

**Lincoln County Land Services Committee
Minutes of Thursday, November 13, 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, Bill Bialecki, Julie DePasse, Don Dunphy, Greg Hartwig, Dean Lemke, Randy Detert, and Andy Zelinski

MEMBERS PRESENT Teleconference: none

MEMBERS ABSENT: none

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

VISITORS In-Person: Austin Dodge, Alexander Pinter, and Ryan Ott

VISITORS Teleconference: Karen McGill, Sara Guild, Randy Krueger, and one unknown.

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 Bialecki/DePasse to adopt the agenda as presented. Motion carried on a voice vote.
4. October 9, 2025 LSC Meeting Minutes –
M/S DePasse/Hartwig to approve the 10/9/2025 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 (September and October) – Koss presented the reports. There was no discussion.
 - b) Monthly Written Reports (September and October) – Koss presented the reports. There was no discussion.
 - c) Travel Expense Report – Koss presented the expense report. There was no discussion.
M/S DePasse/Zelinski to approve the travel expense report. 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.

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates – APHIS – Austin Dodge
 - a) 2025 Crop Prices – Dodge presented the proposed 2025 Crop Prices

M/S DePasse/Detert to approve the 2025 Crop Prices as presented. Motion carried on a voice vote.

- b) Deer Fence Projects (Two) – Dodge provided an update to the two Deer Fence Projects in Lincoln County and provided the contracts that were approved at a previous meeting for signatures from Chair Lemke.

9. 2026 Fee Schedules –

- a) Land Information – Huth presented the proposed 2026 Fee Schedule for Land Information.

M/S Zelinski/DePasse to approve the 2026 Land Information Fee Schedule as proposed. Motion carried on a voice vote.

- b) Conservation – Boisvert presented the proposed 2026 Fee Schedule for Conservation.

M/S Hartwig/Detert to approve the 2026 Conservation Fee Schedule as proposed. Motion carried on a voice vote.

- c) Zoning - Huth presented the proposed 2026 Fee Schedule for Zoning.

M/S Zelinski/Detert to approve the 2026 Zoning Fee Schedule as proposed. Motion carried on a voice vote.

M/S Bialecki/DePass to suspend the rules and move to items 12, 13, 14. Motion carried on a voice vote.

- 12. 2026 Land Services Committee Meeting Schedule – Huth and Peronto presented the proposed 2026 Land Services Committee Meeting Schedule. Discussion occurred regarding the January meeting.

M/S DePasse/Hartwig to approve the 2026 Land Services Committee Meeting Schedule as proposed. Motion carried on a voice vote.

- 13. **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.

PETITIONS FOR MODIFICATION FO THE SUBDIVISION ORDINANCE

- a) OLD BUSINESS - A request by Dean Frisch and Matthew Lust (representative: Chris Fieri –Riverside Land Surveying) to create 3 lots that do not meet the required minimum 30 feet of frontage on a public road. The property is located at in the Town of Bradley and the tax pin# is 00435060619971 with a current parcel size of approximately 19 acres. The request is to modify section 18.7.08 (8) and is being heard under provisions of section 18.9.03 of Lincoln County Ordinance.

Chair Lemke asked Huth if there were any changes to the staff report. Huth reported that there are no changes to the staff recommendation. Huth entered into the record that the Town of Bradley submitted a recommendation for approval.

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

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

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

M/S DePasse/Zelinski to approve the Petition for Modification of the Subdivision Ordinance request as requested. Motion carried on a voice vote.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- b) OLD BUSINESS - A request by Dean Frisch and Matthew Lust (representative: Chris Fieri –Riverside Land Surveying) to rezone tax parcel pin# 00435060619971, from Rural Lands-2 (RL-2) to Rural Residential-1 (RR-1). The property is located in Section 6, T35N-R6E, in the Town of Bradley. The request is being heard under section 17.8.25 and relating to sections 17.2.12 and 17.2.30 of the Lincoln County Zoning Ordinance.
- c) OLD BUSINESS - A request by Dean Frisch and Matthew Lust (representative: Chris Fieri –Riverside Land Surveying) to amend the Lincoln County Comprehensive Plan Map from Rural/Environment (Rural Lands) to Residential (Rural Single Family Residential) for tax parcel pin# 00435060619971. The property is located in Section 6, T35N-R6E, in the Town of Bradley.

Chair Lemke asked Huth if there were any changes to the staff report. Huth reported that there are no changes to the staff recommendation. Huth entered into the record that the Town of Bradley submitted a recommendation for approval.

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

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

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

M/S DePasse/Bialecki to approve the rezone request as presented. Motion carried on a voice vote.

M/S DePasse/Zelinski to approve the Comprehensive Plan Map Amendment as presented. Motion carried on a voice vote.

- d) OLD BUSINESS - A request by Randal and Karen McGill Revocable Trust, Sharon Frank, Sandra Huston, and Randy Krueger to rezone tax parcel pin# 00434061349990, from Forestry (F) to Rural Lands-2 (RL-2). The property is located in Section 13, T34N-R6E, in the Town of Bradley. The request is being heard under section 17.8.25 and relating to sections 17.2.10 and 17.2.12 of the Lincoln County Zoning Ordinance.

Chair Lemke asked Huth if there were any changes to the staff report. Huth reported that there are no changes to the staff recommendation. Huth entered into the record that the Town of Bradley submitted a recommendation for approval.

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

Chair Lemke asked for additional 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/Bialecki to approve the rezone request as presented. Motion carried on a voice vote.

- e) A request by Alexander and Ashley Pinter to allow for the development of a seasonal dwelling on an island in a portion of the Rice River Flowage (a.k.a. Lake Nokomis) within a Forestry (F) zoning district. The property is located in the NW¼/NE¼ of Section 5, T35N-R6E, in the Town of Bradley. The tax parcel number is 00435060519997. The request is being heard under section 21.07(10) of Lincoln County Ordinance.

Chair Lemke asked for testimony in support of the request. Alexander Pinter was present and explained the request. Pinter expressed the desire to have condition number 4 removed.

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

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

Chair Lemke asked for the Staff Report. Huth presented the staff report and entered into the record that the Town of Bradley submitted a recommendation for approval. Huth recommends that the Committee remove condition number 4 in order to provide time for the DNR to provide their insight as to whether or not their permit covers the construction of a driveway.

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

M/S Detert/Bialecki to approve the conditional use permit request as presented and to eliminate condition number 4. Motion carried on a voice vote.

Chair Lemke asked the applicant if he agrees to the conditions as stated in the motion. Pinter stated that he does.

Business resumed at items number 10 and 11.

10. Land & Water Resource Management Plan – Citizen Advisory Committee Establishment – Boisvert presented the Land & Water Resource Management Plan review, committee requirement, estimated timeline, and other involved agencies. Boisvert invited members of the committee to participate in the advisory committee.

M/S DePasse/Dunphy to establish the Land & Water Resource Management Plan Citizen Advisory Committee. Motion carried on a voice vote.

11. Farmland Preservation Plan – Citizen Advisory Committee Establishment – Boisvert presented the Farmland Preservation Plan review and committee requirement.

M/S Detert/Zelinski to establish the Farmland Preservation Plan Citizen Advisory Committee. Motion carried on a voice vote.

ANNOUNCEMENTS

15. Future Agenda Items – One conservation resolution.
16. Confirm next meeting/public hearing date – The next meeting will be December 11, 2025 at 3:30pm with no public hearing. DePasse will not be able to attend the December 11 meeting.
17. Adjourn – M/S DePasse/Bialecki to adjourn at 4:46pm Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto