

Town of Round Lake – Regular Town Board Meeting Minutes

Thursday, January 8, 2026 – 6:30 p.m.

Town Hall (10625 N County Road A, Hayward, WI 54843) and via Virtual Platform

1. Call to Order

- a. Chairman Strandlund called the Regular Town Board Meeting to order at 6:31 p.m. Board Members Present: Chairman Strandlund, Supervisor Jensen, Supervisor Verbeck, Supervisor Wilson, and Supervisor Palmer. Also Present: Clerk Leuschen and Treasurer Palya. Attendance: Eight (8) present in person and one (1) online.

2. Pledge of Allegiance - The Pledge of Allegiance was recited.

3. Certification of Proper Meeting Notice (Wis. Stat. § 19.84)

- a. Clerk Leuschen certified that the meeting notice was properly posted at the Town Hall, Recycling Center, and on the Town website in accordance with Wis. Stat. § 19.84 (Wisconsin Open Meetings Law).

4. Approval/Reordering of Current Agenda

- a. The Board reviewed the agenda and made no changes.

5. Approval of Minutes

- a. Public Budget Meeting – December 11, 2025
 - i. Motion by Supervisor Verbeck and seconded by Supervisor Palmer to approve the Public Budget Meeting minutes from December 11, 2025. Motion carried unanimously (5-0).
- b. Regular Board Meeting – December 11, 2025
 - i. Motion by Supervisor Verbeck and seconded by Supervisor Wilson to approve the Regular Town Board Meeting minutes from December 11, 2025. Motion carried unanimously (5-0).

6. Public Comments - No public comments were offered.

7. Monthly Recycling Card Drawing

- a. The monthly recycling card drawing was held and William Link was selected.

8. Road Report – Doug Laier, Road Crew

- a. Doug Laier provided the road report and thanked the Town Board for Christmas gift certificates and the flower arrangement for his father's funeral.
- b. Laier reported:
 - i. The U.S. Forest Service could not complete storm cleanup assistance on Camp Road, and Butterfield Excavating completed the work.
 - ii. Winter maintenance operations are ongoing, and the sand shed has been filled.

- c. Old plow truck / dump truck sale discussion: Laier stated there was not currently an interested buyer and suggested listing on the Wisconsin Surplus Auction site (possibly spring). He described prior frame cracking/plating and that fixing it would be expensive; discussion included whether to sell “as is,” whether to remove plow/wing, and whether it should be kept as a backup (concerns were raised about storage, reliability, and risk of breaking again).

9. Land Use Planning Commission Report – Virginia Chabek, Plan Commission Chair

- a. Chair Chabek presented updates and recommendations from the Land Use Planning Commission.
 - i. **Accessory structure exemption – 9725 N Thunderbird Road (Buhs):** Chair Chabek described the site constraints and the LUPC’s recommendation to approve the exemption, noting the private road/topography and low potential liability to the Town.
 - ii. **Potential junk ordinance:** Chair Chabek reported the LUPC reviewed a sample ordinance (Town of Dewhurst) and requested Board review; the LUPC would like to schedule a joint working session if the Board wishes to proceed.
 - iii. **County zoning feedback:** Chair Chabek summarized feedback discussed regarding proposed county zoning changes for apartment complexes and home bakeries (provided to the Clerk for distribution).
 - iv. **Rezone request (Sokup) and CUP (Steffens):** Chair Chabek summarized the LUPC’s consideration of these matters, including the LUPC’s unanimous recommendation to deny the rezone request and a recommendation to grant the CUP with conditions and findings of fact as referenced in the staff report.
 - v. **Chief River Road correspondence:** Chair Chabek noted correspondence from Sawyer County and stated the LUPC’s view that a junk ordinance may provide an additional pathway for addressing the situation.

10. Callahan/Mud Lake District Report – Supervisor Verbeck

- a. Supervisor Verbeck reported there was nothing to report at this time.
- b. Additional discussion occurred regarding the Lake District’s use of the Town Hall for committee meetings and whether an agreement/MOU or consistent policy is needed for Town Hall use by outside groups. The Chair asked the Clerk to check for any prior agreement/template and to consider standardizing expectations.

11. Discussion and Possible Action – Consideration of Operator’s (Bartender’s) License (Debra Ann Cox)

- a. Clerk Leuschen reported the Operator’s License application for Debra Ann Cox was received and in order, including a beverage server course certificate and successful background check.
- b. Motion by Supervisor Jensen, seconded by Supervisor Wilson, to approve the Operator’s License for Debra Ann Cox for the term January 8, 2026, through June 30, 2026, contingent on all requirements under Wis. Stat. § 125. Motion carried (3–0). Supervisors Verbeck and Palmer abstained.

12. Discussion and Possible Action – Joint Powers Agreement for Sawyer County 911 Emergency System

- a. The Board reviewed the Joint Powers Agreement for participation in the Sawyer County 911 Emergency System for the term January 1, 2026, through December 31, 2026, as provided on the posted agenda. Motion by Supervisor Verbeck and seconded by Supervisor Palmer to approve the Joint Powers Agreement. Motion carried unanimously (5-0).

13. Discussion and Possible Action – Town Board Approval for Land Use Application (Accessory Structure Exemption) at 9725 N Thunderbird Road (Jason & Dana Buhs)

- a. The Town Board reviewed the request for a Town Board approval of an accessory structure exemption at 9725 N Thunderbird Road. Jason Buhs addressed the Board and requested approval, noting the structure placement was carefully considered and that they were surprised to learn it was not fully compliant due to a setback measurement issue. Supervisor Verbeck stated he visited the property and found the request consistent with the Planning Commission recommendation and within the County's guidelines to allow a path forward.
- b. Motion by Supervisor Verbeck and seconded by Supervisor Jensen to approve the accessory structure exemption request with the conditions provided by Sawyer County and to ensure the applicable conditions are documented on the Town approval sheet. Motion carried.

14. Discussion/Action – Rezone Request RZN #26-003 (Nicholas Sokup)

- a. The Town Board reviewed Rezone Request RZN #26-003 submitted by Nicholas Sokup for property located at 10491 W Night Hawk Lane, Town of Round Lake, currently zoned Commercial One (C-1). Nicholas Sokup addressed the Board regarding the request and Board members asked questions regarding intended use of the building. Mr. Delahany spoke as an adjacent landowner to the subject property.
- b. Motion by Supervisor Verbeck and seconded by Supervisor Wilson to deny Rezone Request RZN #26-003 based on Findings of Fact #2, #3, and #6. Motion carried (4-1).

15. Discussion/Action – Conditional Use Permit (CUP) #26-002 (Chad & Robyn Steffens)

- a. The Town Board reviewed Conditional Use Permit (CUP) #26-002 for property owned by Chad & Robyn Steffens located at 12797 W Goldfinch Lane, Town of Round Lake, for an accessory structure on vacant land prior to construction of a principal structure. Mr. Steffens addressed the Town Board regarding the application, describing the situation and future intentions for the property.
- b. Motion by Supervisor Wilson and seconded by Supervisor Jensen to approve CUP #26-002 with conditions 1–5 and the Findings of Fact #2, #3, and #7. Motion carried unanimously (5-0).

16. Discussion/Possible Action – County Request for Town Input on Apartments and Bakeries

- a. The Town Board reviewed correspondence and draft proposal language from Sawyer County requesting municipal input regarding potential zoning ordinance updates affecting apartment developments and bakery uses. The Chair summarized the request

and opened the floor for Board discussion. Board members discussed how bakery uses are currently treated under County zoning and whether small-scale and commercial bakery operations should be broadly permitted. The consensus of the Board was that bakery uses are generally compatible across zoning districts when normal health, safety, and licensing requirements are met. The Board expressed support for allowing bakeries in all zoning districts, subject to applicable County permitting, state licensing, and sanitary requirements.

- b. The Board also discussed proposed standards for apartment buildings and multi-family residential developments. Discussion included infrastructure capacity, density impacts, and long-term service considerations. Board members stated that apartment developments served by municipal sewer and municipal water are more appropriate for by-right approval were consistent with zoning district intent and County standards. The Board further discussed that apartment projects proposed on private well and septic systems raise additional concerns regarding system capacity, environmental limits, and long-term compliance. The Board indicated that such projects should be reviewed through a Conditional Use Permit (CUP) process at the County level to allow case-by-case evaluation and conditions.
- c. Following discussion, the Board directed that Town input to Sawyer County reflect the following positions:
 - i. The Town supports allowing bakery use in all zoning districts, subject to required permits and licensing.
 - ii. Apartment developments served by municipal sewer and water may be appropriate as permitted uses where consistent with district standards.
 - iii. Apartment developments relying on private well and septic systems should require a Conditional Use Permit and site-specific review by the County.

17. Discussion/Possible Action – American Tower Lease (Site #211543)

- a. The Board discussed the current American Tower lease and related options, including available information regarding alternative terms and the potential for amendments and/or negotiation. The Board discussed potential buyout offers and considerations regarding long-term technology changes and revenue sharing terms.
- b. The Board took no formal action and tabled the item to a future meeting to gather more information.

18. Discussion and Possible Action – Plow Damage Claim, Filter Bay Road (Dave Kornesczuk)

- a. The Board discussed a plow damage claim submitted by Dave Kornesczuk related to an incident occurring January 1, 2026, on Filter Bay Road, including reference to a repair estimate dated January 6, 2026, for a 2013 Chevrolet Silverado 2500 HD with an estimated repair cost of \$2,374.21. Chairman Strandlund and Supervisor Jensen discussed general reporting considerations for damage incidents, including that damage over \$1,000 should be reported as a vehicle crash.
- b. No formal action was recorded.

19. Fire Department Report – Mike Schmidt, Fire Chief

- a. Fire Chief Mike Schmidt provided the Fire Department report, including recent incidents from the past month.
- b. The Chief also reported the Department upgraded from a single-passenger to a two-passenger snowmobile using grant funds.

20. Clerk's Report

- a. The December year-to-date budget reports were presented.

21. Treasurer's Report

- a. The December receipts, vouchers, and account balances were presented.

22. Approval of Checks and Vouchers

- a. Motion by Supervisor Wilson and seconded by Supervisor Jensen to approve December checks and vouchers. Motion carried unanimously (5-0).

23. Correspondence / Reports from Conferences, Seminars, and Meetings

- a. Supervisor Jensen provided an update regarding the Clear Lake Boat Landing.
- b. Supervisor Wilson provided an update regarding County Highway B.
- c. Chairman Strandlund discussed potential CPR/AED training with Jim Onarheim, with a possible timeframe in April.
- d. Chairman Strandlund raised an insurance-related question regarding coverage for personal vehicles used during Fire Department duties.
- e. The Board discussed a proposed Moose Lake Road Project open house/public meeting, with Heather Harrington requesting February 12, 2026 from 5:30 p.m. to 6:30 p.m.

24. Future Agenda Items

- a. The Board identified a future agenda item to continue discussion related to a potential junk ordinance in February.

25. Adjournment

- a. Chairman Strandlund adjourned the meeting at 8:31 p.m.

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