

Town of Round Lake Land Use Planning Commission Regular Meeting

Tuesday January 6th, 2026, 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=m59c0b3449e825bcf8fed3026b7e2ee40>

Join by meeting number:

Meeting number (access code): **2553 513 3190**

Meeting password: GNwRMEC54G3 (46976325 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 - December 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 – 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
- 7. 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.
- b. Review and discussion of a sample ordinance from the Town of Dewhurst, Wisconsin.

8. Discussion/Possible Action – Sawyer County Request for Town Input on Proposed Zoning Ordinance Amendments (Apartments and Bakeries)

- a. Discussion and possible action regarding a request from the Sawyer County Zoning & Conservation Department seeking Town input on proposed amendments to the Sawyer County Zoning Ordinance. The proposed amendments would allow apartment complexes as a Conditional Use within the Commercial One (C-1) zoning district and allow bakeries as a Conditional Use within Agricultural One (A-1) and Agricultural Two (A-2) zoning districts. The Commission will review the potential benefits, challenges, and impacts of these proposed changes, including land use compatibility, infrastructure considerations, and consistency with the Town of Round Lake Comprehensive Plan.

9. Discussion/Possible Action – Rezone Request RZN #26-003, Nicholas Sokup

- a. Discussion and possible action regarding Rezone Request RZN #26-003 submitted by Nicholas Sokup, requesting that Tax ID 39750; Parcel #024-741-02-2408; approximately 0.640 acres, with a site address of 10491 W Night Hawk Lane, be rezoned from Commercial One (C-1) to a different zoning classification as specified in the application. The Commission will review the request for consistency with the Town of Round Lake Comprehensive Plan, surrounding land uses, and applicable Sawyer County zoning standards.

10. Discussion/Possible Action – Conditional Use Permit (CUP) #26-002, Chad and Robyn Steffens

- a. Discussion and possible action regarding Conditional Use Permit (CUP) #26-002 submitted by Chad and Robyn Steffens for an accessory structure on vacant land located at 12797 W Goldfinch Lane, identified as Tax ID #26567; Parcel #024-841-11-4307; approximately 5.714 acres, zoned Residential/Recreational One (RR-1). The Commission will review the request for compliance with County zoning requirements, Town land use policies, and potential impacts to adjacent properties.

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

12. 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.

13. Town Board Meeting Report (presented by Ginny Chabek)

- a. Update on the Buhs accessory structure / shed request
- b. Update on the Jeremy Hill request

14. Future Agenda Items

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

15. Correspondence – Discussion only; no action will be taken.

- a. Response letter from Sawyer County Health and Human Services regarding the Chief River Road property

16. Schedule for the next meeting – Establish date and time for the next regular Land Use Plan Commission meeting

17. 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 Sunday, January 4, 2026, 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.