

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Tuesday, January 6, 2026

1. Call to order

The regular meeting of the Town of Round Lake Plan Commission was held at the Town Hall and virtually on 1/6/26.

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, Martin Hanson (virtually), Ed Haugen, Christina Hill (absent).

Audience – Sara and Pat Delany, Frank Leuschen III, Town Clerk.

DRAFT

3. Approval of agenda – Request by Ginny Chabek to move item #13a to be addressed with item #6.
Motion to approve agenda: Kayler / Haugen, motion carried

4. Approval of minutes for the December 9th Regular Meeting. Request by Kimberly Kayler to remove the third sentence in item #11. Motion to approve minutes: Stover / Kayler, motion carried

5. Audience recognition – Comments Only

None.

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

Issue discussed by Plan Commission.

Town Board voted 2 to 2 at the December Town Board meeting. The item did not pass, so it must be reheard by Plan Commission and Town Board at the January meetings.

Discussion on possibly moving shed to another location. Site visits determined this was not a viable option.

Thunderbird Road is not built to town specifications.

Motion to recommend to the Town Board to approve exemption: Kayler / Verbeck, motion carried.

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

Sample ordinance from the Town of Dewhurst was reviewed and discussed.

This sample ordinance will be sent to Town Board for review.

A joint meeting between the Plan Commission and Town Board might be scheduled to discuss the proposed ordinance.

This item will be on the February agenda.

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

Letter from Sawyer County Zoning was reviewed.

Some definitions are vague.

Concerns of adequate sewer and water facilities in areas outside of the city.

Activities in the commercial space on the ground floor could pose health hazards in the living space Above.

Traffic concerns would need to be addressed.

Depending on location the Comprehensive Plan would need to be reviewed.

The PC did make the following recommendations for feedback to County Zoning:

Apartment Complexes

Apartment Complexes in C1 zone districts also need to be served by municipal sewer and water systems.

Apartment Complexes in C1 zone districts above businesses also need to be deemed compatible with the living space with regards to health hazards generated by the business.

Bakeries

Home Bakeries in A1 and A2 zone districts need to have a minimum requirement for safe entrance and exit to the road and onsite parking spaces

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

Nicholas Sokup stated he wants to rezone the commercial (C-1) property to residential (RR-1) and renovate the existing building into a cabin.

Neighbor Mr. Wolf (not present) does not want the property rezoned.

Pat Delany (present at meeting) who owns property adjacent to the property in question also does not want the property rezoned. He brought up that this would be “Spot Zoning”.

The Towns “Land Use Map” shows this area to be a commercial area. A rezone would conflict with the Towns Comprehensive Plan and create a Residential Zoning Island in a commercial area.

Motion to recommend to the Town Board to deny the rezone request, noting Findings of Fact #’s 2 & 6: Hanson / Haugen, motion carried.

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

Chad Steffens explained that he purchased the property August 22nd and was not aware that a shed that was existing on the property was not permitted by the previous owner.

Shed placement does not impact the roadway.

Motion to the Town Board to approve the CUP, noting Conditions 1-5 and Findings of Fact 1-3. Verbeck / Kayler, motion carried.

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

Vickie Palya (Chair) and Kimberly Kayler will meet and continue the planning of the survey. This will be on the February agenda.

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

Moved to the February agenda.

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

- a. Update on the Buhs accessory structure / shed request – moved and discussed with item #6 above

#2 Moose Lake Rd. CSM tabled by Plan Commission in December was approved by Town Board. Ginny Chabek to speak to Town Chairman regarding distance of “south shed” to Moose Lake Rd. and distances to adjacent properties.

#8 White Stag CUP approved by Town Board. Sale of property has been terminated by buyers.

#9 Update on the Jeremy Hill request – approved by Town Board

14. Future Agenda Items

No new items

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

Response letter from Sawyer County Health and Human Services regarding the Chief River Road Property.

Letter was reviewed by Plan Commission.

16. Schedule Next Meeting:

February 10, 6:30pm

17. Adjourn:

8:08 pm

Don Stover - Recorder

Township Approval Application – Shipping Container

Town of Round Lake Date of Application: 1/9/26

Subject: Town Board consideration Land Use application for a shipping container as per Sawyer County Zoning Ordinance Section 2.0 (93)

Approval is desired and required for a shipping container indicated on the property owner's Land Use application.

Name of Owner: CHUCKIE BARROWS

Site Location of proposed shipping container: 12003W Twin Lake Rd

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: rachel.fischer@sawyercountygov.org and jay.kozlowski@sawyercountygov.org

SUBMIT COMPLETED APPLICATION AND
FEE 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

Date Stamp (Received)

JAN 09 2026

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.
Original Application MUST be submitted
Submittal of this application or receipt of fees does not constitute permit issuance.

FILL OUT IN INK (NO PENCIL)

Owner(s) Name:	Contractor(s) Name		
Chuxie Barrows			
Mailing Address:	Mailing Address:		
12003 W Twin Lake Rd			
Phone:	Phone:		
715 558 5987			
Email:	Email:		
Site address:	Or Date applied for:		
Same			
Legacy PIN #	Town of: Round Lake		
024741182108			
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 type="checkbox"/> Shoreland →	<input type="checkbox"/> 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="radio"/> Yes <input type="radio"/> No	Are Wetlands Present? <input checked="" type="radio"/> Yes <input type="radio"/> No
	<input type="checkbox"/> Is Property/Land within 1000 feet of Lake, Pond or Flowage If yes---continue →	Distance Structure is from Shoreline : feet		
<input checked="" 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	Storage	1	Railroad ties		
\$ 4000.00 Accessory Bldg					
\$					
Addition/Alteration					

Proposed Use	✓	Proposed Structure	Dimensions	Total Square Footage (multiply per story)	Height: Lowest Grade to Highest Peak
<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	Residence	(X)			Ft.
	with 2 nd story or loft	(X)			Ft.
	with Basement	(X)			Ft.
	Attached Garage	(X)			Ft.
<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	Accessory Structure (explain) <i>Shipping Container</i>	(8ft x 40ft)	320	Ft. 10	
	Temporary Guest Quarters or Bunkhouse (Circle type)	(X)		Ft.	
	Deck/Porch/Patio	(X)		Ft.	
	(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:	Total Non-habitable square feet: (decks, patios, garages, sheds, storage area & other structures)			

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.

Description	Setback Measurements	Description	Setback Measurements
Setback from the Centerline of Platted Road and/or Setback from the Established Right-of-Way	63 Feet	Setback from the Lake (ordinary high-water mark)	Feet
Setback from the North Lot Line	63 Feet	Setback from the River, Stream, Creek	Feet
Setback from the South Lot Line	200 Feet	Setback from the Bluff if applicable	Feet
Setback from the West Lot Line	50 Feet	Slope within area of construction/disturbance	% Slope
Setback from the East Lot Line	200+ Feet	Elevation of Floodplain	Feet
Setback to Septic Tank or Holding Tank	100 Feet	Setback to Well	150 Feet
Setback to Drain Field	145 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 verifiable 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): _____ Acres; Multiply by 43,560 = Lot area: _____ Square Footage

Calculate impervious surface area:

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

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

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

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

Calculate impervious lot percentage

Total impervious surface _____ + Lot area: _____ Sq ft. X 100 = impervious surface _____ %
(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*****

<ul style="list-style-type: none"> Grading on a slope greater than 20% Grading of more than 2,000 Sq. Ft. on Slopes less than 12% 	<ul style="list-style-type: none"> Grading of more than 1,000 Sq. Ft. on 12%-20% slopes Grading is in excess of 10,000 Sq. Ft.
---	--

FAILURE TO OBTAIN A PERMIT or 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

Owner
Printed name

CHUXIE BARRONS Date Jan 9, 2026

(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 #:		Issuing agent:	Date:					
Is Parcel a Sub-Stand Lot Is Parcel in Common Ownership Is Structure Non-Conforming		<input type="checkbox"/> Yes (Deed of Record) _____ <input type="checkbox"/> Yes (Fused/Contiguous Lot(s)) _____ <input type="checkbox"/> Yes _____	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	Mitigation Required Mitigation Attached	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No		
Granted by Variance (B.O.A.) <input type="checkbox"/> Yes <input type="checkbox"/> No		Granted by Conditional Use <input type="checkbox"/> Yes <input type="checkbox"/> No			Case #:			
Was Parcel Legally Created Was Proposed Building Site Delineated		<input type="checkbox"/> Yes <input type="checkbox"/> No _____ <input type="checkbox"/> Yes <input type="checkbox"/> No _____			Were Property Lines Represented by Owner Was Property Surveyed		<input type="checkbox"/> Yes _____ <input type="checkbox"/> Yes _____	<input type="checkbox"/> No <input type="checkbox"/> No
Office Comments:				Zone District:		Fee:		
Hold For Sanitary: <input type="checkbox"/> _____		Hold For TBA: <input type="checkbox"/> _____		Hold For Affidavit: <input type="checkbox"/> _____		Hold For Fees: <input type="checkbox"/> _____		

Real Estate Sawyer County Property Listing

Today's Date: 1/9/2026

Property Status: Current

Created On: 11/3/2009 1:09:17 PM

 Description		Updated: 1/4/2024	 Ownership		Updated: 1/4/2024
Tax ID: 40472			CHUXIE B BARROWS		HAYWARD WI
PIN: 57-024-2-41-07-18-2 01-000-000080			Billing Address: CHUXIE B BARROWS 12003W TWIN LAKE RD HAYWARD WI 54843		Mailing Address: CHUXIE B BARROWS 12003W TWIN LAKE RD HAYWARD WI 54843
Legacy PIN: 024741182108					
Map ID: .5.8					
Municipality: (024) TOWN OF ROUND LAKE					
STR: S18 T41N R07W					
Description: PRT NENW LOT 1 CSM 31/42 #7666					
Recorded Acres: 2.000					
Lottery Claims: 1					
First Dollar: Yes					
Zoning: (RR1) Residential/Recreational One					
ESN: 404					
 Tax Districts		Updated: 11/3/2009	 Property Assessment		Updated: 6/19/2024
1 State of Wisconsin			2025 Assessment Detail		
57 Sawyer County			Code	Acres	Land
024 Town of Round Lake			G1-RESIDENTIAL	2.000	25,000
572478 Hayward Community School District			2-Year Comparison	2024	2025
001700 Technical College			Land:	25,000	25,000
			Improved:	138,400	138,400
			Total:	163,400	163,400
 Recorded Documents		Updated: 7/13/2021	 Property History		
QUIT CLAIM DEED		447452	Parent Properties		Tax ID
Date Recorded: 11/20/2023			57-024-2-41-07-18-2 01-000-000020		25454
WARRANTY DEED		433488			
Date Recorded: 7/23/2021					
CERTIFIED SURVEY MAP		363315			
Date Recorded: 10/22/2009					
TERMINATION OF DECEDENTS INTEREST		356772			
Date Recorded: 11/5/2008					
TERMINATION OF DECEDENTS INTEREST		356771			
Date Recorded: 11/5/2008					
TERMINATION OF DECEDENTS INTEREST		335809			
Date Recorded: 12/16/2005					
WARRANTY DEED		199106			
Date Recorded: 2/21/1986					

HISTORY  [Expand All History](#) White=Current Parcels Pink=Retired Parcels

 [Tax ID: 25454](#)  [Pin: 57-024-2-41-07-18-2 01-000-000020](#)  [Leg. Pin: 024741182102](#)  [Map ID: .5.8](#)

40472 This Parcel

 Parents

 Children



SAWYER COUNTY CERTIFIED SURVEY MAP

A COMBINATION OF LOT 8, CSM # 5428, DOCUMENT #254838, V.18 - P.103 AND OUTLOTS 10 AND 11, COUNTY PLAT, THE PRESERVE PHASE 2, DOCUMENT #454206 AND OUTLOT 1 AND PART OF OUTLOT 2, COUNTY PLAT, THE PRESERVE PHASE 4, DOCUMENT 456334, LOCATED IN NW 1/4 - SE 1/4, SW 1/4 - SE 1/4 AND THE SE 1/4 - SW 1/4, SECTION 11 - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.

LANDS
THE PRESERVE
COUNTY PLAT
PHASE 4 - DOCUMENT #456334

LANDS
LOT 77
NW - SE

S89°52'40"E
196.87'
OUTLOT 1
L1
N17°01'12"E
106.31'

LANDS
LOT 77
E, 65.81' 00S

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF
SW 1/4 OF SECTION 11 - 41N - R8W: N89°16'07"E
SAWYER COUNTY GRID, "HARN" NAD 83 (2011)

CURVE TABLE					
C#	CB	CD	RADIUS	DA	LENGTH
C1	N45°20'43"E	103.63'	60.00'	119°26'51"	125.09'
C2	N83°56'12"E	18.39'	60.00'	17°38'00"	18.47'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°41'21"E	70.69'
L2	N17°01'11"E	85.06'

OUTLOT 11
.36 AC.
15,544 SQFT

LANDS
THE PRESERVE
COUNTY PLAT
PHASE 2 - DOCUMENT #454206

SE - SW
66' WIDE ROADWAY "PRIVATE ROAD"
PRESERVE ROAD
LANDS
THE PRESERVE
COUNTY PLAT
PHASE 2 - DOCUMENT #454206

LOT 1
6.636 AC.
289,072 SQFT

SW - SE

LANDS
TAX ID 26568
CSM# 5428

LANDS
TAX ID 26563
CSM# 5428
LOT 9

SS
SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SS

SURVEYOR'S CERTIFICATE

I, TODD C. GOOLD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, EXTERIOR BOUNDARIES, AND THE DIVISION THEREOF:

DESCRIPTION

A COMBINATION OF LOT 8, CSM # 5428, DOCUMENT #254838, V.18 - P.103 AND OUTLOTS 10 AND 11, COUNTY PLAT, THE PRESERVE PHASE 2, DOCUMENT #454206 AND OUTLOT 1 AND PART OF OUTLOT 2, COUNTY PLAT, THE PRESERVE PHASE 4, DOCUMENT 456334, LOCATED IN NW 1/4 - SE 1/4, SW 1/4 - SE 1/4 AND THE SE 1/4 - SW 1/4, SECTION 11 - T41N - R8W, TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, PUBLIC USE OF R-O-W OF RECORD.

THIS SURVEY WAS MADE IN COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF SAWYER COUNTY AND THE TOWN OF ROUND LAKE, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND HEREIN DESCRIBED, AND THE MAP IS A CORRECT REPRESENTATION OF THE SURVEY MADE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE UNDER THE DIRECTION OF THE PRESERVE AT MBF, LLC – JEREMY HILL AND SCOTT THIERMANN.

TODD C. GOOLD
PROFESSIONAL LAND SURVEYOR
WISCONSIN REG# S-2489

2026

OWNERS

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I (WE) ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF ROUND LAKE, SAWYER COUNTY, WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 20_____.
IN PRESENCE OF:

JEREMY HILL, THE PRESERVE AT MBF, LLC

PERSONALLY CAME BEFORE ME THIS _____, 20_____,
JEREMY HILL, OWNER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID LLC, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I (WE) ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF ROUND LAKE, SAWYER COUNTY, WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 20_____.
IN PRESENCE OF:

SCOTT THIERMANN

PERSONALLY CAME BEFORE ME THIS _____, 20_____,
SCOTT THIERMANN, OWNER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OWNER.

NOTARY PUBLIC, STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS SECRETARY (CASHIER), AT _____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20_____.
IN THE PRESENCE OF: _____
CORPORATE NAME _____ (CORPORATE SEAL)

PRESIDENT DATE

SECRETARY OR CASHIER DATE

(CORPORATE MORTGAGEE NOTARY CERTIFICATE) STATE OF WISCONSIN) _____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
_____, PRESIDENT, AND _____, SECRETARY (CASHIER) OF THE
ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID
CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH
OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY. (NOTARY SEAL)
NOTARY PUBLIC, _____, WISCONSIN MY COMMISSION
EXPIRES _____.

TOWNSHIP

TOWN BOARD OF ROUND LAKE APPROVAL

RESOLVED THAT "LOT 1 AND OUTLOT 11" JEREMY HILL, THE PRESERVE AT MBF, LLC AND SCOTT THIERMANN BOTH OWNERS, IS HEREBY APPROVED BY THE TOWN BOARD OF ROUND LAKE

_____, DATE
CHAIRMAN - JIM STRANDLUND

I, CERTIFY THAT THE FOREGOING IS PURSUANT TO A RESOLUTION ADOPTED BY THE TOWN BOARD OF ROUND LAKE

_____, DATE
TOWN CLERK - FRANK W LEUSCHEN III

CERTIFICATE OF TOWN TREASURER

I, VICTORIA PALYA, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF ROUND LAKE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20_____, AFFECTING THE LAND LOCATED IN "LOT 1 AND OUTLOT 11" A CERTIFIED SURVEY MAP

_____, DATE
TOWN TREASURER - VICTORIA PALYA

SAWYER COUNTY

CERTIFICATE OF COUNTY TREASURER

I, BRIAN LEHNER, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF SAWYER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____, AFFECTING THE LAND LOCATED IN "LOT 1 AND OUTLOT 11" A CERTIFIED SURVEY MAP

_____, DATE

BRIAN LEHNER, COUNTY TREASURER

SAWYER COUNTY ZONING COMMITTEE APPROVAL

RESOLVED THAT "LOT 1 AND OUTLOT 11" A CERTIFIED SURVEY MAP, JEREMY HILL, THE PRESERVE AT MBF, LLC AND SCOTT THIERMANN OWNERS IS HEREBY APPROVED.

_____, DATE
JAY KOZLOWSKI, ZONING ADMINISTRATOR

_____, DATE
RONALD BUCKHOLTZ, COMMITTEE CHAIRMAN

RECORDING CERTIFICATE

THIS CERTIFIED SURVEY MAP WAS RECEIVED FOR RECORDING ON THIS

2026 AT _____ AND IS RECORDED IN _____

_____, DATE
RACHEL THOMPSON, REGISTER OF DEEDS

TOWN OF DEWHURST ORDINANCE NO. 2025-01
AN ORDINANCE PROVIDING FOR THE REGULATION OF JUNK

This Town Board of the Town of Dewhurst, Clark County, Wisconsin to ordain as follows:

ARTICLE 1. A Town of Dewhurst Ordinance is hereby created to read as follows:

Section 1. Ordinance Title. "The Regulation of Junk in the Town of Dewhurst"

Section 2. Definitions.

(a) "Junk" means any old or scrap metal, metal alloy, synthetic material or waste. Junk includes any air conditioner, clothes dryer or washer, dishwasher, fan, furnace, refrigerator, stove, water heater or softener, and any other appliance, which is located outside of a dwelling or other enclosed structure, and is incapable of being used for its designed purpose, or has not been used for said purpose for a period of at least 30 days.

(b) "Junk farm machinery" means any combine, harvester, hay bailer, manure spreader, plow, portable storage tank, wagon or wagon frame, and other pieces of equipment, and their components, commonly found in agricultural use; which are inoperable, and stored outside of a for a period of at least 90 days. Property in the area zoned Agricultural is exempt from this category.

(c) "Junk vehicle" means any all terrain vehicle (ATV), utility terrain vehicle (UTV), motor vehicle [as defined in s. 340.01(35), Stats.], motorcycle, camping trailer, travel trailer, motor home, snowmobile, trailer, truck or truck body, and similar pieces of equipment which are junked, dismantled, disassembled, inoperable, abandoned, or wrecked, and are incapable of being legally operated on a public highway due to missing or inoperative parts, flat or removed tires, or other defects including lack of a valid registration, and which are stored outside of a garage or similar enclosed structure for a period of at least 30 days. (Subject to 175.25, Wis. Stats)

(d) "Solid waste" has the meaning specified in s., 289.01(33), Stats.

Section 3. Accumulation of Junk Prohibited.

(a) No person shall allow any material described in (2)(a)-(2)(d), to accumulate on their property in an unenclosed or unscreened manner, or in a manner which tends to create a safety, sanitary or health hazard, tends to create a rodent or varmint attraction. Junk farm machinery is exempt from this provision on property zoned as Agricultural.

(b) The safe and healthy accumulation of any material described in (2)(a)-(1)(d), which is out of the public view; and is in compliance with all other state, county and town regulations are not prohibited by this ordinance.

Section 4. Notice of Violation.

If, following an inspection, the Building Inspector, Board Chairman or the Board Designee determines that there are grounds to believe that there has been a violation of any provisions of this Ordinance, notice of such violation shall be given to the owner(s) or occupant(s). The notice of violation shall:

(a) Be in writing;

(b) Indicate the nature of the alleged violation(s);

(c) Indicate the time for the correction or abatement of the alleged violation and/or submission of a plan to correct the alleged violation, which time shall not be more than 30 days;

(d) Be served upon the owner or occupant in the following manner:

1. Hand delivered to the owner or occupant by the Building Inspector, Board Chairman or the Board Designee; or

2. Sent by certified mail to the owner's or occupant's last known address, as said address appears on the tax rolls. The certified mail receipt and an affidavit of mailing shall be sufficient evidence of service, which service shall be deemed effective within 10 business days of the date of mailing.

(e) Advise the owner or occupant of the right to request, within 10 business days of the date of service, a hearing before the Town Board and further advise the owner/occupant that the owner/occupant's failure to make such a request shall result in the notice of violation being deemed an Order of Violation. Such hearing, if timely requested, shall be held at the next regular Board meeting, or at a special meeting, with notice of the hearing date mailed to the owner/occupant's last known address at least 10 days before the hearing.

(f) At such hearing, the owner or occupant shall have an opportunity to present information and witnesses to the Town Board in order to show cause why such notice of violation should not be issued or should be modified. Upon hearing from the owner or occupant, and from the official who issued the notice of violation the Town Board may act to uphold, reverse or amend the notice of violation. Such action shall be considered a final decision of the Board and constitute an Order of Violation.

Section 5. Noncompliance - Remedy of Defects; Abatement

(a) The owner or occupant of the premises shall have the time specified in the order of violation to remedy the violations.

(b) The Building Inspector, Board Chairman or the Board Designee shall, in their discretion, have the ability to extend the time for corrections if the circumstances warrant an extension and the owner or occupant is making a good faith effort to correct the violations.

(c) If the owner or occupant, after order of violation, fails to timely remediation, a citation will be issued. Fines related to the violation shall be not less than \$500.00, nor more than \$1,000.00, and each day that the violation(s) covered by an Order of Violation remain unremedied may be treated as a separate violation for which a citation can be issued.

(d) In addition to issuing citations, if the owner or occupant, after Order of Violation, fails or refuses to timely remedy the violations, then the Town, at its sole option, may cause such work to be done. Prior to commencing such work, the Building Inspector, Board Chairman or the Board Designee shall do the following:

1. Provide notice to the owner or occupant that the Town will abate the violations along with an estimate of the approximate dates and times during which abatement will occur; and,
2. Have the Town Clerk certify the approximate cost for any such work done, including reasonable costs for administration and Inspection fees (collectively, "costs of abatement"), and provide notice of same to the owner or occupant.
3. Owner or occupant will have 30 additional days to address the violation before the work would commence.

(e) Following such notice per Section 5(d) above, the owner and/or occupant shall give the persons designated by the Town full access to the land and the exterior of the buildings and structures to abate the violations. Failure of an owner or occupant to permit such access shall constitute a violation of this Ordinance, and may also result in the Town obtaining an injunction from Clark County Circuit Court. Reasonable costs of obtaining the injunction and court costs shall be added as administration to the costs of abatement and notice of the additional costs shall be provided to the owner or occupant.

(f) If the owner or occupant fails to pay the costs of abatement within 30 days of the notice from the Town Clerk, interest shall accrue against the balance due at the rate of 1% per month and the total balance due shall become a lien and/or special tax against real estate on the next tax roll in accordance with law.

ARTICLE 2. The provisions of this ordinance shall be deemed severable, and it is expressly declared that the Town would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provisions to other persons and/or circumstances shall not be deemed affected.

ARTICLE 3. All other Town of Dewhurst ordinances that are in direct conflict with this Ordinance are hereby repealed.

ARTICLE 4. Effective Date. This ordinance becomes effective on 7-1-2025 and publication as required by law.

Adopted this 4th day of March, 2025.

Bill Kuhn Troy Wys
B. De

Attest:

Kelly Emblen
Town Clerk

PASSED: 3-4-2025

POSTED: