

A meeting of the Town of Round Lake Plan Commission took place in person and virtually at the Town Hall on March 12th, 2024

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

Audience members present – Jeremy Hill, Jim Strandlund, Marvin Verbeck, Todd Goold, Mike Ahrens, Wendy Ahrens, Dan Jung, Kris Verbeck

Tuesday March 12th 2024 Agenda 6:30pm

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1) Call to order at 6:30 pm

2) Certification of meeting posting

Ginny certified that the meeting was posted on the website and at the Town Hall.

3) Approval of Agenda Motion by Don 2nd by Martin. Ann added that the word Action should be added to Item 14 along with Status/Discussion. Question was raised for clarification on what could be discussed with Mr. Hill regarding the overall planning for The Preserve, or if the Commission could only discuss the Land Use Permit request. Ann answered that it was just the Land Us Permit request. Motion by Don, 2nd by Martin to accept/approve the agenda with on the one change as noted.

4) Approval of Minutes: Regular Meeting of February 6th. Ann asked for one correction to the minutes under Item 6 to state that “Mr Hill messaged the clerk that he has asked to be removed from the agenda because he is going to rework the plat to include all Town Roads. Regular Meeting February 6th Motion by Don 2nd by Martin with the one change as noted.

5) Audience Registration and General Comments Mr Strandlund stated that he wanted to talk about Item 11.

6) Discussion/Action: Land Use Application for Shipping Container- Michael and Wendy

Ahrens. Mr Ahrens stated that the shipping container was on the property when they purchased it and he was not aware that it had not been permitted. Mr. and Mrs. Ahrens were interested in making sure that it was officially approved as they plan to use it for storage. He stated that it was in good condition and the paint was good and they were willing to paint it if that was a requirement. Motion by Dave, 2nd by Ginny to approve the permit. All approved, motion carried.

7) Discussion/Action: Land Use Application for the construction of a “year round, or

seasonal” dwelling on F-1 zoned district: Hill Construction LLC.

Discussion on the reason for building the first house. Mr. Hill stated that he was interested in building one house and since the subdivision was currently on hold, the one house would be on the entire 40 acre parcel. This parcel has a view of the old flowage. Discussion continued. Ann asked Mr. Hill to refer to the Future Land Use map in the Town Hall regarding the Conservancy designation of that property around the old flowage. Discussion on the DNR’s position regarding the possibility that the dam would ever be repaired or replaced. It would have to be a new dam

request and that is not considered beneficial for the cold-water ecosystem and the trout stream. Question regarding how the Commission could decide for or against the Land Use Permit knowing that the subdivision is still pending discussion and approval or denial. Mr. Hill replied that the permit was not necessarily time-sensitive for this month and could be pulled back pending additional discussion on the overall plan. Ann voiced concern that the Plan Commission should not table the agenda item as that would imply no interest in addressing it and could result in the Plan Commission being overruled and the request going forward without further discussion. The idea of Conservancy based on the Town Comprehensive Plan was discussed specifically as it applies to the old lake- bed, and not necessarily the surrounding land.

Mr Hill asked to table the request and re-present in next month's meeting. The request will be updated to include the designation of conservancy for the area within the OHWM in parallel. Mr Hill will contact the clerk and ask to have the agenda item tables until April.

8) Board Meeting Report – Ann Berlage

Feb 8th Town Board Meeting

Discussion on Hill Construction and the Preserve Property

Subdivision Ordinance was reviewed and recommended approval

Reviewed Spider Lake Survey in light of the ongoing agenda item regarding ATVs and creative ways to resolve issues.

Voiced concern about the Cummings CUP

Multi-dwelling ordinance review

Continuing to work on outdoor recreation plan

Update on the TRH committee

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

The request was approved without conditions as a rezone can't have conditions. Agenda item Closed.

10) Status: Proposed Town Subdivision Ordinance

The Board opted to table the ordinance at the public hearing and evaluate other options. Work continues on the effort, however it is now up to the Board to direct the Commission on how to approach an update or a re-write.

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

Mr. Strandland asked that the plan commission take a role call vote of who on the commission uses ATVs.

Discussion on the Spider Lake Survey results and if/how that data could be extrapolated to represent our Town.

Ginny recommended that the commission set up a sub committee on what effort/costs, etc. are needed to produce a survey prior to the required 10 year update.

Kimberly is in agreement with that approach and would be willing to work on it.

Don made a motion to give Dave a month to compile the Spider Lake data and review it next month.

Ginny 2nded it. All approved. Motion carried.

Ann in response mentioned that she uses ATVs. Dave stated that he uses an ATV as a tool. Kimberly is an ATV/UTV user. Ginny stated that she has a UTV and uses it around her property.

12) Status :CUP 23-027 Cummings

The Board approved the letter of concern to send to the County. This is not on the agenda for Thursday's meeting. No action taken.

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

Reply received from Jay – Skuls requested that the variance be voided. It cannot be re-requested until July 2024. Withdrawn but not approved. Agenda item closed.

14) Status/Discussion /action: Sawyer County Zoning Multi-Dwelling Development Ordinance Amendment development process (Don Stover)

Don recused himself from this discussion and left the room.

Discussion on section 34 renumbered. It seems to allow for existing and future use of buildings that are not houses as dwelling units. Asked for comments from the commission. There are multiple places in the document that contradict each other and the state statutes.

- The Definition of Dwelling Unit needs to be refined.
- Creates conflicting definitions with definitions in state statutes.
- Overlap of Dwelling unit, 2 family dwelling unit, multi-family dwelling unit definitions
- Section 18, meaning of the word Unit is not defined.
- The Increased lot size requirement for multi-dwelling development is not applicable to RR1 and RR2.
- Creation of legal non-conforming uses will be so great as to potentially increase the number of court challenges for new development.
- Clarify whether or not the changes also apply to TRHs
- This is not an exhaustive list, rather than an example of items that seem to require additional work.

Martin made a motion to recommend that the Town Board does not approve the changes as presented. 2nd by Ginny. All approve. Motion carries.

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

- Don Stover

Subcommittee will plan to have a meeting in April for 2024. Budget of \$5000.

16) Status: High-Capacity Wells – no update

17) Discussion: Parking Ordinance

- Ginny– no update

18) Status/Discussion: Outdoor Recreation Plan

- Plan development – Martin

Martin has spoken with Clem Larson out of NWRPC including examples of what a rec plan should include. Martin asked if NWRPC could assist. Budget for getting assistance would be \$5000.

Domain/Scope of the plan to include activities conducted on public lands.

Commission recommends that the Board budgets \$5k to invest into the creation of a Rec Plan. Ask the Board to determine if that is important enough to warrant adding this to the budget.

Dave mentioned the Moose 2x project which is being worked on by the US Forest Service. He has shared those documents with Martin. He recommends that the documents be posted on the Town Website. Ann to ask the Board if they want to do that.

- TAP Grant – Ginny – no update

19) Status and Discussion: Short-term rentals

- County Ordinance development – Ginny

County is working on finalizing an ordinance. The Committee has reviewed it and found it to be in line with their recommendation. Next meeting at the end of the month will be to determine next steps for moving the ordinance forward.

- Town Concerns/ordinance – no update

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

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

Recommendation for creating an online guide including approved content. Perhaps use the Town Website. Work has been done on the potential content. Looking for direction from the Board on whether or not the Town Website is an appropriate hosting platform.

21) Update and Discussion: Wake Boats

Information was shared on concerns about impact to smaller lakes by Wisconsin Green Fire. Former DNR scientists are researching the impact of wave damage, de-sedimentation, and invasive species. There is a need for legislation to protect lakes from these watercraft. The Commission continues to track legislation intended to reduce/remove restrictions on wake boats at the state level.

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At this time, this agenda item is information only and will stay on the agenda for the commission to follow.

22) Future Agenda items – How to address the conditions of the buildings at the Recycling Center, and whether or not the Commission should recommend a project for that site that would result in better storage for the Town.

23) Discussion: Plan Commission member term of office. Current term is 3 years. Steve Boe and Ann Berlage have their terms coming up to completion. Ann will be leaving her position at the end of April. She will be working with Rolfe to find a new Chairperson.

24) Discuss and Schedule next meeting – April 9th at 6:30.

25) Adjourn at 9:55

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