

**Lincoln County Land Services Committee
Minutes of Thursday, March 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, Randy Detert, Dean Lemke, and Andy Zelinski

MEMBERS PRESENT Teleconference: Greg Hartwig

MEMBERS ABSENT: Bill Bialecki (excused), Julie DePasse (excused), and Don Dunphy (excused).

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

VISITORS In-Person: Earl Welker, Luke Durkee, Don Liebelt, Ethan Renn, Walter Thomzik, Joanne Tholl, and Joe Zahringer

VISITORS Teleconference: Sara Guild and Zach Zoellner

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – Bialecki, DePasse, and Dunphy absent (all excused). All other members present.
3. Adopt Agenda – M/S Detert/Zelinski to adopt the agenda as presented. Motion carried on a voice vote.
4. February 12, 2026 LSC Meeting Minutes –

M/S Zelinski/Hartwig to approve the 2/12/26 minutes as presented. Motion carried on a voice vote.

5. Public Comment – Earl Welker, Town of Schley Planning Commission Chair, was present and distributed a Town of Schley Resolution (no 2026-3.9) titled: 'A Resolution to Petition the Lincoln County Board to Pass a County Interim Control Ordinance Placing a Moratorium on Data Center Not Yet Approved'. Welker also provided comments on AI and data centers.

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.
 - c) 2025 Budget Modification – Koss presented the 2025 Budget Modifications.

M/S Detert/Zelinski to approve the 2025 Budget Modification as presented. Motion carried on a voice vote.

7. Land Services

- a) Administrator Department/Programs Report – Huth and Boisvert presented the reports. No discussion occurred.
- b) Monthly Financial Reports – Huth presented the report. No discussion occurred.

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates – Boisvert provided an update to the Committee that Austin Dodge, the Lincoln County APHIS representative, has taken a new position. There is an interim representative we will continue to work with until a new representative is hired and assigned to our County.
9. Committee Discussion/Action on PLSS Corner Maintenance and Verification Services Bid – Huth and Dallman presented the RFP results. Discussion occurred.

M/S Detert/Zelinski to award the RFP to Schumacher Land Surveying LLC and to designate Riverside Land Surveying as a backup contractor. Motion carried on a voice vote.

Lemke called for a break. Meeting will resume at 4:00pm.

10. **4:00pm Public Hearings** (See Public Hearing Notice.) Public Hearing was called to order at 4:00pm by Chair Lemke. Chair Lemke explained the rules of conduct for public hearings and introduced the Committee members and staff.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- a) A request by Durkee Builders LLC (representative: Luke Durkee) to rezone tax parcel pins# 00435063649997, 00435063619976, and 00435063619975 from Rural Lands (RL-2) to Rural Residential (RR1).
- b) A request by Durkee Builders LLC (representative: Luke Durkee) to amend the Lincoln County Comprehensive Plan Map from Rural/Environmental (Rural Lands) to Residential (Rural Single Family Residential) for tax parcel pins# 00435063649997, 00435063619976, and 00435063619975.

Chair Lemke asked for testimony in support of the request. Luke Durkee, the representative, spoke in favor of the request. Durkee entered into the record that the Town of Bradley Planning Commission has recommended approval (minutes submitted for the record) to the Town of Bradley Board. Durkee requested that the Land Services Committee does not grant the 60-Day Extension due to the approval recommendations from the Town of Bradley Planning Commission and the Land Services Staff.

Proponent - Ethan Renn spoke in favor of the rezone due to the local need for housing in the area and the benefits of a larger community.

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

Chair Lemke asked for testimony from opponents of the request.

Opponent – Walter Thomzik, would like more information regarding the lot sizes that are being proposed. Also expressed concerns regarding future subdivisions of properties and the location of the property access.

Opponent – Don Liebelt, expressed concern regarding RL2 was assigned to protect environment. He and others purchased their property due to the rural environment. Also expressed concern that the applicant is asking to skip Town meeting instead of following due process.

Opponent – Joanne Tholl, expressed concern because she bought her property because it was rural and does not want development.

Opponent – Joe Zahringer, expressed concern because these properties are wildlife habitat and does not want it disrupted.

Chair Lemke asked for the staff report. Huth entered into the record that an email was received from Pete Wurl which was distributed to the Committee. Huth presented the staff report. Huth entered into the record that the Town of Bradley submitted a request for a 60-Day Extension. County staff recommends that the committee grant the rezone and comprehensive plan change request. Discussion occurred regarding the 60-Day extension request versus 30-Day and applicable ordinance text regarding town recommendations.

M/S Zelinski/Detert to grant a 30-Day Extension to the Town of Bradley and this item will be brought back at the April 9th, 2026 Land Services Committee Meeting. Motion carried on a voice vote.

ANNOUNCEMENTS

11. Future Agenda Items – Three public hearing items and regular business items.
12. Confirm next meeting/public hearing date – The next meeting will be April 9, 2026 at 3:30pm with the Public Hearing to begin at 4:00pm.
13. Adjourn – M/S Detert/Zelinski to adjourn at 4:39p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto