

MINUTES
Plan & Review Commission Public Hearing
Wednesday, November 5, 2025 at 6:00 PM

NOTICE WAS GIVEN that the Town of Spider Lake Plan & Review Commission would hold a Public Hearing on Wednesday, November 5, 2025 at 6:00 P.M. at the Town Hall, 10896W Town Hall Rd, Hayward Wisconsin, to consider the following:

Conditional Use Permit. Land owners: Erik Minge & Tazia Brunetti. Located in part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec 29, T42N, R7W, PRT NWNE Lot 3 CSM 28/52 #7190, Legacy ID: 028742291203. Site address: 12830 Paddock Rd, 5.25 Acres, Zoned A-1 Agriculture One. Purpose of request is to build a year-round dwelling (with storage building) on the property. (Per Land Use Ordinance 17-88, Part I, Section 15.4 B) 1.)

Conditional Use Permit- Land owner: Kevin & Elise Kroll, Kroll Family Trust. Located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec 32, T42N, R6W, PRT NWNE Lot 1 CSM 34/241 #8169, Legacy ID: 028642321204. Site address: 12463N Reel Livin' Drive, 8.570 Acres, Zoned RR-2 Residential Recreational Two. Purpose of request is to place a Park Model Trailer (or equivalent) on campsite 33 in the Reel Livin' Resort & Campground. (Per Land Use Ordinance 17-88, Part I, Section 6.6 J) 2.)

The Hearing was Called to Order by P&RC Chair Sarah Delaney at 6:01.

1. Present were Chair Delaney and Commissioners Johnson, Becker, Tumbleson, Capes and Zoning Administrator Mike Gardner. Delaney confirmed a quorum was present and that Notices were posted in compliance with Open Meetings Law.
2. **Motion to approve the Agenda was made by Becker**, seconded by Johnson. All in favor; motion carried.
3. Chair Delaney informed the public of the hearing procedures before the Hearings commenced.

Minge CUP Application Hearing: The applicant, Erik Minge, attended via Zoom and provided a statement describing the proposed project. Nine letters were sent to adjacent property owners, with one response (Weinert) returned, citing no objections. There was no additional testimony offered by the public. The Commissioners asked questions for understanding, and the hearing concluded.

Kroll CUP Application Hearing: The applicants, Elise and Kevin Kroll, provided a statement describing the proposed project. Seventeen letters were sent to adjacent property owners, with six responses (Seibert, Jones, Kennedy, Kosterman, Nelson, McKirdy) returned, two with objections and four with no objections. Respective comments were read into the record. There was no additional testimony offered by the public. The Commissioners asked questions for understanding, as the proposal does not meet the immediate requirements of the Ordinance. The owners were notified of the Ordinance requirements following an initial site visit by the ZA. A Park Model Trailer must be no more than 440 square feet in area, and campgrounds are intended for temporary use only. The Kroll trailer (at 890 square feet) was delivered the following week and installation proceeded prior to a permit being issued. With no more questions, the Hearing concluded.

MEETING MINUTES
Town of Spider Lake
Plan & Review Commission Meeting
November 5, 2025 immediately following the Public Hearing

1. The meeting was Called to Order at 6:33 pm immediately following the Public Hearing. Present were P&RC Chair Delaney, Vice Chair Johnson, Commissioners Tumbleson, Becker, Capes and Zoning Administrator Mike Gardner.
2. **Motion to approve the Agenda** was made by Tumbleson, seconded by Becker. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the October 1, 2025 P&RC Meeting** was made by Becker, seconded by Johnson.
5. Minge CUP 25-03 – The owner's intended use (residential) satisfies the Conditional Use requirement per Part I, Section 15.4 B) 1) of Land Use Ordinance 17-88. Possible Conditions were discussed and are attached to these Minutes. **Motion to recommend approval of the Minge CUP 25-03 to the Town Board** was made by Becker, seconded by Tumbleson. All in favor; motion carried.
6. Kroll CUP 25-04 – The owner's intent to place a trailer on campsite 33 in the Reel Livin' Campground fails to meet Ordinance requirements. A Park Model Trailer (with maximum 440 square feet in set up mode) is permitted; however the trailer installed (without permit) on site measures 890 square feet. The owner's desire to reside permanently in the structure also does not meet the 'temporary' intent of campground lodging. **Motion to recommend that the Town Board DENY approval of the Kroll CUP 25-04** was made by Becker, seconded by Capes. Four ayes and one abstention (Johnson). Motion carried.
7. CSM Review – Bay Ridge 24 LLC: Owner's intent is to subdivide parcel with tax id 31373 into a conforming shoreline lot and an outlot (to be attached to another of the owner's parcels). The subdivision meets the requirements of Part III of the Land Use Ordinance and has been reviewed and endorsed by the Sawyer County Surveyor. **Motion to recommend approval of the Bay Ridge 24 LLC CSM to the Town Board** made by Johnson, seconded by Becker. All in favor; motion carried.
8. Zoning Administrator's Report: ZA Gardner again reported an active month with site visits and consultations/inquiries.
 - a. Permit Application Reviews:
 - i. DW 25-04 Kenney - Meadow Lake Road: Road Superintendent Fogal inspected and endorsed the proposed location. **Motion to approve** made by Johnson, seconded by Becker. All in favor; motion carried.
 - ii. DW 25-05 Spider Lake Properties LLC – Elaine Drive: Road Superintendent Fogal inspected and endorsed the proposed location with the installation of a 12" x 20' culvert. **Motion to approve** made by Becker, seconded by Johnson. All in favor; motion carried.

- iii. LUP 25-28 Minge – New Dwelling and Storage Bldg: Setbacks for the dwelling in an A-1 parcel are met. The Storage building proposed location is 32' from the side (north) property boundary, whereas the ordinance requirement is 50'. In a residential (RR-1) zone district, the setback requirement is 10' for an accessory structure. Discussion revolved around the intent of the ordinance (to protect from and contain livestock manure impact to neighbors) and of the owner's use (residential). Per the Ordinance, livestock is not permitted on a parcel smaller than 10 acres, and this is included and reinforced in the CUP Conditions (attached). P&RC felt that the risks were sufficiently mitigated to permit the 32' storage building setback. **Motion to approve LUP 25-28 as proposed** made by Johnson, seconded by Becker. All in favor; motion carried.
- iv. LUP 25-29 Kroll, – Shelter/Storage bunker: **Motion to table this item pending Town Board action on the Kroll CUP 25-04** made by Johnson, seconded by Becker. All in favor; motion carried.
- v. LUP 25-30 JAH Construction – New Dwelling: Setbacks and Ordinance requirements are met. **Motion to approve** made by Johnson, seconded by Tumbleson. All in favor; motion carried.
- vi. LUP 25-31 Chandler – Garage Addition: Setbacks and Ordinance requirements are met. **Motion to approve** made by Becker, seconded by Capes. All in favor; motion carried.
- vii. LUP 25-32 Snyder – New Accessory Building – Storage: Setbacks and Ordinance requirements are met. Approval of the Bucksnot Condo Association was received. **Motion to approve** made by Becker, seconded by Tumbleson. All in favor; motion carried.

b. Status updates were provided on potential violations by ZA Gardner.

- 9. Land Use Ordinance 17-88 update: A Scope of Services proposal was received from law firm *von Briesen & Roper* to assist with the Town's update to its Land Use Ordinance. The proposal reflects approximately 90 hours of legal/professional input, resulting in a not-to-exceed cost of \$30,165 which can be split over multiple calendar years. An initial session is desired in the coming month to establish clarity on a timeline and deliverables.
- 10. As no other business was identified, a **motion to Adjourn** was made by Tumbleson, seconded by Johnson. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
November 7, 2025

Town of Spider Lake
Conditional Use Permit
Approval Conditions

Owner:

Erik Minge & Tazia Brunetti
2025
4925 Queen Ave S
Minneapolis, MN 55410

Permit Number: **CUP 25-03**
Hearing Date: November 5,

Property Address:

12830 N Paddock Road, Hayward, WI 54843
PRT NWNE Lot 3, CSM 28/52 #7190

The Conditional Use Permit described above has been recommended for approval subject to the following conditions:

1. The CUP is issued only to facilitate the building of a single family year-round principal structure used as a dwelling. (Per Ordinance 17-88, Part I Section 15.4 B) 1)).
2. As the parcel is less than ten acres, Livestock is not permitted except for poultry which may be allowed by separately obtained Conditional Use permit (Per Ordinance 17-88, art I Section 15.4 A) 1) a).
3. The landowner consents to periodic inspections by the Town of Spider Lake's Zoning Administrator (ZA) or the ZA's designee.
6. The conditions of this CUP are binding upon any heirs, successors or assignees. In the event of the sale or transfer of the property, the land owner or successors will disclose the existence of the CUP to any prospective buyers.