

**Lincoln County Land Services Committee
Minutes of Thursday, May 14, 2026 3:00pm
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, Dean Lemke, Andrew Tomaszewski, and Andy Zelinski

MEMBERS PRESENT Teleconference: none

MEMBERS ABSENT: Elizabeth McCrank (excused)

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

VISITORS In-Person: Earl Welker, Brian Hanson, Tim Burton, Debra Burton, Greg Hilgendorf, Casey VanRyan, F. Scott Hunter, Lance Mueller, Andrew Krause, Anne Dorava, Joe Dorava, Mike Heise, William Wenzel, Jamie Wenzel, Travis Westaby, Christine Schultz, and Steve Schultz

VISITORS Teleconference: Mike Olson and Kristine Westerhaus

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:00pm.
2. Roll Call – Randy Detert (unexcused – arrived at 3:11pm) & Elizabeth McCrank absent (excused). All other members present.
3. Pledge of Allegiance –
4. Adopt Agenda – M/S DePasse/Bialecki to adopt the agenda as presented. Motion carried on a voice vote.
5. Introduction of Committee and Staff – Postponed to the next meeting.
6. Election of Officers –
 - a) Vice-Chair – Chair Lemke called for nominations for Vice-Chair. Chair Lemke nominated Bill Bialecki. M/S DePasse/Zelinski to close nominations for Vice-Chair. Motion carries on a voice vote. Bialecki elected as Vice-Chair.
 - b) Secretary - Chair Lemke called for nominations for Secretary. Bialecki nominated Zelinski. M/S DePasse/Zelinski to close nominations for Secretary. Motion carries on a voice vote. Zelinski elected as Secretary.
7. Appoint Representatives to:
 - a) (1+Alternate) North Central Land and Water Conservation Association (NCLWCA) – Chair Lemke appointed McCrank as the representative and Zelinski as the alternate.
 - b) (1+Alternate) Lumberjack Resource Conservation and Development Council RC&D – Chair Lemke appointed Bialecki as the representative and Boisvert as the alternate.
8. April 9, 2026 LSC Meeting Minutes –

M/S DePasse/Zelinski to approve the 4/9/26 minutes as presented. Motion carried on a voice vote.

9. Public Comment –

Brian Hanson, Town of Harrison Chair, distributed the Town of Harrison's resolution on a moratorium on data centers. Asked the County Board to consider placing a moratorium on data centers.

Earl Welker, Town of Schley Planning Commission Chair, distributed a packet of materials and spoke regarding data centers and rural communities. Welker also expressed concerns regarding the exotic animal ordinance in Lincoln County.

Tim Burton, spoke in favor of the Agricultural Enterprise Area (AEA) resolution and explained his views on the program.

Randy Detert arrived at 3:11pm

DEPARTMENT REPORTS

10. Register of Deeds

- a) Register of Deeds Department Overview – Koss gave an overview of the Register of Deeds Department and the functions that it provides to the public. Koss further explained fees for the department and what portions of each fee goes to which programs/agencies.
- b) Monthly Financial Reports – Koss presented the report. There was no discussion.
- c) Monthly Written Reports – Koss presented the report. There was no discussion.
- d) Travel Expense Report – M/S DePasse/Detert to approve the travel expense report as presented. Motion carried on a voice vote.

11. Land Services

- a) Land Services Department Overview – Huth gave an overview of the Land Services Department and the programs that are contained within (Conservation Program, Land Information Program, and Zoning Program).
- b) Administrator Department/Programs Report – Huth, Boisvert, and Bushor presented the reports. No discussion occurred.
- c) County Surveyor/Assistant RPL Position Update – Huth provided an update on refilling the position with HR and the Administrative Coordinator.
- d) Monthly Financial Reports – Huth gave an overview of the financial report and asked if there were any questions. No discussion occurred.

OLD BUSINESS (none)

NEW BUSINESS

12. Agency Updates – None

13. Register of Deeds – 2027 Budget Discussion and possible action – Koss presented the proposed budget.

M/S DePasse/Zelinski to approve the 2027 Register of Deeds budget as presented and to forward it to the Finance Committee. No discussion occurred. Motion carried on a voice vote.

14. Land Services – 2027 Budget Discussion and possible action – Huth presented the proposed budget.

M/S DePasse/Bialecki to approve the 2027 Land Services budget as presented and to forward it to the Finance Committee. No discussion occurred. Motion carried on a voice vote.

15. GPS Equipment Sale – Trimble GEO 7x – M/S Zelinski/DePasse to approve the sale of the Trimble GEO7x as presented. Motion carried on a voice vote.

16. Telecommuting Oversight – Land Services – Huth gave an overview of department oversight for staff who telecommute.

17. Resolution to Support the Establishment of an Agricultural Enterprise Area (AEA) within the Towns of Corning and Harding – Boisvert presented the proposed resolution. Discussion occurred.

M/S DePasse/Zelinski to approve the Resolution to Support the Establishment of an Agricultural Enterprise Area (AEA) within the Towns of Corning and Harding. Motion carried on a voice vote.

18. Public Hearings Orientation - Huth gave an overview of how the variety of public hearings work and recommended that the committee members refer to the educational items in the packet throughout the public hearing for guidance.

Chair Lemke called for a 5 minute break at 4:00pm.

19. **4:00pm Public Hearings** (See Public Hearing Notice.) Public Hearing was called to order at 4:05pm by Chair Lemke. Chair Lemke explained the rules of conduct for public hearings, the time limit of 5min per speaker for the hearings today, and introduced the Committee members and staff. Chair Lemke stated that public hearing items D and E would be discussed simultaneously.

CONDITIONAL USE PERMIT AND NON-METALLIC RECLAMATION PLAN

- a) A Conditional Use Permit request by Kyle Goes (Co-Applicant: Musson Brothers Inc, Representative: Casey VanRyan) to allow for a non-metallic mineral extraction use (sand and gravel pit) on a property in the Rural Lands-4 zoning district. The property is located in the SW/SE quarter of Section 16, T34N-R7E, in the Town of Skanawan. The Reclamation Plan Hearing for the same non-metallic mineral extraction use (sand and gravel pit) on the same property as described above is being heard under section 12.04(15) of the Lincoln County Zoning Ordinance and heard concurrently with the CUP request.

Chair Lemke asked for testimony in support of the request. Greg Hilgendorf, representative for Musson Brothers Inc, was present and explained the request.

Huth entered into the record nine email correspondence from various residents both proponents and opponents 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.

Joe Dorava – Representative of the Town of Skanawan Board expressed concerns regarding the concentration of NMMs in the area and potential impacts on community character, property values, recreation, and quality of life. The Town requested a 30-day extension for a final decision, indicated a desire to recommend denial, and plans to return with proposed CUP conditions.

Mike Heise – Expressed concerns regarding the concentration of nonmetallic mines in the Town of Skanawan, safety impacts, and the proximity of a potential asphalt plant to neighboring properties. Heise requested denial of the current and future nonmetallic mine applications and suggested Lincoln County update its related ordinances.

Bill Wenzel – Adjacent property owner expressed concerns that the proposed nonmetallic mine would negatively impact hunting activities, agricultural land use, and overall quality of life. Wenzel questioned whether the application met ordinance requirements and stated concerns regarding a lack of operational detail. Additional concerns included deterioration of local roads from existing mining operations, safety impacts related to the proximity of Maple Bear Campground, proposed operating hours, and potential impacts to nearby wells and surface water.

Jamie Wenzel – Stated that they built a home in the area and expressed concerns that the proposed nonmetallic mine would negatively impact their family and quality of life. Wenzel requested denial of the application.

Ann Dorava – Expressed opposition to the proposed nonmetallic mine, citing concerns regarding safety, truck traffic and driving behavior, noise from existing mining operations, and environmental impacts to the rural community. Dorava requested denial of the application.

Chair Lemke asked for the staff report. Huth presented the staff report. County staff recommends that the committee grant the request with the seventeen conditions as listed in the staff report. Huth entered into the record that the Town of Skanawan has requested a 30-Day extension.

M/S DePasse/Detert to grant the 30-Day extension as requested by the Town of Skanawan. Motion carried on a voice vote.

- b) A Conditional Use Permit request by the Frederick and Andrea Hunter (Co-Applicant: Andrew Krause) to allow for a Vehicle Repair or Maintenance Service land use within a Cross Roads Mixed Use (CMU) zoning district.

Chair Lemke asked for testimony in support of the request. Andrew Krause and Frederick Hunter were present and explained the request.

Chair Lemke asked for additional testimony from proponents of the request. Lance Mueller, expressed desire for business model in the area and explained how the request pairs with the existing rental company.

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 eight conditions as listed in the staff report. Huth entered into the record that the Town of Wilson recommends approval.

Chair Lemke asked the applicant if they agree to the conditions as listed in the staff report, to which the applicant responded they do.

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

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

Conditions:

1. All major repairs, maintenance, service, painting and other operations (except vehicle storage) shall occur within an enclosed building.
2. Shall only include the storage of vehicles of customers and employees of the vehicle repair or maintenance service business.
3. Shall not include the storage of 3 or more vehicles that do not have a valid current State registration, license plate, or both.
4. One space per 300 square feet of gross floor area in the principal building(s), plus adequate parking for the storage of vehicles awaiting service or pick-up.
5. 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.
6. A "landscaped bufferyard" meeting the Screening and Landscaping standards of 17.5.05(2)(a) and (b).
7. Signage shall comply with Chapter 17.6 of Lincoln County Ordinance.
8. Exterior Lighting shall comply with Chapter 17.5.04 of Lincoln County Ordinance.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- c) A request by Michael Olson to rezone tax parcel pin #00832053129997 from Forestry (F) to Rural Lands (RL-2)

Chair Lemke asked for testimony in support of the request. Michael Olson, the petitioner, 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 entered into the record that the Town of Harding submitted a favorable recommendation. Huth presented the staff report. County staff recommends that the committee grant the rezone request.

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

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

- d) A request by Northforest Campground LLC (owner: Todd Jelinek) to rezone tax parcel pin #01235071349964 from Rural Residential-2 (RR-2) to Recreation (RE).
- e) A request by Northforest Campground LLC (owner: Todd Jelinek) to amend the Lincoln County Comprehensive Plan Map from Residential (Rural Single Family Residential) to Non-Residential (Private Recreation) for tax parcel pin #01235071349964.

Chair Lemke asked for testimony in support of the request. Todd Jelinek, 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.

Chair Lemke asked for the staff report. Huth entered into the record that the Town of King 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/Bialecki to close the public hearing. Motion carried on a voice vote.

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

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

ANNOUNCEMENTS

11. Future Agenda Items – Two public hearing items, possible other topics.
12. Confirm next meeting/public hearing date – The next meeting will be June 11, 2026 at 3:30pm with the Public Hearing to begin at 4:00pm.
13. Adjourn – M/S DePasse/Detert to adjourn at 4:55p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto