

Lincoln County Land Services Committee
Minutes of Thursday, March 13, 2025 3:30pm
Lincoln County Service Center, Room #257
(Meeting recording is available on the Lincoln County website: co.lincoln.wi.us)
AMENDED

MEMBERS PRESENT In-Person: Marty Lemke, Bill Bialecki, Julie DePasse, Donald Dunphy, Dean Lemke, and Andy Zelinski

MEMBERS PRESENT Teleconference: Greg Hartwig

MEMBERS ABSENT: Randy Detert (excused)

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

VISITORS In-Person: See attached sign-in sheet.

VISITORS Teleconference: None

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – Detert absent, excused. All other members present.
3. Adopt Agenda – M/S DePasse/Bialecki to adopt the agenda as presented. Motion carried on a voice vote.
4. *February 13, 2025 LSC Meeting Minutes –
M/S DePasse/Bialecki to approve the *2/13/2025 minutes. Motion carried on a voice vote.
5. Public Comment – There was none.

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) Travel Expense Report – Koss presented the report.

M/S Zelinski/Dunphy to approve the travel expense report. Motion carried on a voice vote.

- d) 2024 Budget Modifications – Koss presented the budget modification from 2024.

M/S DePasse/Zelinski to approve the budget modification. Motion carried on a voice vote.

7. Land Services

- a) Administrator Department/Programs Report – Huth and Boisvert presented the report. There was no discussion.
- b) Monthly Financial Reports – Huth presented the report. There was no discussion.
- c) Zoning Program Manager/Land Services Administrator Timesheets (2/3/2025 – 3/2/25) –

M/S Zelinski/DePasse to approve the timesheets. Motion carried on a voice vote.

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates - none

9. Amend 2025 Land Information Fee Schedule – Huth presented the proposed changes to the fee schedule.

M/S Dunphy/DePasse to approve the amended 2025 Land Information Fee Schedule as presented. Motion carried on a voice vote. Hartwig abstained.

Chair Lemke called for a recess at 3:45pm.

Dean Lemke left the meeting at 3:51pm.

Meeting resumed 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. Chair Lemke further explained that items a and b will be discussed simultaneously.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- a) A request by Irvin and Cheryl Fick to rezone a portion of tax parcel pin# 01432063639966, from Rural Residential-3 (RR3) to General Business (GB).
- b) A request by Irvin and Cheryl Fick to amend the Lincoln County Comprehensive Plan Map from Residential (Rural Single Family Residential) to Non-Residential (General Business Public) for a portion of tax parcel pin# 01432063639966.

Chair Lemke asked for testimony in support of the request. Irvin Fick, the applicant, was present and explained the request.

Chair Lemke asked for additional testimony in support of the request. There was none.

Chair Lemke asked for testimony from opponents of the request. A letter by Barb Schwartzman was read into the record, expressing opposition to the request. Paul Meyer spoke in opposition to the request. Michael Handlin spoke in opposition to the request.

Chair Lemke asked for the staff report. Huth presented the staff report. Huth informed the committee that the Town of Merrill has submitted a recommendation for approval. County staff recommends that the committee approve the rezone request, as written in the staff report.

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

M/S Dunphy/Bialecki to set over the hearing to the May 8th, 2025 public hearing in order to get feedback from the County Highway Department and the Wisconsin Department of Transportation. Motion carried on a voice vote.

CHAPTER 17 ORDINANCE TEXT AMENDMENT

- c) Portions of Lincoln County Zoning Ordinance – Chapter 17, sections 17.3.03(4) (Residential Land Uses – Two-Family Dwelling), 17.3.09 (Accessory Land Uses – Caretakers Residence), 17.3.09 (Accessory Land Uses – Home Occupation), 17.6.03 (General Sign Standards), 17.6.04 (General Sign Standards – Rural Zoning District Sign Standards), 17.6.04 (General Sign Standards – Residential Zoning District Sign Standards), 17.6.04 (General Sign Standards – Nonresidential Zoning District Sign Standards), 17.2.100

(Permitted and Conditional Land Uses by Zoning District), 17.1.14 (Definitions), and 17.8.60(2) (Variance Review and Approval Procedure) are proposed to be amended.

At the request of the committee, Huth presented the proposed amendments. County staff recommends that the committee approve the ten amendments and forward them to the County Board, as presented in the packet. Huth entered into the record the responses from the Towns regarding the proposed amendments.

Chair Lemke asked for testimony in support of the amendments. Earl Welker, Chairman for the Town of Schley Planning Commission, was present and spoke in favor of the proposed amendments.

Chair Lemke asked for testimony in opposition of the amendments. There was none.

Chair Lemke closed the hearing for the request. Discussion occurred.

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

M/S Dunphy/DePasse to approve the ten amendments for Chapter 17 as presented and to forward them to the County Board. Motion carried on a voice vote.

ANNOUNCEMENTS

11. Future Agenda Items – None known.
12. Confirm next meeting/public hearing date – The next meeting will be April 10, 2025 at 3:30pm.
13. Adjourn – M/S Bialecki/Zelinski to adjourn at 4:50p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto

LINCOLN COUNTY SIGN-IN SHEET FOR COMMITTEE MEETING

Land Services Committee <u>COMMITTEE</u>	Lincoln County Service Center Meeting Room #257 <u>LOCATION</u>	Meeting - 3:30pm <u>TIME CALLED TO ORDER</u>
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<u>DATE: March 13, 2025</u> DEPARTMENT HEADS <u>Mike Huth</u> <u>Sarah Koss</u> 	<u>MEMBERS PRESENT:</u> CHAIR <u>Walt Huth</u> VICE-CHAIR <u>Bob Bentz</u> SECRETARY <u>*Greg Hartwig</u> MEMBER <u>Paul G. Meyer</u> MEMBER <u>Julie Dase</u> MEMBER <u>Don Dunphy</u> MEMBER _____ CITIZEN MEMBER <u>Dean Lunk</u> * = Attended Virtually
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VISITORS MUST SIGN-IN (PLEASE PRINT LEGIBLY)

<u>EARL WELKER</u> <u>Tom Boisvert</u> <u>Steve Leih</u> <u>Gina Leih</u> <u>Brian / Pam Seaman</u> <u>Paul Meyer</u> <u>Jessica Szama</u> <u>Dean Jeger</u> <u>Tyler Teske</u> <u>Michael Handlin</u> <u>Carol Day</u>	<u>Sue VanDerGeest</u> <u>Scott VanDerGeest</u> <u>Christine Voipagel</u>
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Turn Over for More Spaces

<u>4:50 pm</u> Time of Adjournment	<u>April 10, 2025 Time TBD</u> Date, Time, & Place of Next Meeting	<u>Lincoln County Service Center</u> Date, Time, & Place of Next Meeting
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