

ROUND LAKE PLAN COMMISSION REGULAR MEETING MINUTES

Tuesday, June 9, 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 6/9/26.

The meeting was called to order at 6:30 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, Ed Haugen, Julie Shaffer, Martin Hanson (virtually).

Audience – Sara and Pat Delany, Holly and Mike Donato, Jen Corlett, Cindy Bijold,
Christiana Wondergen, Maribeth Gray, Tom Tungseth, Mrs. Levendusky.

DRAFT

3. Approval of agenda – Approved.

4. Approval of minutes for the May 12th Regular Meeting. Motion to approve minutes: Hanson / Haugen, motion carried

5. Audience recognition – Comments Only – None.

6. Board Report for May – Don/Ginny

The Special Meeting regarding the proposed “Junk Ordinance” was reviewed. A decision was made that no ordinance would be pursued at this time.

2 CSM’s, Moose Lake Rd., Birch Point Lodge were reviewed.

7. Discussion and Possible Action – Role of the Plan Commission Regarding the Nonmetallic Mining Ordinance.

Ginny outlined 3 important aspects of the Role of the Plan Commission regarding providing guidance to the Town Board;

1. As representatives of the Comprehensive Plan regarding Land Use

2. As described in the Town of Round Lake Plan Commission Ordinance regarding input on ordinances in general.

3. As a group of appointees interested in using their skills in support of the Town

Town Chairman has sent the Nonmetallic Mining Ordinance to Legal Counsel for review.

No action can be taken regarding changes to the ordinance until Legal Review is complete.

Mathy, Milestone, TKC Real Estate Holdings, LLC., has 2- 40 acre parcels, one parcel already has a pit. Select Material has taken existing ATV Trail and widened it into a roadway. Possibly to be used for Expansion of gravel pit.

The Butterfield Pit has transferred ownership. No notification to the County or Town. The pit was licensed in 2024.

Public Comments;

Pat Delany – The Towns Nonmetallic Mining Ordinance is legal and enforceable. Select and Butterfield should be held responsible for compliance with the ordinance.

The Town should enforce the ordinance.

Why didn't MEA (the Legal Firm that wrote the ordinance) represent the town?

Cindy Bijold – regarding Select Material no DOT or DNR permits for the new expanded road.

The Town's ordinance is legal and enforceable.

Select Material should be held to the Town's ordinance enacted in July 2022.

Holly Donato – Referenced the Wisconsin Town's Association Act 12.

Motion to recommend the Town Board request a report from the county for all active

Nonmetallic Mining CUP's in the Town of Round Lake with detail regarding their status on compliance with all of the conditions of the CUP and stipulations of their Operational plans.

Hanson / Chabek, motion passed

Motion to recommend the Town Board allocate a budget for inspections of gravel pits by

Qualified inspectors of Nonmetallic Mining operations.

Hanson / Verbeck, motion passed

8. Status – Town Junk Ordinance.

The ordinance was discussed at the May 13th Special Meeting and it was decided to not pursue an ordinance at this time.

9. Status – Sawyer County Zoning Proposed Solar Ordinance

The ordinance was approved by Sawyer County.

10. Status – Sawyer County Zoning Proposed Data Center Ordinance
Sawyer County will not have a specific ordinance. It will be covered in the County’s Zoning Ord.
11. Status – Sawyer County Zoning Proposed Apartment Ordinance Update.
The ordinance was approved by Sawyer County.
12. Status – Meeting with Sawyer County Zoning on Possible Rezones
The meeting with Sawyer County Zoning is scheduled for June 11th at 9am.
13. Discussion and Possible Action – Proposed Snow Parking Ban
Plan Commission Chair to inform Town Board that the PC is making further changes.
14. Discussion and Possible Action – Updating the Comprehensive Plan, Element Eight: Land Use.
A new updated Land Use map is being created by Sawyer County.
PC will review at the July 7th meeting.
15. Correspondence – Discussion Only on Items of Correspondence
 - a. Town Survey – Could this be led by a third party rather than trying to enlist people from the Town?
Town Survey must be completed by 2029.
UW Extension has the platform and can support the Town in completing the survey.
PC Chair to reach out to UW Extension.
Ad-Hoc Committee to be formed.
16. Future Agenda Items.
Road ordinance updating
Town Survey – UW Extension
Possible schedule change for Plan Commission meetings to allow Town Board more time to review Information.
17. Schedule Next Meeting:
July 7, 6:30pm
18. Adjourn:
8:41 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.