

Round Lake Land Use Planning Commission Regular Meeting Minutes

Tuesday February 10th

1. Call to Order – 6:30 p.m.

- The regular meeting of the Town of Round Lake Planning Commission was held at the Town Hall and virtually 2/10/2026
- The meeting was called to order at 6:30pm by Ginny Chabek
- Christina Wondergem as Secretary

2. Certification of Proper Meeting Notice (§ 19.84)

- Posted on the town website, Town Hall Posting Box, and Recycling Center by the Town Clerk.
- Attending: Scott Verbek, Ginny Chabek, Don Stover, Kimberly Kayler (virtual), Martin Hanson (virtual), Ed Haugen, and Christina Wondergem
- Audience: Jim Sokup, Jeremy Hill, Todd Gould, Frank Leuschen III

3. Approval/Reordering of Current Agenda approval stover, Ed

- Motion to approve agenda: Stover/Haugen, motion carried

4. Approval of Minutes – January 6th Regular Meeting

- Motion to approve minutes: Stover/Wondergem, motion carried

5. Audience Recognition and General Comments

- Jim Sokup introduced himself to LUPC regarding 7 acres owned on Forest Gate Lane. He communicated a need for rezone on his property, and brought a map to share of the property. Half of the property is zoned RRI, half is zoned AG 1. He encouraged LUPC members to stop over the property, which is densely wooded.

6. Discussion/Possible Action – Town Approval Application – Shipping Container – 12003 W Twin Lake Road (Barrows)

- Shipping container placed on property prior to application, and placed too close to the road.
- Issue discussed by LUPC.
- Representative of property was not at meeting to answer questions for clarity on use.
- Motion to recommend to the Town Board no approval of shipping container permit: Haugen/Stover, motion carried
- Reasons for denial - after effect request, owner not in attendance, high traffic area, unspecified usage, any plans to make it habitable unknown.

7. Discussion and Possible Recommendation to the Town Board – Certified Survey Map – The Preserve (CSM #5428 Combination) – Jeremy Hill / Scott Thiermann

- Jeremy Hill present...easement area purchased for movement into Phase 4 of the Preserve. Deal was made between Hill Construction and Scott Thiermann for a road easement through Scotts property in exchange for outlet buffer zones around his property.
- Discussion by LUPC regarding any effect on the conservation area, and whether it affects the plat.

- Todd Gould of Point North Land Surveying pointed out that outlots cannot be built on, and this does not change the plat or affect the Preserve conservation zone. Motion to recommend to Town Board approval of plat as presented with easement: Hanson/Verbeck, motion carries.

8. Discussion/Possible Action – Development of a Potential Junk or Public Nuisance Ordinance
Scott discussed and asked the board to review and is in favor of a junk ordinance.

- Discussion by LUPC to work on meeting time with Town Board in order to further review.

9. Update – Town Survey: Next Steps for Initiating the 2026 Community Survey

- Kayler gave feedback on logistics for the community survey - not a lot of work, most is done with the extension office, and feels a group of 5-7 would be ideal.
- Verbeck added bringing all community members together to make sure the whole community is involved and all views represented in the town.

10. Update – Report on Parcels Zoned AG and Less Than 5 Acres.

- Chabek had feedback from Jay K at zoning office: He agreed that this should be addressed. There will be an upcoming major rewrite of zoning code in Sawyer County. Thought these parcels could be rolled into that initiative and it could be done as a blanket change.

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

- No comment

12. Future Agenda Items

- Shipping containers
- Fees should be double or triple when you've done something like placed it without permission
- Mud Lake Association committees recommendations to the district council regarding the dam and road

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

- HLVBC - want to continue with the board and get feedback, Planning commission will only get involved if board asks us to
- Regular board agenda: Discussion of Items 15, 16, and 17
- Don Stover, VP of lakes forum, submitted a resolution to DNR regarding response to eurasian water milfoil, and concern over outdated removal methods.
- Discussion of State Assembly Bill 1033, Enhanced Wake State Ordinance - favorable to boat manufacturing industry, unfavorable to lake shores. Towns currently enact restrictions, this bill strips that authority.

14. Schedule for the next meeting

- Tuesday, March 10, 2026

15. Adjournment

- 7:36 pm