

**Lincoln County Land Services Committee
Minutes of Thursday, September 11, 2025 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, Dean Lemke, Greg Hartwig, Randy Detert, and Andy Zelinski

MEMBERS PRESENT Teleconference: None

MEMBERS ABSENT: Julie DePasse (excused) and Donald Dunphy (excused)

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

VISITORS In-Person: Earl Welker, DeeDe Grund, Austin Dodge, Jane Severt, Danyeale Prokop, Matt Eslinger, David Prokop, Bob Servais, Larry Ormusen

VISITORS Teleconference: Sara Guild

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:00pm.
2. Roll Call – All members present.
3. Adopt Agenda – M/S Bialecki/Zelinski to adopt the agenda as presented. Motion carried on a voice vote.
4. July 10, 2025 LSC Meeting Minutes –

M/S Hartwig/Detert to approve the 7/10/2025 minutes as presented. Motion carried on a voice vote.

5. Public Comment – There was none.

DEPARTMENT REPORTS

6. Register of Deeds
 - a) Questions/Discussion Regarding July's Reports – There were none.
 - b) Monthly Financial Reports – Koss presented the report. There was no discussion.
 - c) Monthly Written Reports – Koss distributed a correction to the written report on the first page. Koss presented the report. There was no discussion.
7. Land Services
 - a) Administrator Department/Programs Report – Huth and Boisvert presented the report. Discussion occurred regarding data maintenance in GIS and Land Records.
 - b) Monthly Financial Reports – Huth presented the report. There was no discussion.

OLD BUSINESS

none

NEW BUSINESS

8. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Lake Monitoring & Protection Network (LMPN) Grant – Boisvert presented the proposed resolution. There was no discussion.

M/S Bialecki/Detert to approve the WDNR LMPN grant. Motion carried on a voice vote.

9. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Clean Boats, Clean Waters (CBCW) Grant – Boisvert presented the proposed resolution.

M/S Zelinski/Hartwig to approve the WDNR CBCW grant. Motion carried on a voice vote.

10. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Clean Boats, Clean Waters (CBCW) Grant Donation Acceptance – Boisvert presented the proposed resolution.

M/S Bialecki/Detert to accept the WDNR CBCW grant donation. Motion carried on a voice vote.

11. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Surface Water Planning Grant - Boisvert presented the proposed resolution.

M/S Zelinski/Detert to approve the WDNR Surface Water Planning grant. Motion carried on a voice vote.

12. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Healthy Lakes & Rivers Grant - Boisvert presented the proposed resolution.

M/S Hartwig/Zelinski to approve the WDNR Healthy Lakes & Rivers grant. Motion carried on a voice vote.

13. Agency Updates –

- a) 2026 WDACP Lincoln County Budget – Austin Dodge, APHIS representative, presented the proposed budget.

M/S Bialecki/Hartwig to approve the 2026 WDACP Lincoln County Budget. Motion carried on a voice vote.

- b) 2026 Deer Donation Program Agreement – Dodge presented the proposed agreement.

M/S Hartwig/Zelinski to approve the 2026 Deer Donation Program Agreement. Motion carried on a voice vote.

M/S Detert/Bialecki to recess the meeting until 4:00pm. Motion carried on a voice vote.

14. **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.

CONDITIONAL USE PERMIT

- a) A rezone request by Da & Da LLC (David Prokop) to rezone tax parcel pin# 00434061419945 from Planned Business (PB) to Crossroads Mixed Use (CMU).

Chair Lemke asked for testimony in support of the request. The applicant, David Prokop, was present and explained the request. There was no discussion.

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

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 and informed the committee that the Town of Bradley has submitted a recommendation for approval. Huth recommends that the committee approve the rezone request, which would then forward the rezone to the County Board.

M/S Bialecki/Zelinski to close the public hearing for this request. Motion carried on a voice vote.

M/S Bialecki/Zelinski to grant the rezone request as presented and forward to the County Board. Motion passed on a voice vote.

- b) A conditional use request by Mathy Construction Company (Representative: Robert Servais) to allow for continued use of property as non-metallic mineral extraction use (sand and gravel pit) with the same parameters and conditions as currently granted on 8/17/2017 as CUP-04-018R2 on property in the Rural Lands (RL4) zoning district.

Chair Lemke asked for testimony in support of the request. Robert Servais, the representative for Mathy Construction was present and explained the request. Servais informed the committee that the Town of Schley recommended approval with conditions.

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

Proponent: Earl Welker, the Chairman for the Planning Commission for the Town of Schley, distributed two documents to the committee (Input from a neighboring property owner and the recommendation from the Town of Schley.) Welker gave a historic overview of this conditional use permit. Per the Town of Schley recommendation, Welker requested that the Land Services Department/Committee consolidate the conditions from previous meetings into one condition list moving forward. Furthermore, Welker requested that Mathy contact all landowners along the route. Thirdly, Welker presented the letter from a neighboring property owner.

Proponent: Deede Grund, expressed that she would like the CUP kept in place with all conditions as already listed.

Proponent: Jane Severt, distributed two documents to the committee (personal comments and a self-consolidated list of conditions). Expressed concern regard historical interactions of property owners and the various condition documents.

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

Chair Lemke entered into the record a letter from Lea Ratajczyk.

Larry Ormusen spoke and gave historical context to the condition of no hunting.

Chair Lemke asked for the staff report. Huth presented the staff report and informed the committee that the Town of Schley has submitted a recommendation for approval. County staff recommends that the committee grant the request with the one condition as listed in the staff report, the condition from the Town of Schley with regard to the mine owners notifying property owners, and to direct staff to consolidate the conditions as requested. Discussion occurred.

M/S Bialecki/Zelinski to close the public hearing for this request. Motion passed on a voice vote.

Chair Lemke asked if the applicant agrees to the conditions as proposed. Servais asked for clarification on what "notify" means. Committee clarified that a letter would suffice.

Land Services Committee directed staff to create a consolidated conditional use list.

M/S Detert/Bialecki to approve the conditional use permit request as presented with two conditions. Motion carried on a voice vote.

Conditions:

1. That all current conditions remain in effect. This includes all conditions approved for CUP-04-018R.
2. The landowner/operator will provide written notification to residents, along the Town Road between the nonmetallic mine and County Road C, of the conditions placed on this CUP.

- c) Portions of Lincoln County Ordinance: Chapter 12.04 – Non-Metallic Mining, Chapter 17 - Zoning, Chapter 18 - Subdivision and Platting, Chapter 21 – Shoreland Zoning, Chapter 22 – Private Sewage Systems are proposed to be amended (general cleanup, no regulation changes).

At the request of Chair Lemke, Mike Huth presented the proposed text amendments. Huth entered into the record the updated Town response list and the Town of Scott submitted verbal approval for these amendments.

Chair Lemke asked for testimony in support of the request. Earl Welker, Planning Commission Town of Schley, supports the proposed amendments.

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

M/S Bialecki/Zelinski to close the public hearing for this request. Motion carried on a voice vote.

M/S Hartwig/Detert to approve the text amendments as presented and to forward it to the County Board. Motion carried on a voice vote.

- d) Portions of Lincoln County Ordinance – Chapter 18.3.02(1), Subdivision and Platting are proposed to be amended.

At the request of Chair Lemke, Mike Huth presented the proposed text amendments. Huth entered into the record the updated Town response list and the Town of Scott submitted verbal approval for these amendments. Discussion occurred.

Chair Lemke asked for testimony in support of the request. Earl Welker, Planning Commission Town of Schley, supports the proposed amendment.

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

M/S Hartwig/Zelinski to close the public hearing for this request. Motion carried on a voice vote.

M/S Detert/Zelinski to approve the text amendment as presented and to forward it to the County Board. Motion carried on a voice vote.

ANNOUNCEMENTS

15. Future Agenda Items – Three public hearing items at this time and staff review.

16. Confirm next meeting/public hearing date – The next meeting will be October 9, 2025 at 3:30pm with the Public Hearing to begin at 4:00pm.

17. Adjourn – M/S Bialecki/Zelinski to adjourn at 4:49pm Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto