

**Lincoln County Land Services Committee
Minutes of Thursday, April 9, 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, Bill Bialecki, Julie DePasse, Randy Detert, Don Dunphy, Greg Hartwig, Dean Lemke, and Andy Zelinski

MEMBERS PRESENT Teleconference: none

MEMBERS ABSENT: none

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

VISITORS In-Person: Earl Welker, Pete Wurl, Don Liebelt, Brita Liebelt, Luke Durkee, Tim Hoglund, Walter Thomzik, Kevin Koth, Lisa King, William Jelinek, Joe Zahringer, Zach Zoellner, Seth Young, Danielle Young, Chris Raasch, and Sara Guild

VISITORS Teleconference:

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – All members present.
3. Pledge of Allegiance –
4. Adopt Agenda – M/S Bialecki/Detert to adopt the agenda as presented. Motion carried on a voice vote.
5. March 12, 2026 LSC Meeting Minutes –
M/S Hartwig/Zelinski to approve the 3/12/26 minutes as presented. Motion carried on a voice vote.
6. Public Comment – None.

DEPARTMENT REPORTS

7. 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.
8. Land Services
 - a) Administrator Department/Programs Report – Huth and Boisvert presented the reports. Grace Hershberg (Conservation Specialist) was introduced to the Committee. No discussion occurred.
 - b) Monthly Financial Reports – Huth presented the report. No discussion occurred.
 - c) 2025 Budget Modifications and Carryover Requests – Huth presented the 2025 Budget Modifications and Carryover Requests.

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

M/S DePasse/Dunphy to approve the 2025 Carryover Requests as presented. Motion carried on a voice vote.

OLD BUSINESS (none)

NEW BUSINESS

9. Agency Updates – Boisvert informed the committee that Grace Hershberg's position is a joint position with NRCS and, as such, may represent NRCS at this committee on occasion.

M/S Hartwig/Bialecki to suspend the rules and move to item 11 and 12. Motion carried on a voice vote.

11. Future Agenda Items – Three public hearing items, regular business items, a resolution, and sale of survey equipment request.
12. Confirm next meeting/public hearing date – The next meeting will be May 14, 2026 at 3:30pm with the Public Hearing to begin at 4:00pm.

Meeting resumed at agenda item number 10.

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. Chair Lemke stated that public hearing items A and B would be discussed simultaneously.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- a) OLD BUSINESS - 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) OLD BUSINESS - 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 staff if there is an update to the report or recommendation. Huth informed the committee that there is no change to the staff report or recommendation from the last LSC meeting.

Chair Lemke asked for additional testimony in support of the request.

Proponent - Luke Durkee, representative, explained his proposal.

Kevin Koth, Chairman for the Town of Bradley, spoke neither in favor nor in opposition. Informed the committee that the Town of Bradley held a public hearing but was unable to act on a formal recommendation. Koth informed the committee that the Town of Bradley Planning Commission did recommend approval.

Proponent – Sara Guild, Executive Director for the Lincoln County Economic Development, acknowledged concerns from neighboring property owners and also spoke on the housing shortage in Lincoln County.

Chair Lemke asked for additional testimony from opponents of the request.

Opponent – Don Liebelt, distributed a letter/petition to the committee members regarding concerns from neighboring property owners. Expressed further concerns about development as proposed and potential side effects.

Opponent – Tim Hogland, expressed concerns regarding well depths and sanitary systems with this potential development. Expressed further concerns about environmental degradation.

Opponent – Pete Wurl, believes that this rezone does not follow the Town of Bradley's comprehensive plan.

Opponent – Chris Raasch, expressed concern regarding road maintenance and construction. Raasch further expressed concerns about the potential impact on existing and potential roads, wetlands, sanitary systems, and neighboring properties without further research.

Opponent – Walter Tomzik, expressed concern regarding culverts in existing roads, water runoff, and drainage.

Opponent – Bill Jelinek, expressed concern regarding the water table and if the subdivision plan changes from what is currently proposed to include many more lots and larger development than currently presented.

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

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

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

- c) A Conditional Use Permit request by Seth and Danielle Young to allow for a Contractor Shop within a Cross Roads Mixed Use (CMU) zoning district.

Chair Lemke asked for testimony in support of the request. Seth and Danielle Young, the applicants, were present and explained the request.

Chair Lemke asked for testimony from proponents of the request.

Proponent – Earl Welker, Town of Schley Planning Commission, informed the committee that the Town of Schley recommends approval. The recommendation form was distributed to the committee members.

Proponent – Danielle Young, the applicant, was present and explained their request.

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. County staff recommends that the committee grant the request with the six conditions as listed in the staff report with the correction that condition #6 should reference ordinance section 17.5.02.

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

M/S DePasse/Dunphy to approve the conditional use permit request as presented with the six conditions listed in the staff report including the correction that condition #6 should read 17.5.02. Motion carried on a voice vote.

Conditions:

1. Parking shall be: One space per each employee on the largest work shift.
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).
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.
6. Traffic Access and Visibility standards shall comply with 17.5.02 of Lincoln County Ordinance.

ANNOUNCEMENTS

13. Adjourn – M/S Bialecki/DePasse to adjourn at 4:55p.m. Motion carried on a voice vote.