

Town of Round Lake, Sawyer County, Wisconsin

Regular Town Board Meeting Minutes

Date: Thursday, December 11, 2025

Time: 6:30 p.m.

Location: Town Hall, 10625 N County Road A, Hayward, WI 54843 (with virtual access)

1. Call to Order

Chair Strandlund called the Regular Town Board Meeting of the Town of Round Lake, Sawyer County, Wisconsin, to order at 6:31 p.m. on Thursday, December 11, 2025. The following Town Board members were present: Chair Strandlund, Supervisor Palmer, Supervisor Verbeck, and Supervisor Wilson. Supervisor Jensen was absent. Also present were Clerk Leuschen, Treasurer Palya, Fire Chief Schmidt, and Road Supervisor Laier (participating online). Several additional individuals were also in attendance, both in person and via the virtual platform.

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those present.

3. Certification of Proper Meeting Notice

Clerk Leuschen certified that proper public notice of the Regular Town Board Meeting had been given in full compliance with the Wisconsin Open Meetings Law, Wis. Stat. § 19.84. The Clerk stated that the meeting notice and agenda were timely posted at the required public locations, including the Town Hall, the Town Recycling Center, and the Town of Round Lake website.

4. Approval / Reordering of Agenda

A motion was made to move Agenda Items 19 and 20 (Closed Session and Reconvene to Open Session) to immediately follow Item 24 (Approval of Checks and Vouchers).

- Motion: Supervisor Strandlund
- Second: Supervisor Verbeck
- Vote: Motion carried out 4-0

5. Approval of Minutes

The Board considered approval of minutes from the following meetings:

- October 9, 2025 – Regular Meeting
- October 28, 2025 – Special Meeting
- November 10, 2025 – Special Budget Meeting
- November 13, 2025 – Regular Meeting
- November 17, 2025 – Special Budget Meeting
- December 2, 2025 – Special Meeting

A motion was made to approve all listed minutes with the following corrections to December 2, 2025, minutes:

- Correct the meeting date from Wednesday, December 3 to Tuesday, December 2
- Remove Supervisor Jensen from the attendance list
- Motion: Supervisor Verbeck
- Second: Supervisor Palmer
- Vote: Motion carried 5–0

6. Public Comment

Mike Feldner, member of the Round Lake Fire Department, spoke regarding the November 26, 2025, winter storm, thanking the Town Road Crew, Fire Department members, and the Sawyer County Sheriff's Department for their response and coordination during storm-related emergencies. No action was taken.

7. Monthly Recycling Center Drawing

The monthly Recycling Center drawing was conducted.

Winner: Johnson

8. Road Report

Road Supervisor Laier provided an update including:

- Snowmobile signs have been installed
- Branches and storm debris from the November 26 storm have been cleared
- Sand shed is stocked; limited salt availability remains a concern
- Winter maintenance activities are ongoing

Additional discussion included:

- Supervisor Wilson raised safety concerns at the intersection of Chief River Road
- Supervisor Verbeck asked about the possibility of acquiring additional salt from the County

9. Land Use Planning Commission Report

Plan Commission Chair Chabek reported on the December Plan Commission meeting, including:

- Recommendation to table a Certified Survey Map due to lack of applicant representation
- Recommendation to deny an accessory structure setback exemption unless corrective action is taken
- Review and recommended updates to conditions for CUP #25-055, including parking, alcohol service limitations, music restrictions, and clarification of driveway access
- Discussion regarding a proposed town road request related to Hill Construction
- Ongoing development of a potential junk/public nuisance ordinance

10. Callahan / Mud Lake District Report

Supervisor Verbeck reported on recent Lake District activity, including:

- December 1, 2025, meeting

- Formation of internal committees
- Assessment approved by the Lake District for startup costs
- Clarification that assessments collected by the Lake District are not Town funds

11. Budget Resolution #01-2025 and Approval of 2026 Town Budget

Resolution reallocating 2024 surplus funds to the 2026 budget, including reserve and capital allocations, was considered.

- Motion: Supervisor Verbeck
- Second: Supervisor Strandlund
- Roll Call Vote:
 - Supervisor Jensen – Aye
 - Supervisor Strandlund – Aye
 - Supervisor Verbeck – Aye
 - Supervisor Wilson – Aye
- Result: Resolution adopted

Approval of 2026 Town Budget

- Motion: Supervisor Verbeck
- Second: Supervisor Strandlund
- Vote: Motion carried 4–0

12. Land Use Application – Accessory Structure Exemption (9725 N Thunderbird Road)

The Town Board considered a Land Use Application requesting an Accessory Structure Exemption for the property located at 9725 N Thunderbird Road. Discussion was held regarding the request, applicable ordinance standards, and information presented during the review process.

A motion was made to deny the Accessory Structure Exemption.

- Motion: Supervisor Wilson
- Second: Chair Strandlund

The vote resulted in a 2–2 tie, and therefore the motion failed.

Following the failed motion, additional discussion occurred among Board members regarding the need for further review and clarification. A subsequent motion was made to table the application and refer it back to the Town of Round Lake Land Use Planning Commission for further evaluation and recommendation.

- Motion: Supervisor Verbeck
- Second: Supervisor Strandlund
- Vote: Motion carried 3–1

As a result of this action, the Town Board took no final position on the application at this time. The matter will be reconsidered following additional review by the Land Use Planning Commission and returned to the Town Board at a future meeting.

13. Hill Construction Request – New Town Road Through County Forest

Jeremy Hill, representing Hill Construction, appeared before the Town Board to present a request seeking Town action to initiate the process for establishing a new Town road through County Forest land. The purpose of the request is to provide public access to a proposed trailhead associated with future American Birkebeiner (Birkie) trail use, including year-round public access for recreational and emergency purposes. Mr. Hill outlined the proposed location of the road, the intended use as a public access route, and the need for formal Town action to proceed with coordination involving Sawyer County and the DNR. It was noted that the proposed road would ultimately serve as a trailhead access point and would not be intended for private or commercial development access. The Town Board engaged in discussion regarding the proposal, including long-term maintenance considerations, public access implications, and coordination with County agencies.

Public comment was received from Mike Feldner, who spoke in support of improved public access and discussed general considerations related to community use and emergency response. Fire Chief Schmidt provided comments on behalf of the Round Lake Fire Department, emphasizing the importance of clear and reliable emergency vehicle access. Chief Schmidt stated that the proposed road would be beneficial for emergency response and access to the area, provided it meets applicable safety and access standards. Board members discussed limiting motorized use of the proposed road which would require amending current ordinances and that the road would be established strictly for public access, trailhead use, and emergency purposes. Proposed road would not be publicly accessible to ATV access due to no ATV trail connection and inability due to connection to private road and State Highway.

Following discussion, a motion was made to approve the request.

- Motion: Supervisor Wilson motioned to approve the request to initiate a new Town road through County Forest land for public access to a proposed trailhead.
- Second: Chair Strandlund
- Vote: Motion carried 4–0

The Town Board directed that the request proceeds through the appropriate County channels and intergovernmental coordination processes consistent with this approval

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

The Town Board considered Conditional Use Permit (CUP) #25-055 submitted by White Stag Real Estate / Stone Hearth Acres LLC for the proposed use associated with the subject property. Applicants, Mr. Disher and Mr. Fruend appeared before the Board and addressed the application. The applicants provided an overview of the proposed use, discussed operational details, and responded to questions from Town Board members. Discussion included the scope of the proposed operation, anticipated use patterns, and compatibility with surrounding properties.

The Town Board reviewed the application materials, including the findings and conditions as previously evaluated, and discussed the recommendation before the Board. Consideration was given to ensuring that the approved use would remain consistent with applicable zoning standards and community expectations. Following discussion, a motion was made to approve the Conditional Use Permit with specific limitations.

- Motion: Supervisor Palmer, to approve CUP #25-055 with year-round availability and a condition prohibiting overnight vehicle parking or sleeping, consistent with Findings of Fact #1 and #2
- Second: Supervisor Verbeck
- Vote: Motion carried 4–0

The Town Board's action constitutes a formal recommendation of approval subject to the stated conditions.

15. Class “B” Liquor and Class “B” Beer Retail License (Stone Hearth Acres LLC)

The Town Board considered an application submitted by Stone Hearth Acres LLC for a Class “B” Liquor License and a Class “B” Beer Retail License in connection with the approved Conditional Use Permit for the property. Discussion noted that issuance of the licenses was contingent upon the successful closing of the property transaction associated with the application. The Board acknowledged that final license issuance would not occur until confirmation of property ownership and completion of all required documentation.

Following discussion, the Board acted to approve the license applications subject to the stated contingency.

- Motion: Supervisor Palmer, to approve the Class “B” Liquor License and Class “B” Beer Retail License for Stone Hearth Acres LLC, contingent upon property closing
- Second: Supervisor Verbeck
- Vote: Motion carried 4–0

The approval is contingent and does not authorize license issuance until all statutory and administrative requirements are satisfied.

16. Certified Survey Map - Part of the SW/SW, Section 18

The Town Board reviewed a Certified Survey Map (CSM) involving land located in the southwest quarter of the southwest quarter (SW/SW), Section 18, within the Town of Round Lake. The Certified Survey Map was presented for Town Board consideration following the applicable review process. Discussion confirmed that the Certified Survey Map met the requirements of Wis. Stat. § 236.34, the Town of Round Lake Subdivision Ordinance, and applicable Sawyer County requirements. No objections were raised during Board discussion.

Following review, the Board acted to approve the Certified Survey Map as presented.

- Motion: Supervisor Strandlund, to approve the Certified Survey Map for part of the SW/SW, Section 18
- Second: Supervisor Palmer
- Vote: Motion carried 4–0

The Certified Survey Map was approved subject to recording with the Sawyer County Register of Deeds and satisfaction of any remaining statutory requirements.

17. CPR / AED Training Opportunities

Chair Strandlund led a discussion regarding potential CPR and AED training opportunities for Town officials, employees, and other individuals as appropriate. The discussion focused on the importance of ensuring that Town personnel have access to current lifesaving training and certification. Chair Strandlund indicated that he would follow up with Jim Orniheim to obtain additional information regarding the availability of CPR/AED training sessions and to explore potential scheduling options. A spring or summer timeframe was discussed as a possible window for offering the training, depending on availability and participant interest. No formal action was taken on this item, and the matter will be revisited once additional information regarding scheduling, logistics, and participation is obtained.

18. Storm Cleanup Cost Update

The Town Board continued its discussion regarding storm cleanup costs associated with the significant storm event that occurred in late November. The discussion served as a follow-up to prior meetings and focused on reviewing expenses incurred to date for emergency response and debris removal. The Board reviewed subcontractor invoices related to storm cleanup efforts, including:

- Snider Excavating – \$18,825.00
- Venison Creek Construction – \$4,800.00
- Quality Tree Service – \$16,247.00

No formal action was taken on this agenda item at this time. The costs were presented for informational purposes, and the Board indicated that additional review and discussion may occur as final storm-related expenses are compiled and considered within the broader budget and reimbursement context.

19. Closed Session

The Town Board considered entering closed session to discuss matters related to employee compensation and performance evaluations, as permitted under Wis. Stat. § 19.85(1)(c). A motion was made to convene into closed session for the purpose of considering employee compensation and performance.

- Motion: Supervisor Wilson
- Second: Supervisor Palmer

A roll call vote was conducted, with all members present voting in favor. The motion carried unanimously. The Town Board convened into closed session at 8:26 p.m.

20. Reconvene to Open Session

Following completion of the closed session, the Town Board reconvened into open session at 8:38 p.m. The Board discussed employee year-end bonuses as previously considered in closed session. A motion was made to approve employee bonuses as follows:

- \$250.00 for full-time employees
- \$125.00 for part-time employees
- An additional \$50.00 for full-time employees cards from Lynns
- Motion: Supervisor Verbeck
- Second: Supervisor Palmer

The motion was approved by voice vote, 4–0.

21. Fire Department Report

Fire Chief Schmidt presented a report to the Town Board regarding Fire Department and Emergency Medical Services (EMS) activity since the Town Board's meeting of **November 11, 2025**. The update included a general overview of emergency responses handled during that period and operational considerations related to recent calls. Fire Chief Schmidt also responded to questions from the Town Board as they arose. No action was taken on this matter.

22. Clerk's Report

Clerk Leuschen presented year-to-date budget reports through November 30, 2025. No action required.

23. Treasurer's Report

Treasurer Palya presented the November 2025 financial report. No action required.

24. Approval of Checks and Vouchers

The Town Board reviewed the November 2025 checks and vouchers presented for payment, covering routine Town expenditures and previously authorized obligations. After review, a motion was made to approve the checks and vouchers as presented.

- Motion: Supervisor Verbeck
- Second: Supervisor Palmer
- Vote: Motion carried 4–0

25. Correspondence / Reports

Chair Strandlund provided an update on recent correspondence and informational reports relevant to Town operations and ongoing projects. Discussion included the following items:

- Fire Department Compensation: Chair Strandlund reported on recent discussions with neighboring Town officials, including the Town of Spider Lake, regarding Fire Department compensation structures and cost-sharing considerations. These discussions were informational in nature and no action was taken.
- Potential EMS Study Grant: Chair Strandlund noted that the Town is monitoring the availability of a potential grant opportunity to fund an Emergency Medical Services (EMS) study. The purpose of the study would be to evaluate current service levels, response times, and long-term sustainability options. Additional information will be brought forward if the grant becomes available.
- Fire Truck Repairs: An update was provided regarding repairs to a Fire Department vehicle that sustained damage during a structure fire in February 2025. Chair Strandlund noted that repairs are ongoing and that insurance and repair coordination continues.
- LRIP Grant Status: Chair Strandlund reported that the Town of Round Lake ranked #1 in its district review for the current Local Road Improvement Program (LRIP) grant cycle. Final determination and funding confirmation remain pending at the state level.

No action was taken on this matter.

26. Future Agenda Items

The Town Board discussed potential items to be placed on a future Town Board agenda. Items identified for future consideration include the following:

- American Tower Discussion / Possible Action: The Board noted that a future agenda item will be scheduled to discuss matters related to the American Tower lease, including potential amendments, renewal terms, or other actions as may be necessary. This item will be brought forward once additional information and documentation are available.
- Deer Crossing Sign Request: The Board identified a request for the placement of deer crossing signage on Town roads as a future agenda item. This matter will require review of the proposed location(s), road jurisdiction, and safety considerations before any action is taken.

No action was taken on this matter.

27. Adjournment

There being no further business to come before the Town Board, a motion was made to adjourn the Regular Town Board Meeting. The meeting was adjourned at 8:54 p.m.

Respectfully submitted,
Frank Leuschen III
Town Clerk, Town of Round Lake

December 29, 2025

Jim Strandlund
Chairman
Town of Round Lake
10625N CTH A
Hayward, WI 54843

Dear Sir or Madam:

As you know, the Sawyer County dispatch center is responsible for dispatching all emergency services within Sawyer County and some townships in surrounding counties.

I am enclosing some documents for your review and signature. The first is the Joint Powers Agreement. Pursuant to WI Statute 256.35 (9) ..'municipalities shall annually enter into Joint Power Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Sawyer County 911 System, regardless of whether the vehicle is operating outside the vehicles' normal jurisdictional boundaries...' This document is sent annually and needs to be signed and returned. Also included is a municipality questionnaire that a municipality representative needs to complete and return.

Please review and sign one copy of the aforementioned documents and return them to me for our file and for filing with the State of Wisconsin. I would appreciate it if you would send me a copy of any contracts your township has pertaining to emergency response. Please feel free to contact me with any questions or concerns you may have.

Thank you for your assistance in this matter.

Sincerely,

Nicole L Rypczinski

Director Nicole Rypczinski
Emergency Management/Communications Center
Sawyer County Sheriff's Department
PO Box 567
Hayward, WI 54843
nripczinski@sawyersheriff.org
(715) 634-4858

JOINT POWERS AGREEMENT SAWYER COUNTY 911 EMERGENCY SYSTEM

WHEREAS, Sawyer County and the municipalities located within the boundaries of Sawyer County have implemented an Emergency 911 System for the purposes of providing emergency services to residences and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35(9), Wis. Stats., "Joint Powers Agreement," requires that in implementing a 911 system which has been done in Sawyer County, municipalities shall annually enter into Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Sawyer County 911 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements, and conditions contained herein, it is hereby jointly agreed between Sawyer County and the Town of Round Lake, "municipality," as follows:

1. That effective January 1, 2026, this agreement shall, thereafter, be applicable on a daily basis from said date through December 31, 2026.
2. That if an emergency services vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency service, is dispatched in response to a request through the Sawyer County 911 System, such vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.
3. That a copy of this agreement shall be filed with the State Department of Justice, as required by Sec. 256.35(9)(c) Wis. Stats.

SAWYER COUNTY (dispatching agency)

By: _____
(County Clerk)

Date: _____

TOWN OF ROUND LAKE (participating agency)

By: _____
(President/Chairperson/Mayor)

Date: _____

Sawyer County Sheriff's Department

Municipal Questionnaire

Please provide the below information regarding your municipality and return the form to Director Nicole Ripczinski, Sawyer County Sheriff's Department, PO Box 567, Hayward, WI 54843. Please advise us as soon as possible if any of the provided information should change for any reason. Thank you.

Municipality Name: _____

What **Fire Department** covers your municipality? _____

What **licensed First Responders** cover your municipality? _____

What **Ambulance** service covers your municipality? _____

Is there anything else you would like to explain or let us know about your municipality?

Chairman/President/Mayor Signature

Date



REDUCED ROAD SETBACK STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

Applicant:

Jason & Dana Buhs
208 Baylor St
East Peoria, IL 61611

Property Location & Legal Description:

Town of Round Lake. Prt Govt Lot 2, NESW, SWSE, Lot 1. S31, T41N, R07W; Parcel #024-741-31-5207; Tax ID #42471; 2.78 acres; Zoned (RR-1) Residential/Recreational. site address #9725N Thunderbird Road

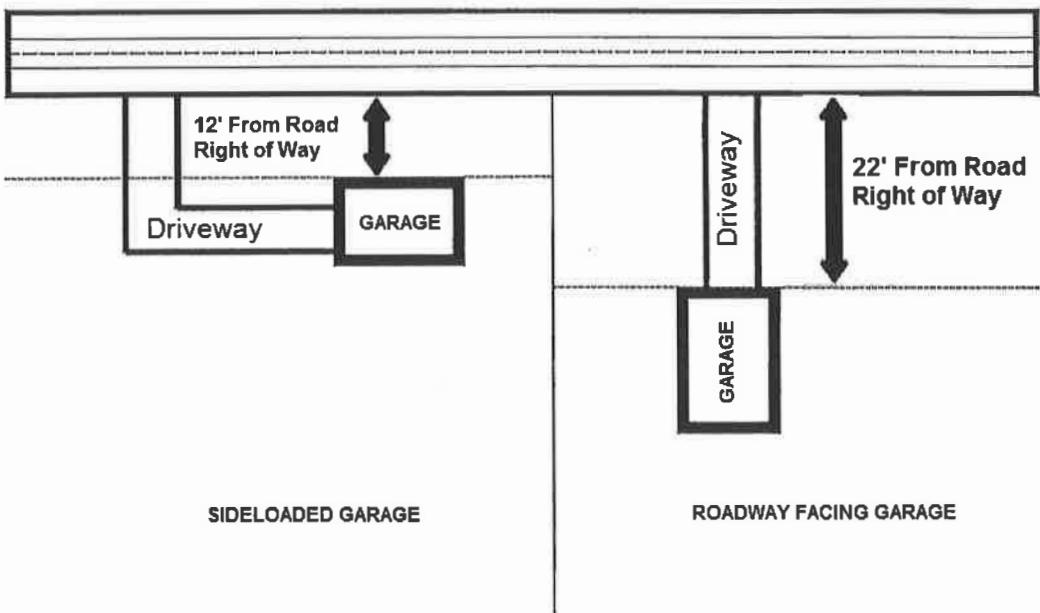
Request: Town Board Approval required for Sawyer County Code of Ordinance-Appendix D-Section 4.211 Accessory Structure Exemption.

4.211 ACCESSORY STRUCTURE EXEMPTIONS

A roadway setback of less than what is required by section 4.21(3) and 4.21(7) may be permitted by the Zoning Administrator or his/her designee where lot depth, location or utilities, or other significant site limitations do not allow compliance with a roadway setback requirement. A detached accessory structure not exceeding six hundred (600) square feet in area and less than eighteen (18') in height may be constructed provided construction complies with the following:

- 1) **Town Board approval**; and
- 2) The resulting roadway setback is not less than twenty-two (22) feet from the road right-of-way where an accessory structure faces the roadway; and not less than twelve (12) feet where an accessory structure does not face the roadway (sideload); and
- 3) Vehicles and other equipment may not be stored or parked within the road right-of-way; and
- 4) All other standards of the ordinance are met.

REDUCED ROADWAY SETBACK



Project History & Summary of Request

The requirements of 4.21(3) require a 63' setback from centerline or 30' setback from right-of-way (ROW). The applicant is requesting to place an accessory structure of 192 square feet under the provisions of 4.211. The proposed accessory structure is to be located 12' from the road ROW on a "sideloaded" entry which is equal to 42' from the centerline of a private roadway that is 66' in width. Per the Assistant Zoning Administrator, the lot depth, setbacks, and significant slope aspects of the property do not allow compliance with the roadway setbacks. This provision of 4.211 have been in ordinance form since 2019 but it is believed that it is the first request of this provision that is to be heard at the Town of Round Lake. All other standards of the ordinance are met but in order for Sawyer County Zoning to issue the Land Use Permit it still requires Town Board Approval. There would be no other identified conditions for approval outside of those listed in ordinance form and findings of facts are generally not required as part of Town Board Approval forms unless they are related to a Conditional Use Permit, Rezone, or Variance. This request is for a specialized exemption but an exemption that still require Town Board Approval to take in consideration other factors such as road safety clearance and snow removal in the event the Road would ever be taken over by the Town.

Township Approval Application

Town of Round Lake Date of Application 10/15/25

Subject: Town Board consideration Land Use Application for an accessory structure
exemption Subject to 4.211 Sawyer County Zoning Ordinance

Approval is desired for the construction of the accessory building indicated on the
property owner's Land Use application.

Name of Owner JASON & DANE BUHS

By Action of the Town Board, use is:

Approved Denied Tabled

Comments: _____

Chairman _____ Date _____
Supervisor _____ Date _____
Supervisor _____ Date _____

*Only one signature required.

Return to:

Sawyer County Zoning & Conservation

10610 Main Street, Suite #49

Hayward, WI 54843

Email: maiia.wehmas@sawyercountygov.org 3
and
jay.kozlowski@sawyercountygov.org

SAWYER COUNTY ZONING ORDINANCE

3) All Town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the County shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater. By ordinance, the Town of Bass Lake Town Board may deem certain roads within the Northwoods Beach Subdivision to have lesser setbacks. *not Town road but easement road of 66' wide*

4) A setback equal to the average setback of existing principal buildings located within 500 feet of a proposed building site and on the same side of the street, shall be permitted where five of these buildings do not conform with the appropriate setback line.

5) Minor, readily removable structures such as open fences or signs permitted by this ordinance may be placed within setback lines. Public utility equipment without permanent foundations are also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any structures erected within setback lines.

6) Private Driveway Easements. The setback for principal and accessory structures shall be a minimum of 30 feet from the centerline of a private driveway easement that is 33 feet or less in width.

7) Private Road Easements: The setback for principal and accessory structures on existing private road easements greater than 33 feet in width but less than 66 feet shall be a minimum of 48 feet from the centerline or 15 feet from the edge of the easement whichever is greater. Roads within a recorded subdivision do not apply.

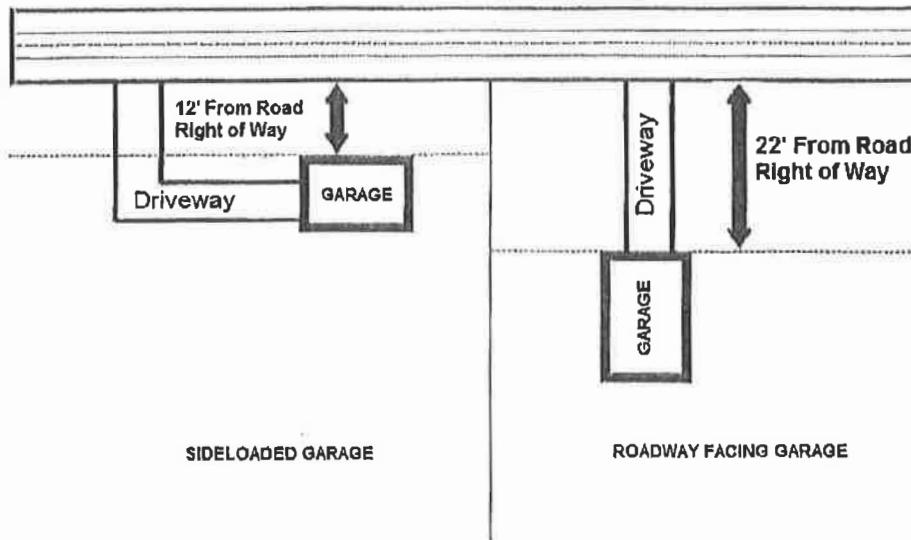
4.211 ACCESSORY STRUCTURE EXEMPTIONS

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- 1) **Town Board approval; and**
- 2) The resulting roadway setback is not less than twenty-two (22) feet from the road right-of-way where an accessory structure faces the roadway; **and not less than twelve (12) feet where an accessory structure does not face the roadway (sideload); and**
- 3) Vehicles and other equipment may not be stored or parked within the road right-of-way; and
- 4) All other standards of the ordinance are met.

SAWYER COUNTY ZONING ORDINANCE
(see diagram on next page)

REDUCED ROADWAY SETBACK



4.22 VISUAL CLEARANCE AT INTERSECTIONS

In each quadrant of every road intersection, there shall be designated a visual clearance triangle bounded by the road centerlines and a line connecting them, according to the road classification as follows:

<u>CLASS</u>	<u>DISTANCE</u>
A & A	200 feet
A & B	150 feet
A & C	100 feet
B & B	125 feet
B & C	75 feet
C & C	50 feet

Within this triangle, no object over 2 1/2 feet in height above these roads shall be allowed if it obstructs the view across the triangle. Posts and open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of ten (10) feet and located a minimum of thirty (30) feet apart.

4.23 ACCESS DRIVEWAYS

Driveway access permits shall be obtained from the appropriate permitting authority.

SUBMIT COMPLETED APPLICATION AND
FEES TO:
Sawyer County
Zoning & Conservation Dept.
10610 Main St Suite 49
Hayward, WI 54843
(715) 634-8288

APPLICATION FOR LAND USE PERMIT
SAWYER COUNTY, WISCONSIN
RECEIVED
JUN 04 2025
SAWYER COUNTY
ZONING ADMINISTRATION

INSTRUCTIONS: No permits will be issued until all fees are paid.
Checks are made payable to: Sawyer County Zoning Department.

DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT
Submitted of this application or receipt of fees does not constitute permit issuance.

FILL OUT IN INK (NO PENCIL)

Owner(s) Name: Jason and Dana Buhs	Contractor(s) Name: N/A
Mailing Address: 208 Baylor St, East Peoria, IL	Mailing Address:
Phone: 309-678-6201	Phone:
Email: jbuhs2772@gmail.com	Email:
Site address: 9725 N Thunderbird Rd.	Or Date applied for: 5-30-2025
Legacy PIN # 024741315207	Town of: Round Lake
Permit delivery Method <input checked="" type="checkbox"/> Call Owner <input type="checkbox"/> Mail Owner <input type="checkbox"/> Call Contractor <input type="checkbox"/> Mail Contractor	

<input checked="" type="checkbox"/> Shoreland →	Is Property/Land within 300 feet of River, Stream (incl. Intermittent) Creek or Landward side of Floodplain? If yes--continue →	Distance Structure Is from Shoreline: feet	Is your Property in Floodplain zone? <input checked="" type="checkbox"/> Yes	Are Wetlands Present? <input type="checkbox"/> No
	Is Property/Land within 1000 feet of Lake, Pond or Flowsage If yes--continue →	Distance Structure Is from Shoreline: feet		
<input type="checkbox"/> Non-Shoreland				

Value at Time of Completion * Include donated time & material	Describe Project type (House, garage, shed, deck, Addition, etc.) List separately	Number of Stories	Project Foundation (Basement, Crawlspace, Slab)	Total # of bedrooms Post construction	What Type & Capacity is the Sewer/Sanitary System(s)
\$ Dwelling \$ 5,000 Accessory Bldg \$ 5,000 Addition/Alteration	Boat House Shed	1	Piers Beaver		N/A

Proposed Use <input checked="" type="checkbox"/> Residential Use <input type="checkbox"/> Agricultural Use <input type="checkbox"/> Commercial/Industrial Use <input type="checkbox"/> Municipal Use <input type="checkbox"/> Other	✓ Proposed Structure	Dimensions	Total Square Footage (multiply per story)	Height: Lowest Grade to Highest Peak
<input checked="" type="checkbox"/> Residential Use	Residence	(X)		Ft.
	with 2 nd story or loft	(X)		Ft.
	with Basement	(X)		Ft.
	Attached Garage	(X)		Ft.
<input type="checkbox"/> Agricultural Use	Accessory Structure (explain) (detached garage, shed, boat houses, etc.)	(12 x 16)	192	Ft. 12
<input type="checkbox"/> Commercial/Industrial Use	Temporary Guest Quarters or Bunkhouse (Circle type)	(12 x 16)	192	Ft. 12
<input type="checkbox"/> Municipal Use	Deck/Porch/Patio	(X)		Ft.
<input type="checkbox"/> Other	(2 nd) Deck/Porch/Patio	(X)		Ft.
	Other (explain)	(X)		Ft.
	Principal Structure (Agricultural, Commercial, Municipal, Etc.)	(X)		Ft.
	Addition/Alteration (explain)	(X)		Ft.
Total habitable square feet: N/A	Total Non-habitable square feet: (decks, patios, garages, sheds, storage area & other structures)	384		

Boat house Permit previously approved 4/24/21

Q5-2025
167

Original Application MUST be submitted

Attach a **Plan or Sketch** your Property on 8.5" x 11" or 8.5" x 14" paper: *Must* Include location and setback of proposed and existing structures, roads, driveway, sanitary components, well, lake, river, stream, and wetlands. **SEE ATTACHED**

Description	Setback Measurements	Description	Setback Measurements
Setback from the Centerline of Platted Road and/or	60 Feet	Setback from the Lake (ordinary high-water mark)	10 / 350
Setback from the Established Right-of-Way	Feet	Setback from the River, Stream, Creek	Feet
Setback from the North Lot Line	500 feet	Setback from the Bluff if applicable	Feet
Setback from the South Lot Line	390 Feet	Setback from Wetland	Feet
Setback from the West Lot Line	25 Feet	Slope within area of construction/disturbance	12.5 % Slope
Setback from the East Lot Line	120 Feet	Elevation of Floodplain	Feet
Setback to Septic Tank or Holding Tank	1000 Feet	Setback to Well	150 Feet
Setback to Drain Field	1000 Feet		
Setback to Privy (Portable, Composting)	Feet		

Prior to the placement or construction of a structure within five (5) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than five (5) feet but less than ten (10) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verified by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

For Shoreland property, complete the impervious surface worksheet below

Calculate impervious surfaces. (Roofed, concrete, paved, and other surfaces that water cannot penetrate. The Zoning Office can help you determine if a surface is considered impervious)

Calculate lot area:

Indicate lot size from CSM or NOVUS (circle one): 2.78 Acres; Multiply by 43,560 = Lot area: 121,097 Square Footage

Calculate impervious surface area:

Determine the total size, in square feet, of your projects listed above (include eaves): 444 sq ft.

Determine the total size, in square feet, of all existing roofed structures (include eaves): 2,036 sq ft.

Determine the total size, in square feet, of all existing paved/bricked/blocked surfaces: 0 sq ft.

Add these measurements to determine total impervious surfaces: 2480 sq ft.

Calculate impervious lot percentage

Total impervious surface: 2480 + Lot area 121,097 sq ft. X 100 = Impervious surface 2 %
(Mitigation is required if total exceeds 15%)

*****Notice a separate grading permit needs to be obtained if disturbed area is within the Shoreland district as indicated on previous page and meets criteria below*****

• Grading on a slope greater than 20%	• Grading of more than 1,000 Sq. Ft. on 12%-20% slopes
• Grading of more than 2,000 Sq. Ft. on Slopes less than 12%	• Grading is in excess of 10,000 Sq. Ft.

FAILURE TO OBTAIN A PERMIT STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES
I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by Sawyer County in determining whether to issue a permit. I (we) further accept liability which may be a result of Sawyer County relying on this information I (we) am (are) providing in or with this application. I (we) consent to county officials charged with administering county ordinances to have access to the above described property at any reasonable time for the purpose of inspection. Additionally, the undersigned person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Owner Signature

Jason J. Brub

Owner
Printed name

Jason Brub

Date 5-30-2025

(Signature and Printed Name required)

NOTICE: All Land Use Permits expire one (1) year from the date of issuance
For the Construction Of New One & Two Family Dwelling: All Municipalities Are Required To Enforce The Uniform Dwelling Code
The local town, state or federal agencies may also require permits.

You are responsible for complying with the requirements of the Sawyer County Zoning Ordinances and law and regulations of the State of Wisconsin. You are also responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (608) 267-3125

Issuance Information (County Use Only)	Sanitary Number:	# of bedrooms:	
Permit Denied (Date):	Reason for Denial:		
Permit #: <u>25-294</u>	Issuing agent: <u>C. M. L.</u>	Date: <u>7/18/25</u>	

Is Parcel a Sub-Standard Lot	<input type="checkbox"/> Yes (Deed of Record)	<input type="checkbox"/> No	Mitigation Required	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is Parcel in Common Ownership	<input type="checkbox"/> Yes (Fused/Contiguous Lot(s))	<input type="checkbox"/> No	Mitigation Attached	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Is Structure Non-Conforming	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

Granted by Varance (B.O.A.)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Case #:	Granted by Conditional Use
Was Parcel Legally Created	<input type="checkbox"/> Yes <input type="checkbox"/> No	Was Property Lines Represented by Owner	<input type="checkbox"/> Yes <input type="checkbox"/> No
Was Proposed Building Site Delineated	<input type="checkbox"/> Yes <input type="checkbox"/> No	Was Property Surveyed	<input type="checkbox"/> Yes <input type="checkbox"/> No

Office Comments: <u>Boathouse to be at</u>	<u>or above RFE 1346.5 FT</u>	Zone District: <u>RR-1</u>	Fee: <u>8425-</u>
--	-------------------------------	----------------------------	-------------------

Hold For Sanitary:	Hold For TBA:	Hold For Affidavit:	Hold For Fees:
--------------------	---------------	---------------------	----------------

©Feb2021

Town approval required for reduced easement road setback for shed

Real Estate Sawyer County Property Listing

Today's Date: 6/4/2025

Property Status: Current

Created On: 7/12/2016 11:08:46 AM

Description		Updated: 5/19/2017	Ownership		Updated: 9/1/2016
Tax ID:	42471		JASON J & DANA M BUHS		EAST PEORIA IL
PIN:	57-024-2-41-07-31-5 05-002-000070				
Legacy PIN:	024741315207				
Map ID:					
Municipality:	(024) TOWN OF ROUND LAKE				
STR:	S31 T41N R07W				
Description:	PRT GOVT LOT 2, NESW, SWSE, LOT 1 CSM 34/165 #8139				
Recorded Acres:	2.780				
Calculated Acres:	4.771				
Lottery Claims:	0				
First Dollar:	Yes				
Waterbody:	Osprey Lake				
Zoning:	(RR1) Residential/Recreational One				
ESN:	404				
Tax Districts		Updated: 7/12/2016	Property Assessment		
1		State of Wisconsin	Updated: 6/19/2024		
57		Sawyer County	2025 Assessment Detail		
024		Town of Round Lake	Code	Acres	Land
572478		Hayward Community School District	G1-RESIDENTIAL	2.780	118,700
001700		Technical College			370,600
Recorded Documents		Updated: 9/1/2016	2-Year Comparison		
WARRANTY DEED			Land:	118,700	118,700
Date Recorded:	8/26/2016	402675	Improved:	370,600	370,600
DISSOLUTION			Total:	489,300	489,300
Date Recorded:	7/11/2016	401935			
CERTIFIED SURVEY MAP					
Date Recorded:	6/14/2016	401502			
CERTIFIED SURVEY MAP					
Date Recorded:	9/23/2015	397746			
SPECIAL WARRANTY DEED					
Date Recorded:	10/1/2014	392505			
CONDOMINIUM DEED					
Date Recorded:	6/26/2014	391006			
QUIT CLAIM DEED					
Date Recorded:	5/8/2013	384929			
CONDO PLAT ADDENDUM					
Date Recorded:	4/22/2009	359755 CONDO PLAT 4/96			
CONDO DECLARATION AMENDED					
Date Recorded:	4/22/2009	359754			
CONDOMINIUM PLAT					
Date Recorded:	5/23/2008	353806			
CONDOMINIUM DECLARATION					
Date Recorded:	5/23/2008	353805			
Child History Record Count: 97 -					
HISTORY <input checked="" type="checkbox"/> Expand All History		White=Current Parcels	Pink=Retired Parcels		

- +** Tax ID: 26091 Pin: 57-024-2-41-07-31-2 03-000-000010 Leg, Pin: 024741312301 Map ID: 7.1
- +** Tax ID: 39918 Pin: 57-024-2-41-07-31-2 03-000-000050 Leg, Pin: 024741312305 Map ID: 7.5
- +** Tax ID: 26106 Pin: 57-024-2-41-07-31-5 05-002-000030 Leg, Pin: 024741315203 Map ID: 2.3
- +** Tax ID: 26102 Pin: 57-024-2-41-07-31-5 05-001-000010 Leg, Pin: 024741315101 Map ID: 1.1
- +** Tax ID: 26097 Pin: 57-024-2-41-07-31-3 02-000-000010 Leg, Pin: 024741313201 Map ID: 10.1
- +** Tax ID: 26096 Pin: 57-024-2-41-07-31-3 01-000-000010 Leg, Pin: 024741313101 Map ID: 9.1
- +** Tax ID: 26094 Pin: 57-024-2-41-07-31-2 04-000-000010 Leg, Pin: 024741312401 Map ID: 8.1

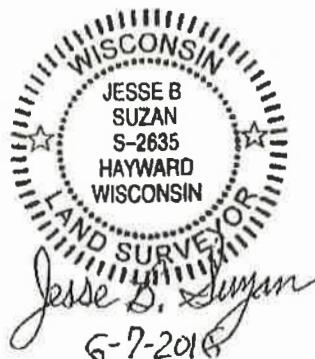
401502

06/14/2016 09:35AM
SAWYER COUNTY REGISTER OF DEEDS

SAWYER COUNTY CERTIFIED SURVEY M

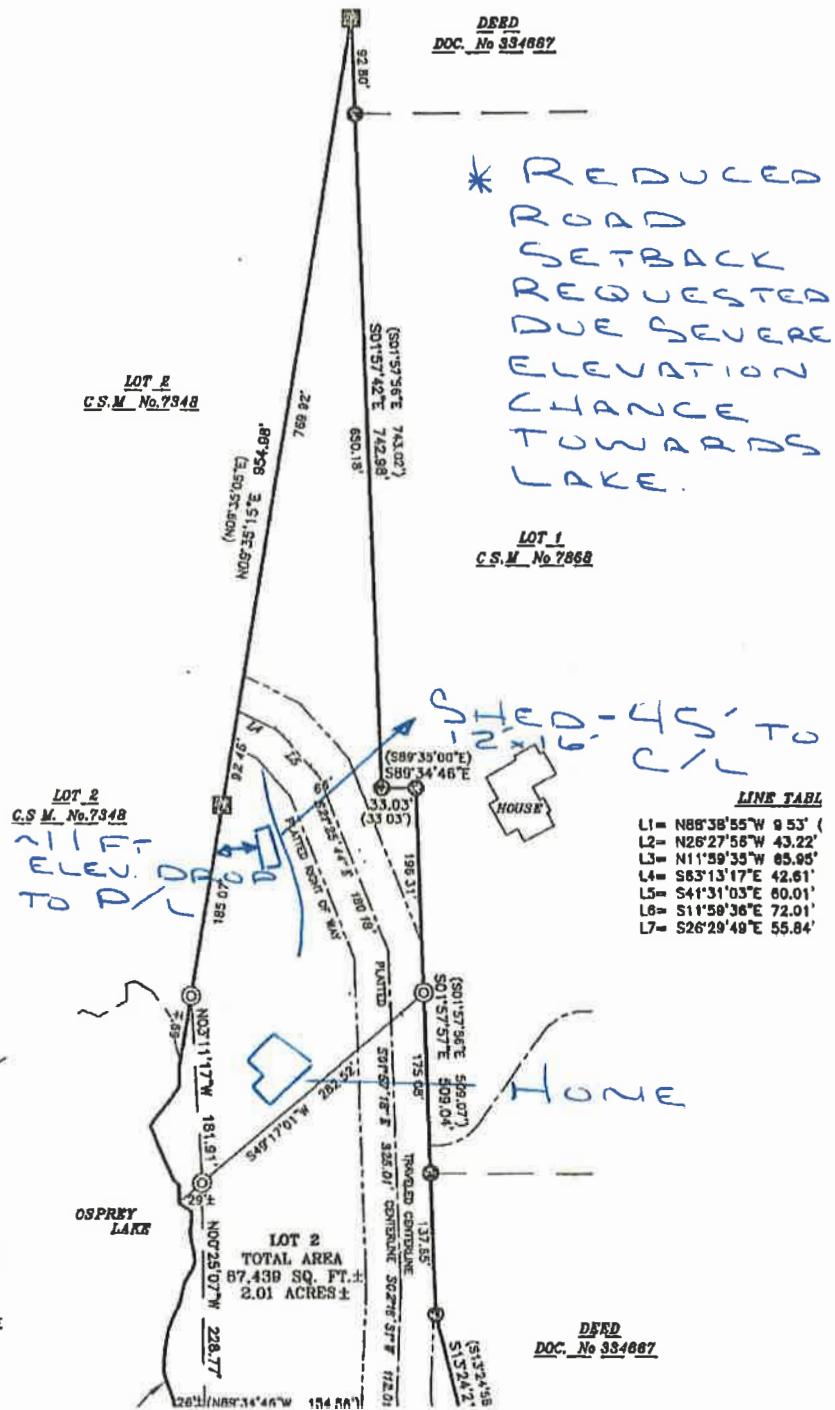
PART OF THE FIRST ADDENDUM TO DREAMING TRAIL CONDOMINIUM. LOCATED IN F GOVERNMENT LOT 2, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 3 41 NORTH, RANGE 7 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN, BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No.8080 RECORDED IN V PAGES 10-11.

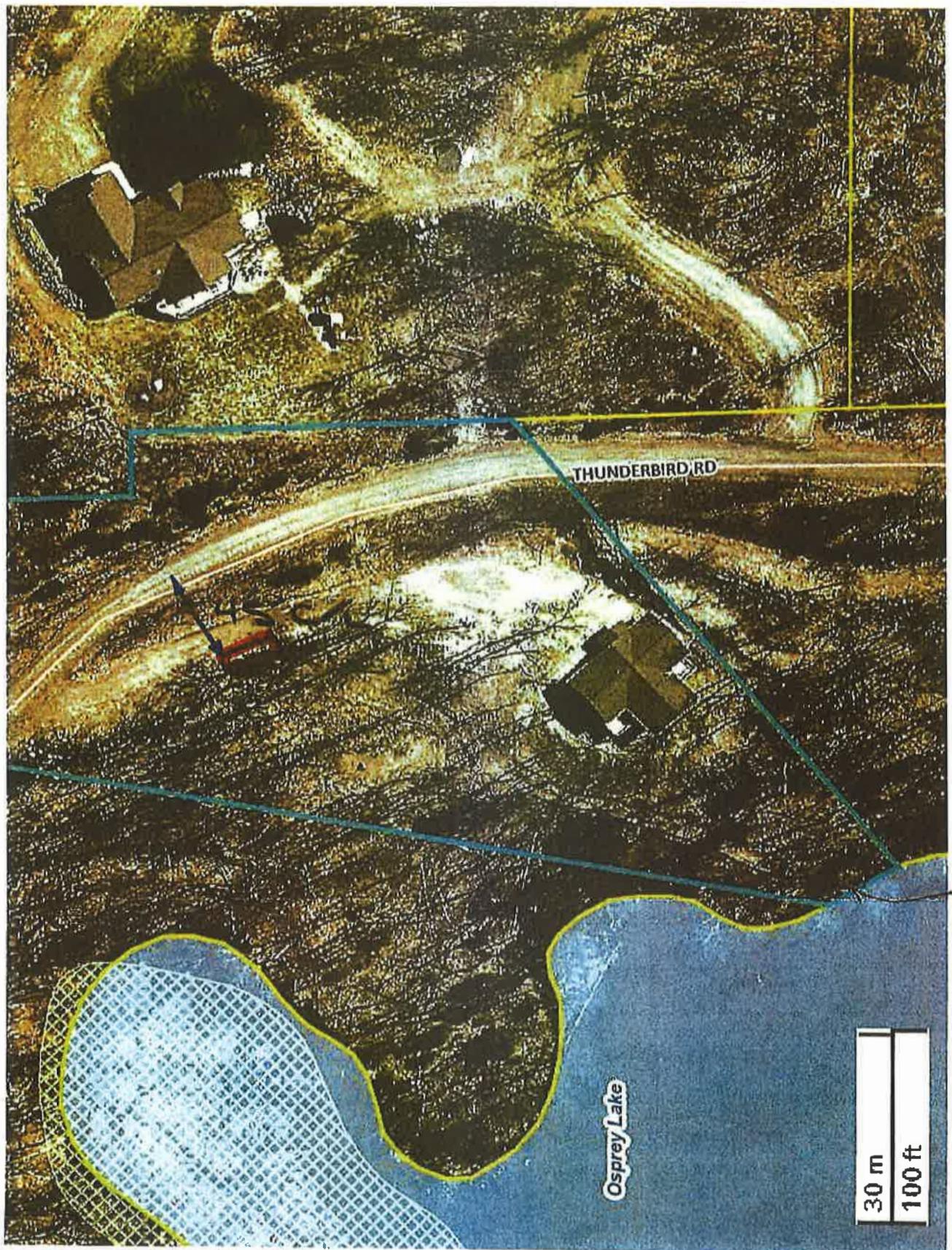
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE
SE1/4 OF SECTION 31, TOWNSHIP 41 N., RANGE 7 W. WHICH
BEARS S89°35'50"E, SAWYER COUNTY GRID, NAD 83/91.



NOTE: THE ORDINARY HIGH WATER LINE
OF OSPREY LAKE IS APPROXIMATE AND
IS FOR REFERENCE ONLY.

ANY LAND BELOW THE ORDINARY HIGH
WATER MARK OF A LAKE OR NAVIGABLE
STREAM IS SUBJECT TO THE PUBLIC
TRUST IN NAVIGABLE WATERS THAT IS
ESTABLISHED UNDER ARTICLE IX,
SECTION 1 OF THE STATE
CONSTITUTION.





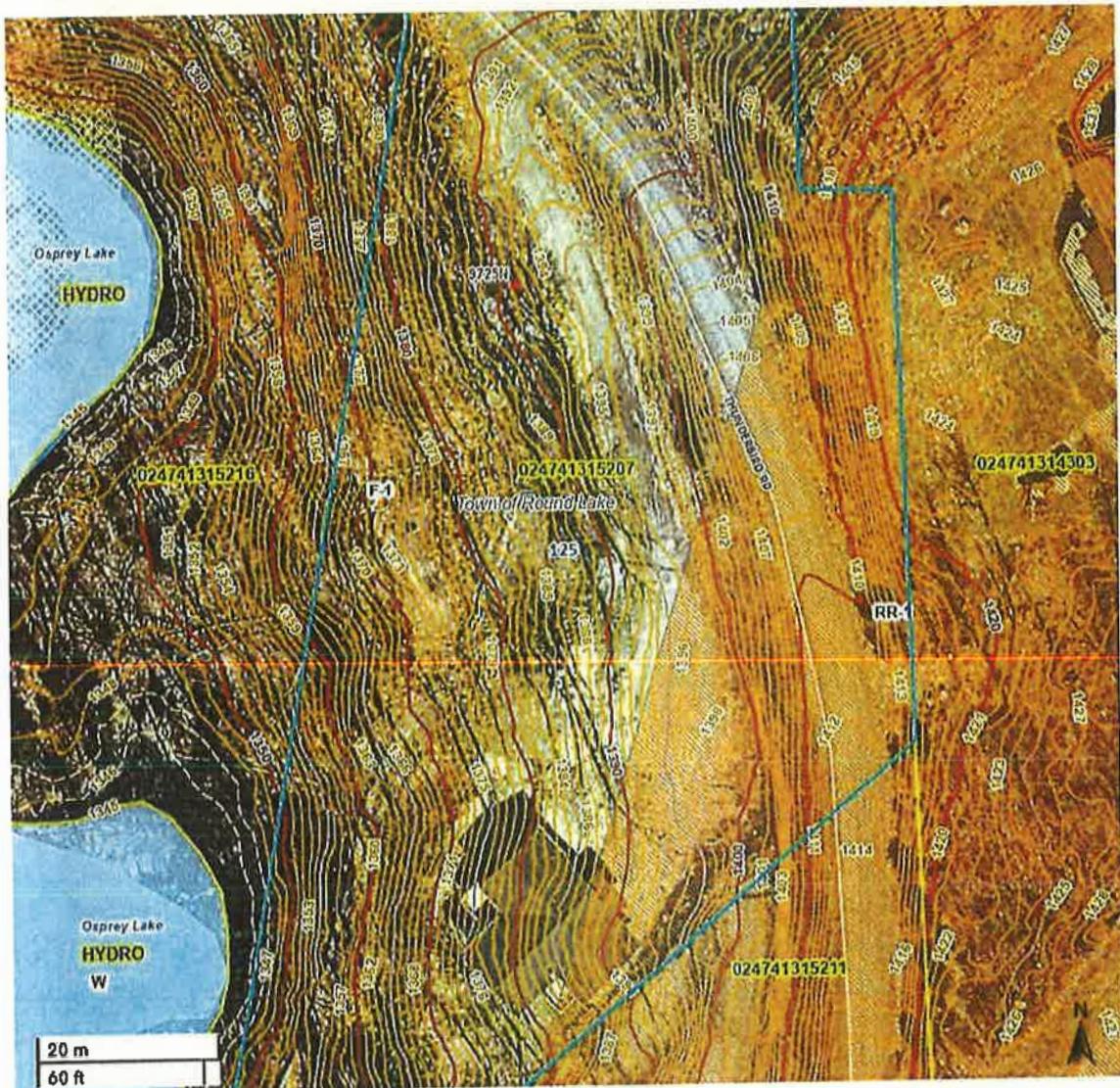
Boathouse

30 m
100 ft

OVER



Beacon™
Sawyer County, WI



- Addresses
- Parcels
- Parcel Numbers
- Towns
- County Outlines
- Firm Panels
- Regional Flood Elevation
- Zoning Districts
- A-1 Agriculture 1
- A-2 Agriculture 2
- C-1 Commercial
- City
- |-| F-1 Forestry
- I-1 Industrial
- PUD Planned Urban Dev
- R-1 Residential
- Right of Way
- RR-1 Residential/Recreational 1
- RR-2 Residential/Recreational 2
- Village
- Water
- W-1 Wetland
- Lakes and Rivers
- Rivers and Streams
- Welllands
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY
- 10ft Contours
- 1ft Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression

Date created: 10/15/2025
Last Data Uploaded: 10/15/2025 4:50:21 AM

Developed by





Conditional Use Permit Request STAFF REPORT

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # CUP 26-002

Applicant:

Chad & Robin Steffens
402 Saint James Drive
Lanesboro, MN 55949

Property Location & Legal Description:

Town of Round Lake. Part of the SWSE, Lot 7 CSM 18/101 #5427; S11, T41N, R08W; Tax ID #26567; Parcel #024-841-11-4307; 5.714 total acres; Zoned Residential/Recreational One (RR-1). Site address of 12797W Goldfinch Lane.

Request: Purpose of request is for a 10' x 16' accessory structure (shed) on vacant lot. The shed is existing on the property and was purchased this way by the current owner. As per Sawyer County Code of Ordinances Section 4.26 (1) with automatic conditions as the request will be for an accessory structure on vacant land being granted a 3-year time frame to build a primary dwelling.

4.26(1)....The construction of accessory buildings on vacant property may only be allowed by Conditional Use with Town and Zoning Committee Approval. Granting of a Conditional Use will require within 3 years for a principal dwelling Land Use Permit to be applied for and the principal dwelling to be built within the permit time frame on the same parcel. Failure to build principal dwelling will result in citation and order for removal of accessory structure.

Project History & Summary of Request

This request is to allow for a 160 sq ft shed on vacant land prior to building primary dwelling. This case is a result of an order for correction letter that was sent to the applicant. In conversations with the applicant, they were sent an order for correction letter for non-compliance of ordinance requirements in that an accessory structure in excess of 144 sq ft exists on the property. The current applicant indicated they purchased the property with the shed on it in August of 2025 and were unaware that it was in violation. The applicants are aware that approval of this CUP will require a Land Use Permit to be taken out within 3 years to build a primary dwelling or they will need to remove the existing 160 sq ft shed. The existing shed meets all other ordinance requirements including applicable setbacks.

Additional information for Conditional Use Permits:

Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant agrees to meets all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence. The conditions must be reasonable and, to the extent practicable, measurable. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

Possible Conditions for Approval: (choose from list below) (add or delete from list below)

- 1 Land Use Permit for (shed) **accessory structure** is still required if CUP is approved and is required within 60 days of Zoning Committee approval. The after-the-fact fee will be waived and will require an additional \$50 fee with Land Use Permit submittal.
- 2 Land Use Permit is required and applied for **principal structure** within 3 years from date of Zoning Committee decision. Failure to apply will result in citation with potential order for removal of accessory building.
- 3 Proposed accessory structure must me all other Sawyer County Zoning & Conservation requirements including setbacks and also compliant with all other State & Federal Laws.
- 4 Size of accessory structure is not to exceed 160 sq ft and is less than 14' in height.
- 5 No habitable living area is allowed within accessory structure.

Findings of Fact:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;

10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



SUBJECT: Conditional Use Public Hearing Application #26-002

Town of Round Lake

TO: Sawyer County Zoning and Conservation Administration
10610 Main Street Suite 49
Hayward, Wisconsin 54843
Attn: Kathy Marks E-mail: kathy.marks@sawyercountygov.org



Property Owner Name & Address:

Chad and Robyn Steffens
12797 W Goldfinch Lane
Hayward, WI 54843

Mailing address:
402 Saint James Drive
Lanesboro, MN 55949

Phone: Chad: 763.286.6410 Robyn: 612.701.8750 Email: chad.steffens2010@gmail.com and laseraddictions@gmail.com

Agent/Buyer Ali Vreeland / Northern Paradise Realty

Phone: 715.699.0944 Email: ali.vreeland@gmail.com

Property description including Parcel Number:

Parcel Identification Number: 024-841-11-4307

Parcel 1: That part of the South Half of the Southeast Quarter (S½SE¼), Section Eleven (11), Township Forty-one (41) North, Range Eight (8) West, located in the Town of Round Lake, Sawyer County, Wisconsin, more particularly described as Lot 7 as recorded in Volume Eighteen (18) of Certified Survey Maps, page 101-102, Survey No. 5427 as Document No. 254837.

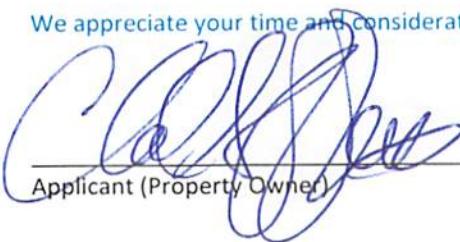
Parcel 2: Subject to and together with a non-exclusive easement for ingress and egress as shown on Certified Survey Map referred to herein and by instruments recorded July 8, 1996 in Volume 581 of Records, page 100 and recorded August 7, 1996 in Volume 583 of Records, page 325.

Permit is desired for:

We are requesting a Conditional Use Permit for a 10x16 Utility Shed that was on the lot during the active listing and was included in the sale of our 5.71-acre lot, which closed on 8/22/2025. This shed has been in place for approximately two years. We were not aware that the prior owner had not obtained a permit, nor that the shed did not meet compliance, until after our sale closed. The utility shed has remained non-compliant for the past two years without issue, and we do not feel we should be penalized with the \$350 administrative fee or required to remove the structure – especially since it was purchased as part of the property and not installed by us. We bought the shed with the lot because we plan to build a home on this vacant land in the future. The structure has not posed any safety, environmental, or aesthetic concerns, and it serves as a vital function for property maintenance and storage.

We respectfully request that the City Council consider granting us this conditional use permit. We are committed to working with the city to find a reasonable and fair resolution. We are happy to attend a council meeting as needed.

We appreciate your time and consideration of this request. Thank you for your time and consideration of this matter.



Applicant (Property Owner)



Applicant (Property Owner)

Fee: \$350.00 (January 2021)

Date of Public Hearing: Jan. 16, 2026

Signature of property owner(s) required. The undersigned person(s) hereby give permission for access to the property for inspection by Municipal Officials, Sawyer County Zoning Staff and Sawyer County Zoning Committee members if needed.

Real Estate Sawyer County Property Listing

Today's Date: 11/14/2025

Property Status: **Current**

Created On: 2/6/2007 7:55:45 AM

[Description](#)

Updated: 8/26/2025

Tax ID:	26567
PIN:	57-024-2-41-08-11-4 03-000-000070
Legacy PIN:	024841114307
Map ID:	.15.7
Municipality:	(024) TOWN OF ROUND LAKE
STR:	S11 T41N R08W
Description:	PRT SWSE LOT 7 CSM 18/101 #5427
Recorded Acres:	5.714
Calculated Acres:	5.716
Lottery Claims:	0
First Dollar:	No
Zoning:	(RR1) Residential/Recreational One
ESN:	461

[Ownership](#)

Updated: 8/26/2025

CHAD A & ROBYN R STEFFENS	LANESBORO MN
Billing Address:	Mailing Address:
CHAD A & ROBYN R STEFFENS 402 SAINT JAMES DR LANESBORO MN 55949	CHAD A & ROBYN R STEFFENS 402 SAINT JAMES DR LANESBORO MN 55949

[Site Address](#) * indicates Private Road

12797W GOLDFINCH LN * HAYWARD 54843

[Property Assessment](#)

Updated: 6/19/2024

2025 Assessment Detail		Tribal Exempt <input type="checkbox"/>	
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.714	24,900	0
2-Year Comparison	2024	2025	Change
Land:	24,900	24,900	0.0%
Improved:	0	0	0.0%
Total:	24,900	24,900	0.0%

[Recorded Documents](#)

Updated: 8/26/2025

WARRANTY DEED

Date Recorded: 8/22/2025

[456515](#)

WARRANTY DEED

Date Recorded: 10/14/2020

[427247](#)

WARRANTY DEED

Date Recorded: 9/27/2011

[374564](#)

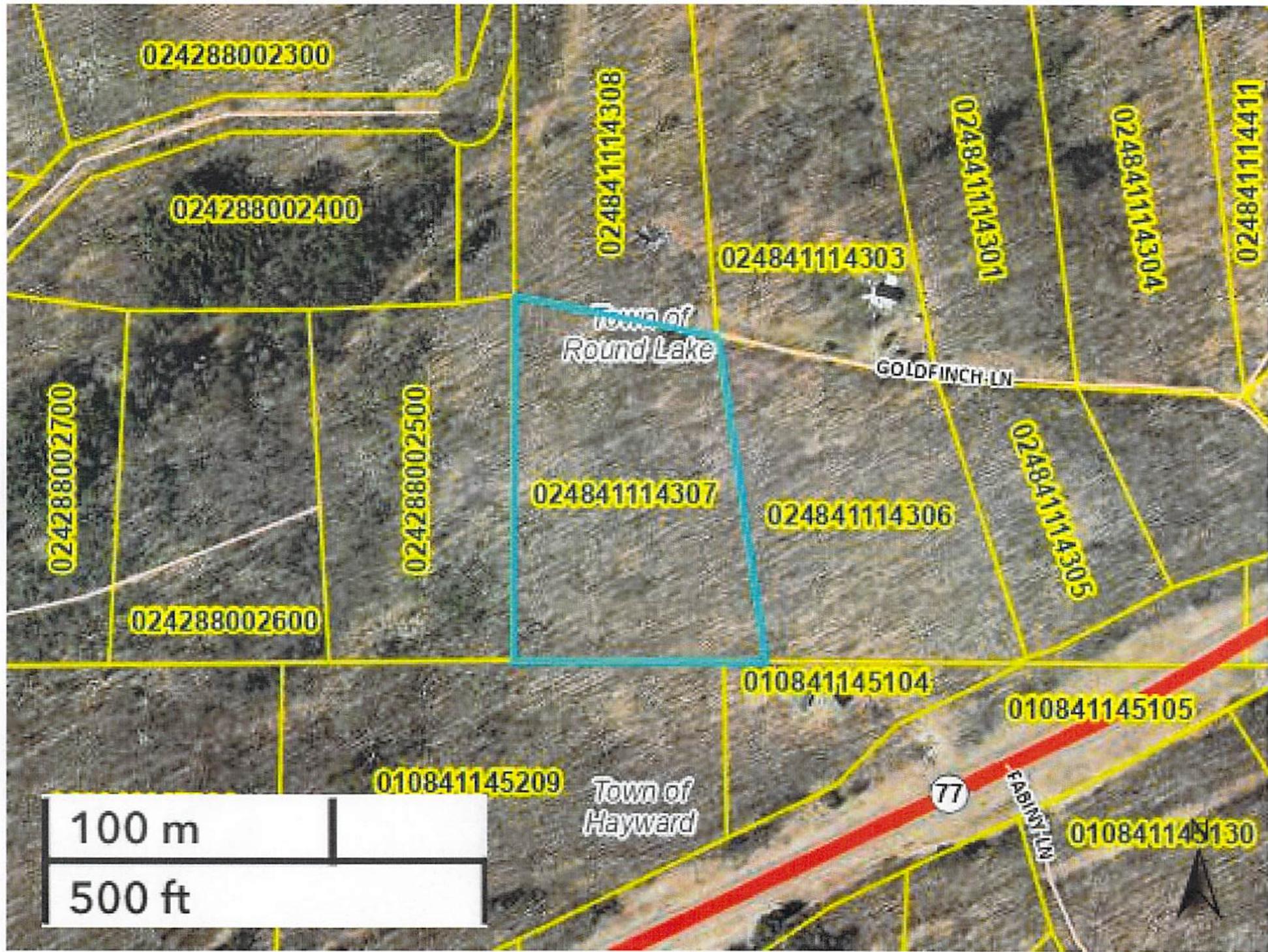
CERTIFIED SURVEY MAP

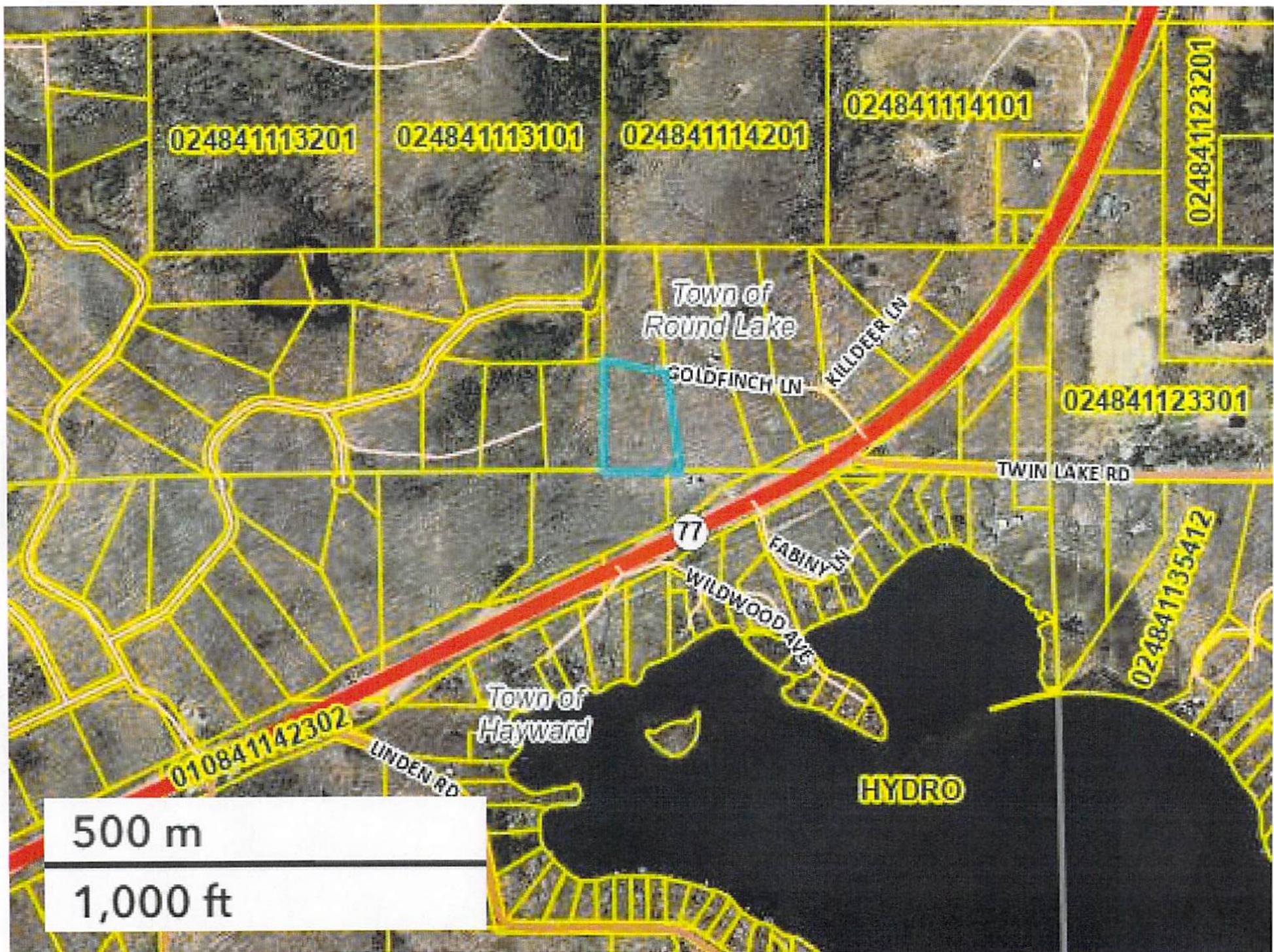
Date Recorded: 6/13/1996

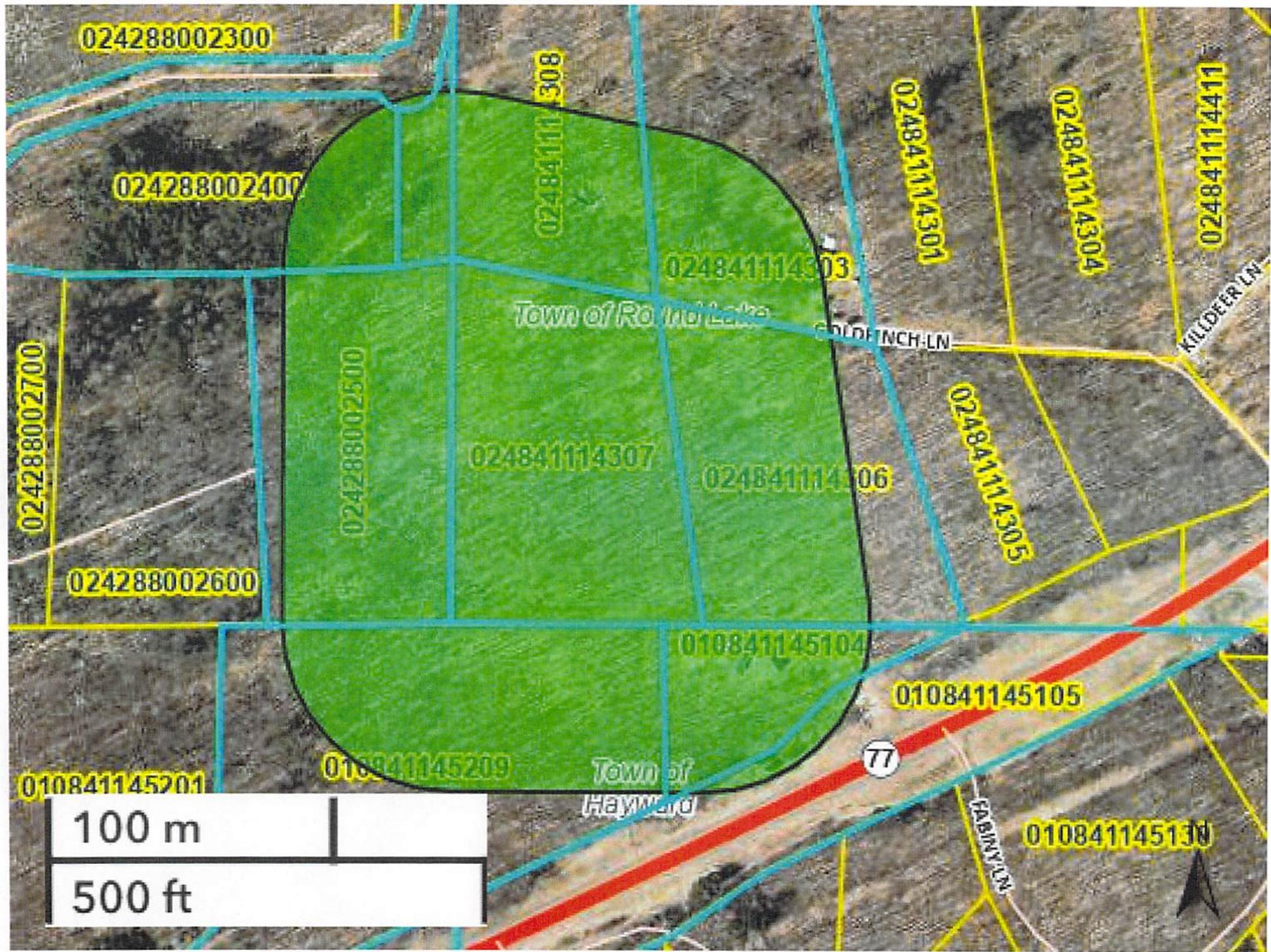
[254837](#)

[Property History](#)

N/A









Trubilt Collision Center

"The Choice of the Chippewa Valley Since 1949"
1631 Harding Ave, Eau Claire, WI 54701
Phone: (715) 834-6617
FAX: (715) 834-3504

Workfile ID:
Federal ID:

e806f464
39-1154113

Estimate

RO Number:

Customer:	Insurance:	Adjuster:	Estimator:	Michael Mitra
Kornesczuk, Dave		Phone:	Create Date:	1/6/2026
2288 70th St		Claim:		
Eau Claire, WI 54703		Loss Date:		
(715) 559-0777		Deductible:		

2013 CHEV Silverado 2500 HD LT Crew Cab 153.7" WB 4WD 4D P/U 8-6.6L Turbocharged Diesel Direct Injection Black

VIN: 1GC1KXE88DF169787	Interior Color:	Mileage In: 1	Vehicle Out:
License: UU8514	Exterior Color: Black	Mileage Out:	
State: WI	Production Date: 1/2013	Condition: Fair	Job #:

Line	Ver	Operation	Description	Qty	Extended Price \$	Part Type	Labor	Type	Paint
1	E01	Repair	Estimate prepared w/o OE documents, ppages & Calibrations						
2	E01		FRONT BUMPER						
3	E01	Remove/Replace	O/H front bumper				2.8T	Body	
4	E01	Remove/Replace	Bumper w/o fog lamps	1	646.80T	A/M	0.0T	Body	
5	E01	Remove/Replace	Add for fog lamps				0.4T	Body	
6	E01	Remove/Replace	Upper cap chrome	1	382.79T	A/M	0.0T	Body	
7	E01	Remove/Replace	Lower extn	1	97.00T	A/M	0.0T	Body	
8	E01		FENDER						
9	E01	Remove/Replace	LT Fender liner Chevrolet	1	148.00T	A/M	0.4T	Body	
10	E01	Remove/Replace	Fender Flare	1	150.00T	Other			
			NOTE: Subject to invoice						
11	E01	Remove/Install	Mud guard Chevrolet				0.4T	Body	
12	E01		VEHICLE DIAGNOSTICS						
13	E01	Repair	Pre-repair scan				0.5T	Mech	
14	E01	Sublet	Pre Scan	1	129.95T	Other			
15	E01	Repair	Post-repair scan				0.5T	Mech	
16	E01	Sublet	Post Scan	1	159.95T	Other			
17	E01		MISCELLANEOUS OPERATIONS						
18	E01	Remove/Replace	Cover car/bag			OEM	0.2T	Body	
19	E01	Repair	Battery D&R / Recharge						

Estimate Totals	Discount \$	Markup \$	Rate \$	Total Hours	Total \$
Parts					1,424.59
Sublet/Miscellaneous					289.90
Labor, Body			80.00	4.2	336.00
Labor, Mechanical			199.95	1.0	199.95

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

RO Number:

2013 CHEV Silverado 2500 HD LT Crew Cab 153.7" WB 4WD 4D P/U 8-6.6L Turbocharged Diesel Direct Injection Black

Subtotal	2,250.44
Sales Tax	123.77
Grand Total	2,374.21
Net Total	2,374.21

Estimate Version	Total \$
Original	2,374.21

Insurance Total \$:	2,374.21
Received from Insurance \$:	0.00
Balance due from Insurance \$:	2,374.21

Customer Total \$:	0.00
Received from Customer \$:	0.00
Balance due from Customer \$:	0.00

Now that I've completed my visual inspection I can write an initial estimate for you. Part of my responsibility is to find more information from the manufacturer that is specific to your vehicle and your repair. This will take me some time but I will add this specific information to complete a comprehensive estimate and will be happy to share with you.

1.) Trubilt guarantees its repair and refinishing work for the lifetime of the vehicle under the original customer's ownership. This guarantee does not apply to exterior or interior rusting, paint chipping or areas damaged by collision or abrasion. This also excludes damage caused by owner neglect, abuse, gasoline exposure, etc.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE REPLACEMENT PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THE REPLACEMENT PARTS RATHER THAN BY THE MANUFACTURER OF YOUR MOTOR VEHICLE.

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Our initial estimate has been completed without OE procedures and will be done once the vehicle is scheduled. This will be done before it is submitted to the insurance company.

NOTICE TO INSURERS:

BLEND vs REFINISH ADJACENT PANEL

With all repairs the shop will invest time and talent in tinting to negate adjacent panel "blending." However, when required, that procedure will be billed as "adjacent panel refinishing." Not a blend allowance. The basis for this change is exceptionally well validated in the SCRS blend study.
<https://www.repairerdrivennews.com/2022/11/02/scrs-research-concludes-blend-time-is-greater-than-full-refinish/>

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural



Rezone Request STAFF REPORT

Prepared By: Jay Kozlowski

File: # RZN 26-003

Applicant(s):

Nicholas Sokup
21 N Prairie Street
Chippewa Falls, WI 54729

Property Location & Legal Description:

Town of Round Lake. Part of the SENW, Lot 2 CSM 30/32 #7508; S02, T41N, R07W; Tax ID #39750; Parcel #024-741-02-2408; .640 total acres; Zoned Commercial One (C-1). Site Address of 10491W Night Hawk Lane.

Request: Purpose of request is to rezone the entire 0.64 acres from Commercial One (C-1) to Residential/Recreational One (RR-1) to make the existing structure into a habitable family cabin. The Shoreland/Wetland District is not subject to change as part of this request.

Summary of Request, Project History, and Additional Information:

The applicant is requesting to rezone the entire 0.64 acres from C-1 to RR-1. In conversations with the applicant, they have no plans to operate any type of commercial use or business operation on the property. There is an existing “structure” on the property that was initially permitted as an office building for a landscaping business in 2008. However, this building appears to not have been occupied or used for quite some time. Mr. Sokup has now purchased the property and is wanting to convert the existing structure into a family cabin/dwelling. The applicant is working with the Uniform Dwelling Code Inspector and Sawyer County Zoning Department for proper steps and permits needed as part of this “conversion” but if the rezone is denied, per the Sawyer County Zoning Ordinance, the applicant would not be able to use this property or structure as just a residential structure and thus is why the rezoning is being requested.

The existing zone districts immediately to the north across Hwy 77, east, and west are all zoned C-1. The nearest RR-1 zoned property is approximately 1000' away to the east with additional RR-1 zoned property further east of that. This entire area off Night Hawk Lane appears to be set up for future commercial development but little to no commercial development is occurring in this location at this time. There are only a few smaller “commercial” storage buildings in this area. The applicant is aware that other permitted “Commercial Uses” may occur in this area but also accepts and acknowledges this possibility for the future and still wished that this property is rezoned the RR-1.



As per comprehensive plan, future land use maps, the Town of Round Lake shows this area as future Commercial. The recommendation from the Town of Round Lake should be highly considered for any potential motions for approval or denial of the subject rezone request.

Findings of Fact:

Does the request do the following? Yes/No

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



Rezone Application # 26-003
Town of Round Lake
Sawyer County

RECEIVED
NOV 13 2025
SAWYER COUNTY
ZONING ADMINISTRATOR

Return Original

To: Sawyer County Zoning and Conservation
10610 Main Street, Suite 49
Hayward, WI 54843

Phone: 715-634-8288

E-mail: Kathy.marks@sawyercountygov.org

Mailing address:

Owner: Nicholas Sokup (21 N. Prairie St, Chippewa Falls, WI 54729)

Address: 10491 W Night Hawk LN Hayward, WI 54843

Phone: 715-226-1995 Email: sokupnick@gmail.com

Legacy PIN # 024791022408 Acreage: 0.640

Change from District Commercial-one to Residential/Recreational-one (RR-1)

Property Description: PRT secw, Lot2 CSM 30/32 # 7508
.64 Acres

Purpose of

Request:

want to make existing structure into a
Family cabin

Nicholas Sokup

Nicholas Sokup

*Please Print & Sign (Property Owner)

The above hereby make application for a rezone. The above certify that the listed information and intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Phone _____ Email: _____

Fee \$500.00
1/22

Date of Public Hearing Jan. 16, 2025

Real Estate Sawyer County Property Listing

Today's Date: 11/13/2025

Property Status: Current

Created On: 1/4/2008 9:21:59 AM

Description	Updated: 10/28/2025	Ownership	Updated: 10/28/2025
Tax ID:	39750	NICHOLAS SOKUP	CHIPPEWA FALLS WI
PIN:	57-024-2-41-07-02-2 04-000-000080	MITCH SOKUP	CHIPPEWA FALLS WI
Legacy PIN:	024741022408		
Map ID:	8.8		
Municipality:	(024) TOWN OF ROUND LAKE		
STR:	S02 T41N R07W		
Description:	PRT SENV, LOT 2 CSM 30/32 #7508	<u>Billing Address:</u> NICHOLAS SOKUP 21 N PRAIRIE ST CHIPPEWA FALLS WI 54729	<u>Mailing Address:</u> NICHOLAS SOKUP 21 N PRAIRIE ST CHIPPEWA FALLS WI 54729
Recorded Acres:	0.640		
Lottery Claims:	0		
First Dollar:	Yes		
Zoning:	(C-1) Commercial One		
ESN:	404		
		 Site Address * indicates Private Road	
		10491W NIGHT HAWK LN *	HAYWARD 54843

Tax Districts		Updated: 1/4/2008	Property Assessment		Updated: 6/19/2024
		2025 Assessment Detail			
Code		Acres	Land	Imp.	
57	Sawyer County	0.640	9,600	4,800	
024	Town of Round Lake				
572478	Hayward Community School District				
001700	Technical College				

 **Recorded Documents** Updated: 7/30/2008  **WARRANTY DEED** **Improved:** 4,800 4,800 0.0% **Total:** 14,400 14,400 0.0%

WARRANTY DEED
Date Recorded: 10/27/2025 **457569**

PERSONAL REPRESENTATIVES DEED

DOMICILIARY LETTER **Parent Properties**
Date Recorded: 1/22/2018 410739 57-024-2-41-07-02-2 04-000-000020

WARRANTY DEED
Date Recorded: 6/24/2008 354375

CERTIFIED SURVEY MAP
Date Recorded: 12/27/2007 351008

HISTORY Expand All History

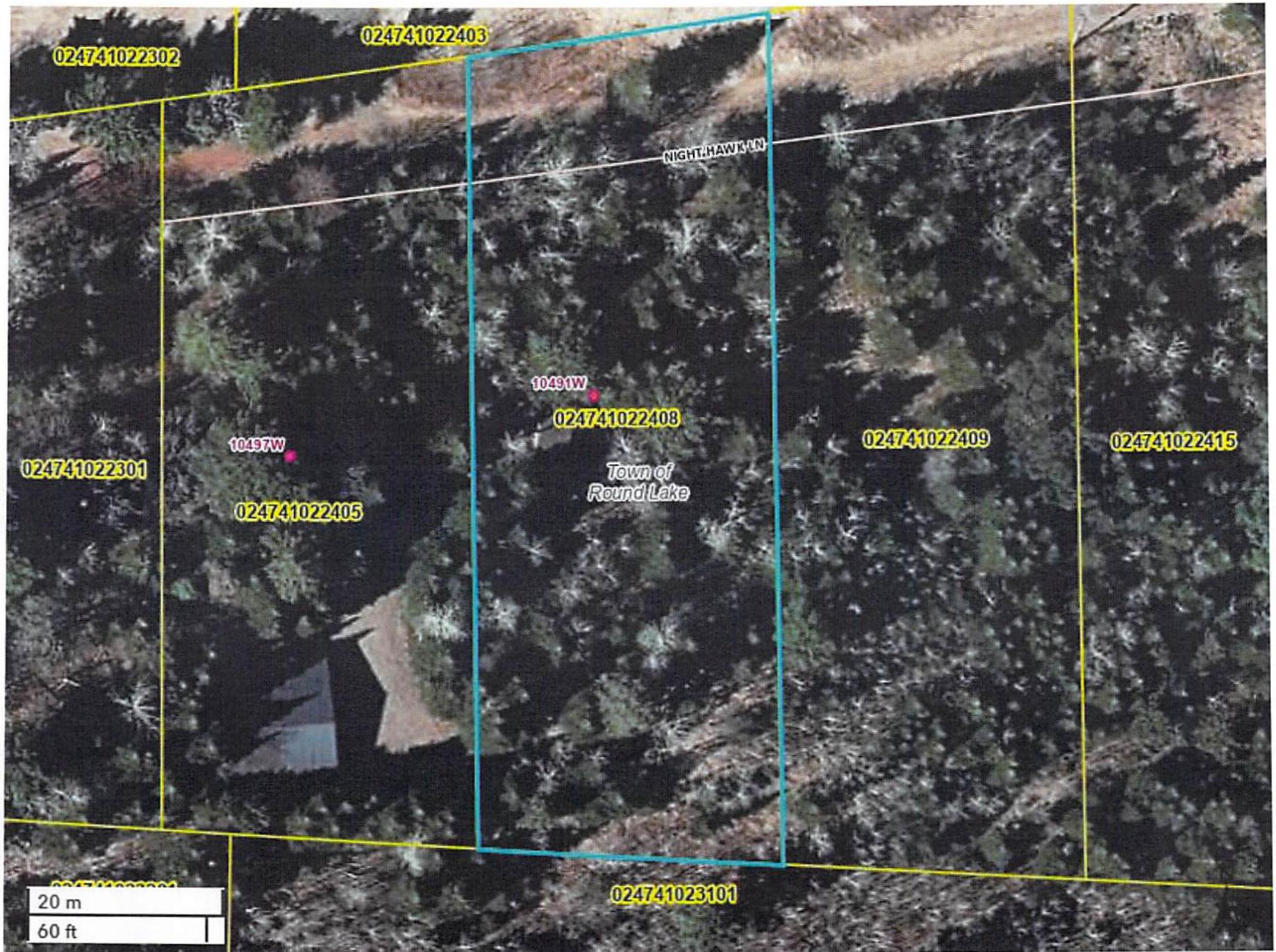
White=Current Parcels

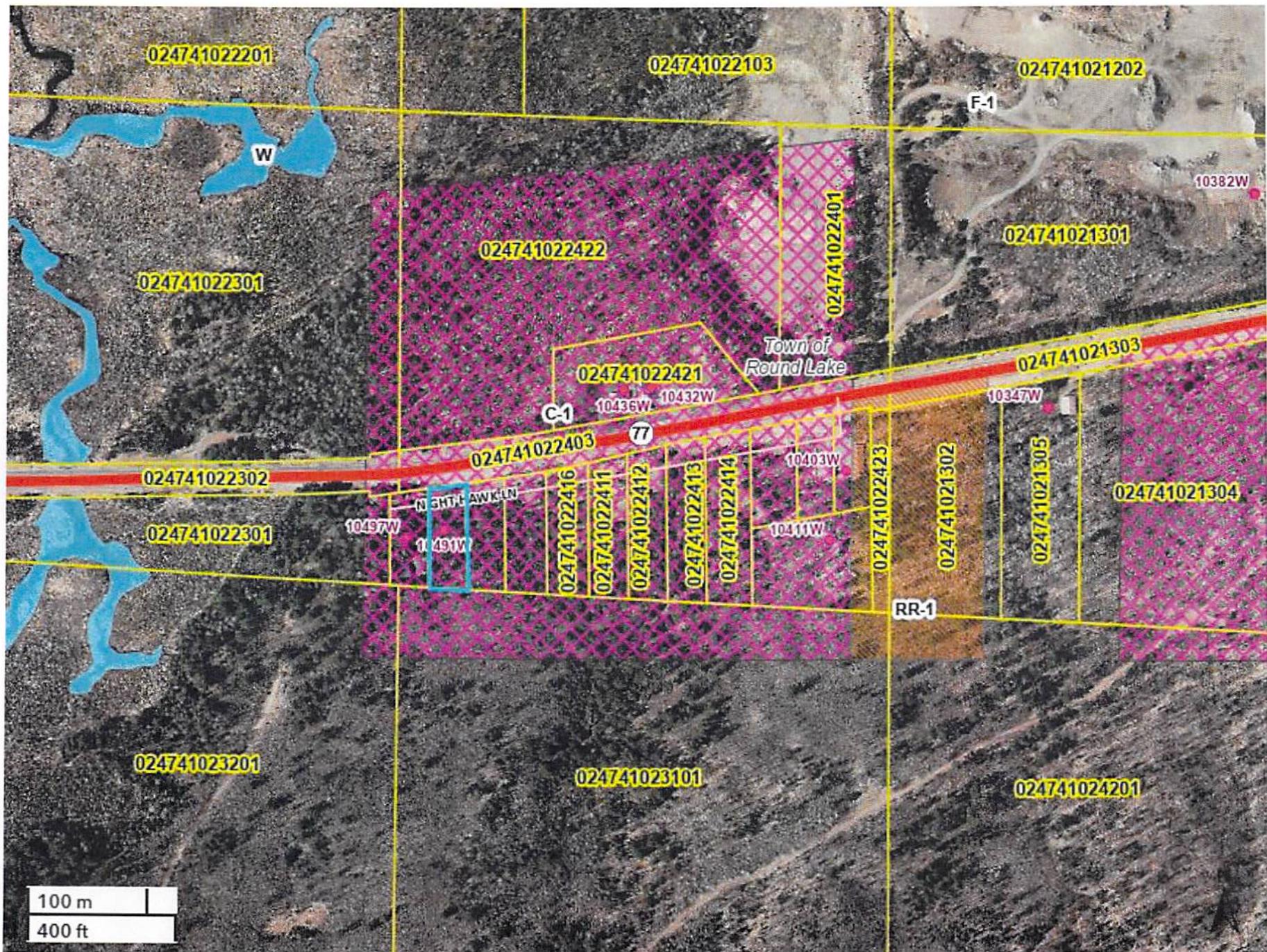
Pink=Retired Parcels

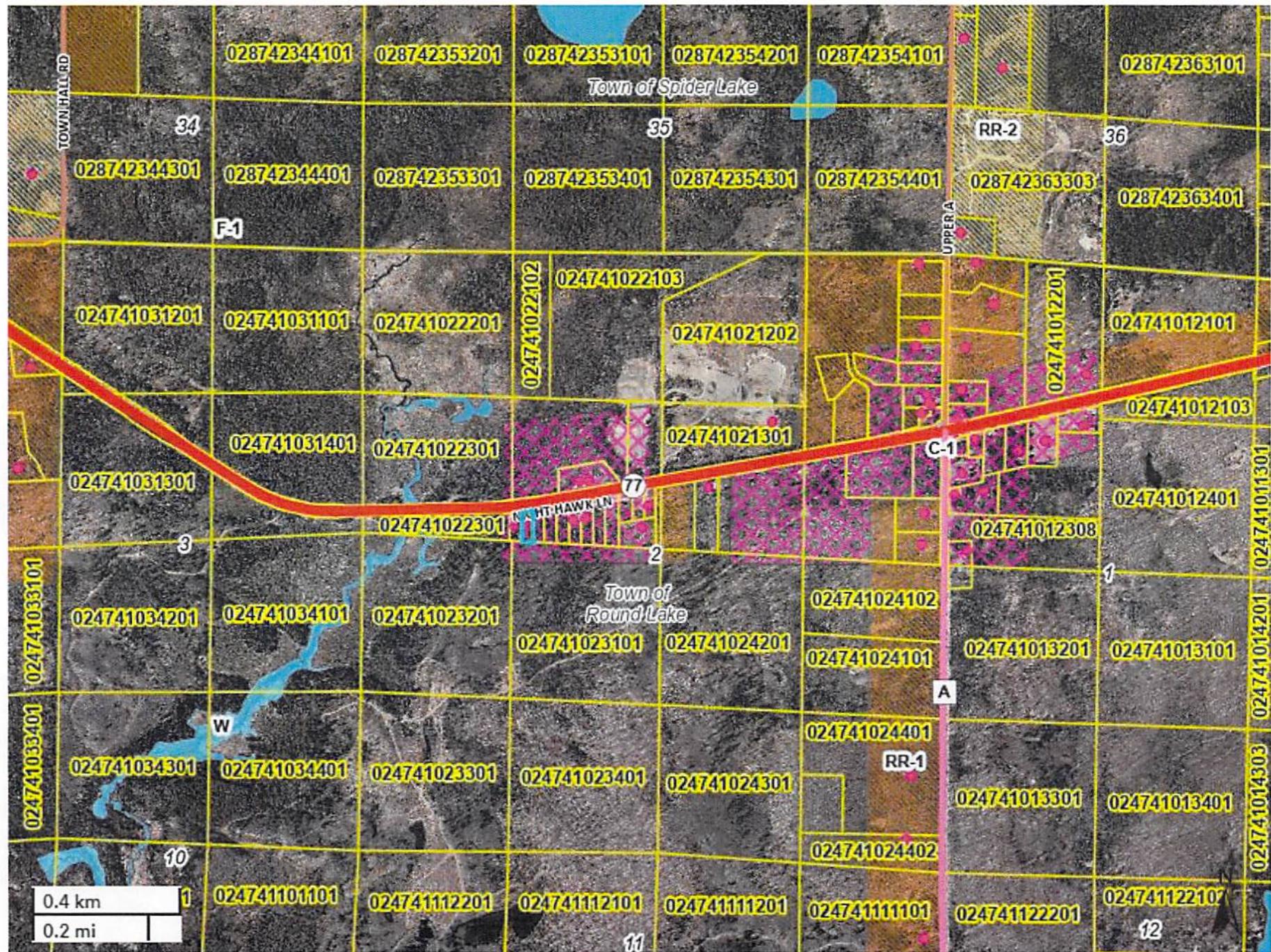
Tax ID: 24749 **Pin:** 57-024-2-41-07-02-2 **04-000-000020 Leg. Pin:** 024741022402 **Map ID:** .8.2

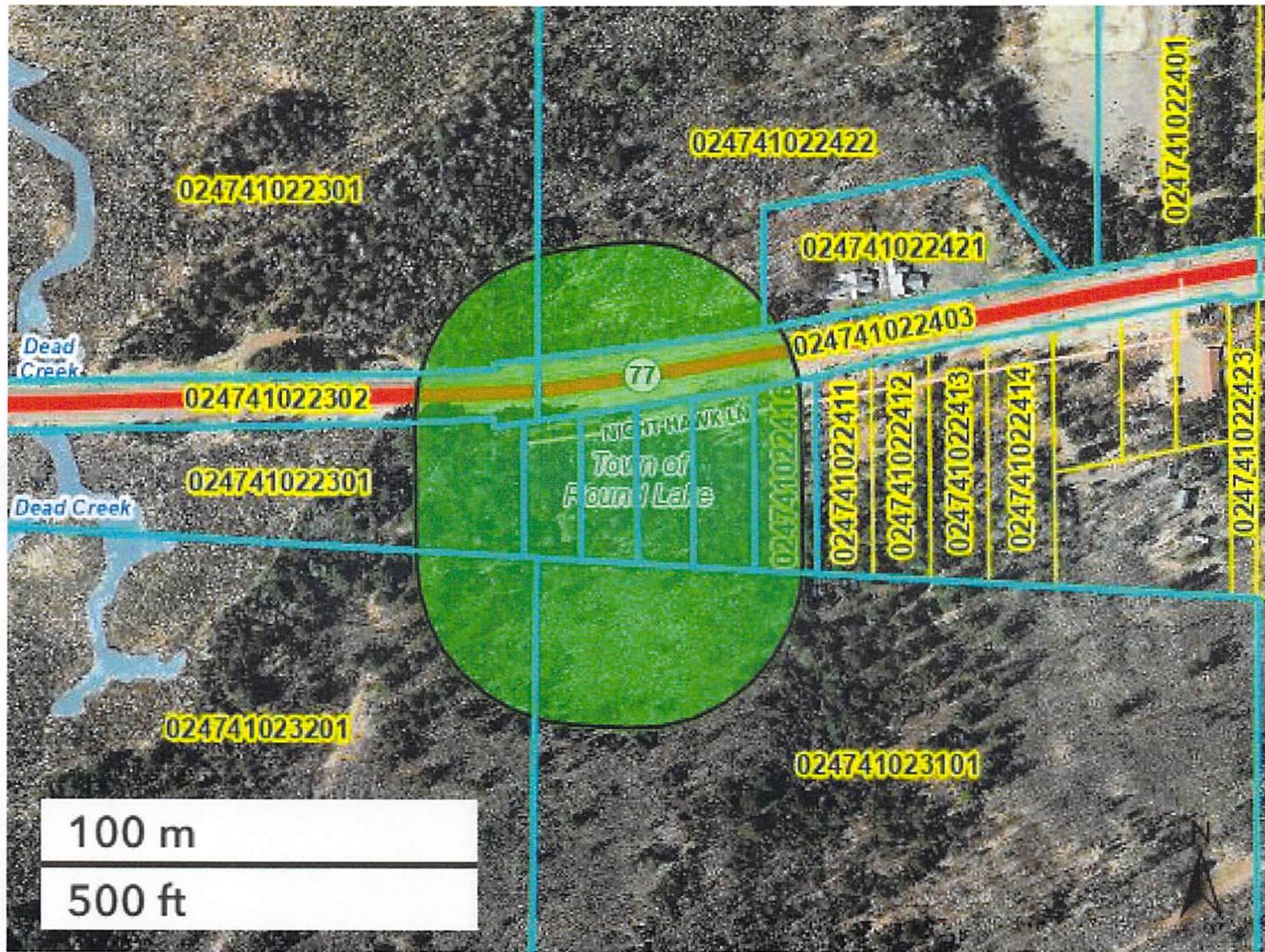
39750 This Parcel

Parents Children



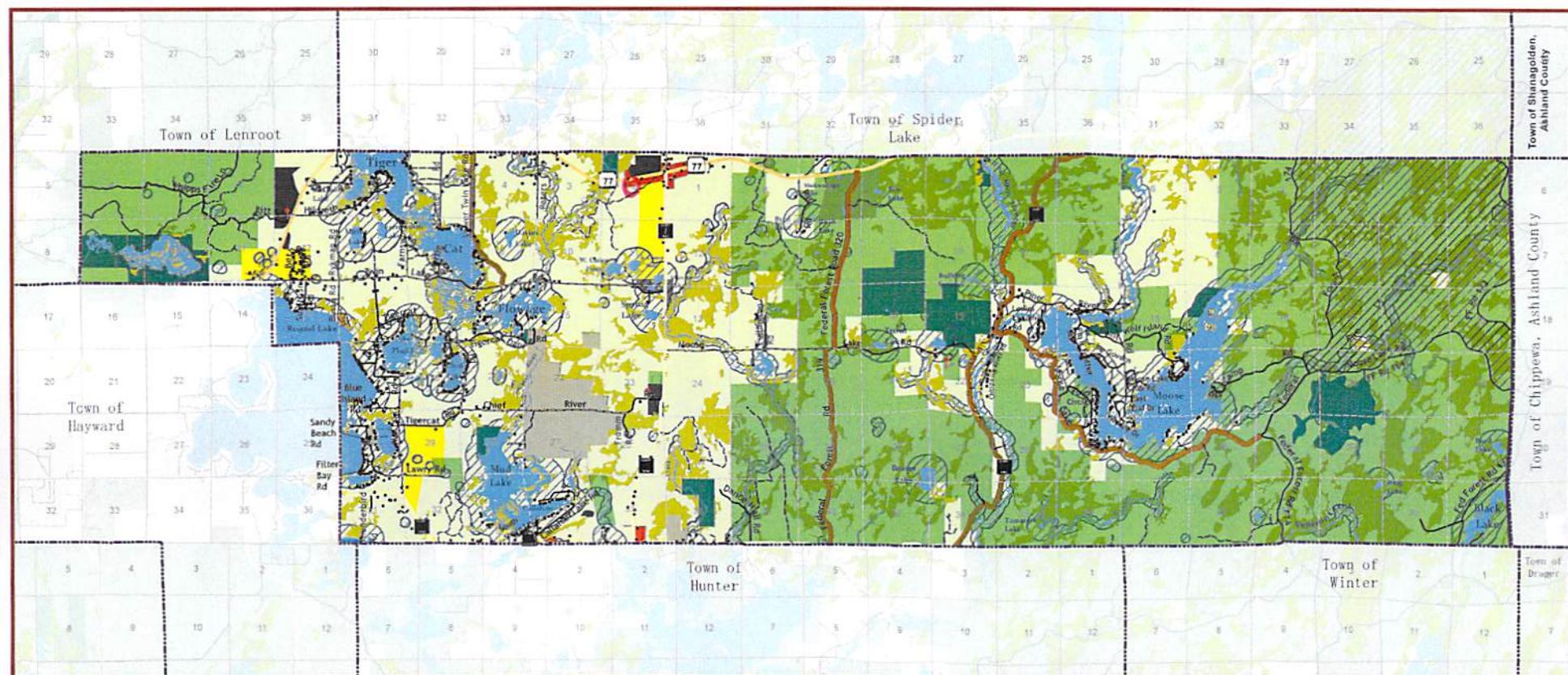






Map 8.3 • Future Land Use

Town of Round Lake, Sawyer County, Wisconsin



Roads

- US Highway
- State Highway
- County Highway
- Local/Forest

Hydrology

- Lakes
- River/Stream

Future Land Use

- Agriculture
- Conservation
- Extraction
- Commercial
- Communications/Utilities
- Light Industrial
- Non-Motorized Area
- Outdoor Recreation
- Government/Institutional
- Parks & Recreation
- Private Forest
- Public Forest
- Residential Expansion Areas
- Shoreland Protection Overlay
- Water
- Wetland

- Existing Residential Structure
- Future Cell Tower
- Future Rustic Road



Data Sources: Town of Round Lake, Northwest Regional Planning Commission, Wisconsin Department of Natural Resources (Wetlands), Sawyer County (NR115 buffer)

0 0.5 1 2 3 4 5 Miles

1 inch equals 1.51 miles



SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 MAIN STREET SUITE 49 • HAYWARD, WISCONSIN 54843 • Phone (715) 638-3224

Email: Jay.kozlowski@sawyercounty.gov.org

Request for Town Feedback on Proposed Zoning Ordinance Amendments – Apartment Complexes and Bakeries:

Dear Town Supervisors,

Sawyer County is currently reviewing targeted amendments to the Zoning Ordinance intended to address identified gaps in land use flexibility while supporting the County's broader strategic planning goals, including the need for additional and diverse housing opportunities.

As part of this effort, the County is proposing two limited ordinance changes for Town consideration and comment:

- **Allowing “apartment complexes” within the C-1 Commercial zoning district as a Conditional Use Permit (CUP).**

This change is intended to provide flexibility for multi-unit residential development in areas already served by infrastructure, services, and commercial activity, while maintaining local review and oversight through the conditional use process.

- **Allowing “bakeries” within the A-1 and A-2 Agricultural zoning districts as a Conditional Use Permit (CUP).**

This proposal recognizes small-scale food production as a compatible, value-added agricultural use when appropriately reviewed and conditioned to minimize potential impacts.

Both proposals would continue to require Conditional Use Permit approval, incorporating local input and site-specific conditions, and are not intended to authorize development by right.

Attached for your review is a redlined version of the proposed ordinance amendments illustrating the specific language changes under consideration.

Sawyer County respectfully requests that each Town review the proposed amendments and provide any feedback, concerns, or recommendations. In offering comments, we ask that Towns consider how these changes may support long-term housing availability, economic vitality, and land use compatibility within your communities.

Written comments may be submitted to the Sawyer County Zoning Department by January 18th, 2026. Town feedback will be compiled and reviewed as part of the County's decision-making process prior to any formal action.



Thank you for your time, thoughtful consideration, and continued collaboration. If you have questions or would like additional information, please do not hesitate to contact our office.

Sincerely,

Jay Kozlowski

A handwritten signature in black ink, appearing to read "J. Kozlowski".

Sawyer County Zoning & Conservation Administrator

Town of _____
(Insert Town)

Town Poll & Other Comments

Should “apartments” be allowed in Commercial Zone Districts?

Yes No Other (please explain)

Should Bakeries be allowed in the Agricultural One & Two Zone District?

Yes _____ No _____ Other (please explain) _____

, Chairman

, Supervisor

, Supervisor

, Supervisor

, Supervisor

Please Provide Any Additional Comments (please see proposed redline amendment):

Dated this _____ day of _____, 20____

, Clerk

Proposed Amendment to Sawyer County Zoning Ordinance for Apartment and Bakery

Sawyer County Code of Ordinances – Appendix D

Section 2.0 Definitions

- (7) *Apartment*: A self-contained dwelling unit within a building that houses multiple units, intended for use by one family and providing facilities for living, cooking, sleeping, and sanitation. The rental of an apartment unit must be greater than 30 consecutive days.
- (9) *Bakery/Home Bakery*: A business that makes and sells certain baked goods from a domestic kitchen directly to consumers. These are defined as "not-potentially hazardous" baked goods, meaning they are shelf-stable and baked at high temperatures and do not contain ingredients like cream or custard fillings or frostings that require refrigeration. These baked goods must also contain a list of ingredients.

Section 17.4 - A-1: *Agricultural One District*

- B) *Uses authorized by Conditional Use.*

23) *Bakery*

Section 17.5 - A-2: *Agricultural Two District*

- B) *Uses authorized by Conditional Use.*

25) *Bakery*

Section 17.6 - C-1: *Commercial One District*

- B) *Uses authorized by Conditional Use.*

13) Apartments; provided that each apartment unit contains a minimum of 10,000 sq ft of land area within the Commercial-One District.



June 30, 2025

VIA EMAIL: Mr. Frank Leuschen <town@townofroundlakewi.org>

**Re: Proposals for Continued Site Operations
American Tower Site# 211543 / Round Lake WI (the "Site")**

Dear Mr. Leuschen,

To ensure that operations at this Site can continue beyond expiration of the current ground lease, American Tower is pleased to extend the following proposals:

Proposal #1 – Lease Extension:

- **\$15,000** one-time signing bonus, payable within 30 days of full execution of an amendment;
- Base rent and revenue share to continue currently paying at a base of \$300/month, with additional payments equal to the lesser of 25% of revenue for each tenant on the tower or \$8,400 per year;
- **Six (6)** additional lease periods of **five (5)** years each, commencing **May 15, 2028**;

Proposal #2 – Perpetual Easement:

- Upon full-execution of documentation memorializing terms, either–
 - (a) **One (1)** lump sum payment of **\$450,000**; or
 - (b) **One (1)** initial payment of **\$50,000** at closing, followed by **Eighty-Four (84)** monthly payments of **\$5,436.62**;
- A non-exclusive access and utility easement to the facility;
- Grant of a Perpetual Easement over the existing leased area.

Please feel free to reach out with any questions. I look forward to speaking with you.

Best regards,

Chris Flammer
Land Acquisitions
American Tower Corporation

Ph: 781-926-7112
Christopher.Flammer@americantower.com

*Please note, unless otherwise agreed by the parties, all proposals listed herein will expire within 15 days of the date of this letter (June 30, 2025). All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, All proposals are contingent upon American Tower's confirmation, review and approval, to its sole satisfaction of; 1) a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team.

----- Forwarded message -----

From: **Jeremy Towles** <jtowles@landmarkdividend.com>
Date: Thu, Nov 20, 2025 at 9:07 AM
Subject: RE: Landmark Dividend
To: jim@jimstrandlund.com <jim@jimstrandlund.com>

Good morning, Jim,

I wanted to follow up our call with some current valuations on the telecom lease for the town. The figures below are for an Assignment of Rents – only and lump sum offers that you would receive at closing. We would not be placing an easement on the property, and they are all under 50 years. I typically don't do anything over that term when working with a municipality. In addition, we would market the site, and any new tenant's revenues, we would split with the town 50/50 with no cap.

20 years - \$200,000

30 years - \$250,000

50 years - \$300,000

Please let me know if you or the board has any questions during your review. I look forward to your feedback.

Thanks again,
Jeremy

Jeremy Towles
Vice President, Acquisitions
816.265.2511 | Direct

HEALTH & HUMAN SERVICES

Sawyer County Courthouse
10610 Main, Suite 224
Hayward, WI 54843



715.634.4806 or 800.569.4162
Health Services Fax
715.634.3580
Human Services Fax
715.634.5387

December 23, 2025

Town of Round Lake
Board of Supervisors
10625 N County Road A
Hayward, WI 54843

Re: Condition of Property Located at 11116W Chief River Rd

Dear Board of Supervisors,

Thank you for sending the correspondence regarding the potential human health hazard at the property at **11116W Chief River Rd.** An onsite assessment of the current state of the property was conducted on October 21, 2025. While the property may require maintenance or improvements, this property does **not** presently pose a human health hazard to individuals or the public at large. By definition, "Human health hazard" means a substance, activity or condition that is known to have the potential to cause acute or chronic illness, to endanger life, to generate or spread infectious diseases, or otherwise injuriously to affect the health of the public (WI Statutes 254.01).

Observations indicate that the property's condition does not pose any immediate public health risks, such as unsafe exposure to hazardous materials, lack of sanitation facilities, or conditions that could reasonably threaten the health of neighboring residents or the public. Although aesthetic or structural concerns may warrant future attention, these issues appear to be non-hazardous to humans at this time. It may be of interest for the Township to review State Statute Chapter 66, specifically § 66.0413 Razing Buildings.

We will continue to monitor the property for human activity and request that the Town notify us of any observed changes. We will send a letter to the owner informing them that any prospective occupant must notify the Health Officer for an assessment prior to taking occupancy.

Thank you again for your communication with us. Please feel free to contact the Environmental Health Team at 715-634-4806 or environmentalhealth@sawyerhs.hayward.wi.us if further discussion is needed.

Sincerely,

Julie McCallum, MPH, RN
Sawyer County Health Officer