Lincoln County Land Services Committee
Minutes of Thursday, July 7, 2026 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, Randy Detert, Julie DePasse, Elizabeth McCrank, Andrew Tomaszewski, and Andy Zelinski
MEMBERS PRESENT Teleconference: none
MEMBERS ABSENT: Dean Lemke (excused)
DEPARTMENT HEADS/STAFF In-Person: Sarah Koss (Register of Deeds), Mike Huth (Land Services Administrator), Norm Bushor (Land Information Program Manager), Thomas Boisvert (Conservation Program Manager), and Elizabeth Peronto (Program Assistant)
VISITORS In-Person: Kent Heaverlo, Mary Heaverlo, Rick Mullen, Earl Welker, Patrick Zimick, Jason Zimick, Nancy Aslin, and Daryl Aslin
VISITORS Teleconference: Sara Guild

DEPARTMENT REPORTS

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30p.m.
2. Roll Call – Dean Lemke absent (excused). All other members present.
3. Pledge of Allegiance
4. Adopt Agenda –

   M/S Bialecki/DePasse to adopt the agenda as presented. Motion carried on a voice vote.
5. June 11, 2026 LSC Meeting Minutes –

   M/S DePasse/Zelinski to approve the 6/11/26 minutes as presented. Motion carried on a voice vote.
6. Public Comment – Earl Welker, Town of Schley Planning Commission Chairman, spoke on the proposed ad hoc resolution and requests that citizen members be added. Patrick Zimick, spoke with regard to a property line dispute of a neighbors building built over a lot line.

DEPARTMENT REPORTS

7. Register of Deeds
   a) Monthly Financial Reports – Koss presented the report. No discussion occurred.
   b) Monthly Written Reports – Koss presented the report. Discussion occurred regarding recordings in June and birth/death ratio.
8. Land Services
   a) Administrator Department/Programs Report – Huth, Bushor, and Boisvert presented the reports. Discussion occurred.
   b) Monthly Financial Reports – Huth gave an overview of the financial report and asked if there were any questions. No discussion occurred.

OLD BUSINESS (none)

NEW BUSINESS

9. Agency Updates – None

10. Resolution for the Creation of an Ad Hoc Committee Regarding Emerging Energy Land Uses – Mike Huth presented the proposed resolution. Discussion occurred regarding alternative options to the ad hoc committee.

    M/S Bialecki/McCrank to approve the resolution as presented and forward the resolution as presented to the A&L Committee. Discussion occurred.

    > M/S McCrank/Bialecki to amend the original motion to amend to resolution by removing "energy" and instead say "emerging land uses" anywhere the resolution says "emerging energy land uses". No discussion occurred. Motion carried on a voice vote.

    Chair called the original question. Motion carried on a voice vote.

11. **4:00pm Public Hearings** (See Public Hearing Notice.) Public Hearing was called to order at 4:05pm by Chair Lemke. Chair Lemke explained the rules of conduct for public hearings and introduced the Committee members and staff.

PETITION FOR MODIFICATION OF THE SUBDIVISION ORDINANCE

a) A request by Kent and Mary Heaverlo (Petitioner: Chris Fieri – Riverside Land Surveying) to create 1 lot that does not meet the required minimum 30 feet of frontage on a public road.

   Chair Lemke asked for testimony in support of the request.

   Rick Mullen, real estate agent for the Heaverlos, explained the request..

   Chair Lemke asked for additional testimony from proponents of the request. Kent and Mary Heaverlo, the applicants, further explained the request.

   Nancy and Daryl Aslin – Expressed concern regarding potential future development, private and county road access, lake access, private road maintenance, and property use.

   Chair Lemke asked for testimony from opponents of the request.

   Patrick Zimick – Expressed concerns related to subdivision ordinance standards, intentions for the property division, future property development, and the private road easement.

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

   Chair Lemke asked for the staff report. Huth entered into the record that the Town of Harrison has waived its right to make a formal recommendation. Huth presented the staff report. County staff recommends that the committee grant the petition for modification request. Discussion occurred.

   M/S Bialecki/Zelinsk to closed the public hearing for this request. Motion carried on a voice vote.

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

ANNOUNCEMENTS

11. Future Agenda Items – public hearing items, ad hoc discussion.

12. Confirm next meeting/public hearing date – The next meeting will be August 13, 2026 at 3:30pm with the Public Hearing to begin at 4:00pm. McCrank and Dean Lemke will not be at the August meeting.

13. Adjourn – M/S DePasse/Zelinski to adjourn at 4:39p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto