

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Tuesday, December 9, 2025

1. Call to order

The regular meeting of the Town of Round Lake Plan Commission was held at the Town Hall and virtually on 12/9/25.

The meeting was called to order at 6:30 pm by Ginny Chabek
Don Stover as Secretary.

2. Certification of meeting posting – Posted on the website and Town Hall Posting Box and Recycling Center by the Town Clerk.

Attendees - Ginny Chabek, Don Stover, Scott Verbeck, Kimberly Kayler (virtually), Martin Hanson (virtually), Ed Haugen. Christina Hill (absent).

Audience – Jeremy Hill, Sara and Pat Delany, Jim Strandlund, Town Chairman, Frank Leuschen III, Town Clerk.

3. Approval of agenda – Request by Scott Verbeck to correct agenda date. Motion to approve agenda: Hanson / Stover, motion carried

4. Approval of minutes for the November 11th Regular Meeting. Request by Martin Hanson to add to line 11d; “trees were replaced at least once”. Motion to approve minutes: Haugen / Verbeck, motion carried

5. Audience recognition – Comments Only

Scott Verbeck, Bethel Rd., concerned that the Plan Commission voted 5 to 2 at the October 7th meeting to recommend to Town Board not to renew the contract with HLVCB and rescind The Room Tax ordinance. Stating that the funds the Town receives could be used for various projects.

6. Discussion and Possible Action – Certified Survey Map (CSM) Review.

Issue discussed by Plan Commission.

Property owners / surveyor not present.

Questions raised by PC regarding distance of “south shed” to Moose Lake Rd. and distances to adjacent properties.

Motion to table issue until next month, Chabek / Hanson, motion carried.

7. Discussion and Possible Action – Town Board Approval of Land Use Application for Accessory Structure Exemption at 9725 N Thunderbird Road.

Property owners not present.

Discussion on possibly moving shed to the south. Site visit determined this was not a viable option.

Motion to recommend to the Town Board to not approve exemption due to owners not following County ordinance, Verbeck / Hanson, Motion carried.

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

It was discussed that the original CUP stays with the property not the new owners. Additionally this should be considered a new request.

Property does not transfer to the new owners until April, 2026.

The current owners nor the new buyers were present.

Discussion on the proposed uses of the property. Conditions were made from the 12 Project History & Summary of Request list in the County Staff Report.

Discussion on the requested maximum capacity of 250. That number should reflect the capacity of the Barn and any temporary tent.

Also consider the capacity of available parking spaces.

#2 No overnight occupancy in parking area or grounds.

#12 Get conformation of where driveway will be located. Driveway must be a 2-way.

Additional Conditions;

Alcohol can only be served at the Event Barn, Tent, or Farmhouse. This condition should be written into the liquor license.

No amplified music.

No fireworks.

Motion to table for more information, Verbeck / Chabek, motion carried.

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

Jeremy Hill explained proposal.

Proposed new road, approx. 700' would be gravel and built to Town Standards and maintained by Hill.

Town might be asked to take over road in the future.

The road should remain private because of no tax base until homes are built.

The Trailhead would be donated to the Birkie.

There is a CAMBA Trail north of the proposed Trailhead.

Agreement of proposed road was requested.

Motion to table until January meeting to review Draft Agreement and get more information, Haugen / Stover, Roll Call Vote;

Chabek – Yes

Stover – Yes

Haugen – Yes

Verbek – Yes

Kayler – No

Hanson – No

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

Discussion of proposed ordinance.

Legal issues, enforcement, etc.

The county follows chapter 254 with their ordinance.

Moved to January meeting to allow for getting more information.

11. Working Session – Town Survey: Next Steps for Initiating the 2026 Community Survey.
Vickie Palya will chair the Survey Committee.
12. Discussion – Sawyer County Zoning Department’s 2026 Budget Allocation for Major Re Write of the Zoning Ordinance.
The county has a \$100,000 budget for new ordinance.
Town could consider doing it’s own zoning. An ordinance would need to be written, additional staffing, and legal support would be needed.
To be discussed further at the January meeting.
13. Discussion and Possible Action – Report on Parcels Zoned AG and Less Than 5 Acres.
Moved to January meeting.
14. Town Board Meeting Report (presented by Ginny Chabek)
No questions or comments.
15. Future Agenda Items
Revenue generating opportunities.
16. Correspondence – Discussion only; no action will be taken.
None.
17. Schedule Next Meeting:
January 6, 6:30pm
18. Adjourn:
8:51 pm

Don Stover - Recorder

