

**Lincoln County Land Services Committee
Minutes of Thursday, October 9, 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, Dean Lemke, Randy Detert, and Andy Zelinski

MEMBERS PRESENT Teleconference: Greg Hartwig and Don Dunphy

MEMBERS ABSENT: none

DEPARTMENT HEADS/STAFF In-Person: Mike Huth (Land Services Administrator), Thomas Boisvert (Conservation Program Manager), Elizabeth Peronto (Program Assistant), and Renee Krueger (Administrative Coordinator)

VISITORS In-Person: Greg Cullen, Matthew Lust

VISITORS Teleconference: Karen McGill, Sharon Frank, Sara Guild, and Randy Krueger

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 DePasse/Detert to adopt the agenda as presented. Motion carried on a voice vote.
4. September 11, 2025 LSC Meeting Minutes –
M/S Zelinski/Bialecki to approve the 9/11/2025 minutes as presented. Motion carried on a voice vote.
5. Public Comment – There was none.

DEPARTMENT REPORTS

6. Land Services
 - a) Administrator Department/Programs Report – Huth and Boisvert presented the report. Discussion occurred regarding nonmetallic mining open acres.
 - b) Monthly Financial Reports – Huth presented the report. There was no discussion.

OLD BUSINESS

none

NEW BUSINESS

7. Agency Updates – There were none.
8. Resolution 2025 - # - Wisconsin Department of Natural Resources (WDNR) Surface Water Restoration Grant – Boisvert presented the proposed resolution. There was no discussion.
M/S Zelinski/DePasse to approve the Surface Water Restoration Grant. Motion carried on a voice vote.
9. Resolution 2025 - # - Trout Unlimited Donation – Boisvert presented the proposed resolution.
M/S DePasse/Bialecki to approve the Trout Unlimited Donation. Motion carried on a voice vote.

Chair Lemke announced the meeting would recess until 4:00pm.

10. **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) 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 for testimony in support of the request. Matthew Lust, the applicant, was present and explained the request.

Chair Lemke asked for additional testimony from proponents of the request. 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 requested a 30-day Extension. County staff recommends that the committee grant the request after the 30-day extension by the Town of Bradley.

M/S Bialecki/DePasse to approve the 30-Day Extension by the Town of Bradley. Motion carried on a voice vote.

COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING

- b) 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) 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 for testimony in support of the request. Matthew Lust, the applicant, was present and explained the request.

Chair Lemke asked for additional testimony from proponents of the request. 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 requested a 30-day Extension. County staff recommends that the committee grant the request after the 30-day extension by the Town of Bradley.

M/S DePasse/Zelinski to approve the 30-Day Extension by the Town of Bradley. Motion carried on a voice vote.

- d) 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 for testimony in support of the request. Karen McGill and Randy Krueger, the applicants, were present virtually and explained the request.

Chair Lemke asked for additional testimony from proponents of the request. 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 requested a 30-day Extension. Huth also entered into the record the input from the WisDOT regarding driveway access from U.S. Highway 51. County staff recommends that the committee grant the request after the 30-day extension by the Town of Bradley.

M/S Detert/DePasse to approve the 30-Day Extension by the Town of Bradley. Motion carried on a voice vote.

11. Closed Session – Convene into closed session pursuant to §19.85 (1) (c). Review annual job performance evaluation of the Land Services Administrator - Zoning Program Manager. -

M/S DePasse/Zelinski to go into closed session to include Mike Huth and Renee Krueger. Motion carried on a roll call vote.

Supervisor	Vote
Bialecki	Aye
DePasse	Aye
Detert	Aye
Dunphy	Aye
Hartwig	Aye
Lemke	Aye
Zelinski	Aye

Hartwig left the meeting at 4:15pm.

12. Open Session. Take any necessary action on items discussed during closed session. –

M/S Bialecki/DePasse to reconvene into open session. Motion carried on a roll call vote.

Supervisor	Vote
Bialecki	Aye
DePasse	Aye
Detert	Aye
Dunphy	n/a
Hartwig	n/a
Lemke	Aye
Zelinski	Aye

ANNOUNCEMENTS

13. Future Agenda Items – Public hearing items, 2026 LS Dept fee schedules, 2026 LSC meeting calendar

14. Confirm next meeting/public hearing date – The next meeting will be November 13, 2025 at 3:30pm with the Public Hearing to begin at 4:00pm.

15. Adjourn – M/S Bialecki/DePasse to adjourn at 4:28pm Motion carried on a voice vote.