

Resolution To Authorize An Indemnity to Knight Barry Title Group on the Title Commitment Issued for the Pine Crest Nursing Home and the Health & Human Services Building Sale as to Any Challenges to the County's Process in Approving the Sale

WHEREAS, Lincoln County approved the Asset Purchase and Sale Agreement and Operations Transfer Agreement between Lincoln County and Merrill Health Holdings, LLC and Jack Pines Healthcare, LLC by Resolution 2025-06-29; and

WHEREAS, as a part of Resolution 2025-06-29, the County Board directed Corporation Counsel and the Administrative Coordinator to continue to work with the Purchaser to finalize the Agreements and bring the sale to Closing as provided for in the Agreement; and

WHEREAS, as a part of the process to bring the sale to Closing, Corporation Counsel and the Administrative Coordinator, together with the Purchaser, have worked with Knight Barry Title Group to provide the documents and information necessary for Knight Barry Title Group to issue a title commitment for the sale; and

WHEREAS, as a part of the process to issue the title commitment, Knight Barry Title Group requested additional information related to two Lincoln County cases, namely 2024CV58 (Donald J. Dunphy vs. Lincoln County) and 2024CV105 (Donald Dunphy vs. Renee Krueger); and

WHEREAS, the County provided the additional information to Knight Barry Title Group related to these two cases, and as a result, Knight Barry Title Group has indicated that it will issue the title commitment for the sale, but that it will require an indemnity as follows: The company must receive an indemnity, approved by Lincoln County Board, as to any challenges to the County's process in approving the sale; and

WHEREAS, provision of the indemnity to Knight Barry Title Group, as requested, is a necessary step for Lincoln County to continue with the sale.

NOW, THEREFORE BE IT RESOLVED, the Lincoln County Board of Supervisors hereby approves the Indemnity Agreement, attached hereto, in favor of Knight Barry Title Group, as to any challenges to the County's process in approving the sale, specifically claims or actions filed by Donald Dunphy or others as to the authority to sell the subject property.

BE IT FURTHER RESOLVED, the Lincoln County Board of Supervisors directs the County Clerk to sign the Indemnity Agreement – Unsecured, as requested by Knight Barry Title Group.

Dated: July 15, 2025

Authored by: Kenneth Wickham, Supervisor, District 18

Co-Sponsored by: Julie DePasse, Supervisor, District 12

Committee: N/A

Committee Vote:

Date Passed:

Fiscal Impact: Unknown – Dependent on Future Circumstances

Drafted by: Karry A. Johnson, Corporation Counsel

Motion by: Simon

Second by: DePasse

Dist.	Supervisor	Y	N	Abs
1	Bialecki	X		
2	Anderson-Malm	X		
3	McCrank		X	
4	Woellner			
5	Zelinski	X		
6	Ashbeck			X
7	Dunphy		X	
8	Thiel	X		
9	Vorpagel		X	
10	Boyd	X		
11	Detert	X		
12	DePasse	X		
13	Bishop		X	
14	Lyskawa	X		
15	Lemke	X		
16	Miller	X		
17	Meunier	X		
18	Wickham	X		
19	Dorava		X	
20	Cummings	X		
21	Simon	X		
22	Hartwig	X		
Totals		15	5	1
Carried				
Defeated				
Amended				
Voice vote				
Roll call				

STATE OF WISCONSIN)
COUNTY OF LINCOLN) SS

I hereby certify that this resolution/ordinance is a true and correct copy of a resolution/ordinance adopted by the Lincoln County Board of Supervisors on:

July 15, 2025

Christopher N. Marlowe
Lincoln County Clerk



Motion by: Cummings

Second by: DePasse

Resolution to Approve Financial Contingency Planning for the Pine Crest Nursing Home

WHEREAS, Lincoln County owns the Pine Crest Nursing Home located at 2100 E. Sixth Street, Merrill, Wisconsin; and

WHEREAS, the Lincoln County Board of Supervisors adopted Resolution 2025-06-29, Approval of Asset Purchase and Sale Agreement and Operations Transfer Agreement between Lincoln County and Merrill Health Holdings, LLC and Jack Pines Healthcare, LLC, which approved the sale and transfer of the Pine Crest Nursing Home and the Lincoln County Health and Human Services Building to be effective at 12:01 a.m. on August 1, 2025; and

WHEREAS, North Central Health Care currently manages and operates Pine Crest Nursing Home under a Nursing Home Management Agreement between Lincoln County and North Central Health Care; and

WHEREAS, North Central Health Care advised Lincoln County on June 27, 2025, that North Central Health Care will terminate the Nursing Home Management Agreement with Lincoln County no later than December 31, 2025, in light of the potential sale and threat of litigation which could impact the sale; and

WHEREAS, Lincoln County does not have sufficient tax levy funds to continue to operate and maintain the Pine Crest Nursing Home; and

WHEREAS, Lincoln County is not required to own and/or operate a nursing home.

NOW, THEREFORE BE IT RESOLVED, that the Lincoln County Board of Supervisors hereby declares that Lincoln County does not have sufficient tax levy funds to continue to operate and maintain the Pine Crest Nursing Home after December 31, 2025.

BE IT FURTHER RESOLVED, that the Lincoln County Board of Supervisors recognizes the need to have an alternative plan in place ~~and be ready to execute such plan~~ if the sale and transfer of ownership of Pine Crest Nursing Home is not completed by August 1, 2025.

BE IT FURTHER RESOLVED, that the Lincoln County Board of Supervisors directs the Administrative and Legislative Committee to prepare a plan detailing the actions necessary and associated timelines to affect the closure of the Pine Crest Nursing Home by December 31, 2025, or the earliest possible date thereafter. The Committee shall present the plan at the August 2025 meeting of the Lincoln County Board of Supervisors.

BE IT FURTHER RESOLVED that the actions directed by this resolution shall be rescinded without the need for further action by the Lincoln County Board of Supervisors if the provisions of Resolution 2025-06-29 are fulfilled by August 1, 2025.

Dated: July 15, 2025

Authored by: Julie DePasse, Supervisor, District 12

Co-Sponsored by: Marguerite Lyskawa, Sup. District 14 and Jesse Boyd, Supervisor, District 10

Committee: Administrative & Legislative Committee

Committee Vote: Passed – voice vote Date Passed: July 2, 2025

Fiscal Impact: ~~Net positive impact of approximately \$600,000 or more per year beginning in 2026.~~ No Fiscal Impact

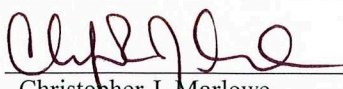
Drafted by: Karry A. Johnson, Corporation Counsel

Dist.	Supervisor	Y	N	Abs
1	Bialecki		X	
2	Anderson-Malm	X		
3	McCrank		X	
4	Woellner			
5	Zelinski	X		
6	Ashbeck	X		
7	Dunphy		X	
8	Thiel	X		
9	Vorpapel		X	
10	Boyd	X		
11	Detert	X		
12	DePasse	X		
13	Bishop		X	
14	Lyskawa	X		
15	Lemke	X		
16	Miller	X		
17	Meunier	X		
18	Wickham	X		
19	Dorava	X		
20	Cummings	X		
21	Simon	X		
22	Hartwig	X		
Totals		16	5	
Carried				
Defeated				
Amended x 2				
Voice vote				
Roll call				

STATE OF WISCONSIN)
) SS
COUNTY OF LINCOLN)

I hereby certify that this resolution/ordinance is a true and correct copy of a resolution/ordinance adopted by the Lincoln County Board of Supervisors on:

July 15, 2025


Christopher J. Marlowe
Lincoln County Clerk



Resolution / Ordinance #

2025-07-31

Motion: Hartwig

Second: Wickham

Amend the eighth paragraph, first BE IT FURTHER RESOLVED, by striking:
"and be ready to execute such plan"

District:	Supervisor	Yes	No	Abstain	Absent
1	Bialecki				
2	Anderson-Malm				
3	McCrank				
4	Woellner				X
5	Zelinski				
6	Ashbeck				
7	Dunphy				
8	Thiel				
9	Vorpagel				
10	Boyd				
11	Detert				
12	DePasse				
13	Bishop				
14	Lyskawa				
15	Lemke				
16	Miller				
17	Meunier				
18	Wickham				
19	Dorava				
20	Cummings				
21	Simon				
22	Hartwig				
Totals					

Carried

Defeated

Amended

Voice Vote

Roll Call

Resolution / Ordinance #

2025-07-31

Motion: Wickham

Second: Dunphy

Amend the Fiscal Impact by striking:

~~Net positive impact of approximately \$600,000 or more per year beginning in 2026.~~

And by adding: No Fiscal Impact

District:	Supervisor	Yes	No	Abstain	Absent
1	Bialecki				
2	Anderson-Malm				
3	McCrank				
4	Woellner				
5	Zelinski				
6	Ashbeck				
7	Dunphy				
8	Thiel				
9	Vorpagel				
10	Boyd				
11	Detert				
12	DePasse				
13	Bishop				
14	Lyskawa				
15	Lemke				
16	Miller				
17	Meunier				
18	Wickham				
19	Dorava				
20	Cummings				
21	Simon				
22	Hartwig				
Totals					

Carried

Defeated

Amended

Voice Vote

Roll Call

Resolution / Ordinance #

2025-07-31

Motion: McCrank**Second:** Miller

Amend the 9th paragraph, 2nd BE IT FURTHER RESOLVED, by:
Striking the word: "closure" and by adding the word: "operation".

District:	Supervisor	Yes	No	Abstain	Absent
1	Bialecki	X			
2	Anderson-Malm		X		
3	McCrank	X			
4	Woellner				X
5	Zelinski	X			
6	Ashbeck	X			
7	Dunphy	X			
8	Thiel	X			
9	Vorpagel	X			
10	Boyd		X		
11	Detert		X		
12	DePasse		X		
13	Bishop	X			
14	Lyskawa		X		
15	Lemke		X		
16	Miller	X			
17	Meunier		X		
18	Wickham		X		
19	Dorava	X			
20	Cummings		X		
21	Simon		X		
22	Hartwig		X		
Totals		10	11		

Carried**Defeated****Amended****Voice Vote****Roll Call**

Motion By: DePasse
Second By: Hartwig

Resolution 2025-07-32

Amendment to Resolution 2025-04-17

Resolution to Form an AD HOC Board Rules Committee under Lincoln
County Ordinance 2.07(7)

WHEREAS, Lincoln County has established General Rules of the Board under Lincoln
County Ordinance 2.05; and

WHEREAS, the Wisconsin Counties Association (WCA) has provided recent guidance and
encouragement for all counties to review their board rules; and

WHEREAS, there is expressed interest by board supervisors to strengthen our board
governance through clarification and expansion of local rules.

WHEREAS, the AD HOC Board Rules Committee discovered during review and comparison
of Lincoln County Ordinance 2.05 and the Wisconsin Counties Association (WCA) template
that the two documents are fundamentally different in format and organization and
specificity of content and reconciliation of information from the WCA template to only
Ordinance 2.05 would not achieve the intent of this resolution; and

WHEREAS, the AD HOC Board Rules Committee believes there would be great benefit to
the County Board and the public for the committee to review all of Chapter 2 of the Code
of Ordinances contrasted to the WCA template and provide recommendations that will
promote more orderly and efficient rules of governance for the County Board and all
county-related bodies; and

WHEREAS, the AD HOC Board Rules Committee requests the deadline for completing the
review and submitting recommendations be extended to December 2025 to allow for the
increase in scope and complexity of the committee's assignment.


NOW, THEREFORE BE IT RESOLVED, the Lincoln County Board of Supervisors does create
an AD HOC Rules Committee for the purpose of developing recommendation to the
County Board pursuant to Lincoln County Code Section 2.07(7). The scope and duties of
the committee shall be as follows: 1) Review the current ~~General Rules of the
Board~~ Chapter 2 of the Lincoln County Code of Ordinances; 2) Review the template as
provided by WCA and 3) Provide recommendations to Lincoln County Board of
Supervisors for consideration for amendment to Lincoln County ~~Ordinance 2.05~~ Code of
Ordinances, Chapter 2.

Dist.	Supervisor	Y	N	Abs
1	Bialecki			
2	Anderson-Malm			
3	McCrank			
4	Woellner			
5	Zelinski			
6	Ashbeck			
7	Dunphy			
8	Thiel			
9	Vorpagel			
10	Boyd			
11	Detert			
12	DePasse			
13	Bishop			
14	Lyskawa			
15	Lemke			
16	Miller			
17	Meunier			
18	Wickham			
19	Dorava			
20	Cummings			
21	Simon			
22	Hartwig			
Totals				
Carried				
Defeated				
Amended				
Voice vote				
Roll call				

STATE OF WISCONSIN)
) SS
COUNTY OF LINCOLN)

I hereby certify that this
resolution/ordinance
is a true and correct copy of a
resolution/ordinance adopted
by the Lincoln County Board of
Supervisors on:

July 15, 2025


Christopher V. Marlowe
Lincoln County Clerk


NOW, THEREFORE BE IT FURTHER RESOLVED, the Board Rules Committee will meet at the call of the chair after the April 2025 County Board meeting, will provide monthly updates to the County Board thereafter and will conclude its business no later than the ~~September~~ December 2025 County Board meeting. The committee will consist of 5 board members through an election process. The County Clerk, Corporation Counsel, and the department heads shall be ex officio (non-voting) members and shall attend and participate on an as needed basis as determined by the Committee Chair. The Committee Chair will be voted on by the committee. Any expenses of the Board Rules Committee ~~on Facilities~~ will be paid from the County Board budget.

Dated: July 15, 2025

Authored by: Kenneth Wickham, Supervisor, District 18

Co-Sponsored by: Joseph Dorava, Supervisor, District 19

Committee: AD HOC Board Rules Committee

Committee Vote: Carried on voice vote Date Passed: July 9, 2025

Fiscal Impact: As expensed by supervisors' attendance

Drafted by: Kenneth Wickham, Supervisor, District 18

Motion By: Dunphy
Second By: Wickham

Resolution 2025-07-33

Resolution Accepting FFY2024 Computer and Hazardous Materials Response
Equipment Grant (CHREG) Funding

Dist.	Supervisor	Y	N	Abs
1	Bialecki			
2	Anderson-Malm			
3	McCrank			
4	Woellner			
5	Zelinski			
6	Ashbeck			
7	Dunphy			
8	Thiel			
9	Vorpagel			
10	Boyd			
11	Detert			
12	DePasse			
13	Bishop			
14	Lyskawa			
15	Lemke			
16	Miller			
17	Meunier			
18	Wickham			
19	Dorava			
20	Cummings			
21	Simon			
22	Hartwig			
Totals				
Carried				
Defeated				
Amended				
Voice vote				
Roll call				

WHEREAS; Wisconsin Emergency Management (WEM), through the Department of Military Affairs (DMA), has awarded Lincoln County Emergency Management a grant in the amount of \$7,524.29 under the FFY2024 Computer and Hazardous Materials Response Equipment Grant (CHREG); and

WHEREAS; this grant supports the county's statutory obligations under Wisconsin State Statutes § 323.60 and § 323.61, which requires counties to maintain Local Emergency Planning Committees (LEPCs) and ensure readiness to respond to hazardous materials incidents; and

WHEREAS; Lincoln County is home to eleven (11) facilities that possess Extremely Hazardous Substances (EHS) in quantities that exceed the Threshold Planning Quantity (TPQ) as defined by federal and state law, underscoring the critical need for a well-equipped hazardous material response capability; and

WHEREAS; the funding reimburses eligible expenses incurred by Lincoln County Emergency Management to enhance local emergency preparedness, improve hazardous materials response capabilities, and strengthen the technology infrastructure used to protect public safety; and

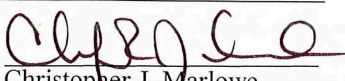
WHEREAS; Lincoln County contracts with the Oneida County Hazardous Materials Response Team (Team B) to provide HAZMAT response services within our jurisdiction and allocates up to \$5,000 annually towards new equipment to support their operations—equipment which directly contributes to responder life safety and enhances their ability to effectively mitigate hazardous materials incidents in Lincoln County; and

WHEREAS; the annual CHREG award continues to be an important and reliable investment in the resilience, continuity, and operational capability of our emergency response systems;

NOW THEREFORE BE IT RESOLVED, that the Lincoln County Board of Supervisors accepts the 2024 CHREG award in the amount of \$7,000—following a de-obligation of \$524.29 from the original amount—from the Wisconsin Emergency Management on behalf of the Emergency Management Department who is responsible to implement prevention, protection, mitigation, response, and recovery activities pursuant to the Computer and Hazmat Materials Response Equipment Grant.

STATE OF WISCONSIN)
COUNTY OF LINCOLN) SS

I hereby certify that this
resolution/ordinance
is a true and correct copy of a
resolution/ordinance adopted
by the Lincoln County Board of
Supervisors on:
July 15, 2025


Christopher J. Marlowe
Lincoln County Clerk



Dated: July 15, 2025
Authored by: Laurie Thiel
Co-Sponsored by: Dana Miller
Committee: Public Safety Committee Vote: 5-0 Date Passed: July 9, 2025
Fiscal Impact: Receive \$7,000 from Wisconsin Emergency Management (WEM)

Drafted by: Tyler Verhasselt, Director of Emergency Management

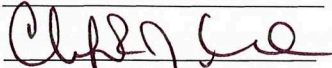
Motion By: Cummings

Second By: Miller

Dist.	Supervisor	Y	N	Abs
1	Bialecki			
2	Anderson-Malm			
3	McCrank			
4	Woellner			
5	Zelinski			
6	Ashbeck			
7	Dunphy			
8	Thiel			
9	Vorpagel			
10	Boyd			
11	Detert			
12	DePasse			
13	Bishop			
14	Lyskawa			
15	Lemke			
16	Miller			
17	Meunier			
18	Wickham			
19	Dorava			
20	Cummings			
21	Simon			
22	Hartwig			
Totals				
Carried				
Defeated				
Amended				
Voice vote				
Roll call				

STATE OF WISCONSIN)
) SS
COUNTY OF LINCOLN)

I hereby certify that this
resolution/ordinance
is a true and correct copy of a
resolution/ordinance adopted
by the Lincoln County Board of
Supervisors on:
July 15, 2025


Christopher J. Marlowe
Lincoln County Clerk



Resolution 2025-07-34

Resolution Accepting FFY2024 Hazardous Materials Emergency
Preparedness (HMEP) Core & Specialized Training Grant Funds

WHEREAS; Wisconsin Emergency Management (WEM), through the Department of Military Affairs, awarded Lincoln County Emergency Management \$3,810 in Hazardous Materials Emergency Preparedness (HMEP) Core & Specialized grant funds to support local training efforts focused on hazardous materials response and technical rescue; and

WHEREAS; this funding enabled a 16-hour Confined Space Rescue certification course in partnership with Nicolet College, completed by 22 members of the Merrill Fire Department. Resulting in nationally recognized certification in accordance with OSHA 29 CFR 1910.146 and NFPA 1006/1670 standards; and

WHEREAS; the training featured classroom instruction, practical equipment handling, and live scenario-based simulations, directly improving local responder capabilities in high-risk, low-frequency technical rescue environments. Particularly those involving hazardous materials or Immediately Dangerous to Life or Health (IDLH) conditions; and

WHEREAS; the partnership with a key municipal agency—Merrill Fire Department—demonstrates the County's commitment to building regional capacity through intergovernmental collaboration, maximizing the impact of limited grant funding while fostering operational interoperability; and

WHEREAS; the success of this course reflects not only a sound investment in responder readiness but also the County's forward-leaning approach to cultivating specialized skillsets that enhance community resilience, strengthen local emergency response, and reduce reliance on mutual aid for complex rescue operations; and

WHEREAS; Lincoln County Emergency Management continues to strategically utilize grant opportunities to advance public safety, meet obligations under Wisconsin Statutes Chapter 323 and improve outcomes for residents across all phases of emergency management.

NOW, THEREFORE, BE IT RESOLVED; that the Lincoln County Board of Supervisors formally accepts the \$3,810 in HMEP Core & Specialized Training Grant funds awarded by Wisconsin Emergency Management.

Dated: July 15, 2025

Authored by: Dana Miller

Co-Sponsored by: Greg Hartwig

Committee: Public Safety Committee Vote: 5-0 Date Passed: July 9, 2025

Fiscal Impact: Receive \$3,810 from Wisconsin Emergency Management (WEM)

Drafted by: Tyler Verhasselt, Director of Emergency Management

Motion By: Lemke**Second By:** DePasse

Dist.	Supervisor	Y	N	Abs
1	Bialecki			
2	Anderson-Malm			
3	McCrank			
4	Woellner			
5	Zelinski			
6	Ashbeck			
7	Dunphy			
8	Thiel			
9	Vorpapel			
10	Boyd			
11	Detert			
12	DePasse			
13	Bishop			
14	Lyskawa			
15	Lemke			
16	Miller			
17	Meunier			
18	Wickham			
19	Dorava			
20	Cummings			
21	Simon			
22	Hartwig			
Totals				
Carried				
Defeated				
Amended				
Voice vote				
Roll call				

An Ordinance Amending the General Code of the County of Lincoln – Chapter 17, 17.1.12 And 17.2.03, Zoning Ordinance as a Result of a Comprehensive Plan Amendment and Rezoning Petition By Mary and Bradley Bucks for Property In the Town of Bradley.

The County Board of Supervisors of Lincoln County, Wisconsin, does hereby ordain:

Chapter 17.1.12, Lincoln County Code and the Planned Land Use Map of the Lincoln County Comprehensive Plan shall be amended to change the planned land use category for property located in Section 25, T35N-R6E, in the Town of Bradley, a portion of tax parcel pin# 00435062519988 and all of 00435062519998, from Rural/Environment (Public Recreation) to Residential (Rural Single Family Residential).

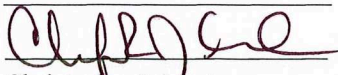
AND

Chapter 17.2.03, Lincoln County Code, is amended such that a portion of tax parcel pin# 00435062519988 and all of 00435062519998 located in Section 25, T35N-R6E, in the Town of Bradley will be rezoned from Recreation (RE) to Rural Residential-3 (RR-3).

Any areas designated as Wetlands on the Wisconsin Wetland Inventory Map will not be rezoned to upland.

STATE OF WISCONSIN)
) SS
COUNTY OF LINCOLN)

I hereby certify that this resolution/ordinance is a true and correct copy of a resolution/ordinance adopted by the Lincoln County Board of Supervisors on:
July 15, 2025


Christopher J. Marlowe
Lincoln County Clerk



This ordinance shall take effect following its passage and posting.

Dated: 7/15/25

Authored by: Marty Lemke
Co-Sponsored by: William Bialecki
Committee: Land Services Committee
Committee Vote: 6-0
Fiscal Impact: None

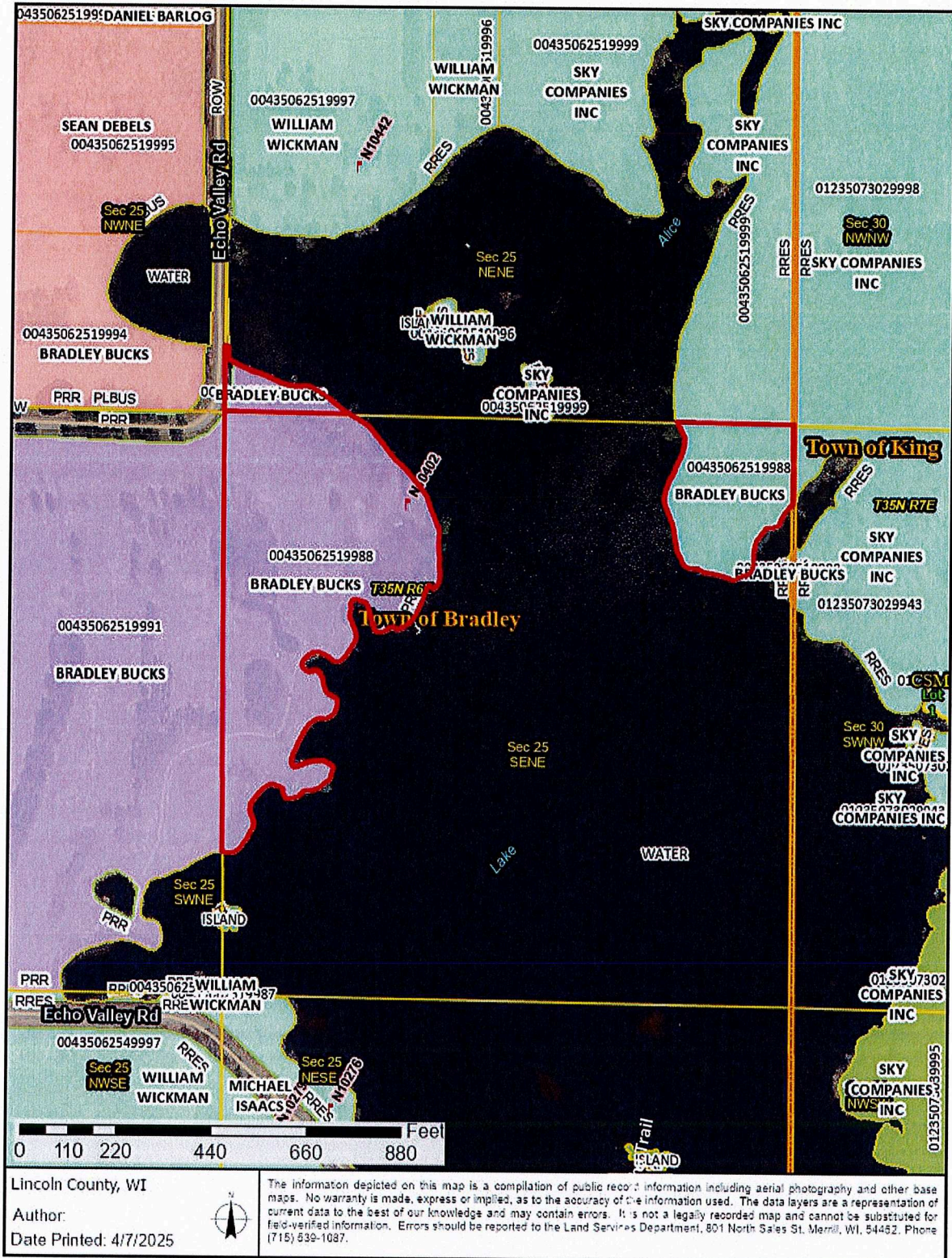
Committee Vote: 6-0

Drafted by: Mike Huth (Land Service Administrator- Zoning Program Manager)





Planned Land Use Map



03235052919999
LINCOLN
COUNTY
FORESTLAND

03235052929998

SARA REIFF

ALLEN
RUSS

03235052919998

03235052919997

CAMP YA
VALLE

PATRICK
SHERIDAN

Town of
Wilson

T35N R5E

03235052919996

03235052919995

03235052919994

03235052919993

03235052919992

03235052919991

STEVEN
MCCARTHY

DAVID
WIETRZAK

AARON
GAY

ALEXANDER UTKE

JOHN
SCHEPP

03235052919984

GA

Thornapple Ln

03235052919990

03235052919989

03235052919985

DAVID
WIETRZAK

03235052919982

WATER

KLIMEK TRUST

03235052949996

RICHARD
LODOLZ

03235052949995

03235052929999

UNIFIED
JOINT SCHOOL
DISTRICT NO 1

Wilson School Rd

0 155 310 620 930 1,240 Feet

Lincoln County, WI

Author:

Date Printed: 7/14/2025



The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to the Land Services Department, 801 North Sales St. Merrill, WI. 54452. Phone (715) 539-1087.