

Town of Spider Lake
Plan and Review Commission Meeting MINUTES
10896W Town Hall Road
Wednesday, December 4, 2024 at 6:00 pm and by Zoom

MINUTES

1. The meeting was called to order by Commission Chair Sarah Delaney at 6:00 PM.

Present: Chair Sarah Delaney, Tim Sheldon, Vice Chair, Commissioners: Becker, Haueter, and Tumbleson (Alt.), Zoning Administrator Mike Gardner

Excused: Smith

2. Don Becker moved to approve the agenda; seconded by Fred Haueter. Motion carried.
3. Chair Delaney entertained motions to approve the minutes from two meetings: November 6, 2024 Public Hearing and P&RC Meeting.

Haueter moved to approve the November 6, 2024 Public Hearing meeting minutes; seconded by Sheldon. Motion carried. **Haueter moved to approve the November 6, 2024 P&RC Regular Meeting Minutes**; seconded by Delaney. Motion carried.

4. CSM Review – Eric and Cheryl Wilson

Overview: Intent of the owners is to join two existing shoreland parcels (tax ids 31099 and 31100) with significant wetland and multiple zone districts, into a single shoreland parcel (of ~17 acres) for a future single residential development. The overall plan is to follow the CSM with a petition for rezone, apply for a demolition permit to remove the existing dwelling, and apply for an LUP for a new dwelling in the same general location.

CSM deliberation: As all requirements of Ordinance 17-88 were met, the Commission favors the consolidation of land. **Sheldon moved to recommend to the Board to accept the CSM**; seconded by Haueter. Motion carried.

5. Zoning Administrator's Report. ZA Gardner reported that there was less activity than in previous months. Gardner reported that North Star Camp was moving forward with site map.
6. Comprehensive Plan Update – Commission reviewed the latest revision of the current version of the updated plan. Edits were discussed. Chair Delaney stated that while the timeline is ambitious, it is achievable, and the document should be ready for recommendation at the March 2025 P&RC and Town Board meetings.
7. **Becker moved to adjourn**; seconded by Tumbleson. Motion carried.

Respectfully Submitted,
Tim Sheldon - Vice Chair, Plan & Review Commission
December 6, 2024

Town of Spider Lake

Zoning Report

December 2024

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
12/2		Nelson	12771N Nelson Rd	Wilson CSM inquiry			
12/3		Kenney		Driveway Permit inquiry, wetland questions			
12/4		Kruskopf	Elaine Dr	Driveway Permit inquiry			
12/5				Attended Wetland Training, Hazelhurst, WI			
12/5,9,11		North Star Camp	24047 North Star Camp Rd	Received draft LUP site plan, provided input, received update, required details need attention			
12/6		Brown		Boathouse inquiry			
12/6		Principe		Conference call w/ family, assistance with determining LUP process for new house			
12/4,9,10,17,26		T Mobile Tower	1233N Upper A Rd	LUP review, follow up call regarding lease expiration / terms, payment received			
12/10,11		Kastroski	12771N Nelson Rd	Wilson rezone timeline inquiry, rezone petition received late for public notice			
12/16,20		J Nelson	1227 N Murphy Blvd	LUP application review, follow up regarding permit fee			
12/18,20		Urban	8182W Novak Rd	Inquiry regarding flood zone, follow up call regarding inherited parcel and zoning issues affecting resale			
12/22		Mickelson	12330N Timber Ridge Rd	Demolition Permit received, reviewed			

12/23		Ferguson	1229N Upper A Rd	Inquiry regarding new purchase and dog fence requirements			

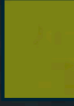
Town of Spider Lake
2024 Permit and Activity Summary*
 Plan & Review Commission and Zoning Department

*As required by Land Use Ordinance 17-88 (Part I, Section 9.1, 6))

	Number	Construction Value	Permit Fees	Shoreland	Non-Shoreland
Land Use Permits (LUP)					
New Dwellings	7	\$ 4,011,113	\$ 7,916	6	1
Additions/Alterations	8	\$ 257,819	\$ 2,237	6	2
Accessory Buildings	11	\$ 571,660	\$ 3,216	8	3
Misc	2	\$ 5,600	\$ 400	2	0
Not Issued / Denied: none					
Total LUP:	28	\$ 4,846,192	\$ 13,768		
Conditional Use Permits (CUP)	1		\$ 500	1	
Demolition Permits (DM)	1		\$ 75	1	
Driveway Permits (DW)	3		\$ 450	1	2
Certified Survey Map (CSM) Reviews	9		\$ 760	5	4
Petition for Rezone (Zoning Amendment)	2		\$ 1,000	1	1
Total Permit Activity for 2024:		\$4,846,192	\$ 16,553		

Identify
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To Remain



To be Demolished



DM 25-01
Bay Ridge24 LLC
12330N Timber Ridge Rd

Town of
Spider Lake

TIMBER RIDGE RD



TOWN OF SPIDER LAKE
Sawyer County, Wisconsin

Office Use

Application No. _____

DEMOLITION PERMIT APPLICATION

Fees: \$75.00

Checks should be made payable to: Treasurer, Town of Spider Lake.

Submit completed application and fee to:
Clerk, Town of Spider Lake
10896 W Town Hall Rd.
Hayward, WI 54843

DEMOLITION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED.

Print Or Type – Use Black Ink

Property Owner Bay Ridge 24 LLC Agent/Builder Walport Excavating
Mailing Address 12340 N Timber Ridge Rd Mailing Address 15828 W Fun Valley Rd
City Hayward State WI Zip 54843 City Hayward State WI Zip 54843
Daytime Phone 715-828-1878 Daytime Phone 715-699-2258
Email davemickelson51@gmail.com Email thwalports@gmail.com

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 3 1/4 1/4, Sec. 33 Twn. 42 N R 7 W Alternate/Legacy ID: 628-742-33-5306
Description: CSM 1918 Generally level slightly sloping terrain
Site Address: 12330 N Timber Ridge Rd. Acreage 4.23A Deed Document # 185507
Zone District RRI 346/438

Wetland/Shoreland: ☒ Yes ☐ No (Shoreland: The area of frontage on navigable waters measured from the normal high-water elevation within one thousand (1,000) feet from lakes, ponds and flowages; and three hundred (300) feet from rivers and streams.)

Type of structure/building to be demolished: (3) small wooden cabins + a fish house
Location where demolition debris will be disposed of: Iron River demo site or Saronah landfill

The undersigned hereby makes application for a Permit for the work described and located as shown herein. The undersigned agrees that all work shall be in accordance with the requirements of the Town of Spider Lake Zoning Ordinance, the Town of Spider Lake Subdivision Control Ordinance, the Sawyer County Sanitary Code, and the laws and regulations of the State of Wisconsin; whether the detailed information is contained herein or not; and that, if I am not the owner of the site upon which the above demolition is to be carried out, I have been authorized by the owner to act on his behalf; and further, to save the town harmless from my action or cost arising out of any incident to granting this permit is issued.

Signature of Owner or (Agent with Power of Attorney)

Print Name: David D. Mickelson Sign: David D. Mickelson Date: 12/20/24

OFFICE USE ONLY

Permit issued by _____ Date _____ Fee \$ _____ Check # _____

Expiration Date _____

Signature of Zoning Administrator _____

Office Comments _____

Application for Land Use/Building Permit
Town of Spider Lake
Sawyer County, Wisconsin

Application No. _____

CONSTRUCTION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED AND A PERMIT CARD POSTED AT THE PROPERTY ENTRANCE.
This is a Three (3) page document. Be sure to complete all pages

Print Or Type – Use Black Ink

Property Owner Michael H Brandt and Janey A Brandt Agent/Builder Nora Geci
Mailing Address 12336N Upper A Road Mailing Address 1100 E. Woodfield Rd. #500
City Hayward State WI Zip 54843 City Schaumburg State IL Zip 60173
Day Phone _____ Email _____ Daytime Phone 217-636-4468

Site Information (From Real Estate Property Tax Bill)

Gov't Lot _____ 1/4 _____ 1/4, Sec. 36 Twn. 42 N R 7 W Alternate/Legacy ID: 57-028-2-42-07-36-2 03-000-000010

Description: T-Mobile equipment upgrade

Site Address: 12336N Upper A Road, Hayward, WI 54843 Acreage _____ Deed Document # _____

Sanitary Permit # _____ Date _____ Issued By _____

Or:

**(Attach Copy Of Approved
Sawyer County Sanitary Permit)**

Year Installed _____ Owner When Installed: _____

Zone District: ☐ R-1 ☒ RR-1 ☐ RR-2 ☐ A-1 ☐ C-1 ☐ I-1 ☐ F-1

Wetland/Shoreland: ☐ Yes ☐ No (Shoreland: The area of frontage on navigable waters measured from the normal high-water elevation within one thousand (1,000) feet from lakes, ponds and flowages; and three hundred (300) feet from rivers and streams.)

Permit Requested For

☐ New Dwelling	Type of Dwelling ☐ Frame built on site ☐ Modular/manufactured ☐ Other _____ Type of Construction ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____	# of Bedrooms ☐ # of Stories ☐	Walk Out ☐ Yes ☐ No Loft ☐ Yes ☐ No	Attached Garage ☐ Yes ☐ No X = SF Deck ☐ Yes ☐ No X = SF	Footprint of Proposed Structure X = SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____
☐ Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other _____	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure X = SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____	
☐ Accessory Structure	# of Stories ☐ Type of Accessory Structure ☐ Garage ☐ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other _____	Size of Proposed Structure X = SF		Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ Addition To Accessory Structure	Size of Existing Accessory Structure X = SF	Size of Proposed Addition X = SF		Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other _____ ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved X = SF		Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business _____ ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure (Not more than 1 nonresident person may be employed on the premises)		Total Area of Existing Building _____ SF Area Being Used for Business (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building) X = SF			
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____				Construction Cost \$ _____	
☒ Communication Systems	☒ Cell Tower Height of Tower: <u>196.04'</u> ☐ Other <u>Equipment upgrades - No increase to tower height</u>				Construction Cost \$ <u>18,000</u>	

☐ Other New Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Size of Proposed Structure _____ X _____ = _____ SF
☐ Other New Addition To Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Total Area of Existing Structure: _____ SF Size of Proposed Structure _____ X _____ = _____ S

SITE PLAN REQUIREMENTS

Draw a site plan on the **NEXT PAGE OR A SEPARATE PIECE OF PAPER (NOT TO EXCEED 8 ½ x 14)** to illustrate the following 7 requirements:

Failure to illustrate the 7 requirements **WILL RESULT IN THE PERMIT APPLICATION BEING RETURNED!**

All measurements are from the furthest extension of the structure (eaves, overhangs, etc) to the nearest point of a setback

When measuring setback distance on a sloping building site, the measurement must be done on a horizontal (flat) measuring line.

1. Draw lot and write in lot line dimensions and indicate North with an arrow
2. Show the location and name of any bordering roads, and indicate North.
3. Show the location and size of all existing and proposed structures.
4. Show the location of any lake, river, stream, pond or wetlands.
5. Show the location of the well, septic tank and drain field.
6. Show dimensions in feet on the following:
 - a. Structure to all lot lines
 - b. Structure to centerline of road
 - c. Structure to lake, river, stream, pond or wetlands
 - d. Structure to septic system/privy and well
 - e. Distance between structures
7. Show location vegetation protection area and proposed Viewing/Use Corridor on lake lots.

Shoreline Vegetation Protection Area: (Not applicable for nonshoreland permits)

Owner's signature is required on the appropriate attached Shoreland Preservation Agreement.

This permit cannot be issued without a signed shoreland Preservation Agreement.

Shoreland Impervious Surface: (Not applicable for nonshoreland permits)

Total land area within 300' of the water body: (A) _____

Total impervious surface area (including this project) (B) _____

(B)/(A) x 100 = % Used _____

(Shall not exceed 15% or 25% with a conditional use permit)

In the event this application is approved by the Zoning Office, I agree:

- That no work shall commence until I have received the issued Land Use Permit, and the Permit Card is posted
- That all work shall be done in accordance with the requirements of the Town of Spider Lake Land Use Permit, the Town of Spider Lake Land Use Ordinance, all other applicable County Ordinances and the laws and regulations of the State of Wisconsin,
- That the signing of this application grants permission to allow free and unlimited access to the property for onsite inspections between the hours of 8:00 AM -6:00 PM Mon – Fri to the Zoning Administrator(s) and/or Plan & Review Commissioners.

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by the Town of Spider Lake in determining whether to issue a permit. I (we) further accept liability which may result of the Town of Spider Lake relying on this information I (we) am (are) providing in or with this application.

Signature of Owner or (Agent with Power of Attorney)

Print Name: **Nora Geci**

Sign: _____

Nora Geci

Digitally signed by Nora Geci
DN: cn=Nora Geci, o=Fullerton Engineering, ou,
email=ngeci@fullertonengineering.com, c=US
Date: 2024.12.04 20:59:26 +01'00'

Date: **12/04/2024**

You must complete the attached plot plan

Fees: See Fee Schedule

Checks should be made payable to: Treasurer of the Town of Spider Lake.

An Additional fee will be required for each inspection over _____

Submit Completed Application And Fee To:

Town of Spider Lake Clerk
10896 W Town Hall Rd.
Hayward, WI 54843

OFFICE USE ONLY

Permit issued by _____ Date _____ Fee \$ _____ Check # _____

Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator



LETTER OF AUTHORIZATION FOR PERMITTING

Licensee Name: T-MOBILE CENTRAL LLC dba T-MOBILE
@ ATC Site Name: Spider Lake ATC Site #: 211544 Project # 14918399
Site Address: 12336N Upper A Road
, Hayward, Wisconsin 54843 APN: 028-742-36-2301
Site Acquisition Vendor (Applicant Representative): FULLERTON ENGINEERING CONSULTANTS LLC

I, Margaret Robinson, Vice President, UST Legal for American Tower*, owner/operator of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize **T-MOBILE CENTRAL LLC dba T-MOBILE**, FULLERTON ENGINEERING CONSULTANTS LLC, their successors and assigns, and/or their agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for **T-MOBILE CENTRAL LLC dba T-MOBILE's** telecommunications' installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Margaret Robinson
Vice President, UST Legal
American Tower*

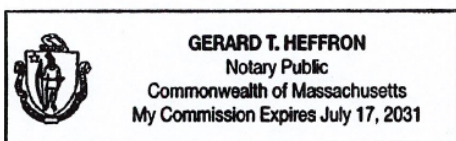
NOTARY BLOCK

COMMONWEALTH OF MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Vice President, UST Legal for American Tower* (Tower Facility owner and/or operator), personally known to me (or proved to me based on satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 4th day of November 2024.

NOTARY SEAL



Notary Public
My Commission Expires: July 17, 2031

* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.

**TOWN OF SPIDER LAKE ZONING
COMMUNICATION TOWER INFORMATION FORM (CTIF)**

CONTACTS				
Property Owner's Name		Michael H Brandt and Janet A Brandt		
Property Owner's Mailing Address	12336N Upper A Road Street	Hayward City	WI State	54843 ZIP
Property Owner's Phone Number		()		
Agent's Name & Affiliation		Nora Geci - Project Lead		
Agent's Relationship to Property Owner		Authorized agent		
Agent's Relationship to the Proposed Tower (e.g. wireless service provider, site acquisition firm, tower)		Site Acquisition firm		
Agent's Mailing Address	1100 E. Woodfield Rd. #500 Street	Schaumburg City	IL State	60173 ZIP
Agent's Phone Number		(217) 636-4468		
PROPOSED ACTION				
Current Zoning	RR-1	CUP Acres		
Have the property owner and the agent/tower sponsor formally completed a binding letter of intent, option to lease, or lease? Please attach a letter from the property owner(s) consenting to the application. <u>Please find Redacted Land Lease attached.</u>			Yes	No
			Circle One	
If applicable, does the lease area coincide with the proposed CUP area?			Yes	No
			Circle One	
LOCATION				
PLSS location (Township, Range, ¼ ¼ Section)		36 - 42N -7W		
Parcel Number(s)		57-028-2-42-07-36-2 03-000-000010		
Street Address (or Proximity to Nearest Address)		12336N Upper A Road, Hayward, WI 54843		
Coordinates in Decimal Degrees (00.000000 Lat., - 00.000000 Long.)		Lat: 46.07762718 Long: -91.19233313		

TOWER DETAILS							
Applicant's Intended Purpose of Tower (e.g. coverage, capacity, other). Explain.		Purpose of the upgrade is to enhance cellular coverage in the local community.					
Type of Tower (e.g. monopole, self-support lattice, guyed lattice, etc.)				Guyed			
Above Ground Level (AGL) Height (ft.) (i.e. Maximum design potential).				199'			
Base/Ground Elevation (ft.)							
What is the "fall-down radius" (ft.) of the proposed tower?							
Technology to be Initially Sited on the Proposed Tower (e.g. Cellular, PCS, Radio, Television, Microwave, etc.)				Antennas, Radios and cabling			
Number & elevation (Feet AGL) of Antenna Arrays to be Accommodated		192'					
		1		2		3	
		4		5		6	
Is the primary sponsor of this tower a wireless service provider or a tower builder?		American Tower is the tower owner		If a wireless service provider, please include FCC license number.		1291118	
To the best of the applicant's knowledge, will this tower be lighted?		Yes No		If applicable, please explain in the box below to the greatest extent known in what manner the tower will be lighted.			
		Circle One					
Lighting Configuration:							
Are there any mitigation measures being taken to minimize the visual impact of this tower? If so, explain. Attach an additional page if necessary.							
PRELIMINARY INFORMATION ON OPTIONS FOR COLLOCATION							
What search area radius was used to determine the location of the proposed tower?						N/A - T-Mobile is an existing carrier	
Are there any existing towers or other potentially suitable structures in excess of 80 feet in height within a 1.5 mile radius? If yes, how many structures total are there? _____ structures. If yes, please attach map showing the location of these structures in proximity to the proposed tower.						Yes No	
						Circle One	
Has the applicant examined each of the structures noted above to determine if an antenna array can or may be located on the structure?						Yes No	
						Circle One	

Assign a number to each of the existing structures noted above and briefly explain in the spaces below why each one will not accommodate the proposed antenna array (e.g. structurally incapable, owner unwilling to enter into a lease, etc.). Attach additional pages if necessary.		
1.		
2.		
3.		
4.		
SUBJECT PROPERTY AND SURROUNDING AREA		
What is the current, primary use of the subject property (e.g. residential, agricultural, commercial, etc.)?		
What are the current, primary uses of all properties adjacent to the subject property?		
What is the current zoning of all properties adjacent to the subject property?		
How far (in feet) is the proposed tower from the nearest structure on an adjacent property (not on subject property)? What is the current use of the structure?		
Are there any small, private airports within a 3-mile radius of the proposed tower? If yes, give the name(s) and distance(s) in the box below.	Yes	No
	Circle One	
Name(s) and Distances of Private Airports:		
If applicable, have the listed private airports within a 3-mile radius of the proposed tower been notified of the petition?	Yes	No
	Circle One	

Application for Land Use/Building Permit
Town of Spider Lake
Sawyer County, Wisconsin

Application No. _____

CONSTRUCTION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED AND A PERMIT CARD POSTED AT THE PROPERTY ENTRANCE.

This is a Three (3) page document. Be sure to complete all pages

Print Or Type – Use Black Ink

Property Owner Joseph M Nelson Agent/Builder JA Northwest Construction INC
Mailing Address 12275 N Murphy Blvd Mailing Address 2872 US Hwy 63
City Hayward State WI Zip 54843 City Barronett State WI Zip 54813
Day Phone 651-332-1060 Email sunrisetrapp@gmail.com Daytime Phone 715-418-3810

Site Information (From Real Estate Property Tax Bill)

Gov't Lot NE 1/4 SE 1/4, Sec. 32 Twn. 42 N R 7 W Alternate/Legacy ID: 0 2 8 - 7 4 2 - 3 2 - 4 1 0 2

Description: Sec 32 Tn 42 Rg 07 PRT NESE

Site Address: 12275 N Murphy Blvd Acreage 5.124 Deed Document # _____

Sanitary Permit # _____ Date _____ Issued By _____

Or: Year Installed _____ Owner When Installed: _____ **(Attach Copy Of Approved Sawyer County Sanitary Permit)**

Zone District: ☐ R-1 ☒ RR-1 ☐ RR-2 ☒ A-1 ☐ C-1 ☐ I-1 ☐ F-1

Wetland/Shoreland: ☐ Yes ☒ No (Shoreland: The area of frontage on navigable waters measured from the normal high-water elevation within one thousand (1,000) feet from lakes, ponds and flowages; and three hundred (300) feet from rivers and streams.)

Permit Requested For

☐ New Dwelling	Type of Dwelling ☐ Frame built on site ☐ Modular/manufactured ☐ Other _____ Type of Construction ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____	# of Bedrooms ☐ # of Stories ☐	Walk Out ☐ Yes ☐ No Loft ☐ Yes ☐ No	Attached Garage ☐ Yes ☐ No <u> X </u> = <u> </u> SF Deck ☐ Yes ☐ No <u> X </u> = <u> </u> SF	Footprint of Proposed Structure <u> X </u> = <u> </u> SF Total Habitable Sq. Ft. <u> </u>	Hght of Structure Grade to Peak <u> </u> Construction Cost \$ <u> </u>
☐ Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other _____	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure <u> X </u> = <u> </u> SF Total Habitable Sq. Ft. <u> </u>	Hght of Structure Grade to Peak <u> </u> Construction Cost \$ <u> </u>	
☒ Accessory Structure	# of Stories <u> 1 </u> Type of Accessory Structure ☐ Garage ☒ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other _____	Size of Proposed Structure <u> 24 </u> x <u> 32 </u> = <u> 768 </u> SF		Hght of Structure Grade to Peak <u> 13 ft </u>	Construction Cost \$ <u> 27,500 </u>	
☐ Addition To Accessory Structure	Size of Existing Accessory Structure <u> X </u> = <u> </u> SF	Size of Proposed Addition <u> X </u> = <u> </u> SF	Hght of Structure Grade to Peak <u> </u>	Construction Cost \$ <u> </u>		
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other _____ ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved <u> X </u> = <u> </u> SF	Hght of Structure Grade to Peak <u> </u>	Construction Cost \$ <u> </u>		
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure <i>(Not more than 1 nonresident person may be employed on the premises)</i>		Total Area of Existing Building _____ SF Area Being Used for Business <i>(May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building)</i> <u> X </u> = <u> </u> SF			
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____				Construction Cost \$ <u> </u>	
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other _____				Construction Cost \$ <u> </u>	

☐ Other New Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Size of Proposed Structure _____ X _____ = _____ SF
	☐ Other New Addition To Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____

SITE PLAN REQUIREMENTS

Draw a site plan on the **NEXT PAGE OR A SEPARATE PIECE OF PAPER (NOT TO EXCEED 8 1/2 x 14)** to illustrate the following 7 requirements:

Failure to illustrate the 7 requirements **WILL RESULT IN THE PERMIT APPLICATION BEING RETURNED!**

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When measuring setback distance on a sloping building site, the measurement must be done on a horizontal (flat) measuring line.

- Draw lot and write in lot line dimensions and indicate North with an arrow
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- Show the location of any lake, river, stream, pond or wetlands.
- Show the location of the well, septic tank and drain field.
- Show dimensions in feet on the following:
 - Structure to all lot lines
 - Structure to centerline of road
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 - Structure to septic system/privy and well
 - Distance between structures
- Show location vegetation protection area and proposed Viewing/Use Corridor on lake lots.

Shoreline Vegetation Protection Area: (Not applicable for nonshoreland permits)

Owner's signature is required on the appropriate attached Shoreland Preservation Agreement.

This permit cannot be issued without a signed shoreland Preservation Agreement.

Shoreland Impervious Surface: (Not applicable for nonshoreland permits)

Total land area within 300' of the water body: (A) 223,027

Total impervious surface area (including this project) (B) 7038

(B)/(A) x 100 = % Used 3%

(Shall not exceed 15% or 25% with a conditional use permit)

In the event this application is approved by the Zoning Office, I agree:

- That no work shall commence until I have received the issued Land Use Permit, and the Permit Card is posted
- That all work shall be done in accordance with the requirements of the Town of Spider Lake Land Use Permit, the Town of Spider Lake Land Use Ordinance, all other applicable County Ordinances and the laws and regulations of the State of Wisconsin,
- That the signing of this application grants permission to allow free and unlimited access to the property for onsite inspections between the hours of 8:00 AM -6:00 PM Mon – Fri to the Zoning Administrator(s) and/or Plan & Review Commissioners.

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by the Town of Spider Lake in determining whether to issue a permit. I (we) further accept liability which may result of the Town of Spider Lake relying on this information I (we) am (are) providing in or with this application.

Signature of Owner or (Agent with Power of Attorney)

Print Name: Joseph M Nelson

Sign: *Joseph M. Nelson*

Date: 12/13/2024

You must complete the attached plot plan

Fees: See Fee Schedule

Checks should be made payable to: Treasurer of the Town of Spider Lake.

An Additional fee will be required for each inspection over _____

Submit Completed Application And Fee To:

Town of Spider Lake Clerk
10896 W Town Hall Rd.
Hayward, WI 54843

OFFICE USE ONLY

Permit issued by _____ Date _____ Fee \$ _____ Check # _____

Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator

ph. # 651-332-1060

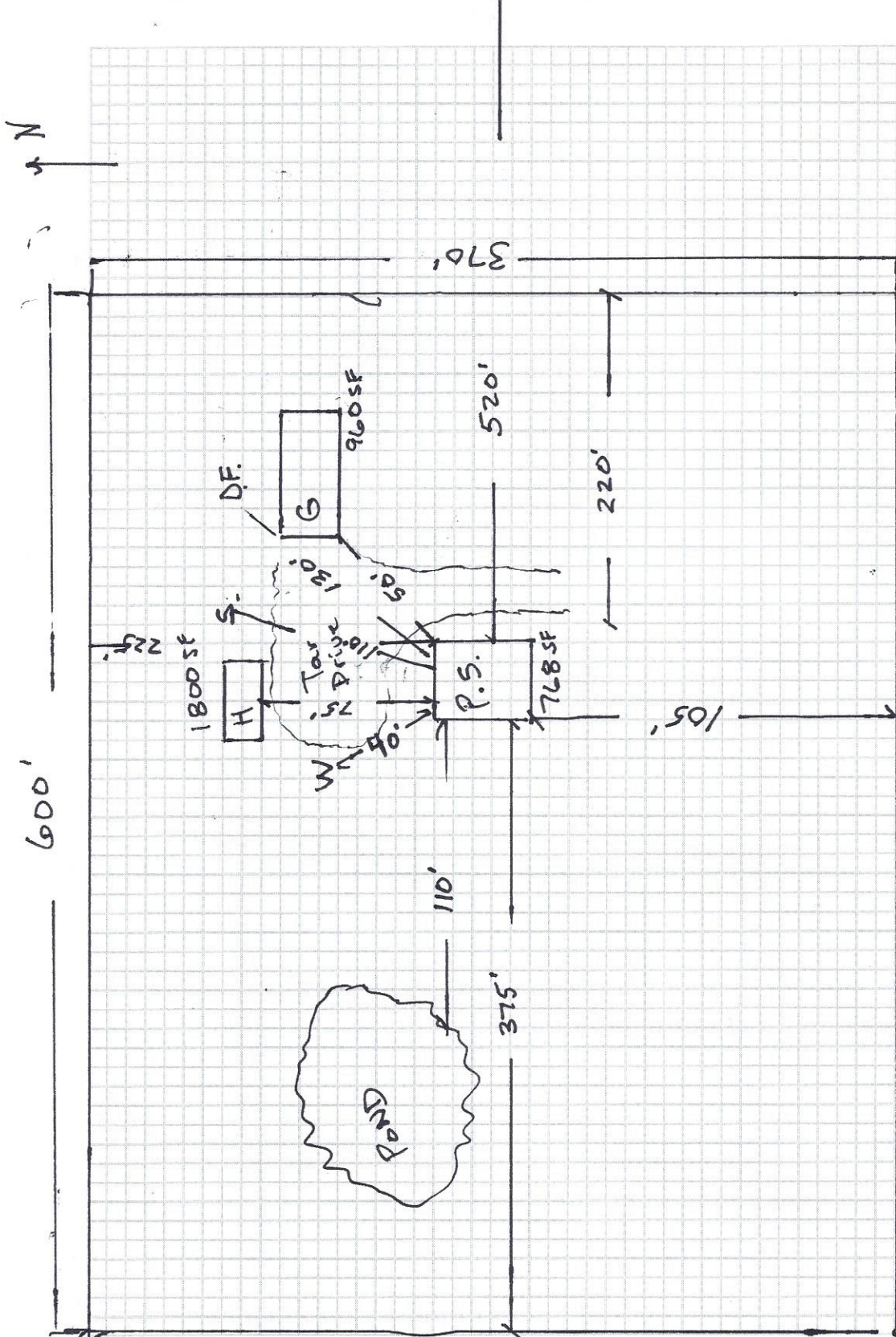
Joseph Nelson
12275 N Murphy Blv
Hayward WI 54843



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MURPHY BLV



HOUSE 28'x40' = 1120 SF
Garage 24'x40' = 960 SF
Pole Shed 24'x32' = 768 SF
Driveway 3510 SF
total 6358 SF

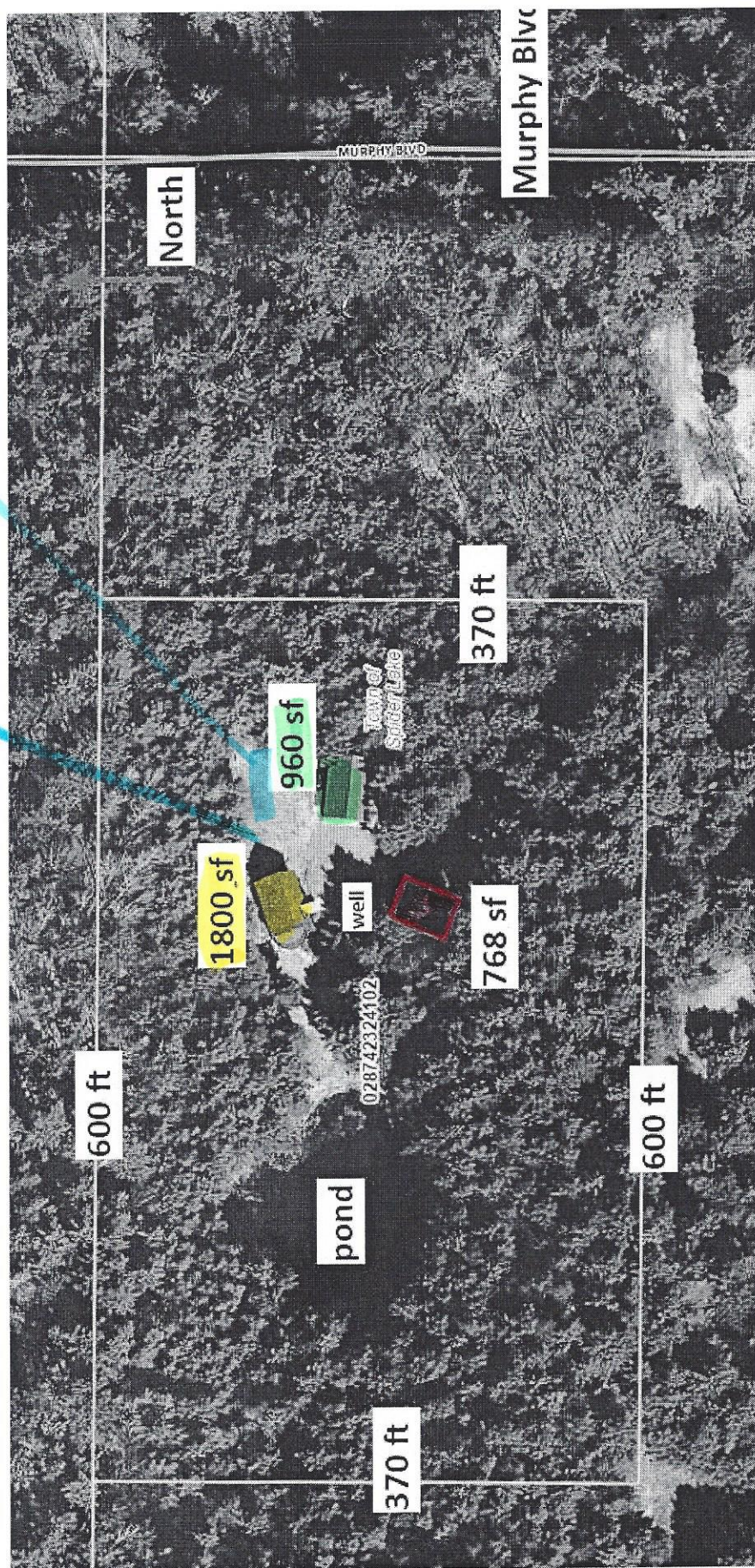
Impervious Surface

Lot Area 600'x 370' = 222,000 SF

Project: _____

Date: _____

septic tank Drain field



Town of Spider Lake



Photo by Kris Dew

Comprehensive Plan

2025-2045

TOWN OF SPIDER LAKE

COMPREHENSIVE PLAN 2025-2045

Town Board of Supervisors

Tim Sheldon	Chair
Deb Amery	Supervisor
Quentin Johnson	Supervisor
Mark Johns	Supervisor
Sarah Delaney	Supervisor

Plan and Review Commission

Sarah Delaney	Chair
Tim Sheldon	Vice Chair
Fred Haueter	Member
Steve Smith	Member
Don Becker	Member

Comprehensive Plan Update Committee

Bill Busse
Sarah Delaney
Charlie Evenson
Donna Nickel
Kathy Schmidt

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Introduction and Executive Summary

INTRODUCTION

The Town of Spider Lake is a rural residential community with an outdoor recreation economy. It is located in the heart of the Superior Upland region, a southern extension of the Canadian Shield of ancient mountain ranges in northern Wisconsin. Positioned near the headwaters of the Lake Chippewa and West Fork Chippewa River watersheds, the Town's waters are pristine, and flow south to join the Chippewa Flowage and River.

The overarching goal of the 2025 Comprehensive Plan update is to continue the work begun decades ago to preserve the unique Northwoods Character of the Town and to protect the irreplaceable woodlands, lakes, waterways, open spaces and dark night sky for future generations while respecting the right of individuals to use land and area resources.

As part of the Town's commitment to responsive governance, the Comprehensive Plan will be reviewed regularly. Changes in community sentiment, safety standards, or environmental conditions may warrant adjustments to policies, ensuring they reflect the most current and balanced perspectives of the community."

This Comprehensive Plan describes the Town's vision. It defines the framework for making decisions affecting future growth and development. The Community's input is central to defining the vision for the Town. The results of the 2023 Community Survey are incorporated in this document and support the mandate for future actions by the Town. The Town Board, Plan & Review Commission and Committees use this Comprehensive Plan as a guide to develop more detailed actions. This process of planning future actions helps the Town prepare for change. Various regulatory (e.g., zoning ordinance, building codes, etc.) and non-regulatory (e.g. public education) tools will be utilized to implement the plan. The Town of Spider Lake Comprehensive Plan was last updated in 2018. In 2023, The Town Board recognized the impact of significant recent events such as the pandemic, increasing development pressures on the natural environment, the expanding number of short-term rental units, increasing activity from watercraft impacting fragile lake bottoms and shorelines, etc. The Town Board conducted a survey to solicit feedback from all property owners in the Town related to land use, quality of life issues and community character. The survey was sent to 925 property owners and achieved a 42% response rate. The full results of the survey can be found in Appendix B.

In September 2024, the Town Board commissioned a committee to integrate the 2023 Survey results into the Comprehensive Plan. The Comprehensive Plan Update Committee also worked with the Northwest Regional Planning Commission (NWRPC) to update relevant Town data. The committee met regularly to integrate data from all sources, evaluate the implications for the Town and finally to refresh and update the 2018 Comprehensive plan to create the 2025 Comprehensive Plan. Throughout the

process the Comprehensive Plan Update Committee reported to the Plan & Review Commission.

EXECUTIVE SUMMARY

The following is a summary of the nine sections that comprise the Comprehensive Plan.

The 2023 Survey feedback provided a strong sense of the values within the community:

- Town property owners appreciate the natural environment and the host of outdoor recreational opportunities available.
- There is strong support for protecting the Northwoods Character of the Town AND the ordinances that protect it.

Additional highlights from the survey:

- The Environment (air, water, flora and fauna) is extremely important, and underpins the outdoor recreation opportunities valued by the majority of the community.
- 82% of respondents value peace and quiet with 67% supporting evaluating opportunities to protect peace and quiet (e.g. noise ordinance).
- 94% of respondents indicated that their Quality of Life was either Good or Excellent.
- There is broad support for Boating Ordinance #12 (*now Boating Ordinance 02-2024*) (75% of respondents agree or somewhat agree it meets their needs).
- 68% of respondents support maintaining and enforcing the existing shoreland property ordinances (e.g., 200-foot minimum frontage, no new boathouses).
- ATV/UTV accessibility to Town roads (as detailed in Ordinance 01-01) should remain unchanged and should be enforced per 62% of respondents.
- 65% of respondents would like to see regulation of Short-Term Rental properties beyond the current Sawyer County requirements at the time of the survey in 2023.
- Implementation of regulations to reduce noise and light pollution, limit the impact of wake enhancing boats, and restrict the use of houseboats is desired by the community.
- Improved access to emergency services is desired by 83% of survey respondents.
- Satisfaction with access to digital services (e.g., cellular and internet) remains below 30%.

NORTHWOODS CHARACTER

The term “Northwoods Character” is a central theme throughout the plan and is a defining concept for the Town's identity, values, and vision for the future.

Northwoods Character refers to the unique and harmonious relationship between the Town of Spider Lake's natural environment, cultural heritage, and community values. These principles will be referenced throughout this document:

- **Natural Resource Integrity** – Pristine lakes, abundant wildlife, dark night skies, unpolluted air and water, and minimal human interference.
- **Peace and Quiet** – A tranquil atmosphere free from excessive noise, light pollution, and urbanization.
- **Low-Density Development** – Residential and recreational use that preserves open spaces, forested landscapes, and shoreline aesthetics.
- **Sustainable Outdoor Recreation** – Activities like hiking, boating, and biking and on-trail ATV/UTV use that are compatible with the ecological health of the region.
- **Community Stewardship** – A shared commitment to protect the natural environment while respecting property rights and the town's heritage.

Our community of full-time and seasonal residents lives in a unique but fragile natural setting with abundant wildlife and pristine lakes, wetlands and forests. With low development density in the Town, the night skies are brilliant and man-made noise is limited.

Although the Town encompasses 108 square miles, almost two-thirds of the Town land is not available for development. Key statistics about land use in the Town will give some context:

- 59% of the land is publicly owned by Federal, State, County and Town governments and is predominantly forest.
- Another 8% open water. The Town has a total of 109 miles of shoreline, of which, 29 miles (26.6%) is shoreline that is publicly owned.
- Only 33% of land in the Town is available for private ownership. Eighty percent (80%) of the Town's private owners have properties on lakeshore or river frontage property

Property owners and visitors enjoy a wide variety of outdoor activities on the Town's many lakes and on trails in the Sawyer County and Chequamegon National Forests. Enjoying nature on foot or from a boat, bicycle, skis, ATV or snowmobile are popular pastimes in world class resources. The Birkebeiner Trail, CAMBA mountain biking trail system and County snowmobile and ATV trails all cross through the Town. The area lakes provide abundant fishing and recreational opportunities. While the County ATV trails utilize small sections of the Town's roads to connect trails, Town roads in general are not open to ATV/UTV use. Limited high-speed motorized water sports are allowed on some lakes, while other lakes are speed-restricted Quiet Lakes.

We call the simple yet powerful energy of our unique natural environment our Northwoods Character. This character enriches our lives and the lives of the visitors who enjoy our abundant amenities.

Over time, the Northwoods Character of the Town of Spider Lake attracted businesses, and an outdoor recreation economy evolved. These businesses are predominantly hospitality and trade-oriented. The hospitality businesses cater to the residents and visitors while the trade businesses support the property owners.

The heritage of the Town has historically favored protecting and preserving its natural surroundings, while at the same time, attempting to strike a balance with the right of individuals to use land and area resources. This heritage has been shaped for decades by the actions of the Town's past leaders:

- 1954 – Boating Ordinance #1 enacted, regulating speed to 10 mph
- 1961 – Boating Ordinance #2 enacted, enabling 11-3 water ski hours on select lakes
- 1967 – Zoning Ordinance #4 enacted, establishing 200' shoreline mins, setbacks, etc.
- 1971 – Town Electors voted to adopt Village Powers

Village Powers enable the Town to define and administer its own zoning. The Town's Land Use Ordinance is more restrictive than the State and County regulations in a few key areas such as shoreline minimums and visual impacts (signage, lighting, on shore boat houses, view corridors). It is apparent that over time, the natural resources and character in other towns have become eroded by development and commerce, making the Town of Spider Lake unique. It is the responsibility of all property owners and visitors to respect the Town's ordinances which protect its Natural Resource Integrity. The work of preserving the natural environment, cultural heritage, and community values is ongoing. The needs and desires of our changing population- both residents and visitors- must be balanced with pressures on our natural environment.

This Comprehensive Plan lays out the vision for preserving the Northwoods Character of our town for the next 20 years and beyond. The implementation plan section outlines the actions, accountable parties and timeline required to achieve this Comprehensive Plan. The following is a summary of key points and assumptions for each of the nine sections in this document each of which is required by the State of Wisconsin. Full details can be found in the body of the Comprehensive Plan.

1) NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

The natural resources within the Town are diverse and abundant. The 2023 Survey responses cite Nature and the environment (quality of water, lakes, air, forests and peace and quiet) as the most valued elements in the Town of Spider Lake. The Town is positioned at the headwaters of the Upper Chippewa River Basin watershed, contributing to the pristine waters and environment. Activities and development in the Town impact acreage downstream and are therefore worthy of regulation to protect the Town's land and beyond. Development (construction) of cabins, resorts, and homes has

not yet reduced the scenic qualities of the shoreline on all the lakes. However, several of the larger lakes which were first settled over 100 years ago, show signs of aesthetic deterioration. As developable lakeshore properties become fewer in number, demand for homesites near recreational trails will continue to cause fragmentation of forested and agricultural properties. The Town's historic bias for protection of natural resources and the Northwoods Character has enabled a Land Use Ordinance with more protective regulation than the State or County. This authority sets the Town of Spider Lake apart from other municipalities in Sawyer County and should be maintained into the future.

Threats to the Town's natural resources include: fragmentation as forest and agricultural land is transitioned to residential use, aquatic and terrestrial invasive species, human impact on natural resources), and urbanization of rural residences.

Eighty-eight percent of the 2023 Survey respondents indicated that enjoying outdoor recreational activities is extremely or very important. They are satisfied or somewhat satisfied (eighty-seven percent) with the opportunities available.

2) DEMOGRAPHICS

The Town of Spider Lake is a community of full-time (24%) and seasonal (76%) residents. The population has increased gradually and steadily over the last 70 years, and this steady growth is expected to continue. Most of the development in the Town (80% of the dwellings) is on lake veneers, with development on forested properties near existing trail systems rapidly expanding. Most seasonal (non-resident) owners use their properties throughout the year. Age data from the Town survey indicates that most property owners (83%) are over the age of 45 with the highest age concentration in the 46-65 age group. For permanent residents, the age concentration is in the 55-75 age group, with many choosing to retire in the Town. The area has attracted and retained its residents: 71% of owners have been here for 10 years or more.

3) HOUSING

Based on the 2023 Survey data, residents and owners within the Town appreciate the low density of housing and place a high priority on the surrounding environment. Available housing is limited by the developable land available in this amenity-rich area. Parcels on the lake veneers are largely developed, and construction of dwellings is spreading to forested parcels in proximity to existing roads and recreational trails. Consistent with the gradual but steady population increase, the number of new dwelling permits issued by the Town has averaged between five and six new dwellings per year between 2010 and 2024, totaling 80 new homes. It is clear the housing stock in the Town is gradually increasing. Future demand for housing is driven by available properties, affordability and mortgage rates. Housing values have increased dramatically in the past ten years, with overall assessed values in the town rising by 42% following the revaluation performed in 2023.

The advent of Short-Term Rental (STR) legislation has brought new opportunities and challenges to the community. There are currently 72 STR licenses issued in the Town, with 10 of those licenses accommodating multiple housing units. The growth in this commercial activity has kept housing units out of the owner-occupied and long-term rental market, and has caused a variety of concerns in the community. Sixty-five percent of those responding to the Town survey would like to see some measure of STR regulation beyond what Sawyer County had in place at the time of the 2023 Survey.

4) TRANSPORTATION

The Town's transportation system consists of two vital components: the recreation transportation options (waterways and forested trail systems) and the traditional road system.

The Town of Spider Lake is home to a diverse community with varying recreational preferences – motorized and non-motorized on land and on water. Eighty-seven percent (87%) of the survey respondents indicated that recreational opportunities are very important, and they are satisfied with the opportunities available. The 2023 Survey also confirmed the majority of property owners prioritize maintaining the peace, quiet, and environmental integrity of the area.

While a portion of the community has expressed interest in expanded ATV/UTV access on public roads, the majority of property owners prefer ATV/UTV traffic to stay on the woodland trails. The Survey also confirmed that the majority of property owners would like the boating ordinance to remain in place.

The other aspect of the Town's transportation system is the road network consisting of approximately 118 miles of paved and gravel roads maintained by the Town Roads Department. Over 75% of the 2023 Survey respondents rate road maintenance and snowplowing as good or excellent.

5) ECONOMIC DEVELOPMENT

The Town of Spider Lake's Outdoor Recreational economy evolved to serve the many people who come to the Town to enjoy the amenities. The economy includes hospitality services catering to residents and visitors, and trade services providing support for full-time and seasonal residents. Revenue sources coming into the Town itself (into the municipal budget) are property taxes, grants and State aid. As the Town does not currently collect any sales or room taxes, the contribution from local businesses is only through property taxes.

Slow but steady growth in population and housing development has allowed the economy to naturally expand. However, the low population density and seasonality of residents and visitors makes it difficult to sustain or add year-round retail business to the area. The priority of the community has been to protect the Northwoods Character of the area rather than to seek and promote commercial growth.

6) UTILITIES AND COMMUNITY FACILITIES

Maintaining the quality of community facilities and infrastructure is fundamental to serving current and future residents and businesses. As indicated by respondents to the 2023 survey, delivery of Town services such as road maintenance/plowing, solid waste management and the Town Hall complex is strong. The volunteer fire department is recruiting firefighters. The need for more volunteers is a common issue in rural areas.

Emergency medical services are provided by Sawyer County and are important to all members of the community. Because emergency response time is significant, the Town has already trained 110 residents through the Stop the Bleed and CPR classes. The Town, through the Volunteer Fire Department, will continue its focus on improving these services and response times in the Town.

Much of the Town lacks reliable wireless communications (cell phone) capability and consistent high-speed internet / broadband services. As technology evolves and demand grows, the Town will continue to support providers wishing to enhance service capability, as communications technology is not within the Town's control.

7) LAND USE

Land Use Planning is focused on understanding the relationship between human and natural influences. This is accomplished by examining past trends, present conditions and anticipated future needs and uses. Only one third of the Town's land is privately owned, with the other two thirds either County, State, Federal or Town lands or water bodies. Development pressure continues to be focused on lake veneers and in the west/northwest of the Town near the public trails systems and the relative proximity to Hayward and Cable. Development of permanent and seasonal dwellings will continue into the foreseeable future.

The Town of Spider Lake has a long-standing priority of preserving its Northwoods Character. The Town exercises its stewardship responsibility through its Land Use Ordinance which has been in place since 1967. It Analysis of the 2023 Town survey indicated that 94% of property owners ranked 'Access to the Natural Environment' as the most important factor relative to their Quality of Life. In addition, 90% of property owners agree that the Town's Comprehensive Plan should continue to prioritize the preservation of the natural beauty of forests, lakes, rivers, streams and wetlands.

8) INTERGOVERNMENTAL COOPERATION

Intergovernmental agreements allow local governments to provide timely and cost-effective services which contribute to a mutually beneficial result. The Town of Spider Lake has relationships at every level of government, with close ties to neighboring municipalities such as the Towns of Round Lake and Hunter in Sawyer County and the Towns of Namakagon and Cable in Bayfield County with whom we have common issues and share resources through mutual aid. The Town also works closely with Sawyer

County, the Department of Transportation, the Department of Natural Resources and the US Forest Service.

9) IMPLEMENTATION PLAN SUMMARY

The first eight sections of the Comprehensive Plan establish a twenty year vision for the Town of Spider Lake. They integrate the values expressed by the 2023 Survey respondents and establish goals describing the desired future for the Town. Successful implementation of the Comprehensive Plan hinges on access to the required funding, personnel with the required expertise, essential supplies, technology, and support from other governmental authorities.

The Comprehensive Plan is a living document, to be modified as conditions warrant. The Implementation Plan contains objectives and actions which may take multiple years to complete, with some objectives dependent upon others. The intent of the Plan & Review Commission and the Town Board is to review the Implementation Plan actions and progress annually during the summer period. The previous year's progress will be reviewed, along with emerging actions and activity. Goals and objectives for the coming year should be prioritized and this guidance used to create action plans for the Town's committees. These proposed plans should then be incorporated into the Town's annual budget for approval each November.

The overarching goal of the 2025 Comprehensive Plan update is to continue the work begun decades ago to preserve the unique Northwoods Character of the Town and to protect the irreplaceable woodlands, lakes, waterways and open spaces for future generations while balancing the rights of individuals to respectfully use land and area resources. Goals for specific sections are as follows:

Natural, Agricultural and Cultural Resources

Goal: Conserve, protect, manage and enhance the Town's natural resources in order to provide the highest quality of life for the Town of Spider Lake's property owners and visitors.

Demographics

Goal: Fully engage property owners in Community Stewardship.

Housing

Goal: A range of housing units to meet the needs of existing and future residents, both year-round and seasonal, while maintaining the Northwoods Character and protecting and preserving the sense of community of our residential neighborhoods.

Transportation

Goal: An efficient and safe multi-use transportation system which accommodates the interests of people while preserving the aesthetic qualities of the Town.

Economic Development

Goal: Ensure a business climate compatible with the natural environment of the Town.

Utility and Community Facilities

Goal: Maintain and enhance community facilities and services which contribute to the overall improvement of the community.

Land Use

Goal: Planned and orderly development consistent with the Northwoods Character of the community.

Intergovernmental Cooperation

Goal: Establish and maintain cooperative relationships with local, state and federal jurisdictions where appropriate.