

Town of Round Lake Land Use Planning Commission Regular Meeting

Monday April 6th, 2026, 6:30 p.m. at Town Hall (10625 N County Road A)

and via Virtual Platform

Join the meeting link:

<https://townofroundlake.my.webex.com/townofroundlake.my/j.php?MTID=m821bcd38393dbf9f775ff5cc26985e96>

Join by meeting number:

Meeting number (access code): **2557 413 6725**

Meeting password: DpWmMTPe882 (37966873 when dialing from a phone or video system)

- 1. Call to Order – 6:30 p.m.**
- 2. Certification of Proper Meeting Notice (§ 19.84)**
- 3. Approval/Reordering of Current Agenda**
- 4. Approval of Minutes – March 10th Regular Meeting**
- 5. Audience Recognition and General Comments**
 - a. Members of the public will have the opportunity to address the Land Use Planning Commission (LUPC). Comments will be limited to three (3) minutes per person and must be directed to the Commission. The LUPC cannot take action on any matter that is not listed on this agenda in accordance with Wis. Stat. Ch. 19 (Open Meetings Law). Individuals wishing to speak are asked to sign in and complete a public comment sheet before the start of the meeting.
- 6. Discussion and Possible Action – Certified Survey Map (CSM) – Combination of Outlots – The Preserve (Jeremy Hill / The Preserve at MBF, LLC)**
 - a. Review of two proposed Certified Survey Maps (CSMs) involving the combination of outlots within The Preserve development, including:
 - i. Combination of Outlots 1 and 2 of The Preserve Phase 3 and Outlots 1 and 2 of The Preserve Phase 5, located in Sections 10 and 15, Town of Round Lake / Town of Hayward, totaling approximately 5.95 acres
 - ii. Combination of Outlot 2 of The Preserve Phase 1 and Outlot 12 of The Preserve Phase 2, located in Sections 11 and 14, Town of Round Lake / Town of Hayward
 - b. Review of lot configurations, acreage, and access as depicted on the Certified Survey Maps
 - c. Consideration of recommendation to Town Board regarding the proposed Certified Survey Maps
- 7. Discussion and Possible Action – Review of Non-Metallic Mining Ordinance Sections**
 - a. Consideration of consistency with the Town Comprehensive Plan

- b. Review of ordinance provisions identified for clarification
- c. Consider that the Ordinance is a result of The Town hiring a legal firm that specializes in assisting communities with these types of issues

8. Discussion and Possible Action – Recycling Ordinance Update (Ordinance 2026-01)

- a. Review of proposed repeal and replacement of Recycling Ordinance to ensure compliance with Wis. Stat. § 287.11 and NR 544
- b. Consideration of updated ordinance provisions including material separation requirements, collection standards, and enforcement provisions
- c. Discussion of updates required for eligibility for State recycling grant funding

9. Discussion and Possible Action – Sawyer County Proposed Solar Energy Systems Ordinance (Version 3.1)

- a. Review of proposed County ordinance establishing standards for solar energy systems and battery energy storage systems, including permitting, setbacks, screening, and decommissioning requirements
- b. Consideration of summary provided to Towns regarding ordinance purpose, classifications (accessory, community-scale, mid-scale, and large-scale), and conditional use permit requirements
- c. Consideration of recommendation to the Town Board regarding approval or denial

10. Discussion and Possible Action – Sawyer County Proposed Data Center Ordinance Amendment

- a. Review of proposed amendment defining “Data Center” and allowing such use only by Conditional Use Permit in the Industrial-One (I-1) District
- b. Consideration of requirements including minimum 160 contiguous acres and associated impacts related to infrastructure, buffering, and compatibility with surrounding land uses
- c. Review of summary provided to Towns regarding purpose and regulatory intent of the amendment
- d. Consideration of recommendation to the Town Board

11. Discussion and Possible Action – Sawyer County Proposed Apartment Ordinance Amendment (C-1 District)

- a. Review of proposed amendment to allow apartments as Conditional Use in the Commercial-One (C-1) District
- b. Consideration of requirements including minimum land area of 10,000 square feet per unit and prohibition within the Shoreland District
- c. Review of summary provided to Towns regarding housing needs and intent of the amendment
- d. Consideration of recommendation to the Town Board

12. Update and Discussion – Rezoning Request (RZN #26-009)

- a. Applicants: James Sokup and Sydney Ringheim
- b. Request to rezone approximately 3.49 acres from A-1 to RR-1
- c. Update that rezoning has been approved by Sawyer County Zoning
- d. Discussion regarding Town process and approach for future rezoning requests

13. Discussion and Possible Action – Junk Ordinance Update (Ordinance 2026-02)

- a. Review of proposed Junk Ordinance regulating accumulation of junk, junk vehicles, and related materials within the Town
- b. Consideration of enforcement procedures including notice of violation, abatement, and penalties
- c. Consideration of postponing joint discussion with the Town Board to a later date

14. Update and Discussion – Town Survey (2026)

- a. Discussion of potential chairperson(s) for 2026 survey
- b. Consideration of deferring survey to 2027

15. Future Agenda Items

- a. Commission discussion of items to be included on the next regular or special meeting agenda.

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

17. Schedule for the next meeting – Establish date and time for the next regular Land Use Plan Commission meeting

18. Adjournment

Discussion and possible action may occur on items specifically noticed as such.

Note: It is possible that members of, and possibly a quorum of, other decision-making bodies of the Town of Round Lake — such as the Town Board, the Plan Commission, or other Town committees and commissions — may be present at this meeting to gather information about subjects over which they may have decision-making responsibility.

Such presence may constitute a meeting of those other bodies pursuant to *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993). No action will be taken by any body other than the Land Use Planning Commission at this meeting, and no action will be taken except as specifically noticed on the agenda.

Notice posted on Thursday, April 2, 2026, by Frank Leuschen III, Clerk, Town of Round Lake.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. Please contact the Town Clerk at (715) 462-9271 to request such accommodation.