

A meeting of the Town of Round Lake Plan Commission took place in person and virtually at the Town Hall on January 10<sup>th</sup>, 2024.

Members present, Ann Berlage, Don Stover, Ginny Chabek, Kimberly Kayler, Steve Boe, Martin Hanson, Dave Neuswanger

Audience members present, James Shaw and Cathy LaRue

- 1) Call to order at 6:00 pm – by Ann Berlage
- 2) Certification of meeting posting – Ginny certified that the meeting was posted in the box at the Town Hall and on the website.
- 3) Approval of Agenda – Motion by Don, Martin 2<sup>nd</sup>, motion carries
- 4) Approval of Minutes: Regular Meeting December 13th, 2023. Motion by Don, 2<sup>nd</sup> by Martin, motion carries.
- 5) Audience Registration and General Comments - none
- 6) Welcome new members: Kimberly Kayler, Dave Neuswanger

Kimberly Kayler public relations and crisis communications.

Dave Neuswanger worked for DNR as a fishery manager, president of Quiet Lakes conservancy Association.

Existing Commission members also gave a brief bio of themselves.

Ann also commented on the Plan Commission's role in general and the development of the Comprehensive Plan

7) Discussion/Action: Rezone Application: 24-001: Timberdoodle Land CO. LLC,

- Change Zone District from Forestry One (F-1) to Zone District

Residential/Recreational One (RR-1)

- Purpose of request of this rezone is to combine the zoning with the

parcel South of River Road. This will give better building options without impacting the lakeside.

Some questions can't be answered in this meeting due to incomplete information available from the applicant. James Shaw stated that the plan is to have the dwellings built on the other side of the road from the river as that is the best location based on walking the property and maintains the natural environment along the river. This approach is supported by the Comprehensive Plan Element 2: Housing Facilities, Goal 1, Objectives 1-3 and Element 5: Natural Resources, Goal 1, Objectives 1-2, and Goal 2, Objective 2. A survey map provided shows the 4 proposed lots. RR-1 zoning is not inconsistent with the area.

Motion by Ginny and second by Don to recommend that the Board approve the rezone request with the following clarifications to be addressed by the Board:

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Please address the question of how the owners can ensure that the primary dwellings will be built on the opposite side of the road from the river maintaining the natural character of the waterside portion of the lots.

Address the concern that the division of the proposed lots by the road may create issues if the future owners want to build on both sides of the road. This would require a CUP as it is not an allowed use of the property without a CUP.

Motion carries with 6 ayes and 1 nay.

#### 8) Board Meeting Report – Ann Berlage

Ann attended the meeting of the Board on Dec. 14<sup>th</sup>. She informed the Commission on the report that she presented including:

Resignation of Cindy Bijold

Status on Cummings CUP and Concern

Status on Sawyer County Zoning multi-family zoning change

Status on Short Term Rental Ordinance

Status on Parking Ordinance

Status on Rec Plan

Status on ATV/UTV alternate plan

Status of Element 6 plan update

Status on Development of Town Handbook

Status of ongoing education of members

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#### 9) Status and Discussion: PC Resolution 01-2023: Safe and Creative Action Initiative for ATV/UTV traffic.

Cathy LaRue was invited to bring awareness of the issues concerning the ATV Alliance as the commission begins a discussion on brainstorming safe and creative actions for ATV/UTV traffic in the Town. She presented: 1. Connecting trails to businesses. Many businesses have connectivity in Round Lake, but some of those without are requesting access. 2. Connecting trails within the county. Opening Cty B and the southern portion of Cty S would allow trails throughout the county to connect. 3. Most of the requests Cathy receives from ATV riders is to be able to connect from their homes or lodging directly to the trails. The interest is in opening private, town, and county roads to accomplish this.

The Alliance has researched alternate routes other than roads to connect trails, which run primarily on County, LCO, Lac de Flambeau and Chequamegon National Forest lands, and has encountered obstacles on privately owned land and getting short term easements because of the investment required to build the trails along road corridors and the uncertainty of long term ownership of the property. Also, trails are not allowed to run next to roads primarily because of the dust that would create and damage to the roadways.

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Maps demonstrate no trailhead parking available in the Town. This would be helpful for riders coming into the area for the day, but more riders are interested in lodging in the area and riding from the lodging.

Cathy identified that many riders are older adults who want to use ATV/UTVs to run errands, go to the dump, shop, etc. as an alternative mode of transportation.

The Town of Spider Lake's new survey results have recently become available. This will also be examined as we explore information on creative alternatives further.

10) Status: CUP 23-027 Cummings

Ann wrote an email to Rolfe on her concerns on how this was handled by the County Zoning committee. She supplied information from the Comprehensive Plan that conflict with the decision made by the Zoning Committee which wasn't even requested by the resident. Precedence is that A-2 use of a F-1 property should not be acceptable as it conflicts with the long-term plan of extending Residential use in this area. The date to appeal the decision has now passed. Additionally, request is that the Board ask the County to consider the time and effort spent by the Plan Commission and the Town Board before reaching a different conclusion than the one that the Town has made.

11) Status: Variance Application 23-003 John and Jenne Skul/Sawyer

County Zoning Board of Appeals: Per the lawyer, Linda Coleman, Case is indeed closed. The Commission wants the Board to confirm that the variance was indeed **rescinded**.

12) Status/Discussion: Sawyer County Zoning Multi-Dwelling Development Ordinance

Amendment development process (Don Stover)

The document continues to be updated and is not yet ready to be delivered to the Towns for approval.

13) Status: Ground and Surface Water Baseline Testing sub-committee report

Don Stover – No update

14) Status: High-Capacity Wells – No Update

15) Update: CAFO ordinance – Ann documented the versions of the ordinance, Appendix A and B, and the application approved by the Board. These documents will place the incorrect versions on the website.

16) Discussion: Parking Ordinance

- Ginny – no update, keep on agenda

17) Status/Discussion: Outdoor Recreation Plan

- Plan development – Martin – Martin to meet with Rolfe and get a better understanding of the requirements
- TAP Grant – Ginny – no update

18) Status and Discussion: Short-term rentals

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- County Ordinance development – Ginny, to reach out to Rebecca Roker on completing the task at the County level.

- Town Concerns – Permitted structures by the county that conflict with Round Lake's Comprehensive Plan Element 8. The Commission recognizes the potential conflict as trends for alternative housing such as "barndominiums, tiny houses, container houses" become more popular. Request direction from the Board if wish to address this further.

19) Status: Comprehensive Plan Updates

Economic Development piece is complete. Going to hold on working on additional sections currently.

20) Discussion: Possible Development of a Town of Round Lake Neighbor Handbook

(example ref: <https://www.cola-wi.org/s/website-handbook-lr.pdf> )

No update

21) Update and Discussion: Wake Boats – Several Lake associations did send out information to members to reach out to their state legislators. The proposed state legislation is not currently scheduled for public hearing.

22) Future Agenda items - none

23) Discuss and Schedule next meeting – Discussion on changing the time of the monthly meeting and what needs to be done to address that.

The Commission decided to move the day of the week to have Ann more likely to be available and not on the road. Motion by Ann 2<sup>nd</sup> by Don to change the meeting to the Tuesday of each month prior to the Town Board meeting at 6:30pm. The next meeting will be Feb 6<sup>th</sup> at 6:30pm, if it's not too late to make that change and properly communicate it out.

24) Adjourn – at 8:15pm.

Respectfully submitted by Ginny Chabek

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