

Town of Round Lake Land Use Planning Commission Regular Meeting
Tuesday May 12th, 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=mc9667630e5ea4cc72dfcb3d1029d0c2>

Join by meeting number:

Meeting number (access code): **2559 631 2338**

Meeting password: KKswgaPN322 (55794276 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 – April 6th 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) – Moose Lake Road Property**
 - a. Review of proposed Certified Survey Map located in part of the Southwest Quarter of the Northeast Quarter of Section 25, Township 41 North, Range 6 West, Town of Round Lake, Sawyer County, Wisconsin, involving approximately 5.92 acres including proposed Lots 1 and 2, roadway frontage along Moose Lake Road, ordinary high-water mark references, existing easements, and related access considerations as depicted on the Certified Survey Map, and consideration of recommendation to Sawyer County Zoning regarding the proposal
- 7. Discussion and Possible Action – Certified Survey Map (CSM) – Tiger Cat Flowage / Birch Point Lodge LLC**
 - a. Review of proposed Certified Survey Map located in part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 41 North, Range 7 West, Town of Round Lake, Sawyer County, Wisconsin, involving the proposed division of Lots 10 and 11 of the Plat of Tiger Cat into three lots totaling approximately 4.67 acres, including review of proposed lot configurations, shared driveway easement, joint septic drainfield easement, access from Loon Bay Lane, and consideration of recommendation to Sawyer County Zoning regarding the proposal
- 8. Discussion and Possible Action – Review of Non-Metallic Mining Ordinance Sections**

- a. Current Status of proposed Nonmetallic Mining Ordinance language, review process, and coordination with the Town Board and legal counsel
- b. Review and discussion of Resolution of the Electors No. 2026-01 regarding preservation of Northwoods character, nonmetallic mining operations, and related land use concerns
- c. Reviewing news reporting, articles, editorials, or public coverage published by the Sawyer County Record regarding nonmetallic mining or related Town matters.

9. Status and Discussion – Sawyer County Proposed Solar Energy Systems Ordinance

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

11. Status and Discussion – Sawyer County Proposed Apartment Ordinance Amendment

12. Status and Discussion – Coordination with Sawyer County Zoning regarding possible rezoning of undersized Agricultural (AG) zoned parcels

13. Discussion and Possible Action – Proposed Snow Parking Ban

- a. Review of proposed ordinance concepts and enforcement considerations relating to winter road maintenance, roadway obstruction concerns, emergency vehicle access, snow removal operations, and review of Town Road Use Ordinance No. 8401 D (19) relating to roadway maintenance and use within Town road rights-of-way

14. Discussion and Possible Action – Updating Comprehensive Plan Element Eight – Land Use

- a. Review of existing Comprehensive Plan language and discussion regarding potential updates relating to land use compatibility, preservation of residential character, and future development standards

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 Saturday, May 9, 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.

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Monday, April 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 4/6/26.

The meeting was called to order at 6:31 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, Martin Hanson, Ed Haugen.
Christina Hill and Kimberly Kayler were absent.

Audience – Sara and Pat Delany, Frank Scio, Holly Donato, Cindy and Bill Conger, Cindy Bijold,
Jim Strandland, Frank Leuschen III, Town Clerk, other Town residents.

DRAFT

3. Approval of agenda –

4. Approval of minutes for the March 10th Regular Meeting. Motion to approve minutes: Haugen / Stover, motion carried

Audience recognition – Comments Only

Jim Strandland, Town Chairman spoke to the reason for reviewing the Mining Licensing Ordinance.

5. Discussion and Possible Action – Certified Survey Map (CSM) – Combination of Out lots The Preserve (Jeremy Hill / The Preserve at MBF, LLC).

Jeremy Hill explained that several Out lots which are less than 5 acres on the Preserve property traverse both the Town of Hayward and Town of Round Lake. He showed the locations on the Certified Survey Map. All of these lots are zoned forestry. He stated the Sawyer County Zoning approved. He was unclear whether the owners would receive 2 Tax Bills He was not sure if both Towns would need to approve the Permit to build in an F1 zone district.

Motion to recommend to the Town Board to approve the CSM with the condition that Mr. Hill Clarify the Tax Bill issue, and the Permit issue at the April 9th Town Board Meeting: Hanson / Haugen, motion carried.

7. Discussion and Possible Action – Review of Non-Metallic Mining Ordinance.

6 residents spoke in opposition to any changes to the existing ordinance stating concerns of noise, water contamination, and silica dust.

8 sections of the Comprehensive Plan were reviewed and some issues were identified. It was suggested that a legal review should be conducted.

The Legal Firm that helped develop the ordinance does not want to support the Town moving forward.

This issue will be discussed at the April 9th Town Board meeting and will be on the Plan Commission agenda in May.

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

Revisions to the ordinance were reviewed.

The ordinance needs to be submitted by the end of April in order to continue receiving grant money.

The definition of “Occupant” should be added since it is used throughout the document.

Motion to recommend the Town Board approve Ordinance 2026-01: Verbeck / Hanson, motion carried.

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

Linda Zillmer spoke about the Proposed Solar Energy Systems Ordinance;

It applies to all Towns in Sawyer County.

The moratorium should be extended.

There is a Public Hearing on April 17th.

Motion to recommend the Town Board request the moratorium be extended 6 months: Hanson / Stover, motion carried.

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

Linda Zillmer spoke about the Proposed Data Center Ordinance Amendment;

There is no reference to the amount of power needed or water consumption.

Motion to recommend the Town Board disapprove the ordinance as written and request a 1 year moratorium: Chabek / Hanson, motion carried.

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

Linda Zillmer spoke about the Proposed Apartment Ordinance Amendment (C-1 District).

Concerns regarding utilities (water, sewage, etc.).

Motion to recommend the Town Board reject the proposed ordinance: Hanson / Chabek, motion carried.

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

Sawyer County approved RZN #26-009 to RR-1.

The Plan Commission needs to keep pursuing the rezoning of Ag-1 parcels less than 5 acres.

This issue will be on the May agenda.

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

The joint meeting between the Plan Commission and Town Board scheduled for April 9th will be rescheduled.

14. Update and Discussion – Town Survey (2026).
Motion to recommend to the Town Board that the Town Survey be postponed until 2027, but a new Chairperson should be identified ASAP: Stover / Hanson, motion carried.
 15. Future Agenda Items
Develop procedure for regulating Shipping Containers.
Monthly review of a section of the Comprehensive Plan.
 16. Correspondence – Discussion only; no action will be taken.
None.
 17. Schedule Next Meeting:
May 12, 6:30pm
 18. Adjourn:
8:51 pm
- Don Stover - Recorder

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.

Item will be on February agenda.

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.

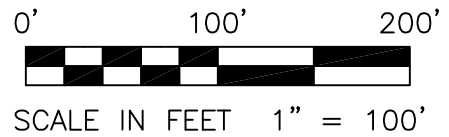
Motion to recommend to the Town Board to deny the rezone request, noting Findings of Fact #'s 2 & 6: Hanson / Haugen, motion carried.

SAWYER COUNTY CERTIFIED SURVEY MAP

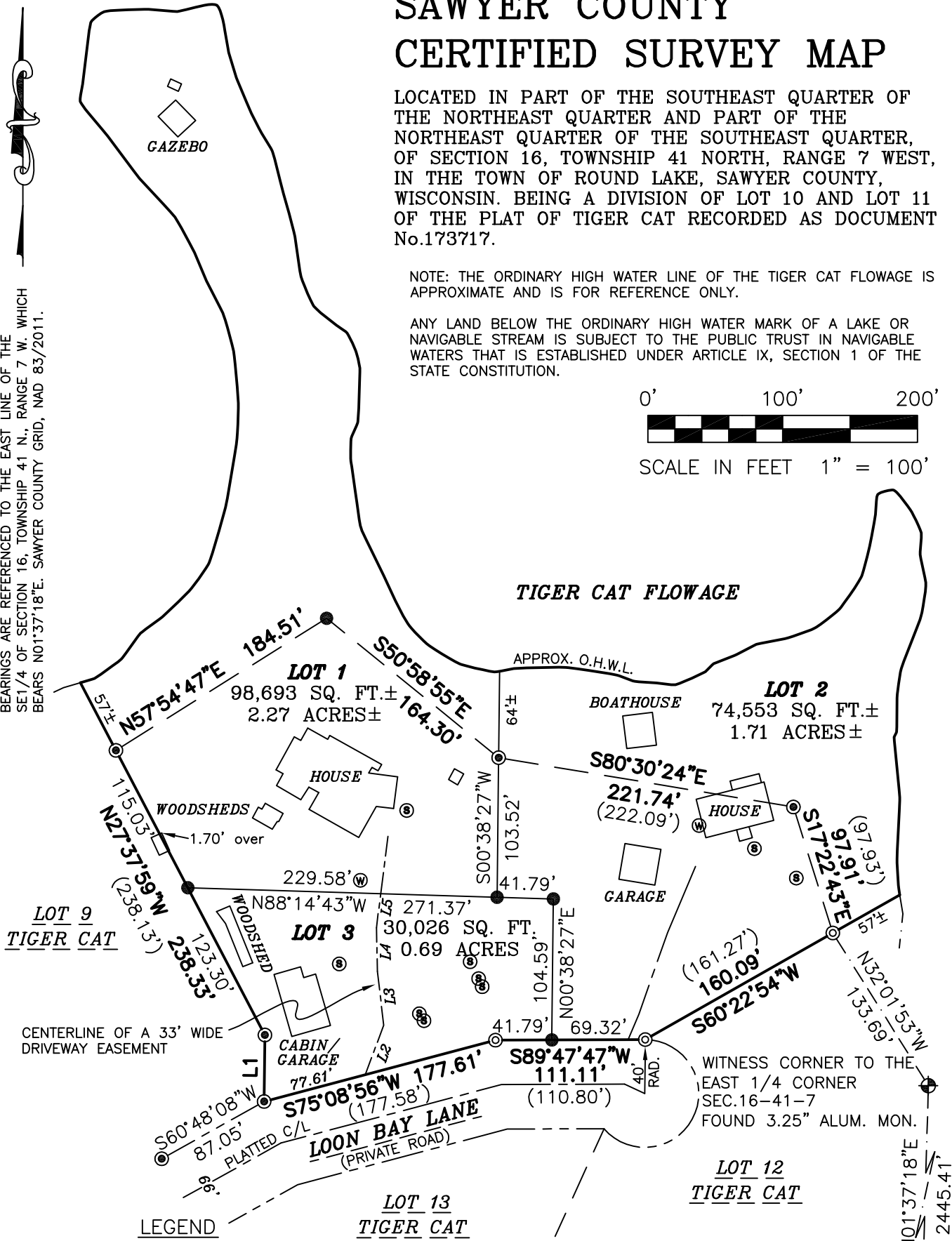
LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 7 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN. BEING A DIVISION OF LOT 10 AND LOT 11 OF THE PLAT OF TIGER CAT RECORDED AS DOCUMENT No.173717.

NOTE: THE ORDINARY HIGH WATER LINE OF THE TIGER CAT FLOWAGE IS APPROXIMATE AND IS FOR REFERENCE ONLY.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 16, TOWNSHIP 41 N., RANGE 7 W. WHICH BEARS N01°37'18"E. SAWYER COUNTY GRID, NAD 83/2011.



LEGEND

- ⊕ Found 3" Axel unless noted.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊙ Found 1.25" O.D. Iron Pipe
- ⊙ Found 1.5" O.D. Iron Pipe
- ⊙ Septic
- ⊙ Well
- (xxxx) Recorded Data

SOUTHEAST CORNER SEC.16-41-7

JOB # 02626

Prepared by:
Jesse Suzan Land Surveying LLC
 Phone No. (715) 558-4668
 13731W Sjostrom Circle
 Hayward, WI 54843

Sheet 1 of 3 Sheets

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter, of Section 16, Township 41 North, Range 7 West, in the Town of Round Lake, Sawyer County, Wisconsin. Being a division of Lot 10 and Lot 11 of the Plat of Tiger Cat recorded as Document No.173717.

LINE TABLE

L1= N00°40'18"E 49.33' (49.38') L2= N20°33'03"E 39.22' L3= N06°49'47"W 40.25'
L4= N01°11'23"W 32.39' L5= N07°11'08"E 25.42'

SURVEYOR'S CERTIFICATE:

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Ryan C. Bailey and Carly A. Bailey, I have surveyed, divided, and mapped a parcel located in part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter, of Section 16, Township 41 North, Range 7 West, in the Town of Round Lake, Sawyer County, Wisconsin, described as follows:

Commencing at the Witness corner to the East 1/4 corner of said Section 16; thence, N32°01'53"W 133.69' to a found iron pipe and the point of beginning; thence, S60°22'54"W 160.09' to a found iron pipe on the northerly right of way of Loon Bay Lane (A private road); thence along said northerly right of way, S89°47'47"W 111.11' to a found iron pipe; thence, S75°08'56"W 177.61' to a found iron pipe; thence leaving said right of way, N00°40'18"E 49.33' to a found iron pipe; thence, N27°37'59"W 238.33' to a found iron pipe on a meander line of the Tiger Cat Flowage; thence along said meander line, N57°54'47"E 184.51' to a set iron rod; thence, S50°58'55"E 164.30' to a found iron pipe; thence, S80°30'24"E 221.74' to a found iron pipe; thence, S17°22'43"E 97.91' to the point of beginning. Containing approximately 203,272 square feet (4.67 acres). Together with all lands lying between the above described meander line, the ordinary high water line of the Tiger Cat Flowage, and the side lot lines extended to said ordinary high water line. Subject to all easements, restrictions, and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed, divided, and described; that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the County of Sawyer and Township of Round Lake in surveying, dividing, and mapping the same.

Jesse B. Suzan
Professional Wisconsin Land Surveyor No. 2635
Fieldwork completed on April 14, 2026

Date

This map is hereby approved this ____ day of _____,
2026 by the Sawyer County Zoning Department.

Jay Kozlowski – Zoning Administrator

TOWN OF ROUND LAKE APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the Town of Round Lake is hereby approved by the Town of Round Lake.

James Standlund, Town of Round Lake Chairman Date

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter, of Section 16, Township 41 North, Range 7 West, in the Town of Round Lake, Sawyer County, Wisconsin. Being a division of Lot 10 and Lot 11 of the Plat of Tiger Cat recorded as Document No.173717.

OWNER'S CERTIFICATE:

I, Ryan C. Bailey and Carly A. Bailey, as members of Birch Point Lodge LLC., do hereby certify that we dedicate a perpetual 33 foot wide driveway easement and a joint septic drainfield easement see (Sanitary Permit 08-083) as shown on this Certified Survey Map for the benefit of Lot 1 and Lot 3 of this survey.

Ryan C. Bailey

Carly A. Bailey

State of Minnesota)
Washington County)

Personally came before me this ____ day of _____, 2026,
the above named Ryan C. Bailey and Carly A. Bailey, to me known to be
the same person who executed the foregoing instrument and acknowledged
same.

(Notary Seal)_____ Notary Public, Minnesota

My commission expires_____.

SAWYER COUNTY CERTIFIED SURVEY MAP

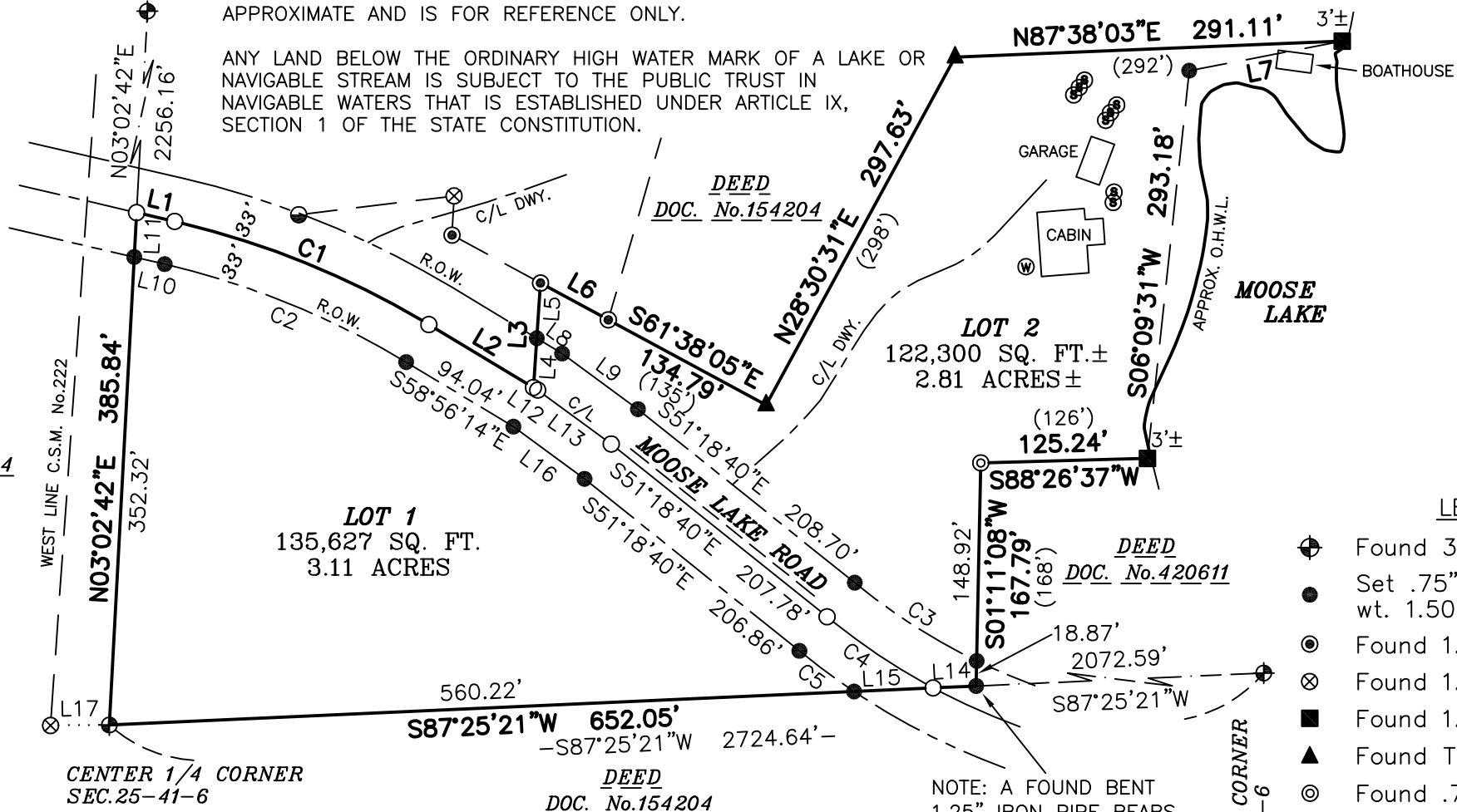
LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 6 WEST, IN THE TOWN OF ROUND LAKE, SAWYER COUNTY, WISCONSIN. INCLUDING ALL OF LOT 1 OF CERTIFIED SURVEY MAP No.1977 RECORDED IN VOLUME 9 PAGE 272 AS DOCUMENT No.186721 AND PART OF CERTIFIED SURVEY MAP No.222 RECORDED IN VOLUME 2 PAGES 5-6 AS DOCUMENT No.138238.

NORTH 1/4 CORNER
SEC.25-41-6

NOTE: THE ORDINARY HIGH WATER LINE OF MOOSE LAKE IS APPROXIMATE AND IS FOR REFERENCE ONLY.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

DEED
DOC. No.319214



LEGEND

- ⊕ Found 3.25" Alum. Mon.
- Set .75" x 18" Iron Rod wt. 1.50 lbs. per foot.
- ⊙ Found 1.25" O.D. Iron Pipe
- ⊗ Found 1.5" O.D. Iron Pipe
- Found 1.5" Angle Iron
- ▲ Found T-Bar with silver cap.
- ⊙ Found .75" O.D. Iron Pipe
- Found 1" Iron Rod
- Calculated Position
- ⊙ Septic
- ⊙ Well
- (xxxx) Recorded Data

JOB # 00926

Prepared by:

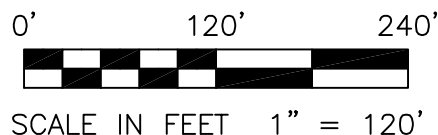
Jesse Suzan Land Surveying LLC

Phone No. (715) 558-4668

13731W Sjostrom Circle

Hayward, WI 54843

Sheet 1 of 3 Sheets



DEED
DOC. No.154204

NOTE: THE LOT LINE BETWEEN LOT 1 AND LOT 2 IS THE CENTRLINE OF MOOSE LAKE ROAD.

NOTE: A FOUND BENT 1.25" IRON PIPE BEARS N01°11'08"E 0.95' FROM THE SET CORNER.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE1/4 OF SECTION 25, TOWNSHIP 41 N., RANGE 6 W. WHICH BEARS S87°25'21"W. SAWYER COUNTY GRID, NAD 83/2011.

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of the Southwest Quarter of the Northeast Quarter, of Section 25, Township 41 North, Range 6 West, in the Town of Round Lake, Sawyer County, Wisconsin. Including all of Lot 1 of Certified Survey Map No.1977 recorded in Volume 9 Page 272 as Document No.186721 and part of Certified Survey Map No.222 recorded in Volume 2 Pages 5-6 as Document No.138238.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	660.98'	206.98'	206.14'	S67°54'30"E	17°56'32"	08°40'06"
C2	627.98'	196.65'	195.85'	S67°54'30"E	17°56'32"	09°07'26"
C3	460.04'	109.14'	108.88'	S57°17'58"E	13°35'32"	12°27'16"
C4	493.04'	96.17'	96.01'	S56°07'06"E	11°10'32"	11°37'15"
C5	526.04'	51.25'	51.23'	S53°20'47"E	05°34'54"	10°53'31"

LINE TABLE

- L1= S76°52'46"E 29.37'
- L2= S58°56'14"E 91.74'
- L3= N03°53'17"E 78.70'
- L4= N03°53'17"E 37.09'
- L5= N03°53'17"E 41.61'
- L6= S61°30'21"E 57.97'
- L7= S79°04'39"W 117.11'
- L8= S58°56'14"E 22.25'
- L9= S53°43'30"E 70.70'
- L10= S76°52'46"E 23.51'
- L11= N03°02'42"E 33.52'
- L12= S58°56'14"E 3.81'
- L13= S53°43'30"E 68.50'
- L14= S87°25'21"W 32.36'
- L15= S87°25'21"W 59.47'
- L16= S53°43'30"E 66.30'
- L17= S89°30'43"W 44.17' (43.82')

SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of the Southwest Quarter of the Northeast Quarter, of Section 25, Township 41 North, Range 6 West, in the Town of Round Lake, Sawyer County, Wisconsin. Including all of Lot 1 of Certified Survey Map No.1977 recorded in Volume 9 Page 272 as Document No.186721 and part of Certified Survey Map No.222 recorded in Volume 2 Pages 5-6 as Document No.138238.

SURVEYOR'S CERTIFICATE:

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Michael P. Dombek, I have surveyed, divided, and mapped a parcel located in part of the Southwest Quarter of the Northeast Quarter, of Section 25, Township 41 North, Range 6 West, in the Town of Round Lake, Sawyer County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 25; thence along the south line of the Northeast Quarter of Section 25, S87°25'21"W 2072.59' to a set iron rod and the point of beginning; thence, S87°25'21"W 652.05' to a found aluminium monument at the Center 1/4 corner of Section 25; thence leaving said south line and along the west line of the Northeast Quarter, N03°02'42"E 385.84' to a point in the centerline of Moose Lake Road; thence leaving said west line and along the centerline of said Moose Lake Road, S76°52'46"E 29.37' to a point; thence along the arc of a curve to the right 206.98', said curve has a central angle of 17°56'32" and a chord that bears S67°54'30"E 206.14' to a point; thence, S58°56'14"E 91.74' to a point; thence leaving said centerline, N03°53'17"E 78.70' to a found iron pipe; thence, S61°30'21"E 57.97' to a found iron pipe; thence, S61°38'05"E 134.79' to a found iron t-bar; thence, N28°30'31"E 297.63' to a found iron t-bar; thence, N87°38'03"E 291.11' to a found angle iron on a meander line of Moose Lake; thence along said meander line, S79°04'39"W 117.11' to a set iron rod; thence, S06°09'31"W 293.18' to a found angle iron; thence leaving said meander line, S88°26'37"W 125.24' to a found iron pipe; thence, S01°11'08"W 167.79' to the point of beginning. Containing approximately 257,927 square feet (5.92 acres). Together with all lands lying between the above described meander line, the ordinary high water line of Moose Lake, and the side lot lines extended to said ordinary high water line. Subject to Moose Lake Road (A Town Road), and subject to all other easements, restrictions, and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed, divided, and described; that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the County of Sawyer and Township of Round Lake in surveying, dividing, and mapping the same.

Jesse B. Suzan
Professional Wisconsin Land Surveyor No. 2635
Fieldwork completed on May 4, 2026

Date

This map is hereby approved this _____ day of _____,
2026 by the Sawyer County Zoning Department.

Jay Kozlowski - Zoning Administrator

TOWN OF ROUND LAKE APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the Town of Round Lake is hereby approved by the Town of Round Lake.

James Standlund, Town of Round Lake Chairman

Date

Resolution No. 2026-01

Resolution of the Electors of the Town of Round Lake, Wisconsin

In Support of the Comprehensive Plan and Preservation of Northwoods Character

WHEREAS, the electors of the Town of Round Lake, meeting at the Annual Town Meeting on this 21st day of April 2026, possess authority under **Wis. Stat. § 60.10** to direct the Town Board, and weigh in on matters of town business; and;

WHEREAS, the electors of the Town of Round Lake Wisconsin cherish our community's distinctive Northwoods character, which is central to the quality of life we enjoy and the reason many of us have chosen to make this town our home; and

WHEREAS, our Comprehensive Plan reflects the shared vision of our residents, prioritizing the preservation of natural beauty, environmental health, and the strong sense of community that defines Round Lake; and

WHEREAS, Ordinance No. 2022-04 represents the established standard of protection; and

WHEREAS, the Town Board unanimously approved a 3,000-foot setback in Ordinance No. 2022-04, recognizing that such a distance is necessary to mitigate significant impacts on groundwater, air quality, and the "Northwoods Character" that drives the local economy and property values; and

NOW, THEREFORE, BE IT RESOLVED, that the electors of the Town of Round Lake, Wisconsin, hereby direct and advise the Town Board to:

1. **Maintain the Integrity of the 3,000-Foot Setback:** Uphold the current standards of Ordinance No. 2022-04 as the minimum protection necessary for residential zones.
2. **Evidence-Based Amendments Only:** Refrain from any reduction in setback distances or "loosening" of measurement methods unless preceded by a Town-commissioned, independent impact study that proves such changes will not degrade residential health or property values.
3. **Adherence to the Comprehensive Plan:** Ensure all future mining-related decisions are strictly consistent with the Plan's stated goal of preserving "residential tranquility."
4. **Transparent Legal Review:** Allow the Plan Commission and Town Board to obtain and publicly disclose an independent legal assessment of any proposed ordinance

changes, including analysis in adherence with the Comprehensive Plan and existing vested property rights.

BE IT FURTHER RESOLVED, that the electors direct the Town Board to submit any proposed ordinance amendment that would decrease mining setbacks to a **non-binding town-wide referendum** to gauge the consensus of the broader community.

BE IT FINALLY RESOLVED, that this resolution stands as a formal declaration of the will of the Town Electors until such time as it is rescinded by a future properly noticed Meeting of the Electors.

Round Lake electors share gravel pit concerns; operator responds

Celia Hiorns Staff Reporter

Apr 29, 2026

The Town of Round Lake electors adopted a resolution during last week's annual meeting to serve as a formal expression of position on the town's non-metallic mining licensing ordinance. That's according to a video of the meeting obtained by the Record.

"I believe this resolution elevates and reflects the voices of the people of the Town of Round Lake," said Cindy Bijold, town elector and author of the resolution.

The resolution directs the town board to maintain in its gravel pit licensing ordinance a 3,000-foot setback from the property line of a gravel pit to the nearest residence; to only make changes based on evidence; to use the town's comprehensive plan as a guide; and to seek legal assistance to assess any potential changes.

It also asks the town board to put any proposed changes to a "non-binding town-wide referendum" to seek the public's input.

Passage of the referendum comes amid a series of discussions over the town's non-metallic mining licensing ordinance, adopted in 2022. The 26-page ordinance regulates various aspects of gravel pits, including setback from residences, groundwater quality, noise levels, operation plans and more.

Town Board Chair Jim Strandlund brought the ordinance forward in February for review and potential amendment. He said a number of areas are in need of clarification or policy change after receiving feedback from gravel pit operators who have taken issue with the ordinance

and from Sawyer County Assistant Conservationist Tim Seidl.

Strandlund has also suggested on numerous occasions that the ordinance in its current form could introduce legal liability though he said he's unaware of any pending litigation. Rather, Strandlund said he wants to proactively conduct a comprehensive review of the gravel pits licensing ordinance.

"We're not just looking at 3,000 feet," Strandlund said of potential amendments to the ordinance last week. "We're looking at the whole kit and caboodle. There are things in there that I can tell you that can create some legal aspects for us."

The issue has quickly become a flashpoint as residents express opposition to major changes to the ordinance and raise concerns over the potential to reduce restrictions on gravel pit operations.

Discussion of the resolution adopted Tuesday revisited a number of these concerns including the ordinance's 3,000-foot setback, potential health impacts, noise levels, property values and protection of local natural resources.

Questions were also raised about why the ordinance is being considered for amendment now. Former Town Board Chair Rolfe Hanson said during the meeting it's not clear who all is in favor of reexamining the ordinance.

"I'm not hearing a whole lot of folks in favor of dismantling or significantly changing our ordinance," Hanson said. "So please, if there's a big contingent of folks who are for it, for the changes, let us know."

Strandlund has declined to identify specifically who has taken issue over which portions of the ordinance since he spoke with them in "confidence." He added he's heard rumors that one of the gravel pits is looking to expand and is worried about legal challenges that could arise as the ordinance is further put to the test.

The Record reached out to each of the operators of gravel pits in Round Lake. All but one did not immediately respond. Darryl Mast, operator of the Highway 77 pit, agreed to an interview about the non-metallic mining licensing ordinance and the town's ongoing discussions over it.

Gravel pit operator weighs in

Mast confirmed he's been in communication with Strandlund about the ordinance but said he's unaware of all the discussion that has taken place since February.

When asked to confirm rumors about whether he's looking to expand his gravel pit on Highway 77, Mast said he's always looking to source additional material but declined to share details about a new pit's potential location.

He also clarified that an "expansion" of his operation would not constitute a greater output of gravel.

"We're not looking to sell any more material than we are today," Mast said. "But obviously we need more area as we sell what's there ... We're not looking to increase our business there."

He added he believes the town's gravel pit licensing ordinance was designed to prevent any new gravel pits from being permitted in Round Lake.

Only one of the gravel pits in Round Lake, the Butterfield pit, has obtained a town license. The town's other conforming gravel pits existed before the current ordinance was adopted and were subject to previous restrictions.

A conditional use permit was issued to the Butterfield pit at the end of 2022, according to county zoning documents reviewed by the Record. The operation plan states that crushing activities will occur at least 1,000 feet from the closest residence. That setback distance reflects the county's regulations rather than the town's stricter guidelines.

Land Use Plan Commission Chair Ginny Chabek said during a recent meeting that the Butterfield pit operator obtained permission from nearby property owners to amend the required setback distance under the town's licensing ordinance.

The ordinance states that its regulations allow for "flexibility" for specific mining operations and that some individual provisions may be adapted as long as minimum standards of protection under the ordinance are met.

Strandlund said the Butterfield pit operator complained about aspects of the licensing process. The operator did not respond to the Record's direct request for comment.

"Under the current ordinance, there's no way to [operate a gravel pit]," Mast said. "There just isn't. It's just too onerous."

He added that he hasn't ruled out filing a lawsuit against the town over the ordinance.

"Put it this way: We've spent a lot of money looking at it, and we will challenge anything we can on it, because it's over and above industry standard," Mast said.

In particular, Mast said he wants the town to reduce its required setback between a gravel pit operation and any residence to 1,000 feet, which would mirror the county's requirement.

He added he would be happy to attend future town meetings to represent his position, answer questions and to speak with residents who have "honest concerns" about his gravel pit operations.

Among the concerns raised last week included potential impacts to property values. One individual cited data that suggests property values decrease with proximity to non-metallic mines.

Mast said he hired an independent real estate agent based in Hayward to conduct a study comparing property sales in close proximity to his gravel pits and those far away from them.

"And there is no evidence, zero evidence, that property values are impacted in any way [by gravel pit operations]," he said of the study's results.

A research brief from the University of Wisconsin–Extension, Cooperative Extension suggests the relationship between gravel mines and property values is complicated. Some studies show a decline in property values associated with gravel pits, or an increased willingness for property owners to pay more for houses further from the operations.

However, much of the existing research includes case studies whose findings cannot be generalized to all communities, according to the research brief.

Another concern raised last week included an allegation from one individual who said there's an appearance of a "quid pro quo" between Mast and certain members of the town board. The individual said Mast purchased a property on Bethel Road and allowed ATV/UTV trails to run through the property to access Twin Lakes Tap.

The bar is owned by Town Board Supervisor Dan Palmer. In exchange for ATV/UTV traffic to the bar, the individual alleged, the town board is now pushing to amend the gravel pits ordinance in favor of operators like Mast.

Mast said the claim is "partially true." He said he purchased the lot near his Highway 77 pit to prevent anyone else, like a resident, from buying it. He did allow ATV/UTV trails to go across his property and access the Twin Lakes Tap. But he said there was no deal made with the town board.

"I own a side by side and we go riding," Mast said. "So it benefits me too. Like I said, we make a lot of money off the ATV industry, so we help them wherever we can to make that industry work."

Neither Strandlund nor Palmer immediately responded to requests for comment on the allegation.

Also last week Tuesday, some residents raised health concerns about silica dust as a byproduct of gravel pit operations.

Expert addresses silica dust concerns

Kent Syverson is a geology professor at the University of Wisconsin-Eau Claire who has worked as a glacial geologist and as a consultant in the frac sand industry. He said "dust" is an imprecise term. When people raise concerns about the health impacts of silica dust, they're probably referring to respirable crystalline silica.

It's microscopic and generated through activities like rock crushing or blasting. That's according to the Occupational Safety and Health Administration (OSHA). Workers exposed to respirable crystalline silica in occupational settings are at risk of silicosis, an incurable lung disease, as well as lung cancer, chronic obstructive pulmonary disease and kidney disease.

Strandlund last week dismissed health concerns from residents by saying there's no silica sand in the area. Mast also asserted there is no silica sand in his gravel pits.

"There's certainly silicates in his mine," Syverson said.

Crystalline silica is one of the most common compounds on earth and it's likely to appear in gravel pits, according to Syverson. It's a characteristic of the glacial deposits associated with the region.

"Now, just to be fair, just because there's silicates there doesn't mean that when you crush them, people living next to the mine are going to be dying of silicosis," he added.

Syverson said he's unaware of any peer-reviewed publications that show people living beyond the fence line of a gravel pit are at risk of silicosis.

Larger, non-respirable dust particles may cause irritation of the nose and throat, particularly in people with preexisting conditions like asthma, according to Syverson. And sometimes "fugitive dust" from a gravel crushing operation will settle on a nearby resident's car or appear as clouds in the air, for example.

Syverson said these impacts are distinct from the risk of silica-related diseases faced by gravel pit workers, who are protected by OSHA regulations. As for fugitive dust, gravel pit operators are usually responsible for mitigating these impacts by using water trucks or paving haul roads, according to Syverson.

"If you are crushing sand and gravel up in Hayward area, you will be crushing silicate rocks," Syverson said. "And if you are a person working in that mine, you should be concerned about the dust that's present there, and about dust suppression within that mine. But it's this idea that people are dying of silicosis around mines — that is something that is commonly put out there to scare people, and it's just inaccurate."

He also said gravel used in local infrastructure "has to come from somewhere" and that the town must decide how much it's willing to pay for that material.

"If they want to just shut down, so that nobody can mine, they can do that," Syverson said. "But they will have an impact economically from that as well, just because it costs a lot to move the material by the ton that doesn't sell for a very high price amount."

Mast said the majority of the material from the Highway 77 pit is used within 10 miles. He added he believes gravel used in projects in Round Lake should come from a gravel pit operation located in Round Lake.

"So I guess my question to the people saying, 'Don't have a gravel pit here,' is: Where do you think it should be?" Mast said. "Which neighbors do you think should put up with it?"

Editor's Note: The Record attended the first two hours of the Town of Round Lake annual meeting on Tuesday, April 21 before leaving to attend the Sawyer County Board of Supervisors meeting the same evening. This report relies on a video of the meeting obtained by the Record for proceedings that took place after 6 p.m.

Celia Hiorns

TOWN OF ROUND LAKE
TOWN ROAD USE ORDINANCE NO. 8401 D (19)

WHEREAS, the Town Board of Supervisors of the Town of Round Lake has the statutorily imposed responsibility for care and supervision of all town roads in the town, and

WHEREAS, there are over 95 miles of such roads within the Town and

WHEREAS, road usage should be in the best interest of the public,

THE TOWN OF ROUND LAKE DOES HEREBY ORDAIN AS FOLLOWS:

I. DEFINITIONS: except where the context requires otherwise, the definitions given govern the construction of the terms in this Ordinance:

A. Road/Highway: Public ways and thoroughfares and bridges on same as laid out and/or statutorily designated.

B. Right of Way: The laid out and/or statutorily assumed total width of a road/highway.

C. Roadway: The portion improved, designated or ordinarily used for vehicular travel, less the adjacent shoulder, being a minimum of 20 feet, as per statute.

D. Ditch Line or Ditches: The distance between the shoulder and the right-of-way line, whether excavated, maintained, or not.

E. Motor Vehicle: A vehicle which is self-propelled shall only be considered a motor vehicle for purposes made specifically applicable by statute.

F. Private Road or Driveway: Every way or place in private ownership and used for vehicular travel only by the owner and those having express or implied permission from the owner.

II. PROHIBITED MOTOR VEHICLES:

A. The following may NOT be operated within the right-of-way of a Town road except to cross as nearly perpendicular thereto as possible:

1. Unlicensed motor vehicles.
2. Unlicensable motor vehicles, including, but not limited to registered all terrain vehicles, privately owned road machinery and excavating equipment, but not including a farm tractor as defined by statute.
3. Motor vehicles with lugs, cleats, tracks or other unusual treads which can do damage to any portion of the right-of-way.

B. Vehicles crossing do so at their own risk and are liable to the Town for any damage caused to any portion of the right-of-way by such crossing.

III. RIGHT-OF-WAY MAINTENANCE, CONSTRUCTION, SNOW REMOVAL AND THE LIKE.

A. The Town of Round Lake by it's Board of Supervisors is responsible for any and all maintenance, tree felling, brush cutting, road construction or reconstruction, graveling, grading, snow plowing and removal and the like from and within the entire right-of-way of any and all town roads. Only individuals and equipment as requested by and under the control of said Town Board shall perform any of said services and functions. Any others so doing shall be considered as trespassing and shall be liable to the Town for same and for damages occasioned thereby.

B. Loggers may not use town road right-of-way for stagings or load logs while on Town roads.

IV. DRIVEWAY PERMITS.

No driveways or private roadways onto and/or connecting to Town road right-of-ways shall be constructed or maintained without a permit therefore from the Town per Town of Round Lake Ordinance No. 31. Construction or maintenance thereof shall constitute a trespass and the adjacent owner and/or one so constructing or maintaining such an unpermitted driveway or private roadway shall be liable to the Town for removal of same and for any and all costs relative thereto.

V. WEIGHT LIMITATIONS.

A. The Town Official in charge of Road Maintenance may:

1. Impose special weight limitations on any such road

or portion thereof which, because of weakness of the roadbed due to deterioration or climatic conditions or other special or temporary condition, would likely be seriously damaged or destroyed in the absence of such special limitations.

2. Impose special weight limitations on bridges or culverts when in his judgment such bridge or culvert cannot safely sustain the maximum weights permitted by statute.

3. Order the owner or operator of any vehicle being operated on a highway to suspend operation if in his judgment such vehicle is causing injury to such highway or is visibly injuring the permanence thereof or the public investment therein, except when Sec. 84.20 of the Statutes is applicable or when the vehicle is being operated pursuant to a contract which provides that the Town will be reimbursed for any damage done to the highway.

B. Owners and/or operators seeking to avoid suspension of operations pursuant to contract as set forth in Section V, A., 3, above, shall provide reasonable contract assurance, in standard insurance/bonding form, which accomplishes the objective of providing the Town with complete reimbursement for any damage done to the road or any part thereof.

C. Owners and/or operators contravening the limitations imposed will be liable for damages and also subject to such other remedies as are deemed appropriate.

VI. REPAIR TO DAMAGE TO ROAD.

In the event of any damage or injury done to any portion of a town road right-of-way, no one shall attempt to repair or fix said damage without specific direction of the Town Board. Said Board of Supervisors reserves the right to inspect and evaluate the damage or injury so as to affix responsibility therefore and to take the appropriate means of repair. Unauthorized repair and/or coverup of damages constitutes a contravention of Section III of this ordinance.

VII. REMEDIES/FORFEITURE.

A. In addition to liability for damages, and associated costs,

restrictions and limitation and in addition to such other legal remedies as are deemed appropriate to enforce compliance herewith, any one found in court, by a preponderance of the evidence, to have contravened any of the aforesaid limitations and restrictions may be required to forfeit not more than \$500. for each incident, together with costs, legal fees and disbursements associated with the bringing of such forfeiture actions and any other enforcement means allowed by law.

B. The provisions of this ordinance shall be enforced by any town board member, authorized employee, or authorized representative of the Town of Round Lake, Sawyer County. The Town of Round Lake by adoption of this ordinance, hereby elects to use the citation method for forfeiture of the ordinance.

Amended this 14th day of October, 1993, by the addition of Section III, paragraph B.

Amended this 29th day of July, 1994, by the addition of Section VII, paragraph B.

Attested to:

Dorothy Pasko
Dorothy Pasko, Clerk

Lyle Swanson
Lyle Swanson, Chairman

Jean C. Laier
Jean C. Laier, Supervisor

Robert McNutt
Robert McNutt, Supervisor

Published 11/17/93
Amend. pub. 10/20/93

Land Use

This chapter describes land use and activities associated with development, zoning, assessment, public defined directives (county, state, and federal governments) and other information useful in land use practices.

Definitions of land use are:

- **Single-family** - Lands with single-family structures designed for human habitation including permanent, seasonal, mobile housing units (not designated mobile home parks) and recreational cabins and cottages.
- **Multi-family** - Lands with two-family or more attached units, apartment complexes, and town homes.
- **Condominium** - Lands with a complex of housing units in which each unit, from the unit walls inward, are individually owned and where all condo owners own the property as a group (association).
- **Recreational Resort** - Lands with structures designed for human habitation where the primary use is rental of recreational cabins and cottages.
- **Mobile Home Park** - Individual or contiguous land parcels under a common ownership and designed or laid out to accommodate three or more mobile or manufactured homes, intended for year-round residency.
- **Agriculture** - Land primarily for growing of croplands, livestock grazing, dairy farming, pastures, cranberry bogs, farmsteads and farming support activities.
- **Commercial** - Office buildings, retail sales establishments, restaurants, rental storage facilities, hotels/motels, inns, and bed & breakfast.
- **Industrial** - Manufacturing and processing facilities, warehousing and distribution facilities, including controlled outdoor storage areas related to industrial facilities.
- **Communications & Utilities** - Cellular, TV and radio towers and related facilities, wastewater treatment facilities, power substations, electric transmission lines, power generation facilities, and pipelines.
- **Transportation** - Public and private railroads, airports, and roads.
- **Institutional** - Government administrative buildings and offices; fire halls/stations; government recycling facilities; hospitals, clinics, and special care-facilities; public schools and colleges; fraternal organizations; cemeteries; churches and other religious facilities.
- **Forestry** - Private and public owned forested lands, including land under forest crop law and applicable U.S. Forest Service lands having special use designations within the Chequamegon National Forest.
- **Open Space** - Private and public owned non-forested lands and fallow fields. Extraction – Quarries, gravel pits and other non-metallic mining operations.

- **Outdoor Recreation** - Public and private lands designed or designated as Town, village, city and county parks and recreation areas; hunting preserves or other designed hunting management areas; golf courses, shooting ranges, and campgrounds.
- **Conservancy** - Public, private, and non-profit lands dedicated to the conservation of wildlife, wildlife habitat, fisheries, natural resources, and scenic/natural beauty.
- **Water (Public Trust)** - Lakes, rivers, perennial streams and ponds.

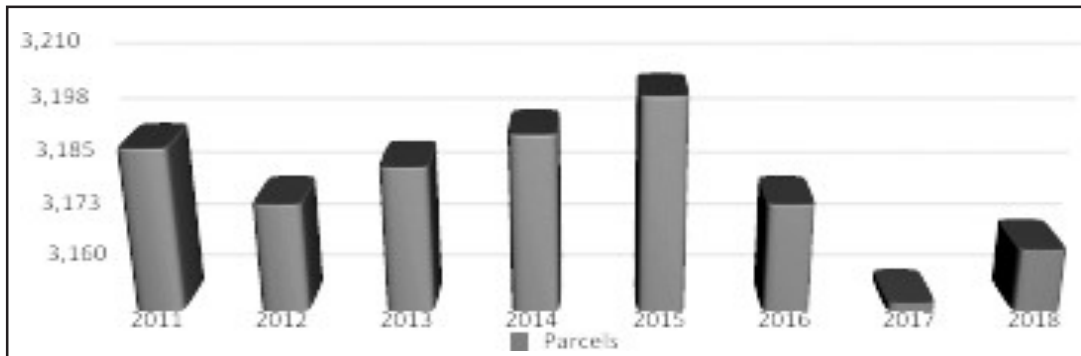
Existing Land Use

The Existing Land Use map (**Map 8.1-Existing Land Use**) is based in part on various data sources, review of Plan Commission members and public input. The Existing Land Use map is not a zoning map. It illustrates how the land “is being used” where as a zoning map (**Map 8.2-Zoning**) identifies districts and its allowable uses. The Existing Land Use map is the foundation for future land use.

Table 8.1: Existing Land Use		
Existing Land Use	Acres	Percent of Town
Residential — Single Family	1005.15	1.31%
Residential — Condominium	39.58	0.05%
Recreational Resort	70.55	0.09%
Agriculture	1553.63	2.02%
Commercial	19.18	0.02%
Industrial	6.69	0.01%
Communications & Utilities	5.42	0.01%
Transportation	1,899.84	2.47%
Institutional	33.95	0.04%
Forestry*	61,867.97	80.52%
Open Space	32.09	0.04%
Extraction	93.76	0.12%
Outdoor Recreation	1,355.78	1.76%
Conservancy	3,040.94	3.96%
Water (Public Trust)	5,807.89	7.56%

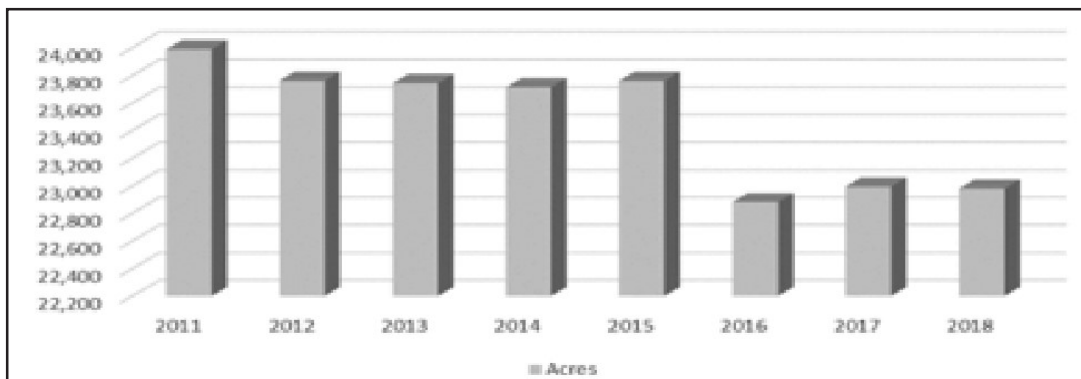
Source: Round Lake Existing Land Use Map. *includes wetlands totaling nearly 19,000 acres

Figure 8.1 Change in Total Assessed Parcels 2011-2018



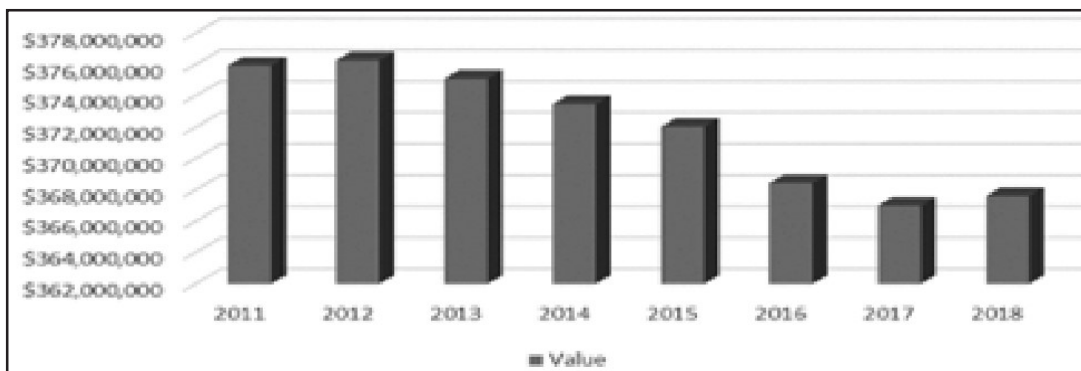
Source: Wisconsin Department of Revenue

Figure 8.2 Change in Total Assessed Acres 2011-2018



Source: Wisconsin Department of Revenue

Figure 8.3 Change in Total Assessed Value 2011-2018



Source: Wisconsin Department of Revenue

Residential Property Tax Assessment Values

Table 8.2: Residential Total Assessment Values 2011–2018		
Year	Assessment Value	Percent Change
2011	\$375,939,700	
2012	\$376,277,200	0.09%
2013	\$375,111,900	-0.31%
2014	\$373,487,500	-0.43%
2015	\$372,042,800	-0.39%
2016	\$368,436,100	-0.97%
2017	\$366,997,300	-0.39%
2018	\$367,617,200	0.17%

Source: Wisconsin Department of Revenue

Zoning Regulations

The Town of Round Lake adopted the Sawyer County Zoning Ordinance. This requires the Sawyer County Zoning Department to enforce County zoning ordinances in the Town of Round Lake. These zoning districts make up the Sawyer County Zoning Ordinance:

- R-1: Residential One District** – This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas, which can be economically and readily served, by utilities and municipal facilities.
- RR-1: Residential/Recreational One District** – This district is intended to provide for residential development and essential recreation-oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.
- RR-2: Residential/Recreational Two District** – This district is intended to provide for residential development and essential recreation-oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources. Permitted use varies slightly from RR-1.
- A-1: Agricultural One District** – This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development, and to provide for orderly development of residential, commercial, and industrial development.
- A-2: Agricultural Two District** – This district is intended to provide for light and hobby farming and related activities and to provide for orderly development of residential, agricultural, and commercial activities in those areas best suited for development.

- C-1: Commercial One District** – This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.
- I-1: Industrial One District** – This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance, or industries requiring outdoor storage for raw materials and/or finished products may be required to provide a screen or fence in accordance with the provisions of Section 7.0.
- F-1: Forestry One District** – This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting certain recreational activities which, when adequately developed, are not incompatible to the forest.
- PUD: Planned Unit Development District** – The PUD District is intended to provide for large-scale residential and/or commercial uses only. This district shall have no definite boundaries until such as approved by the County Board on the recommendation of the Zoning Committee in accordance with the procedures prescribed for zoning amendments by Section 59.69 of the Wisconsin Statutes. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size, and proposed use of all structures and land included in the areas involved.

Table 8.3: Zone District and Acreage — Town of Round Lake			
Zone District	Acreage	Zone District	Acreage
Residential One	7.0	Commercial One	297.0
Residential/Recreation One	6,864.7	Industrial One	178.0
Residential/Recreational Two	434.4	Forestry One	57,959.6
Agricultural One	2,169.6	Planned Unit Development	1.1
Agricultural Two	1,198.3		

Source: Sawyer County Land Information GIS Data

Zoning Dimensional Requirements

Table 8.4: Zoning District Dimensional Requirements, Sawyer County								
	Zoning District							
Requirement	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.1 Building Height Limit*	35'	35'	35'	35'	35'	35'	60'	35'
18.2 Required Lot Area (sq/ft)								
With Public Sewer	10,000**	10,000	10,000	5 acres	5 acres	10,000	1 acre	5 acres
Without Public Sewer	20,000**	20,000	20,000	5 acres	5 acres	20,000	1 acre	5 acres
18.3 Minimum Lot Width								
With Public Sewer	75'	75'	75'	300'	300'	75'	200'	300'
Without Public Sewer	100'***	100'***	100'***	300'	300'	100'	200'	300'
18.4 (a) Yard Required								
Front	30'	30'	30'	50'	50'	10'	50'	30'
Rear	40'	40'	40'	50'	50'	20'	50'	40'
Side								
Principal Building	10'	10'	10'	20'	20'	10'	20'	10'
Accessory Bldg	5'	5'	5'	10'	10'/50'	5'	10'	5'
18.4(b) Yard Required (See Note (1))								
Side Principal Building	10'							
18.5 Floor Area, Residence (sq/ft) See Note 2)								
1 Bedroom	500	500	500	500	500	500	500	500
2 Bedrooms	600	600	600	600	600	600	600	600
3 Bedrooms	700	700	700	700	700	700	700	700

Table 8.4: Zoning District Dimensional Requirements, Sawyer County (continued)								
Requirement	R-1	RR-1	RR-2	A-1	A-2	C-1	I-1	F-1
18.6 Minimum Residence Width See Note (2)	20'	20'	20'	14'	14'	14'	—	20'
18.7 Minimum Lot Depth								
With Public Sewer	—	—	—					
Without Public Sewer	200'	200'	200'			200'		

Source: Sawyer County Zoning Ordinance

*Subject to Section 4.4 Airport Safety Regulations

**Minimum for one-family, add 5,000 sq/ft for each additional unit over one plus any additional area required by applicable Wisconsin Administrative Code A-2 Dimensional Requirements

***On Shoreline Lots, the minimum lot width shall be 100 feet and a minimum of 100 feet of frontage at the ordinary high-water mark.

Note (1): Reduced side lot line setbacks for principal buildings are applicable only if all of the following requirements are met: (1) Only in the Village of Stone Lake Original Plat, Village of Stone Lake First Addition and Village of Stone Lake Outlots all located in S19, T 39N, R 9W (2) By ordinance adopted by the Town of Sand Lake Board and (3) On public sewered and public water supplied lots only.

Note (2): Requirements may be reduced with the approval of a Variance per Section 11.3.

Shoreland–Wetland Zoning

The Sawyer County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county and includes lakes class development standards.

<https://www.sawyercountygov.org/DocumentCenter/View/1974/Shoreland-Wetland-Protection-Ordinance-effective-04-19-17-amended-01-17-01-19?bidId=>

Floodplain Ordinances

Sawyer County has an adopted Floodplain Zoning Ordinance. It can be found at:

<https://www.sawyercountygov.org/DocumentCenter/View/242/Floodplain-Ordinance-Updated-August-17-2015-PDF?bidId=>

The official floodplain maps for Sawyer County can be found in the Federal Emergency Management Agency (FEMA) Flood Map Service Center at <https://msc.fema.gov/portal/home>.

Private Sewage System Regulations

The Wisconsin Department of Commerce and Sawyer County are jointly responsible for the regulation and monitoring of private on-site wastewater systems (POWTS). The Sawyer County Private Sewage System Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county in accordance with Wisconsin Statutes. <https://www.sawyercountygov.org/DocumentCenter/View/1710/1-2011-Private-Sewage-System-Ordinance?bidId=>

Metallic and Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources.

Metallic minerals occur in rare, naturally formed concentrations known as mineral deposits.

These deposits can consist of a variety of metallic minerals containing valuable metals such as nickel (pentlandite), copper (chalcopyrite), zinc (sphalerite), lead (galena), gold, and vanadium.

Vanadium is a nonferrous metal that is rare in nature but useful to strengthen steel or titanium. One of its largest deposits in North America is in Sawyer County. The DNR is the state agency with primary responsibility for regulating environmental aspects of metallic mining activities.

<https://dnr.wi.gov/topic/mines/metallic.html>

Presently, there are no metallic mineral mines in Round Lake. On June 21, 2018, the Sawyer County Board of Supervisors passed the Metallic Mineral Exploration, Prospecting, Bulk Sampling, Mining and Reclamation Ordinance 2018-01-Zoning. The entire document is found at <https://www.sawyercountygov.org/DocumentCenter/View/1705/2018-01-Mining-Ordinance>. The Sawyer County Zoning ordinance was amended such that metallic mineral exploration, prospecting and bulk sampling shall be permitted in I-1 Industrial One District only.

Non-metallic resources include stone, sand, gravel, rock, limestone, or similar material from natural deposits. The most common examples of nonmetallic mines are quarries and pits. County and local zoning bodies are responsible for all mine siting requirements and regulation as well as regulating mine operations other than reclamation activities. This document is found at <https://www.sawyercountygov.org/DocumentCenter/View/1832/Non-Metallic-Mining-Ordinance-May-21-2015?bidId=>. The DNR Storm Water Management Program may require mine operations to have Wisconsin Pollution Discharge Elimination System (WPDES) permits. Some mining operations will need to obtain air permits from the DNR Air Management Program as well. <https://dnr.wi.gov/topic/mines/nonmetallic.html>.

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for non-metallic mine reclamation. Sawyer County's Zoning Ordinance, Section 6.0 Regulation of Special Uses, includes regulations dealing with metallic and non-metallic mineral resource development and closure. The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to

wind and water erosion. After reclamation, many quarries become possible sites for small lakes. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighbors, and to identify areas that may have additional transportation needs related to trucking. There are eight non-metallic sites within the Town of Round Lake (approximately 93.8 acres). Active non-metallic mining sites are located along State Highway 77, Moose Lake Road, and Chippewa River Road (**Map 8.1**–Existing Land Use).

Table 8.5: Town of Round Lake Land Supply		
	Acres	Percent of Total Land Area
Land Ownership Factors		
Town Lands	315.52	0.42%
County Land	2,917.62	3.86%
State Lands	2,077.32	2.75%
Federal Lands	36,881.94	48.75%
Total	42,192.40	55.77%
Existing Land Use Factors		
Existing development	3,174.12	4.20%
Existing agricultural/open space areas	1,585.726	2.10%
Managed Forest Law MFL	2,041.896	2.70%
Forest Crop Law FCL	849.82	1.12%
Private Forest (not MFL or FCL)	12,063	15.95%
Total	11,287.32	14.92%
Environmental Factors		
Surface Waters	5,775.3	7.64%
Wetlands	18,452.7	24.41%
Slopes (20% and Greater)	747.2	0.99%
Constraints Analysis		
Public	42192.40	55.77%
Existing Land Use	3,174.12	4.82%
Surface Waters	5,775.3	7.64%
Wetlands	18,452.7	24.41%
Steep Slopes	747.2	0.99%
Total Constraints		92.99%
Total Area	75,648	100%
Remaining Land Area		7.01%

Source: NWRPC GIS Analysis, various data sources

1. Acres of wetlands occur in other existing use or ownership category
2. Acres of steep slope areas occur within other existing use or ownership category

Future Land Use

Anticipated Trends Impacting the Town of Round Lake

- The average age of households will continue to increase, as seasonal homes become year-round residential structures.
- Year-round residents, seasonal residents and rental visitors will continue to seek recreational resources found throughout the Town.
- Increased traffic will occur on the roadway system to accommodate more residents and visitors to the area.
- Fragmentation of the forest/woodland areas to accommodate residential development may continue.
- Demand for rural housing will continue to increase, coupled with increased demand for larger parcels of land.
- Shoreland development will continue to be in demand, with second tier shoreland development growing, as lakes become more developed and priced out of reach to local residents.
- Demand for waterfront property will continue, with increased pressure to develop smaller lakes and riverfront property.
- Water quality concerns will increase due to increased development and tourism.

Source: Town of Round Lake and Northwest Regional Planning Commission

The Future Land Use map (**Map 8.3**) delineates broad categories of future land use which in most cases, is consistent with the Existing Land Use and represents a continuation of the current situation. In some cases, the future category may be a recommended or anticipated shift in use.

Table 8.6: Future Land Use		
Category	Acres	Percent of Town
Agriculture	1,441	1.9%
Commercial/Light Industrial	270	0.3%
Light Industrial	95	0.1%
Communications/Utilities	5	0.01%
Conservancy	953	1.2%
Extraction	74	0.1%
Governmental/Institutional	4.83	0.01%
Parks & Recreation	74	0.1%
Private Forest	23,943	31.7%
Public Forest	41,780	55.2%
Shoreland Regulated Zone*	14,369	19.0%
Residential Expansion Area	1,169	1.5%
Water	5,750	7.6%
Wetland*	20,261	26.7%
Source: NWRPC GIS Analysis. *Acreage represented within multiple other future land use categories.		

Future land use categories are defined as follows:

- **Agriculture** - Generally those areas where future agricultural practices are expected to continue during the planning period. Minimum density thresholds within this category are one home per five acres.
- **Commercial/Light Industrial** - There is no single commercial core found in the Town, but instead commercial developments are scattered throughout the Town at key intersections or other areas. Light industrial activity is limited to a very small area of the Town. In areas where no sewer service is available a minimum lot area of 20,000 square feet is recommended for commercial / industrial / manufacturing use.
- **Communications/Utilities** - Current or future locations for development of communications facilities or utilities.
- **Conservancy** - Areas where unique characteristics are present that should ideally be preserved and maintained in their natural state.
- **Extraction** - Current or future locations for mining operations.
- **Governmental/Institutional** - Includes government administrative buildings and offices, fire halls, government recycling facilities, hospitals, clinics, and special care–facilities, public schools, colleges, fraternal organizations, cemeteries, churches and other religious facilities.
- **Parks and Recreation** - Includes existing mapped outdoor recreational areas and future areas for park and recreational development, whether private or public, including hunting preserves, designated hunting management areas, camping areas, motorized and non–motorized recreation areas.
- **Private Forest** - Areas where the Town has seen growth in residential development and is anticipated to continue to see this activity. In order to protect the natural resource base (woodlands and wetlands) in these areas and to promote low density developments, it is recommended that development be limited to a minimum lot size of 5 acres with one single family dwelling and no further subdivision of the lot within this area.
- **Public Forest** - Areas under public ownership (county, state, or federal) where no planned residential, commercial, or industrial development is projected over the planning horizon.
- **Shoreland Residential** - Shoreland areas are represented by the lakes and rivers in the county zoning ordinance classification system and adhere to defined development densities. These areas may include residential, recreational resort, commercial and other activities as allowed by use within the Sawyer County Zoning Ordinance.
- **Residential Expansion Area** - Areas identified as Residential Expansion have been identified for residential development where the minimum density of 1 home per 3 acres.
- **Water** - Lakes, rivers, perennial streams and ponds, in Public Trust.
- **Wetlands** - Areas exhibiting traits supporting wetlands due to soils, plants and hydric conditions.

Projected Land Demand

Table 8.7: Residential Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Residential	3,828	3,830	3,854	3,856	3,859	3,853	3,867	3,856

Source: Wisconsin Department of Revenue 2011–2018

Table 8.8: Projected Residential Acres 2020–2045					
	2020	2025	2030	2035	2045
Residential	3,866	3,880	3,895	3,910	3,926

Source: Northwest Regional Planning Commission

Table 8.9: Commercial Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Commercial	231	230	264	267	238	238	241	241

Source: Wisconsin Department of Revenue 2011–2018

Table 8.10: Projected Commercial Acres 2020–2045					
	2020	2025	2030	2035	2045
Commercial	237	231	225	218	211

Source: Northwest Regional Planning Commission

Table 8.11: Manufacturing Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Manufacturing	37	37	37	37	37	37	35	35

Revenue 2011–2018

Table 8.12: Projected Manufacturing Acres 2020–2045					
	2020	2025	2030	2035	2045
Manufacturing	35	34	32	31	30

Source: Northwest Regional Planning Commission

Table 8.13: Agricultural Assessed Acreage 2011–2018								
	2011	2012	2013	2014	2015	2016	2017	2018
Agricultural	1,390	1,386	1,392	1,391	1,382	1,383	1,379	1,420

Source: Wisconsin Department of Revenue 2011–2018

Table 8.14: Projected Agricultural Acres 2020–2045					
	2020	2025	2030	2035	2045
Agricultural	1,398	1,404	1,412	1,419	1,426

Source: Northwest Regional Planning Commission

Protecting Private Property Rights

The purpose of planning future land uses is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their community vision. Wisconsin law holds private property ownership in high regard. Landowners are prohibited from using their property in a manner that jeopardizes public health and safety or “unreasonable” interference with another landowner’s use of their property. The Sawyer County Zoning Ordinance prescribes the allowable use of property by zone district.

Various constraints are present throughout the community, including natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. Lands under public ownership are excluded from the overall developable land base.

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