

**Lincoln County Land Services Committee**  
**Minutes of Thursday, July 13, 2023 3:30pm**  
**Lincoln County Service Center, Room #257**  
**(Meeting recording is available on the Lincoln County website: [co.lincoln.wi.us](http://co.lincoln.wi.us))**

**\*\*AMENDED\*\***

MEMBERS PRESENT In-Person: Marty Lemke, Bill Bialecki, Randy Detert, Greg Hartwig, Steven F. Roets, and Greta Rusch

MEMBERS PRESENT Teleconference: none

MEMBERS ABSENT: Elizabeth McCrank (excused) and Julie DePasse (excused\*)

DEPARTMENT HEADS/STAFF In-Person: Mike Huth (Land Services Administrator), Karry Johnson (Corporation Counsel), Sarah Koss (Register of Deeds), and Elizabeth Peronto (Program Assistant)

DEPARTMENT HEADS/STAFF Teleconference: Chris Marlowe and Renee Krueger

VISITORS In-Person: see attached July 13, 2023 sign in sheets

VISITORS Teleconference: none

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – DePasse absent (excused\*) and McCrank absent (excused). All other members present.
3. Adopt Agenda – M/S Bialecki/Hartwig to adopt the agenda as presented. Motion carried on a voice vote.
4. June 8, 2023 LSC Meeting Minutes – M/S Bialecki/Rusch to approve the 6/8/2023 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 reports. No discussion occurred.
  - b. Monthly Written Reports – Koss presented the reports. No discussion occurred.
7. Land Services
  - a. Administrator Department/Programs Report – Huth gave an overview of the department report. No discussion occurred.
  - b. Monthly Financial Report – Huth gave an overview of the financial report. No discussion occurred.
  - c. Zoning Program Manager/Land Services Administrator Timesheets (5/29/2023-6/25/2023) –  
  
M/S Rusch/Detert to approve the timesheets. Motion carried on a voice vote.

**OLD BUSINESS**

none

**NEW BUSINESS**

8. Agency Updates
  - a. USDA APHIS – Permanent Fence Proposal – Luke Irish presented the proposal. Discussion occurred.

M/S Hartwig/Detert to approve the proposal. Motion carried on a voice vote.

9. Text Amendment – 17.3.04 Commercial Land Uses – Huth gave an overview of the proposed amendments. Discussion occurred.

M/S Detert/Rusch to approve the proposed changes. Motion carried on a voice vote.

Lemke called for a recess until 4:00pm.

10. **4:00pm Public Hearings** – Public Hearing was called to order at 4:00pm by Chair Lemke. Lemke explained the rules of conduct for public hearings and introduced the Committee members and staff. Lemke further explained that items d and e will be discussed simultaneously.

#### **COMPREHENSIVE PLAN AMENDMENTS AND PETITION FOR REZONING**

- d) OLD BUSINESS - A request by John and Diane Blaubach to amend the Lincoln County Comprehensive Plan Map from Non-Residential (Planned Business) to Rural/Environmental (Rural Lands) for tax parcel pin# 00435061639996. The property is located in Section 16, T35N-R6E, in the Town of Bradley.
- e) OLD BUSINESS - A request by John and Diane Blaubach to rezone tax parcel pin# 00435061639996, from Planned Business (PB) to Rural Lands-2 (RL2). The property is located in Section 16, T35N-R6E, in the Town of Bradley.

Lemke asked staff if there is an update to the Staff Report. Huth informed the committee that the Town of Bradley submitted a favorable recommendation for this request and there is no change to the staff report.

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

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

Lemke closed the public hearing for the request. No discussion occurred.

M/S Detert/Rusch to approve the rezone request by John and Diane Blaubach and forward to the County Board. Motion carried on a voice vote.

M/S Bialecki/Detert to approve the comprehensive plan change request by John and Diane Blaubach and forward to the County Board. Motion carried on a voice vote.

#### **CONDITIONAL USE REQUEST**

- a) OLD BUSINESS - A request by Texas Recreational Center Inc (Representatives: Mike and Steve Malinowski) to allow an Outdoor Commercial Entertainment (Golf Course) land use in a Recreation zoning district. The properties are located in Section 18, T31N-R7E, in the Town of Scott.

Lemke asked staff if there is an update to the Staff Report. Huth informed the committee that the Town of Scott submitted a favorable recommendation for this request and there is no change to the staff report.

Lemke asked for additional testimony from proponents of the request. There was none.

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

Lemke closed the public hearing for the request. No discussion occurred.

M/S Detert/Hartwig to approve the Conditional Use request by Texas Recreational Center Inc with the four recommended conditions listed on the staff report. Motion carried on a voice vote.

Conditions:

1. One parking space per every 2 persons at the maximum capacity of the establishment.
  2. Signage shall comply with Chapter 17.6 of Lincoln County Ordinance.
  3. Exterior Lighting shall comply with Chapter 17.5.04 of Lincoln County Ordinance.
  4. Screening and Landscaping shall comply with Chapter 17.5.05 of Lincoln County Ordinance.
- b) A request by Prairie River Junction LLC (Representative: Jeff Heller), G&M Peterson LLC, and James Peterson Sons Inc to allow Heavy Industrial Use – in a General Industrial (GI) zoning district. The properties are located in Section 1, T31N-R6E, in the Town of Merrill.

A narrated video providing an overview/tour of the property was shown as prepared by Land Services Staff.

Lemke asked for testimony in support of the CUP application. The applicant, Jeff Heller, was present and explained the proposal.

Lemke asked for additional testimony from proponents of the request. There was none.

Lemke asked for testimony from opponents of the request. Tera Neiter, Ken Suton, Kerrie Kanda, James Alber, Ed Tomaschefskey, Scott Streich, Nicole Schuett, Karen Grund, Josh Fenske, Dave Springborn, Roy Hoffman, Eddie Woody, Lisa Weix, Kerri Schroder, Samantha Teresinski, Ian Cohrs, Mary Moschosch, Coreen Wendorf, Hannah Fenske, and Jason Schill expressed various concerns regarding noise, safety, future land uses, traffic, road quality, and property values.

Lemke asked for the staff report. Huth presented the staff report. Huth informed the committee that the Town of Merrill requested a 30-day extension in order to file the recommendation. County staff recommends that the committee approve the Conditional Use Permit with seven recommended conditions, as written in the staff report after receiving the Town recommendation.

M/S Detert/Hartwig to approve the 30-Day extension as requested by the Town of Merrill. Motion carried on a voice vote.

## **ANNOUNCEMENTS**

11. Future Agenda Items – Proposed Zoning Ordinance Text Amendments
12. Confirm next meeting/public hearing date – The next meeting will be August 10, 2023. The meeting will begin at 3:30p.m. with the Public Hearing to begin at 4:00p.m.
13. Adjourn – M/S Bialecki/Hartwig to adjourn at 5:12p.m. Motion carried on a voice vote.

**LINCOLN COUNTY SIGN-IN SHEET FOR COMMITTEE MEETING**

|                         |  |                             |
|-------------------------|--|-----------------------------|
| Land Services Committee | Lincoln County Service Center<br>Meeting Room #257 | Meeting - 3:30pm            |
| <u>COMMITTEE</u>        | <u>LOCATION</u>                                    | <u>TIME CALLED TO ORDER</u> |

**DATE:** July 13, 2023

**MEMBERS PRESENT:**

**DEPARTMENT HEADS**

M. B. Hunt (HUT)  
Y. Johnson  
David K...  
 \*Chris Marlowe  
 \*Renee Krueger

CHAIR Marty Lemke  
 VICE-CHAIR Bill S...  
 SECRETARY Gretchen...  
 MEMBER G. ...  
 MEMBER [Signature]  
 MEMBER \_\_\_\_\_  
 MEMBER \_\_\_\_\_  
 CITIZEN MEMBER Steven F. Roets

\* = Attended Virtually

**VISITORS MUST SIGN-IN (PLEASE PRINT LEGIBLY)**

|                          |                             |                           |
|--------------------------|-----------------------------|---------------------------|
| <u>Elizabeth Peronto</u> | <u>DONALD WENDORF</u>       | <u>David Rochon (sp?)</u> |
| <u>Mary Ritzmann</u>     | <u>[Signature]</u>          | _____                     |
| <u>Nancy Kunkel</u>      | <u>Jeff Heller</u>          | _____                     |
| <u>Jerry Kunkel</u>      | <u>DAVE Springborn</u>      | _____                     |
| <u>Mary Downing</u>      | <u>[Signature]</u>          | _____                     |
| <u>James Downing</u>     | <u>Heidi Nick Schweiner</u> | _____                     |
| <u>Eddie Woody</u>       | <u>Therese M Grund</u>      | _____                     |
| <u>Roy Koffman</u>       | <u>Tom M. Grund</u>         | _____                     |
| <u>Kathryn Pophal</u>    | <u>Pam Pester</u>           | _____                     |
| <u>Samantha Reichelt</u> | <u>Mark Pester</u>          | _____                     |
| <u>Alix</u>              | <u>Coreen Wendorf</u>       | Turn Over for More Spaces |

5:12 pm  
 Time of Adjournment

August 10, 2023 Time TBD Lincoln County Service Center  
 Date, Time, & Place of Next Meeting

[Signature]

**VISITORS MUST SIGN-IN (PLEASE PRINT LEGIBLY)**

|                           |                            |                          |
|---------------------------|----------------------------|--------------------------|
| <del>Allen Walker</del>   | JERRY BADEAU               | Wilson Hanneman          |
| Kathy Boriski-Gabrieliski | Jesse Gehring              | Sym Teresinski           |
| Nancy Straud              | Gali Gehring               | Kathy Orlhoff            |
| Ramona Hornischer         | CARL Moscherosch           | Anthony Schwett          |
| Mike + Mercedes Schreiber | Kern Schroeder             | Wiggy Schwett            |
| Luke Irish                | Jason Schill               | Scott A. Streich         |
| Dona Beyer                | Kervie Randa               | Coran Wendorf            |
| Scott Beyer               | PARDON KANDIA              | Angele Lersch            |
| Todd + Tera Neiter        | Mary Moscherosch           | DIANE Blaibach           |
| ANN BADEAU                | Steve Sally Storm          | Tina Kulvete             |
| MIKE-DEB DAMP             | Mary Frisch                | Brian Kulvete            |
| BETH MIKLE                | JAMES ALBER                | Maureen Halpin           |
| Erin McLaughlin           | Carolyn L. Sutton          | <del>John Anderson</del> |
| Katie Krueger             | Ed + Pat Thomas            | LOUIS + EMILY KASSIEN    |
| Wendy Kothler             | <del>William + Kelly</del> | Phil + Pam Murphy        |
| Gabrina Bachi             | Lisa Weick                 | Jeff Jank                |
| Mark Weix Jr              | Joseph Wenz                | <del>AT Kerner</del>     |
| Francess Heegblom         | Karen Grund                |                          |
| Carol Page                | MIKE Smith                 |                          |
| Tar Cohrs                 | Hannah Fenster             |                          |
| KEN SUTTON                | Johna Fenster              |                          |

Please fill out the fields below if you would like to speak at the

public hearing for Prairie River Junction LLC (Duginski Rd)

|                 | Name (Print Clearly)                | Address (Required)                    | Speaking in Support | Speaking in Opposition |
|-----------------|-------------------------------------|---------------------------------------|---------------------|------------------------|
| example         | John Smith                          | 123 Main St Merrill, WI 54452         | X                   |                        |
| ✓               | Tera Neuter                         | N2269 Cty Rd K                        |                     | X                      |
| ✓               | KEN SUTTON                          | W5178 DUGINSKI RD                     |                     | X                      |
| ✓               | Kervie Kanda                        | N2304 Daerius Dr                      |                     | X                      |
| ✓               | AMES ALBER                          | N8793 ALBER RD - TOMAHAWK             |                     | X                      |
| <del>pass</del> | <del>David Roehon pass</del>        | <del>W5101 Sunset Dr Merrill</del>    |                     | <del>X</del>           |
| <del>pass</del> | <del>Candyn A. Sutton pass</del>    | <del>W5178 Duginski Rd. Merrill</del> |                     | <del>X</del>           |
| ✓               | Ed Thomaschowski                    | N2367 Daerius drive                   |                     | X                      |
| ✓               | Scott A. Streich                    | N4235 Cty Rd K                        |                     | X                      |
| <del>pass</del> | <del>Anthony Schwettl pass</del>    | <del>N2339 State Road Rd</del>        |                     | <del>X</del>           |
| ✓               | Nicole Schwettl                     | N2339 Lake Rescok Rd                  |                     | X                      |
| ✓               | Karen Grund                         | W5006 Hillside Dr.                    |                     | X                      |
| <del>pass</del> | <del>Brian Tina Kulverte pass</del> | <del>W5097 Sunset Dr</del>            |                     | <del>X</del>           |
| ✓               | Josh Fenske                         | W5193 Sunset Dr.                      |                     | X                      |
| ✓               | DAVE SPRINGBORN                     | N2395 GEN DR.                         |                     | X                      |
| ✓               | ROY HOFFMAN                         | N2397 Gen Dr                          |                     | X                      |
| <del>pass</del> | <del>LOUIS KASSIEN pass</del>       | <del>N2154 DUGINSKI</del>             |                     | <del>X</del>           |
| ✓               | Eddie Woody                         | W5156 Pleasant View Rd                |                     | X                      |
| ✓               | Nisa Weik                           | N2206 W. Rescok Rd                    |                     | X                      |
| 19              |                                     |                                       |                     |                        |

Additional speakers beyond this list. See meeting minutes/recording. <sup>ref</sup>