

**Lincoln County Land Services Committee
Minutes of Thursday, June 12, 2025 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, Greg Hartwig, 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), Elizabeth Peronto (Program Assistant), Hayley Djupstrom (AIS LTE), Danielle Swenson (AIS LTE), and Jessica Storlie (AIS LTE).

VISITORS In-Person: Austin Dodge, Bradd Bucks, and Brad Plautz.

VISITORS Teleconference: Sara Guild

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. Adopt Agenda – M/S DePasse/Hartwig to adopt the agenda as presented. Motion carried on a voice vote.
4. May 8, 2025 LSC Meeting Minutes –
M/S Zelinski/Detert to approve the 5/8/2025 minutes as presented. 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 Travel Expense Report.
M/S Hartwig/Dunphy to approve the travel expense report as presented. Motion carried on a voice vote.
7. Land Services
 - a) Administrator Department/Programs Report – Huth and Boisvert presented the report. Discussion occurred.
 - b) Monthly Financial Reports – Huth presented the report. There was no discussion.
 - c) Zoning Program Manager/Land Services Administrator Timesheets (4/28/2025 – 5/25/25) –
M/S DePasse/Zelinski to approve the timesheets. Motion carried on a voice vote.

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates

- a) Fence Proposals – APHIS – Austin Dodge presented the two proposals. Discussion occurred.

M/S DePasse/Hartwig to approve both fencing proposals as presented. Motion carried on a voice vote.

9. Introduce LTE Aquatic Invasive Species Staff – Boisvert introduced the LTE staff: Hayley Djupstrom, Danielle Swenson, and Jessica Storlie.

10. Land Use Permit Application Fee – Lincoln County Forestry Department – Huth explained the request to waive the Land Use Permit application fee for the Forestry Department Haymeadow County Park pavilion project.

M/S Zelinski/Detert to waive the Land Use Permit Fee for the Forestry Department. Motion carried on a voice vote.

11. Proposed Ordinance Text Amendments

- a) General Cleanup – Chapters 11, 12, 17, 18, 21, 22 – Huth presented the proposed text amendments. Discussion occurred.

M/S Detert/DePasse to approve the text amendments as presented. Motion carried on a voice vote.

- b) Subdivision and Platting- Chapter 18 - Huth presented the proposed text amendments. Discussion occurred.

M/S DePasse/Detert to approve the text amendments as presented. Motion carried on a voice vote.

12. **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 explained that items a and b as well as items c and d will be presented and discussed at the same time.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- a) OLD BUSINESS - A request by Mary and Bradley Bucks to rezone a portion of tax parcel pin# 00435062519988 and all of 00435062519998, from Recreation (RE) to Rural Residential-3 (RR-3).
- b) OLD BUSINESS - A request by Mary and Bradley Bucks to amend the Lincoln County Comprehensive Plan Map from Rural/Environment (Public Recreation) to Residential (Rural Single Family Residential) for a portion of tax parcel pin# 00435062519988 and all of 00435062519998.

Chair Lemke informed the committee that the Town of Bradley submitted a favorable recommendation for this request.

Chair Lemke asked for any changes from staff for the report or the recommendation. Huth informed the committee that staff still recommends approval.

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

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

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

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

CONDITIONAL USE PERMIT AND NONMETALLIC MINE RECLAMATION PERMIT

- c) A conditional use request by Brad Plautz to allow for a non-metallic mine (NMM) in a Rural Lands (RL4) zoning district.
- d) A request by Brad Plautz for a reclamation plan for a NMM located at tax pin #01432063549995.

A video prepared by staff presenting the subject property/request was shown.

Chair Lemke asked for testimony in support of the request. Brad Plautz, 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 any general comments, questions, or concerns regarding the reclamation plan for the proposed NMM. There was none.

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

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

Chair Lemke asked the applicant if he agrees to the conditions listed in the staff report. Brad Plautz stated that he does.

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

Conditions:

1. Shall The Conditional Use Permit (CUP) is for a sand and clay mining operation including gravel/aggregate material crushing as needed. No asphalt plants, cement plants, or blasting will be permitted with this CUP.
2. The mineral extraction mining operation shall be restricted to the area and depth shown on the applicant's approved site plan. Any work beyond the approved plan boundaries will require application for a new conditional use permit.
3. The applicant is to follow the prepared reclamation plan in accordance with NR 135, Wis. Adm. Code, and the Lincoln County reclamation ordinance. The site is to be completely restored upon completion of non-metallic mineral extraction.
4. Solid waste shall not be placed in the sand/gravel pit; illegally dumped material shall be immediately removed by the applicant.
5. The site is to be cleaned of all debris and equipment after closure of the pit.
6. The nearest edge of all buildings, structures, and surface activity areas, including pit edges, shall be located a minimum of 200 feet from all dwellings on adjacent properties, and no less than 10 feet from any lot line.
7. To prevent tracking of mud onto public roads, access driveways shall be paved or use crushed recycled asphalt (RAP) within 100 feet of public roads, unless the adjacent road is unpaved.
8. Access to the site shall only be through points designated as entrances on the site/operations plan; such access points shall be secured when the site is not in operation.
9. A bond or other performance guarantee for such work is required prior to the start of excavation providing that a clear relationship/document is established between the operation and the need for road upgrades,

repair, and maintenance. If the Town road is damaged or destroyed as a result of owners operations, the owner shall restore or pay for the restoration of the same to an acceptable condition and value. The owner shall have the right to show and bear the burden of proof in showing that the indicated damage was not the result of its operations.

10. Spraying of the site and driveways shall be conducted to control dust.
11. On-site bulk fuel storage areas and appropriate places for fueling of equipment (e.g., above the water table) shall be located to minimize the potential for groundwater contamination and in accordance with ILHR 10 and other chapters of the Wis. Adm. Code and provisions of Wisconsin Statutes.
12. The applicant shall furnish a certificate of insurance before operations commence.
13. Approval shall be subject to amendment or revocation if noncompliance with approved plans, this section, or approval conditions is identified.
14. Approval shall be subject to periodic review of the operation to ensure compliance with the conditional use permit, and to specific limitations over the portion of the lot or parcel where extraction may occur.
15. Parking Requirements: One space per each employee on the largest work shift. Parking shall not occur on the town road or within the town road right-of-way.
16. Owner is responsible for obtaining any permit or approval required for project under other State Statutes, Administrative Codes or by municipal, town or county zoning ordinances, and by the Department of Natural Resources and U.S. army Corps of Engineers before starting the project. No filling or dumping of spoil material in wetland areas – must be disposed of in upland project area.
17. Hours of operation shall be 7am to 6pm Monday thru Saturday.

ANNOUNCEMENTS

13. Future Agenda Items – One public hearing item.
14. Confirm next meeting/public hearing date – The next meeting will be July 10, 2025 at 3:30pm with the Public Hearing to begin at 4:00pm. Randy Detert and Dean Lemke informed the committee that they would not be able to attend the July 10 meeting.
15. Adjourn – M/S Zelinski/Detert to adjourn at 4:14p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto