

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.

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.