

# **Town of Round Lake Land Use Planning Commission Regular Meeting**

**Tuesday November 11<sup>th</sup>, 2025, 6:30 p.m. at Town Hall (10625 N County Road A)**

**and via Virtual Platform**

## **Join the meeting link:**

<https://townofroundlake.my.webex.com/townofroundlake.my/j.php?MTID=mc29e7511d70355efeb36a46b074ce629>

## **Join by meeting number:**

Meeting number (access code): **2557 785 8557**

Meeting password: VuGPqf3mu42 (88477336 when dialing from a phone or video system)

- 1. Call to Order – 6:30 p.m.**
- 2. Certification of Proper Meeting Notice (§ 19.84)**
- 3. Approval/Reordering of Current Agenda**
- 4. Approval of Minutes - September 9th regular meeting**
- 5. Audience Recognition and General Comments**
  - a. Members of the public will have the opportunity to address the Land Use Planning Commission (LUPC). Comments will be limited to three (3) minutes per person and must be directed to the Commission. The LUPC cannot take action on any matter that is not listed on this agenda in accordance with Wis. Stat. Ch. 19 (Open Meetings Law). Individuals wishing to speak are asked to sign in and complete a public comment sheet before the start of the meeting.
- 6. Discussion and Possible Action – Certified Survey Map (CSM) Review**
  - a. Review and possible recommendation on the Certified Survey Map for property located in the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 18 (Lot 1 of CSM #8856), submitted for approval. Documents include a survey prepared by Michael C. Clamer, PLS (field work completed on 10/20/2025).
- 7. Discussion and Possible Action – Town Board Approval of Land Use Application for Accessory Structure Exemption at 9725 N Thunderbird Road**
  - a. Consideration of a Town Board approval request submitted by Jason J. and Dana M. Buhs, owners of property located at 9725 N Thunderbird Road, Hayward, WI 54843 (Tax ID 42471), for an accessory structure exemption under Section 4.211 of the Sawyer County Zoning Ordinance. The proposed exemption pertains to a reduced roadway setback for a detached accessory structure of less than 600 square feet and under 18 feet in height. Pursuant to § 4.211(1)–(4), such construction may be permitted with Town Board approval if site constraints prevent compliance with the standard setback, provided that:

- i. The structure maintains at least a 22-foot setback from the road right-of-way (if facing the road) or 12 feet (if side-loaded),
- ii. Vehicles and equipment are not stored within the right-of-way, and
- iii. All other ordinance standards are met

**8. Conditional Use Permit (CUP #25-055) – White Stag Real Estate LLC / Stone Hearth Acres LLC**

- a. Discussion and possible recommendations regarding Sawyer County CUP #25-055, submitted by White Stag Real Estate LLC and Stone Hearth Acres LLC for the property located at 12558W Twin Lake Road, Tax Parcel #024-641-20-5505. This request involves a change of ownership and an update to conditions previously established under prior CUP approvals for the event barn operation on the property. The Commission will review the CUP request as provided by Sawyer County, take public comments, and make a recommendation to the Town Board for its December 11, 2025, meeting.

**9. Request for Town Road Through County Forest – Proposed Public Birkie Trailhead (Hill Construction / Jeremy Hill)**

- a. Discussion regarding a conceptual request submitted by Jeremy Hill of Hill Construction, developer of The Preserve, to construct approximately 1,000 feet of new town road through Sawyer County Forest land to access a proposed new public Birkie trailhead. The Commission will discuss the concept, provide guidance, and consider whether to recommend that the Town Board make a formal request to Sawyer County.

**10. Discussion/Possible Action – Development of a Potential Junk or Public Nuisance Ordinance**

- a. Discussion and possible action regarding the Town Board's request that the Land Use Planning Commission begin exploring the creation of a Town Junk or Public Nuisance Ordinance. The Commission will review the potential benefits and challenges associated with adopting such an ordinance, including enforcement considerations, impacts on property owners, and consistency with existing County and State regulations. The Commission will also review and discuss a sample ordinance derived from relevant Wisconsin State Statutes as a starting point for further analysis and potential drafting.

**11. Working Session – Town Survey: Next Steps for Initiating the 2026 Community Survey**

**12. Discussion – Sawyer County Zoning Department's 2026 Budget Allocation for Major Re-Write of the Zoning Ordinance**

**13. Discussion and Possible Action – Report on Parcels Zoned AG and Less Than 5 Acres.**

Review and discussion of the report on parcels currently zoned AG and less than 5 acres, with possible action on next steps.

**14. Town Board Meeting Report** (presented by Ginny Chabek)

**15. Future Agenda Items**

- a. Commission discussion of items to be included on the next regular or special meeting agenda.

**16. Correspondence** – Discussion only; no action will be taken.

**17. Schedule for the next meeting** – Establish date and time for the next regular Land Use Plan Commission meeting for December 2025 Regular Meeting

**18. Adjournment**

**Discussion and possible action may occur on items specifically noticed as such.**

**Note:** It is possible that members of, and possibly a quorum of, other decision-making bodies of the Town of Round Lake — such as the Town Board, the Plan Commission, or other Town committees and commissions — may be present at this meeting to gather information about subjects over which they may have decision-making responsibility.

Such presence may constitute a meeting of those other bodies pursuant to *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993). No action will be taken by any body other than the Land Use Planning Commission at this meeting, and no action will be taken except as specifically noticed on the agenda.

Notice posted on Saturday, December 6, 2025, by Frank Leuschen III, Clerk, Town of Round Lake.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. Please contact the Town Clerk at (715) 462-9271 to request such accommodation.