

A meeting of the Town of Round Lake Plan Commission took place in person and virtually at the Town Hall on February 6th, 2024.

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

Audience members present – Joan Cervenka, Patrick and Sarah Delaney

Call to order at 6:30 pm by Ann Berlage

2) Certification of meeting posting – Ginny certified that the meeting was posted at the Town Hall and on the website.

3) Approval of Agenda Motion by Don, 2<sup>nd</sup> by Kimberly to approve . Motion carried.

4) Approval of Minutes: Regular Meeting January 10th, 2023. Motion by Don, 2<sup>nd</sup> by Kimberly to approve the minutes, motion carried.

5) Audience Registration and General Comments - None

6) Discussion/Action: Hill Construction LLC. The Preserve Subdivision Proposal.

Preliminary Plat Map and Subdivision Road ownership.

Mosquito Brook Flowage property development discussion.

Mr. Hill was not present at the meeting. He messaged the clerk that he is going to re-work the roads in the preliminary plat so that they are of standards that are the same as the Town of Hayward had requested.

Dave N. provided history from the WDNR perspective. Dave found that 25 of the 106 lots are shown fronting the MB Flowage. The previous dam had washed out in 2020. There has historically been limited communication between the owner of the property where the dam is located and the DNR. Mr. Hill is interested in restoring the Dam, but it is not on the property that he has purchased. There is an interest by both the State DNR and the National Park Service to keep the brook un-impounded as it is a valuable trout stream. The warmer water temperatures created by the impoundment have a negative impact on the trout. The current status of the dam is that since 2020, beaver have rebuilt it to the point where the water level is almost the same as it was before the 2020 wash-out. There is a likelihood that the dam will once again be breached at some time.

Issue – The Dam would not be rebuilt or stabilized. Per Dave there is little chance that the state DNR would approve the project.

Patrick asked what would happen if the impoundment fails? Does that mean that you can't build in the floodplain. Or does that mean that the development is impacted. Dave doesn't believe that the State owns the land under the flowage. That needs to be part of the study.

Issue – Most of the land is currently under Managed Forest Law, which provides tax relief in exchange for opening the land to other uses for the public. Question to Mr. Hill about how he plans to handle the MFL lands.

The Town of Round Lake Comprehensive Plan indicates that Mosquito Brook is a Class 1 Trout Stream, as designated by the WDNR. The Plan identifies the area around the Mosquito Brook Flowage as Conservancy, which would be in conflict with the development plan as it was provided to the TORL Plan Commission. Mr. Hill should consider reviewing our Town Comprehensive Plan and consider doing an Environmental Impact Study prior to official submission of the preliminary plat.

Recommendation to the Town Board - that there are issues regarding the failed dam and the future status of the dam. It is unknown if an impoundment will continue to exist at this location. There are also issues around the Managed Forest Law designation within the proposed development. Consideration needs to be given to the Town Comprehensive Plan that indicates this area in the Future Land Use map is designated as Conservancy. An Environmental Impact Analysis may be required by the Sawyer County Zoning Committee before the question about the roads should be addressed by the Town Board.

Motion by Martin, 2<sup>nd</sup> by Dave to approve the above stated recommendation to the Town Board. Motion unanimously carried.

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

Ann reported on:

New members on the Commission

Rezone application for Timberdoodle recommended for approval along with answers to questions about the land on both sides of the road, and how the owners will ensure that development occurs on the opposite of the road from the river.

Summarized issues discussed with Cathy Lareau regarding the creative planning for ATV/UTV access within the Town.

The Commission is aware of the Spider Lake Survey and would be analyzing and discussing further.

Process concerns on the CUP – Cummings (Horses) by the County recommendation document to the Town Board.

Skul application – Kay reported that The BOA did overturn the decision rather than rescind it. The Commission is asking that there be clarification on how this item was left, including a letter of status from County Zoning.

Update on MultiDwelling Ordinance

Update on online copy of the CAFO ordinance.

Rec Plan

STR Ordinance status

Wake Boats issue

Monthly meeting change to the Tuesday before the Town Board meeting at 6:30pm.

8) Status: Rezone Application: 24-001: Timberdoodle Land CO. LLC,

Approved by Town and County Zoning without conditions. Please ask Kay for clarification on the final outcome by County Zoning.

9) Discussion/Action: Proposed Town Subdivision Ordinance

Rolfe provided an example subdivision ordinance from the Town of Dunn. Ann updated the document for our Town and sent it back. Rolfe was able to get it reviewed by legal counsel.

Addition of Environmental Impact Analysis Section 5 is under consideration as a change prior to consideration for approval.

Recommendation to approve the subdivision ordinance with the following changes:

The addition of Section 5 Environmental Impact Analysis with formatting changes as discussed, and

Strike section 8 items G,H,I,J

Motion by Martin, 2<sup>nd</sup> by Kimberley.

All approved, motion carried.

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

Discussion on the results of the survey done by Spider Lake. Results are consistent with their previous study from 2019. Ann wants to understand how much turnover there has been in the Town since the last survey. Additional information is available from the County working on Economic Development that could help the commission understand how much change should be expected in the Town over the period since the last survey.

Dave reviewed the results and plans to document perceived similarities for a future discussion.

Ginny recommended that we continue to understand the process and determine if it is warranted to recommend to our Board that we pursue another survey sooner than is required by law.

Comments from Sarah Delaney - Please feel free to use the Spider Lake survey as an example, the results were like previous surveys. They are also similar to ATV survey results from 2019. Costs were minimal to produce the survey due to leveraging volunteer labor. Only costs were for printing and mailing. Utilization of the UW Extension to provide the results and answer questions. All meetings were open and public. The database was from the county land records. 62% of full time residents responded to the survey establishing a high level of confidence.

11) Status :CUP 23-027 Cummings

Request for CUP for horses in F1 zone district. Concern about how it was handled at the County Zoning Committee. A letter has been written and provided to the Town Board for review in Thursday's meeting.

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

County Zoning Board of Appeals: Information that was shared is confusing on what the final outcome was. The Plan Commission would like to understand if the variance runs with the property or the owner and where does the documentation of the status stand?

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

Amendment development process (Don Stover)

Committee met to change the verbiage on condominiums. Will go to the County Zoning Committee on Feb 16<sup>th</sup>. It will then go to the Towns for approval.

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

- Don Stover – Will start in April with a \$5k project budget

15) Status: High-Capacity Wells – no update

16) Discussion: Parking Ordinance – no update

- Ginny

17) Status/Discussion: Outdoor Recreation Plan

- Plan development – Martin

Met with Rolfe on what the Town Board is looking for in the development of the report. Contacted the NW Regional Planning Commission. Dave offered to find existing DNR documents on the fisheries for coordination with the Recreational Plan.

- TAP Grant – Ginny – No update

18) Status and Discussion: Short-term rentals

- County Ordinance development – Ginny

Ordinance update document is currently with the County Administrator. Ginny requested a date for review with the Committee on TRHs.

- Town Concerns/ordinance

Town decided to do some research on formulating an ordinance, Rolfe checking on legal expense to pursue an ordinance/regulation. Don to follow up with the Board and determine guidance/nest steps for the Plan Commission

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

Kimberley and Martin working together on scope of the project. Might include a survey.

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

20) Update and Discussion: Wake Boats

Concern about invasive species living in ballast tanks. Item hasn't come up for committee hearing at the state level yet. Many states are dealing with this issue at this time. Martin is monitoring the status of any upcoming state legislation.

21) Future Agenda items - none

22) Discuss and Schedule next meeting

March 12<sup>th</sup> at 6:30pm

23) Adjourn @ 8:41 Motion by Don 2<sup>nd</sup> Martin, all approved. Motion Carried.

Respectfully submitted by Ginny Chabek, secretary