

## ROUND LAKE PLANNING COMMISSION MINUTES

Tuesday, May 7, 2024

1. Call to order

A meeting of the Town of Round Lake Plan Commission was held virtually on 2/9/22.

The meeting was called to order at 6:30 pm by Ginny Chabek with Don Stover as secretary.

2. Certification of meeting posting – Posted in all 3 locations and on website.

Attendees - Ginny Chabek, Don Stover, Dave Neuswanger, Martin Hanson,  
Kimberly Kayler (virtually)

Audience - Sara & Pat Delany, Jeremy Hill, Todd Gould, Mr. Scheffler, Jim Strandlund,  
Scott Verbeck

3. Approval of agenda - Motion to approve agenda: Hanson / Stover

4. Approval of minutes for April 9, 2024 Regular meeting - Motion: Stover / Neuswanger

5. Audience recognition – Comments Only

Jim Strandlund – Meetings should be scheduled later in day for those who work.

Comments on April 30 walk down of Mosquito Brook Subdivision that  
Board members should have been invited.

6. Shaw Certified Survey Map TimberDoodle Subdivision

Mr Scheffler to designate Lots 1 & 2 (East Side) build on north side only.

Motion to approve Neuswanger / Hanson with listed condition.

7. Update on status on Special Use Land Use Application for a year-round or seasonal dwelling on F-1 zine district Hill Construction, LLC

Update only – Northern Wisconsin Based Engineers hired for environmental work. Per Jeremy Hill no wetland permit is needed.

8. Review/Discussion: Review notes from onsite information gathering session on Proposed Mosquito Brook Subdivision by Dave Kafura and Dave Neuswanger.

Dave Neuswanger reviewed – Wetland areas identified approx. 12.

Other areas previously identified as wetlands were actually not.

Old dam being removed by DNR.

Ordinary high water mark could not be determined.

Setbacks – 75 feet from present trail, 40 feet from wetland.

Perimeter of trail to be protected.

Slopes – mostly sand found as primary makeup.

Some areas of property might not pass perk test.

Environmental Impact Analysis must be requested / approved by County Zoning Administrator.

9, 10. Chair request for goals from Commission;

Model for future subdivisions

To preserve / protect the natural beauty of the area.

Apply County / local ordinances to protect people & property.

Questions regarding project;

Why 3 phases? County will not allow full plat to be done in sections.

Order of phases? 1 & 2 expected to be done together, phase 3 to follow.

Types of homes? Single family. No trailers or modular homes.

Common water and sewers? No

Roads? Gravel, 22 feet wide with shoulders.

How will Home Owners Association transfer? Approximately 75% of occupancy.

Conservancy? Ordinary high water mark will be the boundary, once all permits are in

Place a document will be sent to the town.

9. Motion to approve Hanson / Kayler without conditions  
3 to 2 vote, motion passed
10. Motion to approve Hanson / Kayler without conditions  
3 to 2 vote, motion passed
11. Proposed Zoning Ordinance Amendment – Storage Shed Exemption  
Motion to deny Hanson / Neuswanger
12. Board Meeting Report  
Ginny will provide updates to Town Board in the same way that Ann did in the past.  
Other items;
  - a. Follow up on Cummings Horse CUP response from Sawyer County Zoning
  - b. Recreation Plan funding proposal in on Town Board Agenda
  - c. Asked Town Board to determine if the Good Neighbor handbook can be posted on the Town Website
13. Status on Multi-Dwelling Development Zoning Ordinance update  
Don reported that a new survey will be sent to the towns in June.
14. TORL Water Testing Program 2024 update  
Don reported 1 person has already signed up, County will require 40 to 50 participants to make program worthwhile for them. Next meeting date is May 23<sup>rd</sup>.
15. Update on Town Survey  
Kimberly reported 2 possible options;
  1. UW Extension to develop survey
  2. UW Extension to analyze dataCarl Green assisting in process development
16. Next meeting – June 11, 6:30pm
17. Adjourn, 8:31pm  
Don Stover Recorder