil disturbance be proposed; Erosion Control and Stormwater Management standards located in 17.5.08 shall be met upon approval of plans by WIDNR.
3. A "landscaped bufferyard" meeting the Screening and Landscaping standards of 17.5.05(2)(a) and (b) shall be maintained to a depth of fifteen (15) feet on the north, east, and south sides of the town hall building site.
4. Signage shall comply with Chapter 17.6 of Lincoln County Ordinance.
5. Exterior Lighting shall comply with Chapter 17.5.04 of Lincoln County Ordinance.

ANNOUNCEMENTS

15. Future Agenda Items – One public hearing item and regular business items.

16. Confirm next meeting/public hearing date – The next meeting will be March 12, 2026 at 3:30pm with the Public Hearing to begin at 4:00pm. Bialecki and Hartwig gave notice they will not be able to attend the March meeting.

17. Adjourn – M/S DePasse/Zelinski to adjourn at 4:24p.m. Motion carried on a voice vote.