

A meeting of the Town of Round Lake Plan Commission was held in person and virtually at the Town Hall on April 9th, 2024.

Members present – Ann Berlage, Don Stover, Ginny Chabek, Martin Hanson, Dave Neuswanger

Audience members present – Jeremy Hill, Christina Hill, Patrick Delaney, Sarah Delaney, Bart Vitcenda, Stephen McIntosh

1) Call to order at 6:30 pm

Meeting called to order by Ann Berlage at 6:30 pm

2) Certification of meeting posting

Ginny Certified that the meeting is posted on the website and at the Town Hall

3) Approval of Agenda

Motion by Don, 2nd by Martin, all approved, Motion carried.

4) Approval of Minutes: Regular Meeting March 12th, 2024.

Motion by Martin, 2nd by Don to approve with noted changes, all approved. Motion carried.

5) Audience Registration and General Comments - None

6) Discussion/Action: 5 Year renewal of Conditional Use Permit #13-005,, Non Metallic

Mineral Extraction Operation including Rock Crusher, A-1 Plumbing, Heating and

Excavating Inc. Originally Approved June 21, 2013, renewed April 16th 2019

Bart V. here to represent A-1 for renewal of the operation plan.

Discussion – on addition of statement regarding crushing in January or February if possible in order to reduce the duration of crushing during summer months. Mr V explained that was an option to help the Town reduce noise during the summer months, if possible to get a crusher in the pit during the winter.

Motion made by Martin to recommend approval of the renewal with strike the handwritten note on crushing in January and February and adding operation from January- December

2nd by Don. All approved Motion carried.

*Note – The operation plan states 2 different numbers for distance from the nearest home. Bart is going to clarify the distance from a home as it is listed as over 1300 ft., or 1800 ft.

7) Board Meeting Report – Ann Berlage

Ann reported on the shipping container request

Mr. Hill withdrew his request from consideration for the Commission at March meeting

Proposed Town Subdivision ordinance

Motion to compile the Spider Lake survey data

Status on Cummings CUP – closed

Multidwelling ordinance changes recommendation to deny

Ground and surface water baseline testing sub-committee restarting in May

Short term rental ordinance status

Town Neighbor handbook status

Update on Wake Boat status

8) Discussion/Action: Special Use Land Use Application for the construction of a “yearround, or seasonal” dwelling on F-1 zoned district: Hill Construction LLC. Along

with Proposal to Change Conservancy Status of Mosquito Brook Flowage.

Ann provided background information for the Commission on how to approach this issue.

- Land Use Plan Commission Purpose and Review Process

The Town established the Plan Commission to create, oversee and execute the Comprehensive Plan. Plan is to be updated every 10 years. This includes the Future Land Use map. Commission must weigh the agenda items against the plan.

- Clarification of “Special Use Application”

Ann had some discussion with Jay on Special Use Permit. There is reference to Conditional Use but the actual process for building in a F1 district is Special Use. Section 8 of the Plan covers Land Use and this is the section that the Commission should consider when reviewing the application. A Special Use permit can have conditions.

- Aerial and Historical review of property

Data available from Martin and Mr. Hill including aerial photos from the past and present.

- Environmental Impact Analysis/ NEPA assessment

Plan Commission has a list of criteria for requesting an environmental impact assessment.

- WDNR Mosquito Brook Dam and Conservancy Letter

Dave N. and Ann sent a letter to the Dam Safety Engineer regarding the condition of the current dam and the potential of donors to provide funding to remove the dam. This includes removal of the beaver dam. DNR is checking with legal to see how to properly notice the removal of the structure to the public.

The Mosquito Brook is a Class 1 trout stream and the future land use map in the Comprehensive plan reflects the communities’ commitment to preserving it.

Going through the process to change the comprehensive plan is lengthy and may not be necessary since the ethic is shared with the Hills on preserving this important resource.

Dave Kafura, a former DNR naturalist and hydrology expert currently with the Wisconsin County Forests Association, who is familiar with the property has offered to review the property and give his feedback on the impact of houses, wells, septic systems, that may be built there. Efforts to contact him prior to the PC meeting were not successful.

Mosquito Brook is designated as an Outstanding Resource by WI DNR. Any Outstanding Resource is considered the highest quality and receives special protection.

Both Mr. and Mrs. Hill stated that they want to go forward with conserving the area inside the OHWM of the old flowage. He referred to the process that a subdivision plat must include a stormwater management plan as the DNR's responsibility.

Ginny asked why are we bypassing that process for the first house? Mr. Hill stated it was because he can't ask for a permit after the plat is presented. His desire is get one house in before the plat review process.

Discussion continued with audience input that building one house as a marketing tool may be a good plan. Having it occupied may not be due to limitation of services.

Motion by Ginny to recommend to the Board that they table the special land use permit until May while the plan commission gathers additional information from a trusted resource, and while the Hills create a legal declaration of intent to put the property they desire in permanent conservancy.

2nd by Don

Chair Berlage requested a roll call vote.

Dave N. – no, Don S. – yes, Martin H. – yes, Ginny C. – yes, Ann B. - no

3-2 for approval.

Those opposed were open to going ahead with one house while completing the due diligence of environmental impact and the Hills' declaration of intent of conservancy. Motion carried.

- Moratorium – This item was not discussed.

9) Status: Land Use Application for Shipping Container- Michael and Wendy Ahrens - Closed

10) Status: Proposed Town Subdivision Ordinance

Rolfe and Ann spoke about this and will have additional information for the Board. The commission supports pursuing it further and engaging legal support.

Perhaps review the City of Eau Claire Subdivision Ordinance.

11) Status and Discussion: PC Resolution 01-2023: Safe and Creative Action Initiative for ATV/UTV traffic.

- Spider Lake Survey Data – Dave indicated that he had stopped reviewing the data after the county's vote on ATV/UTV road use on county trunk highways. Discussion to review the data to see what other areas of the survey may be helpful to the Town of Round Lake. Plan

Commission is trying to decide whether to do a new survey or not prior to the requirement in 2028.

- Consideration of Sub-Committee – Desire for the Commission to gather some information on what is required to do a survey. Dave is willing to do more research on the survey data. Kimberly has voiced strong support for doing a survey now. The Commission is split on waiting to do the 10 year survey on schedule. Whenever a survey is done, the whole comprehensive plan survey should be included rather than targeting certain topics. Ann to ask Kimberly if she is willing present pros/cons information in the next meeting.

12) Status: CUP 23-027 Cummings-Response to Letter

No response from zoning on the letter.

13) Status: Sawyer County Zoning Multi-Dwelling Development Ordinance

Amendment development process (Don Stover)

Since the Town approved the ordinance update, the County Zoning met and found that the majority of Towns did not approve the ordinance. Updates are being made with the expectation that it will be recirculated to the Towns.

14) Status: Ground and Surface Water Baseline Testing sub-committee report

- Don Stover

Program starts again in May. Don working with Matt McKay at the county.

15) Status: High-Capacity Wells – no update

16) Discussion: Parking Ordinance

- Ginny – no update

17) Status/Discussion: Outdoor Recreation Plan

Item is on the upcoming Board Meeting Agenda regarding funding for assistance from NWRPC on development of the plan.

- TAP Grant – Ginny to find out when selections will be posted

18) Status and Discussion: Short-term rentals

County Ordinance development – Ginny

Ad Hoc Committee agreed to move the Draft Ordinance to the County Committees of Jurisdiction for the next step in review.

19) Discussion: Development of a Town of Round Lake Neighbor Handbook

Ann to ask the Board if they have space and desire to put it on the Town webpage.

20) Update and Discussion: Wake Boats

Current bills in the Wisconsin legislature are not moving forward. Anticipating more action on both sides as summer arrives. Discussion on who has jurisdiction and where is the right level for enforcement.

21) Discussion: Buildings at the Recycling Center – Please ask the Board if they have a plan for the buildings. This may not be an item for the Plan Commission to take on.

22) Future Agenda items - none

23) Update: Plan Commission Memberships –

There is no requirement for a Board Liaison on the Plan Commission as the Chair will report to the Board each month on the status of open items. Don will continue to serve on the Plan Commission.

Ginny has accepted appointment to Chair the Commission. Ann will continue to work with Ginny on transition.

Discussion on open meeting laws and how it relates to controversial issues.

24) Discuss and Schedule next meeting May 7th at 6:30pm

25) Adjourn at 9:07 pm