

**Plan & Review Commission Public Hearing
and P&RC Meeting MINUTES
Wednesday, March 5, 2025 at 6:00 PM**

NOTICE IS HEREBY GIVEN that the Town of Spider Lake Plan & Review Commission held a Public Hearing on Wednesday, March 5, 2025 at 6:00 P.M. at the Town Hall, 10896W Town Hall Rd, Hayward, WI.

PUBLIC HEARING MINUTES

1. Meeting was called to order by PRC Chair Delaney at 6:00 PM
 - PRESENT: Sarah Delaney Chair, Tim Sheldon Vice Chair (Zoom), Commissioners: Fred Haueter (Zoom), Don Becker, and Zoning Administrator Mike Gardner
 - Excused: Steve Smith
2. Administrative
 - Take Roll / Confirmed Quorum is present (3 needed for quorum).
 - Delaney confirmed compliance with Open Meetings Law and Public Notice Requirements: posted in Sawyer County Record on February 19 and 26, posted on website and at the Town Hall.
3. **Becker moved to approve the agenda**; seconded by Sheldon. Motion carried.
4. Delaney informed public of the hearing procedures:
 - a. Application
 - b. Applicant statement
 - c. Response Letters from adjacent property owners
 - d. Public Statements
5. Wilson Rezone Petition Hearing (following procedures in 4. above)

Petition for Rezone: Land owners: Eric & Cheryl Wilson. Located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec 34, T42N, R06W. Description: PRT GOVT LOT 4 & 5 LOT 1 CSM 39/190 #8878. Legacy PIN: 028742275409, tax id 45403. Site Address: 12771N Nelson Road, 17.08 Acres. Zoned F-1 and RR-2 (Forest One and Residential Recreational Two Districts). Purpose of the request is to rezone the parcel to RR-1 (Residential/Recreational One District) to reflect current use and simplify future development planning.

 - Karl Kastrosky (agent) – indicated no change of use. Change is intended to better comply with TOSL ordinance and current use (Residential/Recreational).
 - Response letters received from four of the adjoining property owners. Questions but no objections.
 - No individuals made a public statement. No comments from Zoom guests.

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6. Principe CUP Application (following procedures in 4. above)

Conditional Use Permit. Land owners: Sandy & Trisha Principe. Located in the NW¹/₄, Sec 29, T42N, R07W. Description: PRT SENW &PRT NENW LOT 1 CSM 39/180 #8873. Legacy PIN: 028742292404, tax id 45366. Site Address: 12789N Paddock Road, 16.148 Acres. Zoned A-1 (Agricultural One) District. Purpose of the request is to build primary residence and keep farm animals (goats and chickens) on a parcel greater than 10 but less than 40 acres (Per Ordinance 17-88 Part I, Section 15.4 B) 11)).

- Sandy Principe outlined their intent: a single-family hobby operation.
 - One opinion letter returned, with no objections.
 - No individuals made a public statement. No comments from Zoom guests.
7. Sheldon queried approximate numbers of chickens (~12). Becker suggested limiting max number of chickens and goats and requiring setbacks from property line. Conclude Hearing. Chair closed the Public Hearing at 6:24 PM.
8. Deliberation and Decision/Recommendation took place in the P&RC Meeting which immediately followed.

MINUTES of the Plan & Review Commission Meeting of March 5, 2025

1. The Plan and Review Commission meeting was called to order at 6:25 PM by Commission Chair Sarah Delaney.
 - PRESENT: Sarah Delaney Chair, Tim Sheldon Vice Chair (Zoom), Commissioners: Fred Haueter (Zoom), Don Becker, and Zoning Administrator Mike Gardner
 - Excused: Steve Smith
2. **Sheldon moved to approve the agenda**; seconded by Haueter. Motion carried.
3. **Becker moved to approve Minutes of the February 5, 2025**; seconded by Haueter. Motion carried.
4. Wilson Rezone Petition - Discussion and Recommendation (to approve or deny)

The current use of the parcel (single family cabin) is aligned with the proposed RR-1 zoning designation.

Concern expressed by P&RC that the parcel could be further subdivided with the proposed zone district. Owners (Wilson) stated their intent is to keep this parcel intact for single family dwelling and accessory buildings only.

Becker moved to recommend rezone to the Town Board; seconded by Sheldon. Motion carried.

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5. Principe CUP - Discussion and Recommendation (to approve or deny)

Proposed use is to keep hobby farm animals (chickens and goats) for single family (small scale).

P&RC desires limitations on the numbers of animals, which the owners accepted. These max numbers (12 chickens, 4 goats) will be included in the Conditions for the permit.

Proposed Conditions were discussed and reviewed.

Sheldon moved to recommend this Conditional Use Permit to the Board; seconded by Becker. Motion carried.

6. Zoning Administrator's Report

a. Permit applications

- LUP 25-04 - Principe New Dwelling (Build a primary residence, 4BR structure with attached garage). Dimensional Requirements per Section 16.0 (Part I) of the Land Use Ordinance are met. **Sheldon moved to approve a new primary dwelling for Principe;** seconded by Becker. Motion carried.
- DM 25-01 - Wilson demo of existing cabin to make way for new build.
Spoils will go to Sarona landfill. Due to road bans, demo would likely not start for next 6 weeks (bans on until April 16th).
Recommendation/decision is concurrent with LUP for new dwelling (immediately following).
- LUP 25-05 - Wilson New Dwelling
Discussion included questions and concerns regarding wetland edge boundaries, grading and erosion control plan, and septic system sizing.
Sheldon moved to provisionally approve the demolition and new dwelling for Wilson with the following stipulations:
 - (1) apply for a new septic permit matching the proposed new dwelling plan
 - (2) revise the application form to indicate six (not 5) bedrooms
 - (3) Check the Grading (>10,000 sq ft) box on the LUP application and secure a grading permit, if necessary, from the DNR
 - (4) ensure that an erosion control plan is in place
 - (5) confirm/assure setback distances from ALL wetlands once the proposed building site is staked.

Seconded by Becker. Motion carried.

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b. Notices and anticipated activity (information)

There are many efforts supporting the Dohrmann family following the Red Deer Lodge fire. The Dohrmanns have announced intentions to rebuild. Delaney requested that the Commission consider waiving LUP permitting fees for the Dohrmanns as a gesture of support. Commission agreed.

7. Comprehensive Plan Update – Information and Discussion

- a. Public Hearing (held February 19, 2025) and Feedback: No testimony was given at the Public Hearing, so the time was used as a question-and-answer session.
- b. **Delaney (on behalf of the Comprehensive Plan Update Committee) moved to approve Resolution 2025-01 to Recommend the Comprehensive Plan to the Town Board.** Seconded by Haueter.
 - Roll call vote: Sarah Delaney (aye), Don Becker (aye), Tim Sheldon (aye), Fred Haueter (aye). Motion carried.

8. TOSL Information Guide - Review and Discussion

Delaney circulated an updated version of the 'At-A-Glance' information sheet which now contains QR codes for additional information. P&RC members are requested to review the document for any changes or additions. Examples from each of the lake associations were also included for consideration on how to disseminate information efficiently to the community.

9. There was no other business to come before the Commission for Discussion.

10. **Motion to adjourn made by Becker**, seconded by Haueter.

Respectfully submitted,
Tim Sheldon, Commission vice chair
March 16, 2025