

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting August 6, 2025

1. The meeting was called to Order by Chair Delaney at 6:00 pm. Present were P&RC Chair Delaney, Commissioners Johnson, Capes, Alternate Julie Rudolph and ZA Gardner. Commissioners Becker and Tumbleson were unable to attend, and a quorum was present.
2. **Motion to approve the Agenda by Johnson, seconded by Capes.** All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the July 2, 2025 P&RC Meeting made by Johnson, seconded by Capes.** All in favor; motion carried.
5. CSM Review – Seibert:
Discussion – The proposed Lot 1 parcel is already an easement of record and the minimum requirements of the ordinance are satisfied. **Motion to recommend the Seibert CSM to the Town Board made by Johnson, seconded by Capes.** All in favor; motion carried.
6. CSM Review – Hanna Bay Pines LLC:
Discussion – The proposed 10.08 ac Lot 1 includes the tax id parcel 40245. Both the proposed Lot 1 and the remainder of existing parcel 31389 (39.4 ac) meet the minimum requirements of the ordinance for a shoreland parcel. **Motion to recommend the Hanna Bay Pines LLC CSM to the Town Board made by Johnson, seconded by Rudolph.** All in favor; motion carried.
7. Zoning Administrator's Report
ZA Gardner reported that inquiries again have been numerous and with the majority of activity concerning accessory structures.
Permit review and action:
 - i. LUP 25-23 Wood – Accessory Building – Storage
Discussion: Proposed location does not meet required setbacks. Possible solution discussed should owner want to pursue. **Motion to DENY application made by Johnson, seconded by Capes.** All in favor; motion carried.
 - ii. LUP 25-24 Carlson – Accessory Building – Garage
Motion to approve made by Capes, seconded by Rudolph. All in favor; motion carried.

- iii. DW 25-03 Bell – Driveway access off of Scheers Road
Motion to approve made by Capes, seconded by Rudolph. All in favor; motion carried.
- iv. LUP 25-25 Maier – Accessory Building – Garage
Discussion: Parcel is non-conforming and presents unique circumstances. Proposed garage location meets the required 100' setback from Boos lake, but is 14' short of the required distance to rear parcel boundary bordering the National Forest. **Motion to approve- recognizing that the rear distance shortfall is mitigated by the National Forest buffer from the road- made by Delaney, seconded by Capes.** All in favor; motion carried.
- v. LUP 25-26 Sulko – Accessory Building – Garage
Item was tabled due to incomplete application.
- b. Notices (information)
 - i. Birchwood Condo Assn dredging: after-the-fact CUP
For future awareness and completeness of the files, notice was sent to inform Condo Association of the need for a permit.

8. Update status of Land Use Ordinance 17-88

Delaney reported that the Town is continuing the search for expertise to advise on the Ordinance update. Johnson shared that contact has been made with a recommended expert and a request for an initial meeting has been made.

9. Any other business: Delaney shared that an effort is under way by Towns in the County to voice disapproval of the recent County Board decision to endorse the 'Option F' camping cabin amendment to the County zoning ordinance *without* the 30% restriction endorsed by many of the Towns. Delaney will circulate the information and inform the Board.

10. **Motion to adjourn made by Johnson, seconded by Rudolph.** Meeting concluded at 7:40 pm.

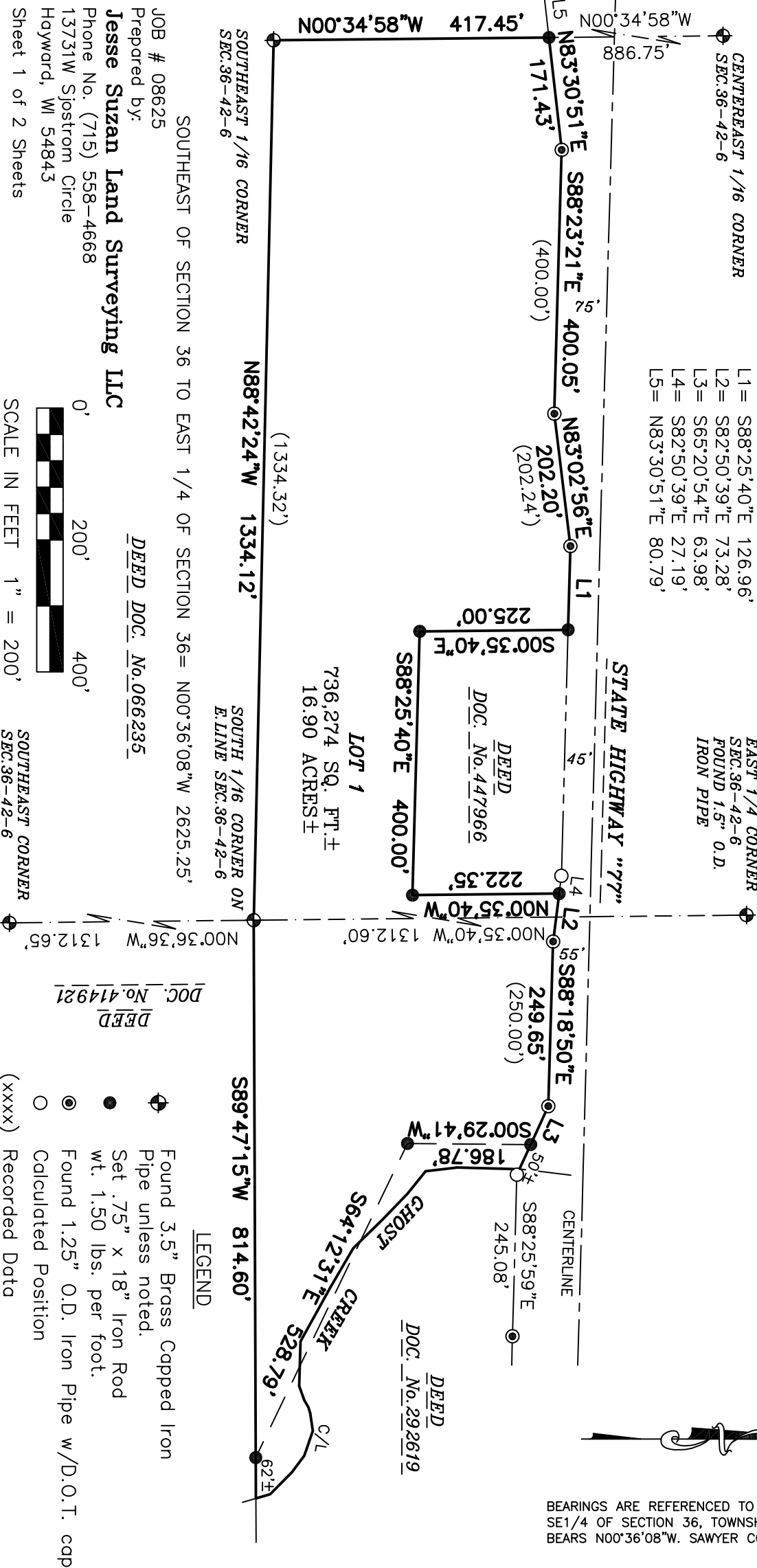
Respectfully submitted,

Sarah Delaney
Chair, Plan and Review Commission
August 7, 2025

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 WEST, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 5 WEST, IN THE TOWN OF SPIDER LAKE, SAWYER COUNTY, WISCONSIN.



L1= S88°25'40"E 126.96'
L2= S82°50'39"E 73.28'
L3= S65°20'54"E 63.98'
L4= S82°50'39"E 27.19'
L5= N83°30'51"E 80.79'



SAWYER COUNTY CERTIFIED SURVEY MAP

Located in part of the Northeast Quarter of the Southeast Quarter, of Section 36, Township 42 North, Range 6 West, and part of the Northwest Quarter of the Southwest Quarter, of Section 31, Township 42 North, Range 5 West, in the Town of Spider Lake, Sawyer County, Wisconsin.

SURVEYOR’S CERTIFICATE:

I, Jesse B. Suzan, a Professional Wisconsin Land Surveyor, do hereby certify that by the direction of Tom Larson, I have surveyed, divided, and mapped a parcel located in part of the Northeast Quarter of the Southeast Quarter, of Section 36, Township 42 North, Range 6 West, and part of the Northwest Quarter of the Southwest Quarter, of Section 31, Township 42 North, Range 5 West, in the Town of Spider Lake, Sawyer County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 36; thence along the east line of the Southeast Quarter of the Southeast Quarter of Section 36, N00°36’36”W 1312.65’ to a brass capped iron pipe at the South 1/16 corner on the east line of Section 36 and the point of beginning; thence along the south line of the Northeast Quarter of the Southeast Quarter of Section 36, N88°42’24”W 1334.12’ to a found brass capped iron pipe at the Southeast 1/16 corner of Section 36; thence along the west line of the Northeast Quarter of the Southeast Quarter of Section 36, N00°34’58”W 417.45’ to a set iron rod on the southerly right of way of State Highway ”77”; thence along said southerly right of way, N83°30’51”E 171.43’ to a found iron pipe; thence, S88°23’21”E 400.05’ to a found iron pipe; thence, N83°02’56”E 202.20’ to a found iron pipe; thence, S88°25’40”E 126.96’ to a set iron rod; thence leaving said right of way, S00°35’40”E 225.00’ to a set iron rod; thence, S88°25’40”E 400.00’ to a set iron rod; thence, N00°35’40”W 222.35’ to a set iron rod on the southerly right of way of State Highway ”77”; thence along said southerly right of way, S82°50’39”E 73.28’ to a found iron pipe; thence, S88°18’50”E 249.65’ to a found iron pipe; thence, S65°20’54”E 63.98’ to a set iron rod on a meander line of Ghost Creek; thence leaving said right of way and along said meander line, S00°29’41”W 186.78’; thence, S64°12’31”E 528.79’ to a set iron rod on the south line of the Northwest Quarter of the Southwest Quarter, of Section 31; thence leaving said meander line and along said south line of the Northwest Quarter of the Southwest Quarter, S89°47’15”W 814.60’ to the point of beginning. Containing approximately 736,274 square feet (16.90 acres). Together with all lands lying between the above described meander line, the center of Ghost Creek, and the side lot lines extended to said centerline of Ghost Creek. Subject to all easements, restrictions, and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed, divided, and described; that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Spider Lake in surveying, dividing, and mapping the same.

Jesse B. Suzan
Professional Wisconsin Land Surveyor No. 2635

Date

This map is hereby approved this _____ day of _____,
2025 by the Town of Spider Lake.

Quentin Johnson – Town Chairman

Town of Spider Lake

Zoning Report

August 2025

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
8/1	LUP 25-19	Frick		Contacted Boss Inspections regarding status			
8/1		Sulko		Contacted agent regarding LUP application			
8/1		Maier		Phoned inquiry regarding garage setbacks			
8/1	LUP 25-19	Frick		Site Visit: met with Dujmovic's to address concerns			
8/4		Maier		Phoned regarding garage LUP distance			
8/7	LUP 25-29	Wood		Phoned Wood to inform of LUP denial – left message			
8/7	LUP 25-19	Frick		Phoned agent to recommend UDC inspection ASAP			
8/7	LUP 25-24	Carlson		Phoned Carlson to inform of LUP approval			
8/7	LUP 25-26	Sulko		Phoned agent to inform application being tabled - issues			
8/7		Fiala		Phoned regarding cabin remodel			
8/8		Moylan		Inquiry regarding LUP application			
8/8		Fiala	12555 Ole Lake Rd	Inquiry regarding ordinance			
8/8		Aakre		Inquiry regarding cabin addition			
8/8	LUP 25-19	Frick		Spoke with owner, inspector and agent regarding issues with permit implementation			

[illegible]

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

Application No. LUP 25-26

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 John + Jennifer Sulko Agent/Builder Marc Richards
 Mailing Address 10472 W. Sugar Bush Ln. Mailing Address 8401 W. Moose Lake Rd.
 City Hayward State WI Zip 54843 City Hayward State WI Zip 54843
 Day Phone 847-989-4260 Email Sulko@Sulko.com Daytime Phone 715-580-0036

Site Information (From Real Estate Property Tax Bill)

Gov't Lot _____ 1/4 _____ 1/4, Sec. _____ Twn. _____ N R _____ W Alternate/Legacy ID: _____

Description: _____

Site Address: _____ Acreage _____ 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 _____		# of Bedrooms ☐ _____	Walk Out ☐ Yes ☒ No	Attached Garage ☐ Yes ☒ No	Footprint of Proposed Structure _____ X _____ = _____ SF	Hght of Structure Grade to Peak _____
	Type of Construction ☒ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____		# of Stories ☐ _____	Loft ☐ Yes ☒ No	Deck ☐ Yes ☒ No _____ X _____ = _____ SF	Total Habitable Sq. Ft. _____	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 ☐ _____	Size of Proposed Structure _____ X _____ = _____ SF	Hght of Structure Grade to Peak _____
☒ Accessory Structure	# of Stories ☐ _____	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>13'4"</u>	Construction Cost \$ <u>56,760</u>
☐ 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		☐ Filling ☐ 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 _____ SF (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building)		
☐ Alternative or Renewable Energy Systems		☐ Solar ☐ Wind ☐ Other _____					Construction Cost \$ _____
☐ Communication Systems		☐ Cell Tower Height of Tower: _____ ☐ Other _____					Construction Cost \$ _____

☐ 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.

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: John Suiko Jennifer Suiko

Sign: 

Date: 8/3/2025

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 \$ _____ Check # _____

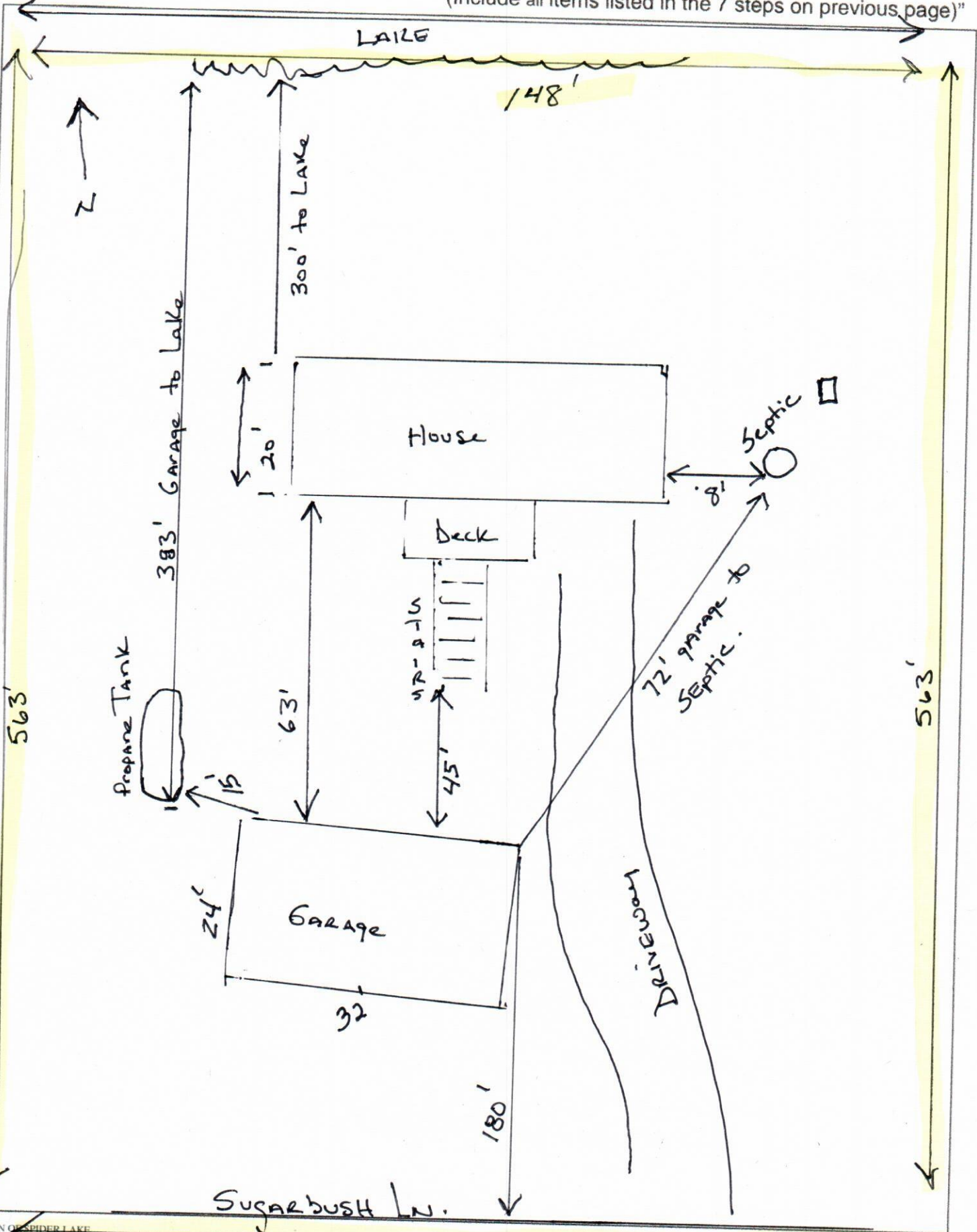
Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator _____

SITE PLAN

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



SHORELAND PRESERVATION AGREEMENT

INTACT

(Shoreline Vegetation Protection Area)

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

WHEREAS, (list all owners) John F Sulka III Jennifer H Sulka

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: _____

Dated this 3 day of August, 2025
[Signature] (Owner) [Signature] (Owner)

(Owner) (Owner)

(Owner) (Owner)

This instrument was drafted by:
Spider Lake Zoning Office

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

Application No. LUP 25-27

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

Print Or Type - Use Black Ink

Property Owner MITCH & JULIE MOYLAN Agent/Builder CRAIG DEPEW
Mailing Address 12296 N UPPER A RD Mailing Address 8623N HAWK HAVEN DR
City HAYWARD State WI Zip 54843 City HAYWARD State WI Zip 54843
Day Phone 920-201-7834 Email MITMOYLAN60@GMAIL.COM Daytime Phone 715-296-8143

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 NW 1/4 Sec. 36 Twn. 42 N R 7 W Alternate/Legacy ID: 028-742-36-3202
Description: THE WEST 190 FT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SEC 36
Site Address: 12296 N UPPER A RD Acreage 1.25 Deed Document # 50207055-006065
Sanitary Permit # 92-065 Date 5/29/92 Issued By MERTON MACY (Attach Copy Of Approved Sawyer County Sanitary Permit)
Or:
Year Installed 1992 Owner When Installed: STEVE DUNSTER

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 \$	
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☒ Other/ Misc	☐ Foundation Replacement ☒ Roof Structure Replacement ☐ Other ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved 36 x 26 = 936 SF	Hght of Structure Grade to Peak NOT TO EXCEED 24'	Construction Cost \$ TBD		
☐ 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: _____ ☐ Other	Construction Cost \$				

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

(B)/(A) x 100 = % Used _____
(Shall not exceed 15% or 25% with a conditional use permit)

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- 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: MIKE & MOYLAN
Julie Moylan

Sign: [Signature]
Julie Moylan

Date: _____

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 # _____

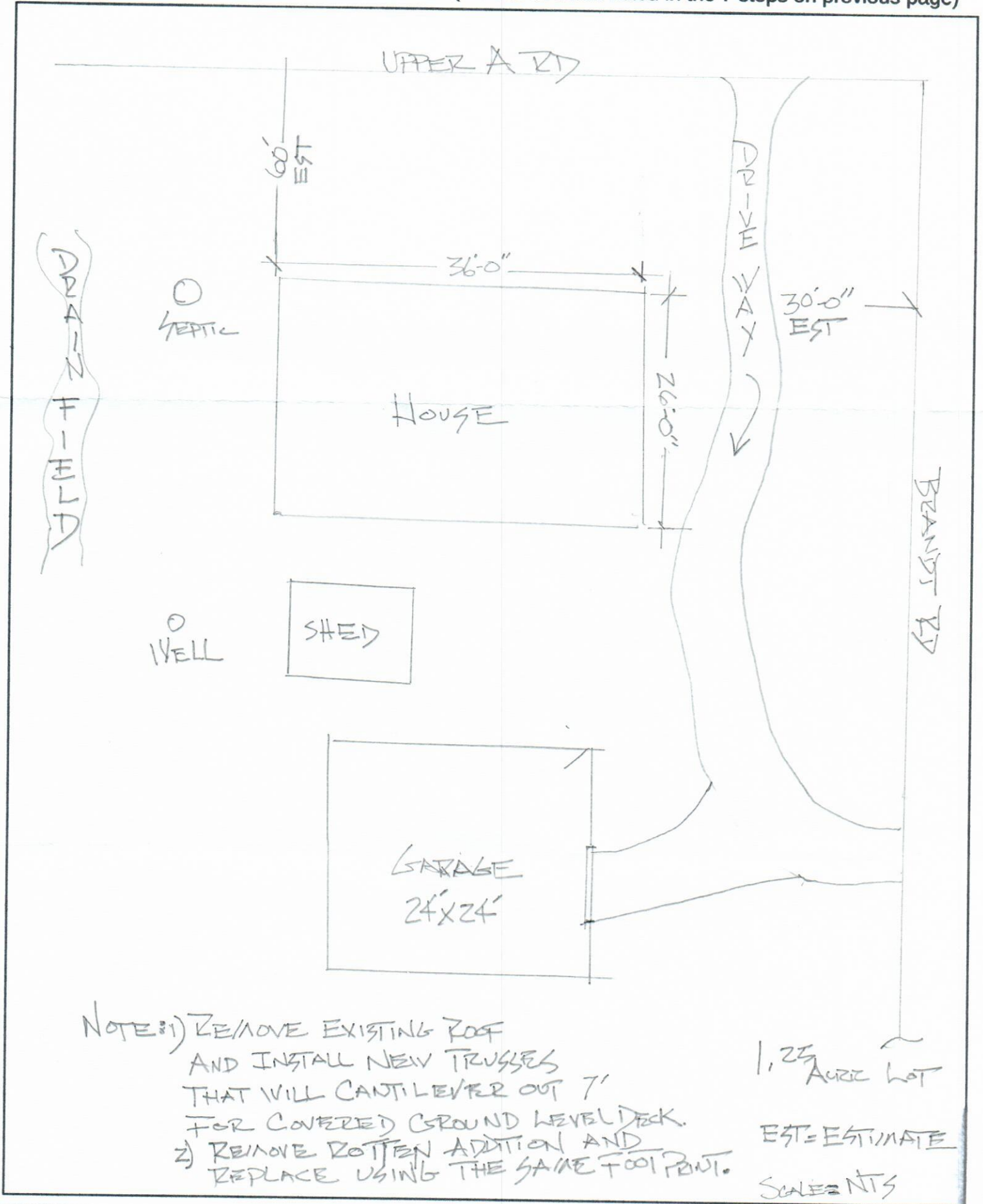
Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator _____

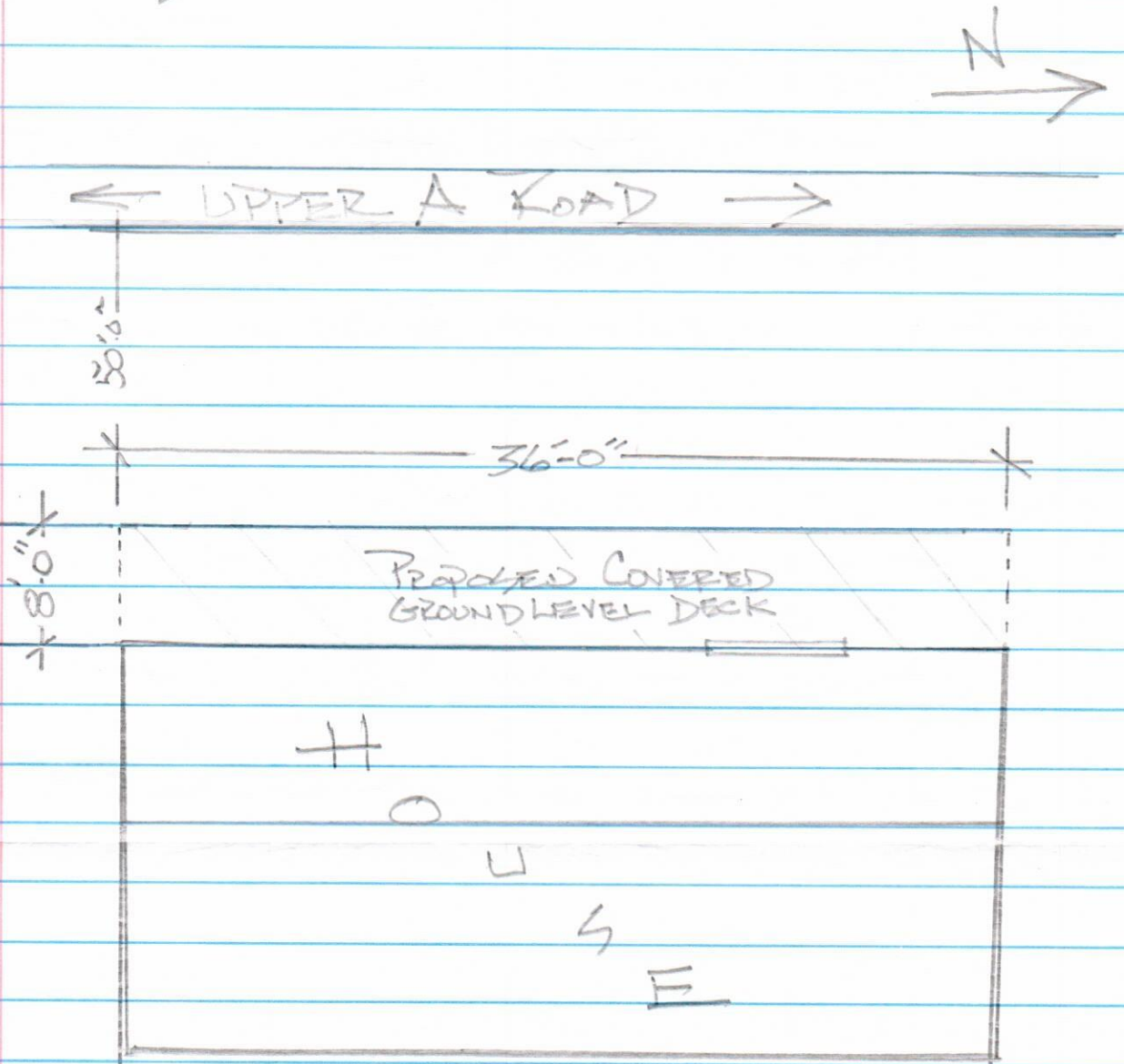
SITE PLAN

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



MITCH MOYLAN
12296 UPPER A
RD. HAYWARD.

ADDITIONAL DRAWING
INDICATING THE LOCATION
OF THE PROPOSED COVERED
DECK



* NOTE: FOOT PRINT OF HOME STAYS
THE SAME. ONLY EXPANSION
IS THE COVERED DECK.
THE OVERHANG WILL ENHANCE
THE OVERALL LOOK OF THE HOUSE.

PLAN & REVIEW COMMISSION ACCOUNTABILITIES in

Section 9 – IMPLEMENTATION PLAN - of the TOSL 2025 Comprehensive Plan

Introduction – the Planning Process

The first eight sections of the Comprehensive Plan establish a twenty-year vision for the Town of Spider Lake as they describe the Town, integrate the values articulated by the 2023 Community 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 and technology and support from other governmental authorities, among other things.

The implementation Plan translates the goals into a set of multi-year objectives and actions. **Goals** are broad, overarching expressions of desired future conditions. **Objectives** are statements that are measurable benchmarks the community works to achieve. **Actions** are steps and resources needed to meet the objective and should have clear, measurable steps with a responsible party and timeframe assigned. Actions which appear as 'Ongoing' in the Implementation Plan are required to perform the general municipal obligations of the Town. Actions with a specific date and timeframe are projects which are either *new* or *a change* to the current operating process. These actions have been highlighted to indicate specific focus in the early years of the 2025 Comprehensive Plan.

The Comprehensive Plan will be reviewed regularly. Changes in community sentiment, safety standards, or environmental conditions may warrant adjustments to policies, ensuring the policies acknowledge the diverse perspectives of the community and reflect the majority view for action. 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 Plan

Overarching Goal

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. In addition, the Plan will acknowledge and value input from the Town's property owners, acquired through a survey conducted in the fall of 2023.

1. Natural, Agricultural and Cultural Resources

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

	Implementation Target	Responsible Party
Objective 1: Protect surface and groundwater.		
Action: Ensure Town of Spider Lake Land Use Ordinance setbacks and impervious surface requirements are met for any new development.	Ongoing	P&RC
Action: Monitor concentrated animal feeding operation (CAFO) activities in the area and ensure Ordinance 01-2024 enforced when appropriate.	Ongoing	P&RC
Objective 2: Protect area lakes, rivers, wetlands, and stream shorelines.		
Action: Educate and enforce lakeshore structure and usage regulations.	Ongoing	P&RC
Action: Encourage lakeshore property owners to establish or expand natural vegetation shoreline buffers and to minimize maintained lawn areas and the application of lawn fertilizers.	Ongoing	P&RC
Objective 3: Protect local forested areas and maintain forest ambiance.		
Action: Investigate ways to encourage logging buffer zones along clear-cut areas, and to provide forestry education materials to the community. Inform the community of location and timing of harvests before they occur if possible.	Ongoing	P&RC
Objective 4: Maintain natural shorelines.		
Action: Educate the community by circulating the Town regulations and best management practices for Shoreline Management.	Ongoing	P&RC
Action: Encourage visual aesthetics from the water (enforce signage and buffer zone regulations and encourage revegetation).	Ongoing	P&RC
Objective 5: Maintain existing Town roadway ambiance		

	Implementation Target	Responsible Party
Action: Understand and enforce uniform signage regulations (State, County, Town).	Ongoing	P&RC
Objective 6: Maintain dark skies for public enjoyment.		
Action: Promote and enforce outdoor lighting regulations and design standards.	Ongoing	P&RC
Action: Review Dark Sky International principles and determine whether the Town's Land Use Ordinance (Part I, Section 4.4) could be enhanced.	2025-6	P&RC
Objective 7: Reduce human-made noise where possible to protect 'Peace & Quiet' within the Town.		
Action: Determine how the Town should regulate Noise/Nuisance issues in the community.	2025-6	P&RC

2. Demographics

Goal: Fully engage property owners in Community Stewardship.

	Implementation Target	Responsible Party
Objective 1: Better understand the composition, values, needs, emerging issues, etc. of the community of Spider Lake.		
Action: Continue to survey the community—full-time, seasonal, business to help inform Comprehensive Plan updates.	Periodic	P&RC
Action: Maintain the Town governance structure and encourage community participation on Town committees.	Ongoing	P&RC
Objective 2: Encourage community participation in Town government.		
Action: Better understand skills and experience of community members.	Ongoing	P&RC
Action: Develop volunteer opportunities to utilize the skills and experience of community members and raise awareness of opportunities with volunteer organizations serving the community.	Ongoing	P&RC

3. Housing & Housing Trends

Goal: Support a range of housing units to meet the needs of existing and future residents, both year-round and seasonal. Maintain the Low-Density Development and Peace and Quiet by preserving the sense of community of our residential neighborhoods.

	Implementation Target	Responsible Party
Objective 1: Support housing to meet the needs of persons of all income levels and physical abilities.		
Action: Thorough permit application reviews.	Ongoing	P&RC
Objective 2: Encourage high quality construction and repair or maintenance of existing structures.		
Action: Enforce Land Use Ordinance and UDC (Uniform Dwelling Code) requirements.	Ongoing	P&RC
Objective 3: Encourage Sawyer County to strengthen monitoring for septic systems.		
Action: Review and update Town of Spider Lake dwelling compliance with septic system inspections.	Periodic	P&RC
Objective 4: Ensure short-term rental properties do not impair the sense of community of our residential neighborhoods or Northwoods Character.		
Action: Determine how the Town should regulate short-term rental (STR) properties. Possibilities to consider include requiring registration, limiting STR density in residential areas, tiered regulatory framework (casual vs full-time STR operation), requiring STR owners to educate renters about local ordinances, monitoring, and enforcement of ordinances, etc.	2025-6	P&RC

4. Transportation

Goal: Ensure an efficient and safe road system and foster multi-use transportation systems (i.e., the trails) which accommodate the interests of community while preserving the Natural Resource Integrity of the Town.

	Implementation Target	Responsible Party
Objective 1: Develop and maintain roads to meet the Town's current and future needs and safety requirements.		
Objective 2: Support recreational trails in the Town and surrounding area.		
Objective 3: Ensure recreational participants on water and on land respect the Natural Resource Integrity, Sustainable Outdoor Recreation, and Peace and Quiet of the Town.		
Action: Educate property owners of ordinances and local practice by providing materials to make available to visitors (e.g., a 'Neighbor Notebook' or Spider Lake Information Guide). This material should also be available on the Town's website.	2025	P&RC

5. Economic Development

Goal: Ensure a business climate compatible with Sustainable Outdoor Recreation and the Natural Resource Integrity of the Town.

	Implementation Target	Responsible Party
Objective 1: Encourage businesses that maintain the Peace and Quiet of the Town.		
Objective 2: Ensure that future business development is compatible with the natural character of the Town.		
Action: Monitor Conditional Uses per the Land Use Ordinance.	Ongoing	P&RC
Action: Review commercial signage and outdoor lighting for compliance with ordinance requirements.	Ongoing	P&RC
Objective 3: Encourage accommodation providers to educate guests of local ordinances.		
Action: Provide Resort, B&B, and short-term rental owners with information to provide to their guests.	2025	P&RC
Objective 4: Encourage business owners to interact with the Town.		

6. Utilities & Community Facilities

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

	Implementation Target	Responsible Party
Objective 1: Maintain Town involvement in the planning and coordination of utilities and communication services to efficiently serve existing and future development.		
Objective 2: Minimize the environmental impact of future utility expansion.		
Objective 3: Provide quality cost-effective Town facilities and services which meet the existing and future demands of residents, property owners and visitors.		

7. Land Use

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

	Implementation Target	Responsible Party
Objective 1: Ensure the Land Use Ordinance is appropriately protecting the resources and aesthetics in the community.		
Action: Review and update the Land Use Ordinance to maintain the Town's Northwoods Character while addressing needs within the community.	2025	P&RC
Action: Enforce the Land Use Ordinance as required when violations are identified.	Ongoing	P&RC
Objective 2: Promote positive environmental practices which protect natural resources.		
Action: Encourage protection of forests and farmland.	Ongoing	P&RC
Action: Encourage lower-density residential development which minimizes effects on the Environment.	Ongoing	P&RC
Action: Clearly define 'high-density development' for the Town of Spider Lake and determine when Environmental Impact Assessments are to be required.	2025	P&RC
Objective 3: Encourage and educate landowners about tools for protecting and conserving land.		
Action: Make information available to private landowners on conservation easements, land management contracts, donations/bequests, life estates, etc.	Ongoing	P&RC

	Implementation Target	Responsible Party
Objective 4: Avoid practices that would result in land use conflicts with environmental factors.		
Action: Educate developers and builders on the Town's requirements and environmental regulations/best practices.	Ongoing	P&RC

8. Intergovernmental Cooperation

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

	Implementation Target	Responsible Party
Objective 1: Coordinate and share community services when and where appropriate.		
Objective 2: Work with Sawyer County, the U.S. Forest Service, and utility companies to manage visual impacts.		
Objective 3: Share and learn from others' Comprehensive Plans.		
Objective 4: Keep abreast of developing regulations from Sawyer County and the State of Wisconsin.		