

MEETING MINUTES
Town of Spider Lake
Plan & Review Commission Meeting
December 3, 2025

1. The meeting was Called to Order at 6:00 pm by Chair Delaney. Present were P&RC Chair Delaney, Vice Chair Johnson, Commissioners Tumbleson, Becker, Capes and Zoning Administrator Mike Gardner.
2. **Motion to approve the Agenda** made by Becker, seconded by Johnson. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the November 5, 2025 Public Hearing** made by Johnson, seconded by Becker. All in favor; motion carried.
Motion to approve the Minutes of the November 5, 2025 P&RC Meeting made by Becker, seconded by Tumbleson. All in favor; motion carried.
5. Zoning Administrator's Report: ZA Gardner reported another active month with site visits and consultations/inquiries.
 - a. Permit Application Reviews:
 - i. LUP 25-33 – Nelson – Deck addition: Setbacks and physical requirements are met. Applicant has yet to submit letter of approval from the Reel Livin' Condominium Association. **Motion to approve once Condo Association approval letter is received** made by Johnson, seconded by Becker. All in favor; motion carried.
 - ii. LUP 25-34 - Lindstedt - Accessory Building: **This item was tabled** pending receipt of a modified application.
 - iii. LUP 25-35 – Velasquez – Addition and Screen Porch: **This item was tabled** pending receipt of a completed application.
 - b. Status updates were provided on pending violations by ZA Gardner: A copy of the Hallquist demolition permit (DM 25-06) was included in the packet; it had been approved in an expedited process by the P&RC earlier in the month. Violation notice was sent to Frick and one will be sent to Kroll, both regarding recreational trailers on premises and not permitted by Ordinance 17-88.
6. UDC Fee Schedule – Draft Resolution 2025-06: A new contract for UDC inspection services was approved by the Town Board in October of this year. This contract reflected updated pricing and the transition of the company (Boss Inspections Inc) to the leadership of Jonathan Boss. An updated Resolution to publicize the new fees was not created at the time of the contract approval, and Chair Delaney proposed that a new one be created for transparency to the public. The contents of the resolution reflect the information in the contract, and

will be posted on the Town's website. The Town collects none of these fees; they go to Boss Inspections Inc. **Motion to recommend Resolution 2025-06 (Uniform Dwelling Code Fee Schedule) to the Town Board** made by Johnson, seconded by Becker. All in favor; motion carried.

7. Land Use Ordinance 17-88 update: Following receipt of the Scope of Services proposal from von Briesen & Roper (vB&R), a productive conversation was held with the vB&R project manager to clarify expectations from the Town. A timeline and Engagement Letter will be provided by vB&R for signature by the Town. Chair Delaney described one of the activities required for the update and which the P&RC can begin to work on: Review of the permitted and conditional 'uses' within each Zone District. For the January meeting, the P&RC will review and discuss Section 15.0 in Part I of the Land Use Ordinance 17-88, noting any possible recommendations for additions or changes.
8. As no other business was identified, motion to adjourn made by Johnson, seconded by Tumbleson. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
December 8, 2025

Town of Spider Lake
Conditional Use Permit
Approval Conditions

Owner:

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

Permit Number: **CUP 25-03**

Hearing Date: November 5, 2025

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.