

Lincoln County Board of Adjustment
Minutes of Wednesday, December 3, 2025 at 9:00 a.m.
Lincoln County Service Center, Meeting room #247
Meeting recording available on the Lincoln County website

Members Present for Meeting (In-Person): Jim Beaumont, Mary Ann Gretenhardt, and Kim Brixius
Members Absent: Curtis Powell

Department Heads/Staff (In-Person): Mike Huth (Zoning Program Manager/Land Services Administrator), Laura Boquist (Shoreland Specialist), and Elizabeth Peronto (Program Assistant)

Department Heads/Staff (Virtual): none

Visitors (In Person): Chris Fieri

Visitors (Virtual): none

1. Call Meeting to Order – Meeting was called to order by Huth at 9:06am
2. Roll Call – Beaumont, Gretenhardt, and Brixius present.
3. Adopt Agenda – M/S Beaumont/Gretenhardt to adopt the agenda. Motion carried on a voice vote.
4. April 24, 2025 BOA Meeting Minutes –

M/S Beaumont/Brixius to approve the minutes from the 4/24/2025 BOA Meeting. Motion carried on a voice vote.

5. Elections

- a. Chair – Huth called for nominations for Chair. Beaumont nominated Powell and seconded by Brixius.

M/S Beaumont/Gretenhardt to elect Powell as Chair. Motion carried on a voice vote.

- b. Vice-Chair – Huth called for nominations for Vice Chair. Brixius nominated Beaumont and seconded by Gretenhardt. Beaumont accepted the nomination.

M/S Brixius/Gretenhardt to elect Beaumont as Vice-Chair. Motion carried on a voice vote.

- c. Secretary – Huth called for nominations for Secretary. Beaumont nominated Gretenhardt and seconded by Brixius. Gretenhardt accepted the nomination.

M/S Beaumont/Gretenhardt to elect Gretenhardt as Secretary. Motion carried on a voice vote.

Vice Chair Beaumont Presiding

OLD BUSINESS

None

NEW BUSINESS

6. 9:00am Public Hearing - Testimony will be taken on the hearings as noticed (see public hearing notice). Following each hearing for a variance there will be Discussion, Deliberations, Findings of Fact, Conclusions and Determinations.

Variance

A request for variance by James and Mindy Swinkles from section 17.4.10 of Lincoln County Ordinance to allow for the building of a garage which is less than the minimum required street yard setback. The property is located on Lot 47 in the Plat of Muskalonge Lake Resort, Section 12, T35N, R6E, in the Town of Bradley and has a parcel number of 00435061249936, with an address of W5246 High View Rd.

Beaumont asked if there were any proponents for the request. Chris Fieri, surveyor/representative for James Swinkles, was present, sworn in, and explained the proposal. Discussion occurred. There were no other proponents present.

Beaumont asked if there were any opponents for the request. There were none present.

Mike Huth and Laura Boquist were sworn in. Huth and Boquist presented the staff report and gave further insight to the proposed project. Staff also indicated that the Town of Bradley had provided a Town Recommendation and that it was located in the packet for review. Discussion occurred.

Beaumont closed the public hearing for the variance request.

The Board reviewed and completed the Findings of Fact, Conclusions of Law, and Order and Determination.

M/S Brixius/Gretenhardt to DENY THE REQUEST for a variance to allow for an addition onto the existing garage, which is less than the minimum required street yard setback.

Motion carried on a roll call vote:

Member	Vote
Beaumont	Aye
Gretenhardt	Aye
Brixius	Aye

ANNOUNCEMENTS

7. Next Meeting Date and Time – The next meeting will be at the call of the chair.
8. Adjourn – With no further business, Vice-Chair Beaumont adjourned the meeting at 9:34am.

Minutes prepared by Elizabeth Peronto