

MEETING MINUTES
Town of Spider Lake
Plan and Review Commission Meeting
May 7, 2025 at 6:00 pm

1. The meeting was called to order at 6:00 pm by Chair Delaney.
 - A. **PRESENT:** Chair Sarah Delaney and Commissioners Becker, Haueter (via Zoom), Smith (via Zoom), Alternate Jeff Tumbleson and Zoning Administrator Mike Gardner.
2. **Becker moved to approve the May 7 agenda**, seconded by Smith.
Motion carried.
3. Pledge of Allegiance
4. **Smith moved to Approve the Minutes of the April 2, 2025 P&RC Meeting**, seconded by Haueter. Motion carried.
5. CSM Review – Delia Barber_JAH Construction (2 parcels)
Tumbleson moved to DENY this request as the Lot 1 dimensions not meet the ordinance requirements of 150' width x 200' depth for an RR-1 zoned parcel, seconded by Becker.
Discussion: Recommendation from P&RC is for the CSM to be altered, shifting the proposed subdivision line eastward to meet the ordinance requirement. Owner is willing to follow the recommendation, and revised CSM will be reviewed at the June P&RC meeting. Motion carried.
6. CSM Review - Spider Lake Properties LLC – Elaine Drive (3 parcels)
Motion to Approve Preliminary CSM (Certified Survey Map) made by Haueter with the condition that the Preliminary drawing is unchanged for the Final Board approval, seconded by Smith.

Discussion: Proposed land split meets all Town requirements for the RR-2 zone district. Owner Matt Pobloske and Surveyor Todd Goold addressed questions. Becker asked why submit a Preliminary survey if there is no intent to make changes? Goold stated this is the process he uses to ensure the P&RC is satisfied with all aspects of the drawings prior to approval. Goold agreed to submit the Final CSM including certifications for Town Board approval.
Motion carried.
7. Town Plat of Subdivision - Preliminary- Spider Lake Properties LLC (9 parcels)
Motion for Conditional Approval of lot divisions pending addition of the Outlot to survey map made by Delaney, seconded by Tumbleson.

Discussion: Owner Matt Pobloske and Surveyor Todd Goold presented their request to create 9 lots from three existing parcels surrounding the Spider Lake golf course. The nine lots meet the requirements of the ordinance for the RR-2 zone district. Concern was expressed about 'long term' plans, as there is a threshold in the ordinance where a subdivision of ten or more parcels may require an Environmental Impact Analysis. Pobloske indicated there are no plans ("not for at least five years") to add any additional parcels. Delaney asked about the remainders of the three existing parcels once the nine new parcels are created. Goold suggested that he can include an outlot on the official survey to account for the remaining land in question to ensure all acreage is accounted for. P&RC agreed if survey is submitted with the requested changes they would recommend approval to the Board. Four ayes; Becker abstained. Motion carried.

8. Zoning Administrator's Report: ZA Gardner reported that April was a very busy month; his report noted several site visits to confirm setbacks and progress on new dwelling construction. ZA Gardner stated the community seems to be generally aware of the town ordinances and is reaching out as needed.
 - A. Permit review and action:
 - i. LUP 25-10 Cook – Accessory Building – Storage
All requirements met, including endorsement letter from the Condo Association. **Motion to Approve made by Smith**, seconded by Becker. Motion carried.
 - ii. LUP 25-11 Kruskopf – New Dwelling
Motion to Approve made by Smith, seconded by Becker. Motion carried.
 - iii. LUP 25-12 Waggoner – Accessory Building – Garage (rebuild)
This is a replacement of an existing garage which was destroyed by fire; no demolition permit required. **Motion to Approve made by Smith**, seconded by Becker. Motion carried.
 - iv. LUP 25-13 Holt – Accessory Building – Garage
Motion to Approve made by Smith, seconded by Becker. Motion carried.
 - v. LUP 25-15 Larson - Accessory Building – Garage
Motion to Approve made by Smith, seconded by Becker. Motion carried.
 - vi. LUP 25-16 Wilson – Accessory Building –
Agent Karl Kastrosky was present at meeting and he asked if a separate fire number for the structure would be advisable (as access is not the same as the dwelling). P&RC supported the suggestion, and requested the fire number be provided to the ZA

once in hand so it could be tied to the accessory structure in the files.

Motion to Approve made by Smith, seconded by Becker. Motion carried.

B. Notices and anticipated activity:

Karl Kastrosky asked the P&RC if they wanted to continue his consultation contract for the Town. P&RC agreed to review and advise at a later date.

9. Transitions and appointments: Chair Delaney shared the transitions in progress within the P&RC due to retirements and resignations. She expressed her gratitude and appreciation for the contributions of departing Commissioners Smith and Haueter before introducing the slate of new candidate appointees as follows:

Quentin Johnson: Vice Chair, stepping in behind Tim Sheldon

Jeff Tumbleson: Commissioner, stepping in behind Fred Haueter

Julie Rudolph: Alternate Commissioner to the P&RC

Victoria Ross: Alternate Commissioner to the P&RC

Sandy and Trisha Principe: Secretary to the P&RC

One vacancy remains to be filled, and a recommendation will be brought forward as a candidate is confirmed.

Motion to recommend the above P&RC appointee candidates to the Town Board for endorsement made by Haueter, seconded by Smith. Motion carried.

10. Project Plan and Timeline for updates to Ordinance 17-88:

Chair Delaney reviewed the key elements of the review and update process, which incorporates implementation actions identified in the Comprehensive Plan. The scope of work includes fixing typos, clarifying content and updating references to DNR actions and changes in state legislation. A meeting with the Town's legal counsel will take place in the coming month to understand boundary conditions and legal considerations. Becker requested to be included in that meeting.

11. TOSL Information Guide – Distribution Plans: The Guide will be posted on the Town's website by the end of May, and a distribution network including the lake associations and business / Short Term Rental owners will widen the audience. All the information is available on the Town's website, and the Town will continue to explore opportunities to spread the information (eg, Town Meetings, community picnic, etc). Flyers will be posted at boat ramps and around the Town once finalized. Becker suggested updating population details to included number of full-time population. Quentin Johnson suggesting sending the information pamphlet to the heads of the lake association first for review.

Prior to the conclusion of the meeting, it was requested by Smith to have the minutes reflect his sincere appreciation for the leadership of Chair Delaney and ZA Mike Gardner. Under their leadership the P&RC has made significant improvements for the betterment of the town. All P&RC members concurred and expressed appreciation for their hard work.

12. As there was no other business coming before the Commission for discussion, a **motion to adjourn was made by Haueter**, seconded by Smith . Motion carried.

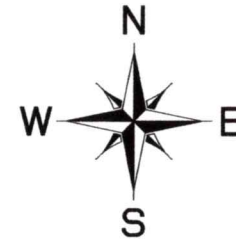
Adjournment at 7:40pm.

Respectfully submitted,
Sandy and Trisha Principe, Secretary appointee to the P&RC
and
Sarah Delaney
Chair, Plan & Review Commission

May 13, 2025

CERTIFIED SURVEY MAP

ALL OF LOT 2 OF CERTIFIED SURVEY MAP
NUMBER 5760, VOLUME 20 PAGES 28-29,
DOCUMENT NUMBER 268037, A PART OF
THE NORTHEAST QUARTER OF THE SOUTH-
WEST QUARTER OF SECTION 31, TOWNSHIP
42 NORTH, RANGE 7 WEST, TOWN OF SPIDER
LAKE, SAWYER COUNTY, WISCONSIN



SCALE 1"=100'



LEGEND

- ⊗ = Government Corner found as noted ties verified
- = found 1 1/4" OD iron pipe
- = set 3/4" x 18" iron bar wt 1.5 lbs/ft
- ▲ = computed point
- () = recorded as

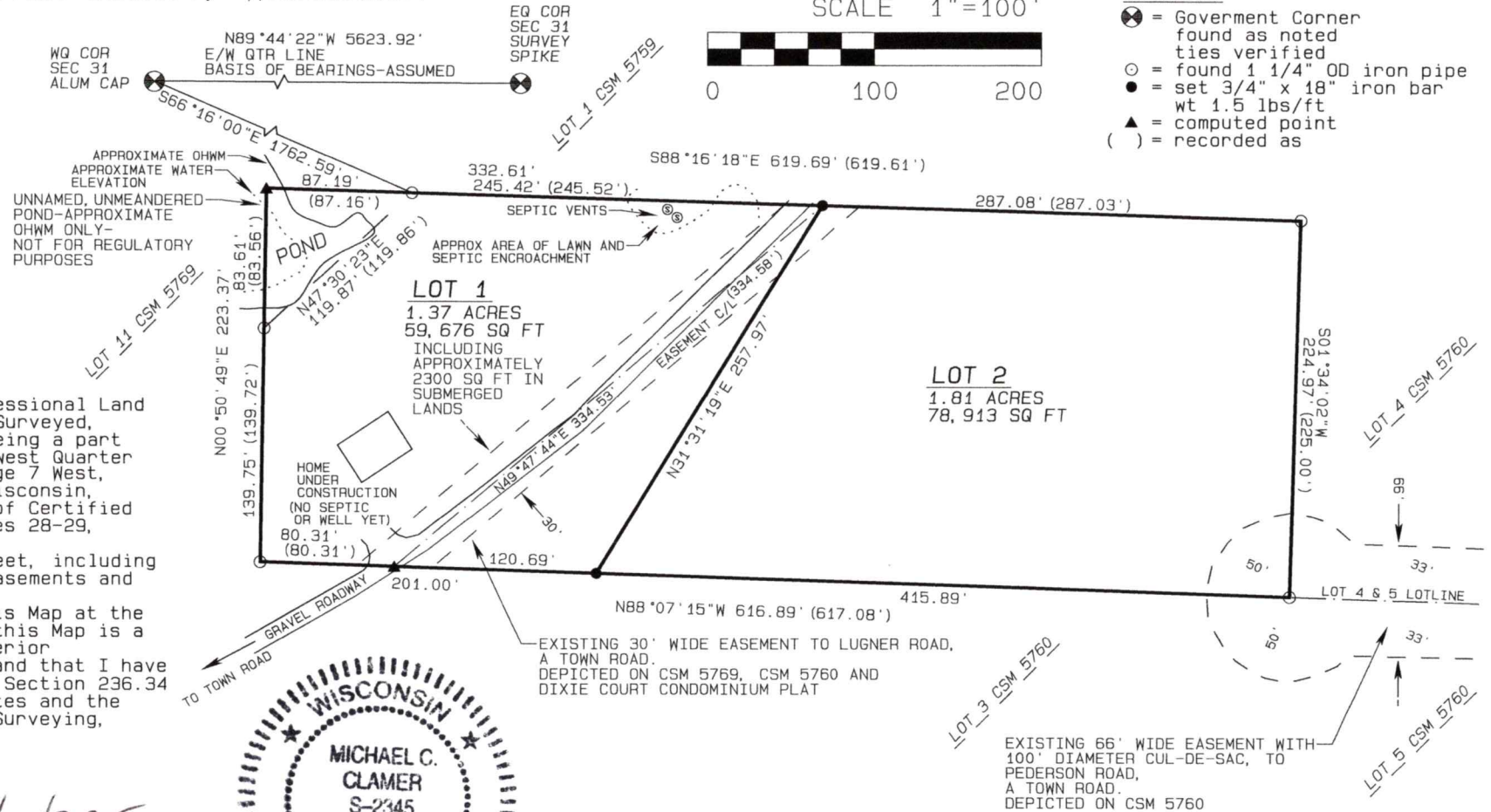
PUBLIC TRUST DOCTRINE

Any Land below the OHWM of a lake or navigable stream is subject to the Public Trust that is established under Article IX, Section 1, of the State Constitution

SURVEYOR'S CERTIFICATE

I, Michael C Clamer, a Wisconsin Professional Land Surveyor, hereby certify that I have Surveyed, divided and mapped a parcel of land being a part of the Northeast Quarter of the Southwest Quarter of Section 31, Township 42 North, Range 7 West, Town of Spider Lake, Sawyer County, Wisconsin, more particularly described as Lot 2 of Certified Survey Map Number 5760, Volume 20 Pages 28-29, Document Number 268037; Said parcel contains 138,589 square feet, including any submerged lands, subject to all easements and restrictions of record; I further certify that I have made this Map at the direction of Audrey Miller; and that this Map is a correct representation of all the exterior boundaries and the division thereof; and that I have fully complied with the provisions of Section 236.34 of Chapter 236 of the Wisconsin Statutes and the Spider Lake Subdivision Ordinance in Surveying, dividing and Mapping the same.

Michael C Clamer 05/08/2025
Michael C Clamer WPLS S-2345
W235 County Highway B
Stone Lake, WI 54876
field work completed 04/24/2025



TOWN OF SPIDER LAKE APPROVAL

TOWNSHIP OF SPIRIT LAKE
Sawyer County, Wisconsin

Application No. LUP 25-08 (re-submit)

INSTRUCTION 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 John and Brenda Maier Agent/Builder Trent Johnson Const.
Mailing Address PO Box 435 Address 8376N W Shore Ln
City CLAM LAKE State WI Zip 54517 City Hayward State WI Zip 54843
Phone 920 8839326 Email Trenorthguides@gmail.com Daytime Phone 715 558 3445

Information (From Real Estate Property Tax Bill)

Lot ID 1/4 1/4, Sec. 42 Twn. 5 N R 5 W Alternate/Legacy ID: 028-542-28-6023
Description: PRT GOV LOT 10 South 250'
Address: 12602 N FR 174 CLAM LAKE WI 54517 Acreage 1.04 Deed Document # 374229
Sanitary Permit # 610967 Date 1-30-2019 Issued By Sawyer Cty
Permit Installed John and Brenda Maier Owner When Installed: John and Brenda Maier
(Attach Copy Of Approved Sawyer County Sanitary Permit)

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

Shoreland/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	# of Bedrooms <u>2</u>	Walk Out ☐ Yes ☒ No	Attached Garage ☐ Yes ☒ No X = SF	Footprint of Proposed Structure <u>22 x 43.5 = 967</u> SF	Hght of Structure Grade to Peak <u>20' 11 3/8"</u>
	Type of Construction ☒ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other	# of Stories <u>1.5</u>	Loft ☒ Yes ☐ No	Deck ☐ Yes ☒ No X = SF	Total Habitable Sq. Ft. <u>1319</u>	Construction Cos <u>\$ 300,000</u>
V/A Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐	Size of Proposed Structure X = SF	Total Habitable Sq. Ft.	Hght of Structure Grade to Peak Construction Cos \$
V/A 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 Cos \$	
V/A Addition To Accessory Structure	Size of Existing Accessory Structure X = SF	Size of Proposed Addition X = SF	Hght of Structure Grade to Peak	Construction Cos \$		
V/A 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 Cos \$		
V/A Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other					
V/A 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 accessory building) X = SF				Construction Cost \$
V/A Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other					Construction Cost \$
V/A Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other					Construction Cost \$

N/A ☐ 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 _____ = _____
N/A ☐ 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: _____ S Size of Proposed Structure _____ X _____ = _____

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!**

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 wetland
 - 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) 45302

Total impervious surface area (including this project) (B) 1269

(B)/(A) x 100 = % Used 2.8%

(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 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 inspection between the hours of 8:00 AM -6:00 PM Mon - Fri to the Zoning Administrator(s) and/or Plan & Review Commissioners.

(we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and 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 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 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: John Maier Brenda Maier Sign: [Signature] Date: 3/18/2025

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 \$ \$ 661.65 Check # _____

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

Expiration Date _____

SHORELAND PRESERVATION AGREEMENT
INTACT
(Shoreline Vegetation Protection Area)

Land Use Permit No. _____
(To be entered by the Zoning Office)

WHEREAS, (list all owners) John Maier Brenda Maier

owns real estate within Spider Lake that is subject to the Spider Lake Shoreland Regulations, and
WHEREAS, in order to secure a Land Use Permit.

NOW, THEREFORE, the owner(s) hereby certifies that, as a condition of issue of said Land Use Permit, that the SHORELINE VEGETATION PROTECTION AREA on said real estate is intact to a minimum depth of 35' landward from the ordinary high-water mark of the water body.

The owner(s) hereby agrees to comply with the shoreland vegetative protection area requirements of Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance, in effect on the date that the land use permit is issued by the zoning office. The owner(s) further agrees to allow authorized representatives of the Governmental Unit to enter onto the owner's property at the following description between the hours of 8:00 A.M. and 6:00 P.M. [Section 9.13(1) POWERS, Spider Lake Zoning Ordinance] to inspect the structure(s) or uses authorized by said Land Use Permit and to determine if the SHORELINE VEGETATION PROTECTION AREA exists and that it is being preserved. This authorization shall terminate on the date of expiration of the land use permit: However, the owner's obligation to maintain the SHORELINE VEGETATION PROTECTION AREA in accordance with Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance remains in effect. Violation of this Agreement will authorize, in addition to other penalties and relief required under the Spider Lake Zoning Ordinance, injunctive relief, restoration of said real estate, the revocation of said Land Use Permit and the removal of all structures approved by the issue of said Land Use Permit and the revocation of any other uses approved by the issue of said Land Use Permit. All parties agree that this Agreement shall be filed with the Spider Lake Zoning Office.

Legal Description of Property: PRT Govt Lot 10 South 250'
S28 T42N R05W
TAX ID 29914

Dated this 18 day of MARCH, 2025

John Maier
(Owner)

(Owner)

Brenda Maier
(Owner)

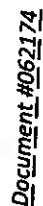
(Owner)

(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

Located in the Government Lot 10 of Section 28, T42N R5W, Town of Spider Lake, Sawyer County, Wisconsin. Deed Document #394229 being the South 250 feet of Government Lot 10.



TOSL Land Use Ordinance 17-88

Part II, Section 15 - Non-conforming Structures and Uses

15.7 Replacement or relocation of nonconforming principal structure. An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback of Section 14.0 SETBACKS FROM NAVIGABLE WATER AND WETLANDS may be replaced or relocated on the property with a Conditional Use Permit provided that all of the following requirements are met:

- 1) the use of the structure has not been discontinued for a period of 12 months or more
- 2) the existing principal structure is at least 35' from the OHWM **Variance granted by ZBOA on May 21, 2025**
- 3) No portion of the replaced or relocated structure is located any closer to the OHWM than the the closest portion of the existing principal structure
- 4) The town determines that no other location is available on the property to build a principle structure of comparable size that would result in compliance with the shoreland setback.
- 5) Issuance of the permit requires approval of a mitigation plan that is implemented by the date specified in the permit and includes the following:
 - a) Enforceable obligations of the property owner to establish or maintain the mitigation measures
 - b) The measures adequately offset the impacts of the project on water quality, nearshore aquatic habitat, upland wildlife habitat, and natural scenic beauty
 - c) The mitigation measures must be proportionate to the amount and impacts of expansion
 - d) The obligations of the property owner under the mitigation plan shall be evidenced by an instrument recorded in the office of the County Register of Deeds.
- 6) The Conditional Use Permit shall require that all other nonconforming structures on the lot or parcel that do not comply with the shoreland setback requirement in Section 14.0 SETBACKS FROM NAVIGABLE WATER AND WETLANDS and are not exempt under SECTION 14.5 EXEMPT STRUCTURES be removed by the date specified in the permit

Town of Spider Lake

Zoning Report

May 2025

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
5/2,6,7	LUP 24-021	Hawver		Changes to plans for permitted porch addition - smaller			
5/5		County Surveyor		Contacted regarding preliminary plat and subdivision requirements			
5/5		King		Mitigation Plan follow up - report			
5/5,6,8		Hilpisch		Contacted regarding report of activity to widen access lane to lake			
5/5	DW 25-02	Vesel		Received driveway permit application for review			
5/6	LUP 24-028	Christopher		Inquiry regarding UDC inspections – Boss referral			
5/7			Town Hall	Attended PRC Monthly meeting			
5/7	LUP-25-13	Holt		Inquiry regarding permit status			
5/12		Larson		Pre purchase inquiry regarding 8796 Branchford Rd – addition, STR questions			
5/12	LUP 25-12	Waggoner		Permit status inquiry - placard			
5/15		Kastrosky		Ordinance inquiry – nonconforming structure			
5/21		County Surveyor		Contacted regarding process to combine lots			
5/21			Town Hall	Attended Zoning Board of Appeals meeting – Maier permit / variance			

[illegible]

Fee: \$150.00
Checks should be made payable to:
Treasurer, Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

TOWN OF SPIDER LAKE
Permit for
Access Driveway to Town Road

Application No. **DW 25-02**

Nicole Vese
Owner
11247W Murphy Blvd
Mailing Address
Hayward, WI 54843
City, State, Zip
(715) 699-2354
Daytime Phone

Elaine Drive
Name of Road
1 construction driveway
Number and Type of Driveways
July 1, 2025 (driveway)
Anticipated Completion Date
Residential
Proposed Land Use

Location of Driveway

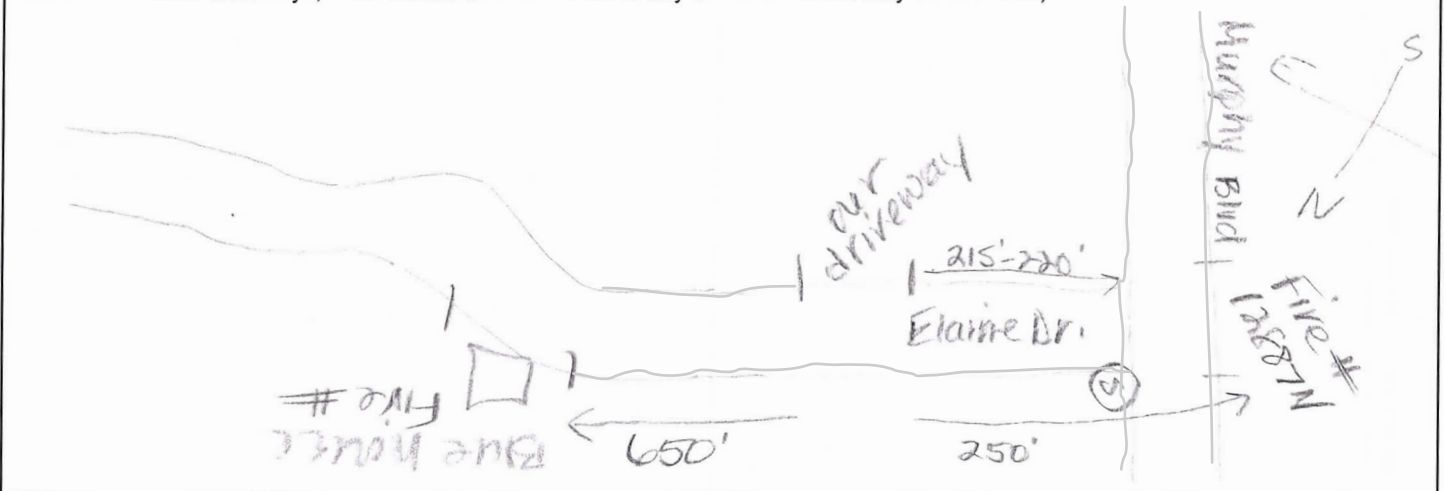
1/4 1/4 of Section 28, T 42, N, R 07 E (or) W
Approx. 200' East of Elaine + Murphy intersection
Location and direction from nearest intersection

Stake or mark location of driveway.
Zoning administrator will not make
an inspection until location(s) are
staked or marked.

Required Drainage Structure

We will have a culvert
If No Drainage Structure, State why

Detailed Drawing of Proposed Work (include special restrictions, intersection clearances, distance to nearest intersecting road, distance to other driveways, other details and reference to any sketches which may be attached)



CONSTRUCTION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED.

Any driveways shall be constructed in accordance with all requirements printed on the reverse and any special conditions stated herein. The maintenance of the driveways shall be the responsibility of the applicant.

Issuance of this permit shall not be construed as a waiver of the applicant's obligation to comply with any more restrictive requirements imposed by local ordinances.

Nicole Vese
Signature of applicant
4/28/25
Date

OFFICE USE ONLY

Approval Conditions _____

Permit issued by _____ Date _____ Fee \$ **\$150** Check # **9605**

Expiration Date _____

Signature of Zoning Administrator _____

GENERAL REQUIREMENTS

1. All new driveways, private roads, private and temporary road entry ways and access easements must meet and be maintained to the following minimum standards:
 - A. A 12 foot of driving surface.
 - B. A 16 foot cleared width.
 - C. A 14 foot cleared height
2. The minimum distance of road frontage between access driveways for separate land uses shall be 75 feet.
3. The minimum distance from the Right-of Way of a intersecting highway shall be:

Class A Highways	
Federal Aid Primary Hwy	300 Feet
Federal Aid Sec. Hwy	250 Feet
Class B Highways (County Trunk Hwy)	150 Feet
Class C Highways (Town Roads)	75 Feet
4. The maximum number of access driveways for commercial and industrial land uses is two (2) and one (1) for all other land uses.
5. The maximum width of access driveways for commercial and industrial land uses is 35 feet and 24 feet for all other land uses.

TEMPORARY LOGGING ROADS

Temporary logging roads and landing/loading sites will be restored, as near as possible, to the original state within 150 feet from the center line of the town road right-of-way. Landing/loading sites shall not be on the town road right-of-way.

Submit Completed Application And Fee To:

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

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

Application No. **LUP 25-18**

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 Larry D. & Kerry L. Myhra Agent/Builder Trent Johnson Construction - LLC
Mailing Address 4019 S VIA Del Picadero S Mailing Address 8376 N West Shore Ln
City Green Valley State AZ Zip 85622 City Hayward State WI Zip 54843
Day Phone 168 780-6494 Email larrymyhra@gmail.com Daytime Phone 715 558 3445

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec. 30 Twn. 42 N R 07 W Alternate/Legacy ID: 028-742-30-1426
Description: PRT SENE LOT2 CSM 35/16 #8216
Site Address: 12761 N County Hwy 00 Acreage 5.005 Deed Document #
Sanitary Permit # 25-088 Date 5/8/2025 Issued By Rachel Fisher (Attach Copy Of Approved
Or: 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 <u>2</u> # of Stories <u>1</u>	Walk Out ☐ Yes ☒ No Loft ☐ Yes ☒ No	Attached Garage ☐ Yes ☒ No X = SF Deck ☐ Yes ☒ No X = SF	Footprint of Proposed Structure <u>28 x 52 = 1456 SF</u> Total Habitable Sq. Ft. <u>1176 sq ft</u>	Hght of Structure Grade to Peak <u>15' 9 1/8"</u> Construction Cost <u>\$ 457,100.00</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 X = SF Total Habitable Sq. Ft. X = SF	Hght of Structure Grade to Peak X = SF Construction Cost X = SF	
☒ Accessory Structure	# of Stories <u>1</u> Type of Accessory Structure ☒ Garage ☐ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other	Size of Existing Accessory Structure X = SF Size of Proposed Addition X = SF	Size of Proposed Structure <u>24 x 28 = 672 SF</u> Hght of Structure Grade to Peak <u>12' 6"</u>	Construction Cost <u>\$ 81,400.00</u>		
☐ Addition To Accessory Structure	Size of Existing Accessory Structure X = SF Size of Proposed Addition X = SF	Hght of Structure Grade to Peak X = SF Construction Cost X = SF				
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved X = SF Hght of Structure Grade to Peak X = SF Construction Cost X = SF				
☐ 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 X = SF				
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other	Construction Cost X = SF				

☐ 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 1/2 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.

N/A

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) _____

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

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

(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: Trant Johnson Sign: Trant Johnson Date: 4/27/25

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 \$ **\$ 896.00** Check # **6262**

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

Expiration Date _____

POWER OF ATTORNEY

Know all Men by these presents, that I, Larry Myhra,
property owner, Town of Spider Lake, Sawyer County. Part of Government Lot 2,
SE 1/4, NE 1/4, S 30, T 42N, R 07W, State of Wisconsin, have made,
constituted and appointed Trent Johnson of Hayward
in the County of Sawyer, State of Wis., my true and lawful agent for me
and in my name, place and stead to do any and all things necessary for the application for,
negotiation of, or obtaining of local permits with the Town of Spider Lake, Wisconsin,
giving and granting hereby unto said agent full power and authorize to do so and perform
all and every act and things whatsoever required and necessary to be done in about said
premises, as fully to all intents and purposes as I might and could do if personally present,
reserving full power of substitution and revocation, hereby ratifying all that my said agent
of his substitute shall lawfully do or cause to be done by virtue thereof,

In witness whereof, I have hereunto set my hand and seal this 16th Day
of April, 2025.

Larry Myhra
Owner

Notary: Dionne M LESSARD

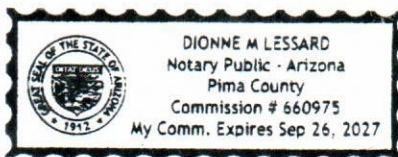
State of: ARIZONA

County of: Pima

Personally came before me this 16th day of April, 2025,
The above named _____ to me to be the person who
executed the foregoing instrument and acknowledged the same.

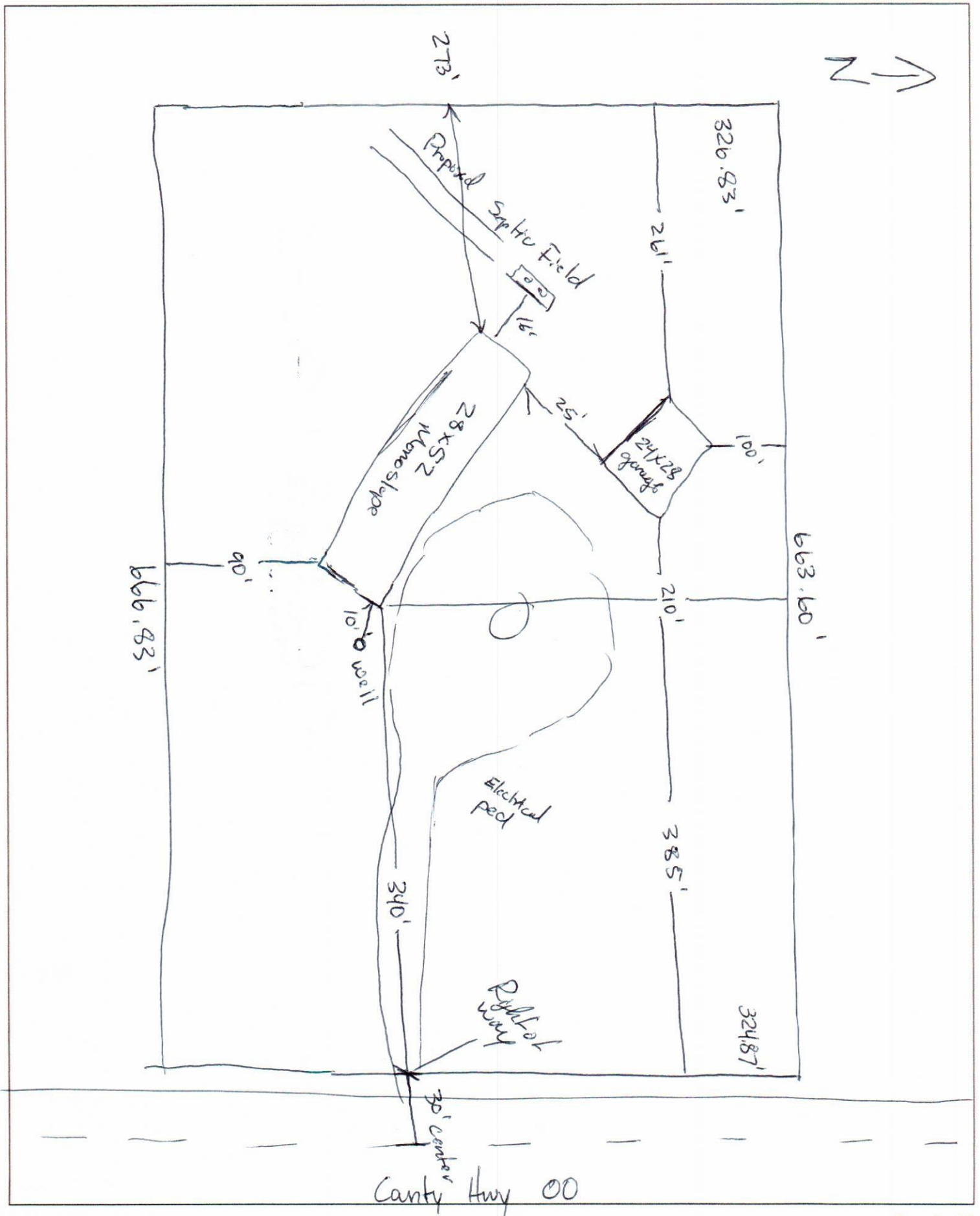
Dionne M Lessard Pima AZ
Notary Public County State

My Commission expires: Sept 26, 2027



SITE PLAN

"(Include all items listed in the 7 steps on previous page)"





SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 MAIN STREET SUITE 49 • HAYWARD, WISCONSIN 54843 • Phone (715) 634-8288

Email: Jay.kozlowski@sawyercountygov.org

Summary to Towns for proposed Ordinance Amendment for "camping cabins" in licensed campgrounds (OPTION F)

Several months ago, a request was presented to The Sawyer County Zoning Committee to look at the aspects related to "camping cabins" within licensed campgrounds. This ordinance amendment was then presented to the Towns as "Option A". Option A ultimately did not receive 50% approval from the Town(s). As per several of the responses and comments received back from the Towns the indication was that Towns wanted to see a "re"-added maximum amount of combined Park Model Units and Camping Cabins into the ordinance. This "Option F", which the Towns are now receiving has this added language for the 30% max including height limitation and prohibiting permanent foundations.

For those that may not be aware, it was recently observed that the 30% limitation for Park Models in licensed campgrounds was never fully adopted and ratified correctly at the Zoning Committee level and County Board level back in 2015. Without it being properly adopted it is now being included as part of this ordinance amendment process as the attached and referenced "Option F".

Camping Cabins, Park Model Trailers and all aspects with this proposed amendment are only allowed in licensed campgrounds which require State Licenses and Sawyer County Zoning Committee approval through a Conditional Use Permit process for any expansion (increase in # of sites) or new operations.

Town Clerks, please add this letter, the "option F" redline, the "option F" clean copy, and Town Opinion Form onto your June Town Board Meetings. If there is over 50% approval from the Towns as part of a proposed ordinance amendment, there would be an official "Public Hearing" as part of the Sawyer County Zoning Committee Meeting on June, 20, 2025. Zoning Committee would then make a recommendation to County Board of Supervisors for the ordinance amendment ratification. Please contact me if you have additional questions or concerns.

Thank you,

Jay Kozlowski

Sawyer County Zoning & Conservation Administrator

Option F – State Definition for Camping Cabins. Removes prohibition of water, sewer, gas. 16' height max with no loft and no foundations, 4" slab allowed. 30% percentage max for park models and camping cabins combined.

SECTION 2.0 DEFINITIONS

(15) CAMPING CABIN: a building or other structure that is 400 square feet or less in area. A camping cabin includes a yurt, but does not include a tent, recreational vehicle, tourist rooming house, mobile home, or manufactured home. The use of camping cabins shall meet the requirements of Section 6.610 and only allowed in licensed campgrounds with a maximum of 30% of the total permitted sites being a combination of CAMPING CABINS and PARK MODEL TRAILERS.

(77) PARK MODEL TRAILER: Park model trailers are recreation vehicles primarily designed as temporary living quarters for recreation, camping or seasonal use. They are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet in the set—up mode. Park model trailers are allowed only in licensed campgrounds with a maximum of 30% of the total permitted sites being a combination of CAMPING CABINS and PARK MODEL TRAILERS.

6.6 TRAILER CAMPS AND CAMPGROUNDS

***6.61-6.65 omitted from redline version as to fit on 1 page. No changes proposed for these Sections

6.66 Water supply and the manner of sewage disposal shall comply with the regulations of the Sawyer County Private Sewage System Ordinance and the appropriate requirements of the Wisconsin Administrative Code.

6.67 No site shall be less than 75 feet from the ordinary high water mark (OHWM), 75 feet from the property lines of the camp, and must meet required road setbacks for a site as required in Section 4.21 SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS.

6.68 Marshland and shoreline areas shall not be altered.

6.69 The screening provisions of Section 7.0 of the ordinance shall be met.

6.610 1) Camping Cabins: The construction, placement, installation or use of a camping cabin shall be by Land Use Permit issued only to licensed campgrounds. Camping cabins shall not exceed 400 square feet in area; shall not exceed 16 feet in height. The construction of a foundation underneath shall be prohibited but up to a 4" slab is allowed unless otherwise required by law. Camping cabins shall not have a second story or loft. CAMPING CABINS and PARK MODEL TRAILERS shall not exceed a combined maximum of 30% of the total permitted sites.

2) Park Model Trailers: No land use permit is required. The placement of park model trailers, are allowed in licensed campgrounds only. The chassis must remain on wheels and be no more than 400 square feet in size in the setup mode. The construction of a foundation underneath shall be prohibited. Park model trailers are allowed only in licensed campgrounds. CAMPING CABINS and PARK MODEL TRAILERS shall not exceed a combined maximum of 30% of the total permitted sites.

Option F – State Definition for Camping Cabins. Removes prohibition of water, sewer, gas. 16' height max with no loft and no foundations, 4" slab allowed. 30% percentage max for park models and camping cabins combined.

SECTION 2.0 DEFINITIONS

(15) CAMPING CABIN: Any building or other structure constructed, placed or used which that is 400 square feet or less in area. A camping cabin includes a yurt, but does not major include a tent, recreational equipment/vehicles, and advertised or designed for the temporary shelter of visitors, tourists, campers, or campground users, whether vehicle, tourist rooming house, mobile or not, and is used strictly for shelter. home, or manufactured home. The use of camping cabins shall meet the requirements of Section 6.610, and only allowed in licensed campgrounds with a maximum of 30% of the total permitted sites being a combination of CAMPING CABINS and PARK MODEL TRAILERS.

(77) PARK MODEL TRAILER: Park model trailers are recreation vehicles primarily designed as temporary living quarters for recreation, camping or seasonal use. They are built on a single chassis, mounted on wheels, and have a gross trailer area not exceeding 400 square feet in the set—up mode. Park model trailers are allowed only in licensed campgrounds with a maximum of 30% of the total permitted sites being park models. (The strikethrough language above was not ratified by County Board and is not included as part of "current" Zoning Ordinance.) a combination of CAMPING CABINS and PARK MODEL TRAILERS.

6.6 TRAILER CAMPS AND CAMPGROUNDS

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6.66 Water supply and the manner of sewage disposal shall comply with the regulations of the Sawyer County Private Sewage System Ordinance and the appropriate requirements of the Wisconsin Administrative Code.

6.67 No site shall be less than 75 feet from the ordinary high water mark (OHWM), 75 feet from the property lines of the camp, and must meet required road setbacks for a site as required in Section 4.21 SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS.

6.68 Marshland and shoreline areas shall not be altered.

6.69 The screening provisions of Section 7.0 of the ordinance shall be met.

6.610 1) Camping Cabins: The construction, placement, installation or use of a camping cabin shall be by land use permit Land Use Permit issued only to licensed campgrounds. Camping cabins shall not exceed 300~~400~~ square feet in area; shall not exceed 12~~16~~ feet in height; and the connection to or installation. The construction of gas, water, or sewer a foundation underneath shall be prohibited. but up to a 4" slab is allowed unless otherwise required by law. Camping cabins shall not have a second story or loft. CAMPING CABINS and PARK MODEL TRAILERS shall not exceed a combined maximum of 30% of the total permitted sites.

2) Park Model Trailers: No land use permit is required. The placement of park model trailers, are allowed in licensed campgrounds only. The chassis must remain on wheels and be no more than 400 square feet in size in the setup mode. The construction of a foundation underneath shall be prohibited. Park model trailers are allowed only in licensed campgrounds. CAMPING CABINS and PARK MODEL TRAILERS shall not exceed a combined maximum of 30% of the total permitted sites.