

Round Lake Land Use Planning Commission Regular Meeting Minutes

Tuesday March 10th, 2026

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 3/10/2026
- The meeting was called to order by Don Stover at 6:30pm
- 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: Don Stover, Kimberly Kayler (virtual), Christina Wondergem (virtual), Scott Verbeck, Martin Hanson (virtual)
- Audience: Jim Sokup, Sydney Ringheim, Chuxie Burrows, Jim Strandlund, Frank Leuschen
- Jim Strandlund: Extended a thank you of appreciation to the LUPC, and asked council to be prepared for some important conversations over the next couple months.

3. Approval/Reordering of Current Agenda

- Motion to approve agenda: Hanson/Kayler, motion carried

4. Approval of Minutes – February 10th Regular Meeting

- Motion to approve minutes: Verbeck/Hanson

5. Audience Recognition and General Comments

- none

6. Discussion/Possible Action – Rezoning Request – RZN #26-006 – James Sokup and Sydney Ringheim

- Discussion: Jim and Sydney present: Sydney has lived on this property for 57 years, requested to move a portion of the property to RR-1 from A-1. Part of a property is zoned Ag1. Felt that the lot needs conformity instead of pieced out partially to A1.
- Opposition letter: Owner Bradley Markowski - owns a close property and is against this change for fear of it being built up. (present virtually)
- Conor O'Phelan (10753 N. Reynolds Rd.) was against this zoning change. Concerned about increased development in the area. (present virtually)
- Coleman & Jennifer O'Phelan (10759 N. Reynolds Rd.) spoke against the proposed rezone and was also concerned about more development in the area. Maria O'Phelan also has opposition to this zoning change, and owns another property in the area. (present virtually)
- Discussion: Martin pointed out another small 15x15 piece that is also A1. Looked at parcels in the area, and found a number of properties with split zoning. Kayler - properties will fall under the A1 parcels that are currently being discussed regarding re-zones.
- Motion to recommend that we table this item until the Plan Commission and Sawyer County Zoning develop a process for rezoning parcels such as this one. There are currently 20 such

properties and the goal is to develop a process that will correct zoning inconsistencies.,
Hanson/Kayler, motion carries.

7. Discussion/Possible Action – Conditional Use Permit –CUP #26-008 - Matt Iverson

- Matt Iverson in attendance virtually to speak to CUP.
- Motion to recommend approval of CUP #26-008 with conditions 1-5 and amending condition #1 adding the sentence “failure to apply for “Building Permit” within 1 year will result in the cancellation of the CUP., Hanson/Kayler, motion carries.

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

- Chuxie Barrows present, will move in Spring to meet setbacks as required, and plans to use it only as additional storage on her property.
- Motion to recommend approval of the shipping container with the condition that the setback issue be corrected by June 15th, 2026: Verbeck/Hanson, motion carries.
- Discussion: Should the town work on adding additional evaluations for shipping container approvals, and thanks given to Town Clerk from Martin for finding the additional information on shipping containers.

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

- Discussion: Review of sample ordinance, no further discussion.

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

- Discussion: Vicki Palya who was to chair the Survey Committee had to step down. We need to find another person to chair the committee.
- The time line for preparation of the survey is getting short.

11. Future Agenda Items

- Scott: going over the comprehensive plan a little piece at a time during each meeting until it's time to rewrite the plan.
- Martin: add discussion of non-conforming ag parcels.
- Martin: add discussion on whether the town should consider guidelines for shipping containers.

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

- Discussion: none

13. Schedule for the next meeting –

- Next meeting: Monday, April 6th, 6:30 pm

14. Adjournment

- 7:36pm