

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** 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** 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** 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 failed 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** made by Becker, seconded by Capes. Four ayes and one abstention. Motion carried.
7. CSM Review – Bay Ridge 24 LLC: Owner 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 a very 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/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' 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.

Town of Spider Lake

Zoning Report

November 2025

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
11/1		Perkins		Repairs inquiry			
11/1		Snyder		Phoned regarding LUP issues			
11/1		Minge		Emailed CUP Hearing link			
11/3		Kroll, Wetland Fill, Nelson, Frick		Site visits for updates, progress, LUP review, violation			
11/3		Kastrosky		Inquiry regarding Velasquez LUP application			
11/4,5		Sawyer County HHS		Contacted McKay regarding campground, manufactured home regulations			
11/4		Holmberg	TID 29372	Inquiry regarding impervious surface calculations			
11/5		Boss Inspections		Contacted Jon Boss regarding Frick contacts & inspections			
11/5		Heyward		Contacted by contractor regarding Lindstedt LUP			
11/6	LUP 25-20,31,28, DW 25-04,05			Contacted applicants regarding approvals, prepared permit placards, distributed electronically			
11/10		Sorenson		Inquiry regarding Hallquist demo permit			
11/10,11	LUP 25-19	Frick		Prepared Violation Notice letter, sent via Certified Mail			
11/18	LUP 25-19	Frick		Provided electronic file of Violation Notice as requested			

[illegible]

TOWN OF SPIDER LAKE
Sawyer County, Wisconsin

Office Use
Application No. **DM 25-06**

DEMOLITION PERMIT APPLICATION

Fees: \$75.00

Checks should be made payable to: Treasurer, Town of Spider Lake.

Submit completed application and fee to:
Clerk, Town of Spider Lake
10896 W Town Hall Rd.
Hayward, WI 54843

DEMOLITION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED.

Print Or Type – Use Black Ink

Property Owner <u>Michael Hallqvist</u>	Agent/Builder <u>Jonathan Sorensen</u> <u>Venison Creek Construction LLC</u>
Mailing Address <u>1148 S 42nd Ave.</u>	Mailing Address <u>10701 N Everett Rd.</u>
City <u>EAU CLAIRE</u> State <u>WI</u> Zip <u>54703</u>	City <u>Hayward</u> State <u>WI</u> Zip <u>54843</u>
Daytime Phone <u>715.579.2080</u>	Daytime Phone <u>715.558.1510</u>
Email <u>mike.hallqvist1@gmail.com</u>	Email <u>Jon.Sorensen1962@gmail.com</u>

Site Information (From Real Estate Property Tax Bill)

Gov't Lot NW 1/4 NW 1/4, Sec. 20 Twn. 42 N R. 06 W Alternate/Legacy ID: 028642202206

Description: N100' S350' NWNW EXC W400'

Site Address: 13214 N Empire Road, Hayward, WI Acreage 2 Deed Document # 457544

Zone District _____

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.)

Type of structure/building to be demolished: Small 3 Bedroom Cabin

Location where demolition debris will be disposed of: per Contractor - Likely Sawyer Cty. Landfill

The undersigned hereby makes application for a Permit for the work described and located as shown herein. The undersigned agrees that all work shall be in accordance with the requirements of the Town of Spider Lake Zoning Ordinance, the Town of Spider Lake Subdivision Control Ordinance, the Sawyer County Sanitary Code, and the laws and regulations of the State of Wisconsin; whether the detailed information is contained herein or not; and that, if I am not the owner of the site upon which the above demolition is to be carried out, I have been authorized by the owner to act on his behalf; and further, to save the town harmless from my action or cost arising out of any incident to granting this permit is issued.

Signature of Owner or (Agent with Power of Attorney)

Print Name: Michael Hallqvist Sign:  Date: 29 Oct 2025

OFFICE USE ONLY

Permit issued by _____ Date _____ Fee \$ _____ Check # _____

Expiration Date _____

Signature of Zoning Administrator _____

Office Comments _____

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Eric Hanson

("Grantor," whether one or more), and Michael S. Hallquist and Carrie L. Hallquist
husband and wife

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Sawyer County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Parcel 1: The North 100 feet of the South 350 feet of the Northwest Quarter of the Northwest Quarter of Section 20, Township 42 North, Range 6 West, Town of Spider Lake, Sawyer County, Wisconsin, EXCEPT the West 400 feet thereof.

Parcel 2: Together with a non-exclusive easement for ingress and egress created by document recorded in Volume 234, page 514, Document No. 139182 and described as follows: A 2-rod width road easement, as existing, commencing at the point where the town road from the Northwest enters the West side of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 20, Township 42 North, Range 6 West, said point being approximately 500 feet North of the Southwest corner of said forty; thence running approximately Southeasterly, a distance of approximately 300 feet; thence running Easterly a distance of approximately 275 feet, to give road access to Parcel 1.

Exceptions to warranties:

Subject to Zoning Ordinances, Easements, Exceptions, Restrictions and Reservations of Record.

Dated Oct 23, 2025

_____ (SEAL)	<u>[Signature]</u> (SEAL)
* _____	* <u>Eric Hanson</u>
_____ (SEAL)	_____ (SEAL)
* _____	* _____

AUTHENTICATION

Signature(s) _____
authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Michael A Kelsey State Bar No. 1013300

ACKNOWLEDGMENT

STATE OF Texas)
) ss.
Montgomery COUNTY)

Personally came before me on 10/22/2025,
the above-named Eric Hanson

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Cynthia Ramos
Notary Public, State of Texas
My commission (is permanent) (expires: 8/22/2028)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

*Type name below signatures.

ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY
Date 10/24/2025
Document No. 457544
Knight Barry Title Group
www.knightbarry.com

Recording Area

Name and Return Address

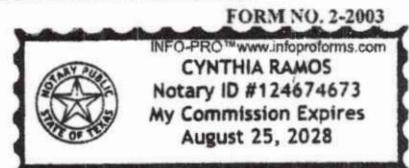
Knight Barry Title
PO Box 169
Hayward, WI 54843

028-642-20-2206

Parcel Identification Number (PIN)

This is not ☐ homestead property.

~~(IS) (IS NOT)~~



Application for Land Use/Building Permit

Town of Spider Lake
Sawyer County, Wisconsin

Application No. LUP 25-33

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 Matthew & Jamie Nelson Agent/Builder Matthew Nelson
Mailing Address 1905 Viking Avenue Mailing Address 1905 Viking Avenue
City Holmen State WI Zip 54636 City Holmen State WI Zip 54636
Day Phone 608-317-3958 Email matt@nelsonandassociates.net Daytime Phone 608-317-3958

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec. 32 Twn. 42 N R 06 W Alternate/Legacy ID: 028-210-00-0600

Description: Reel Livin Condo DECL 3671133 AMB 3671473 Unit 6

Site Address: 12467N Reel Livin Dr Acreage .543 Deed Document # 454496

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 _____ 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 <u>14</u> x <u>15</u> = <u>210</u> SF Total Habitable Sq. Ft. <u>0</u>	Hght of Structure Grade to Peak <u>3ft</u> Construction Cost \$ <u>4,000</u>	
☐ 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 Cost \$ _____	
☐ 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	☐ 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 \$ _____			

☐ 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) _____

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

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

(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: Matthew Nelson Sign: Matthew Nelson Date: 10/18/25

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 \$ _____ Check # _____

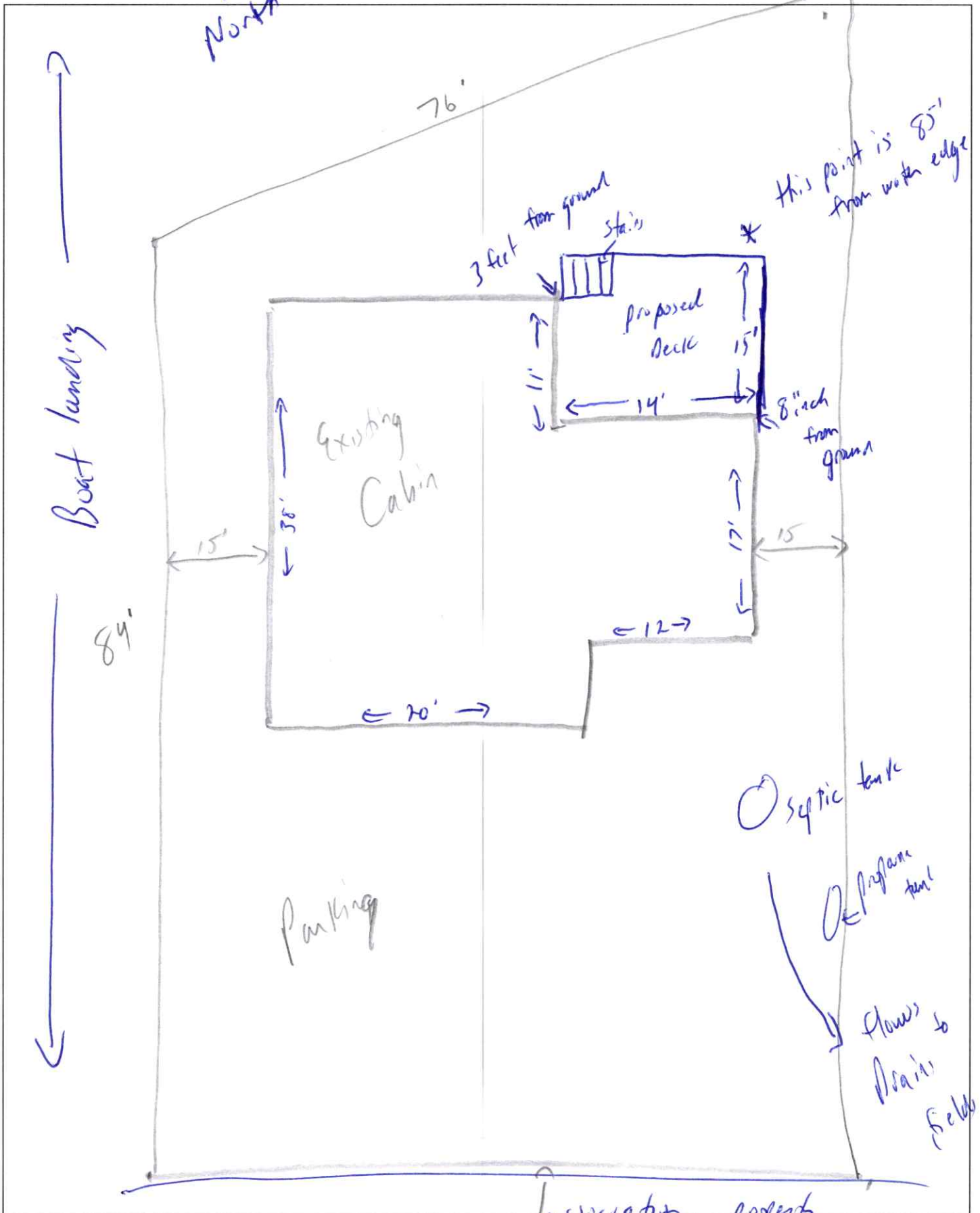
Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator

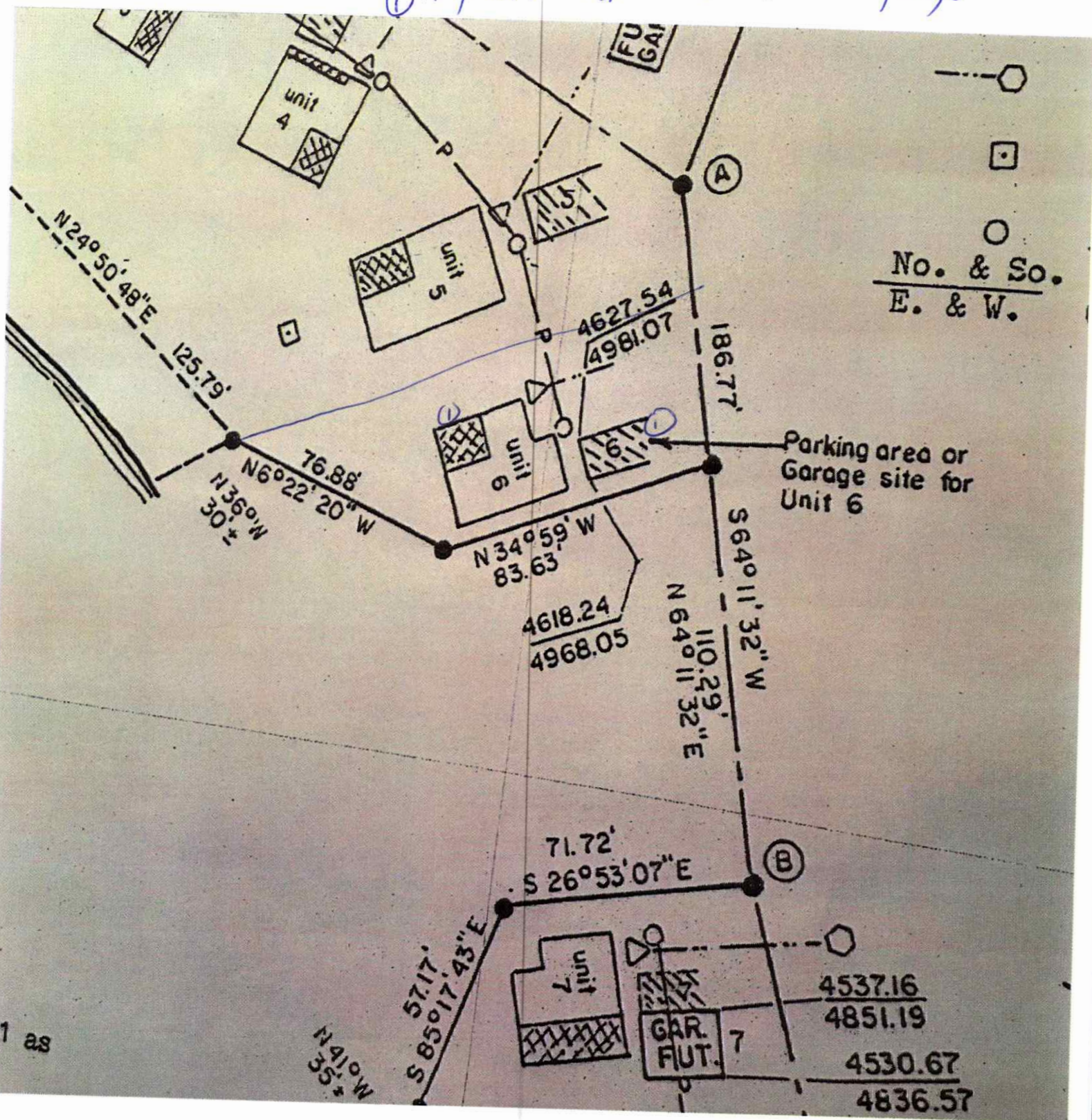
SITE PLAN

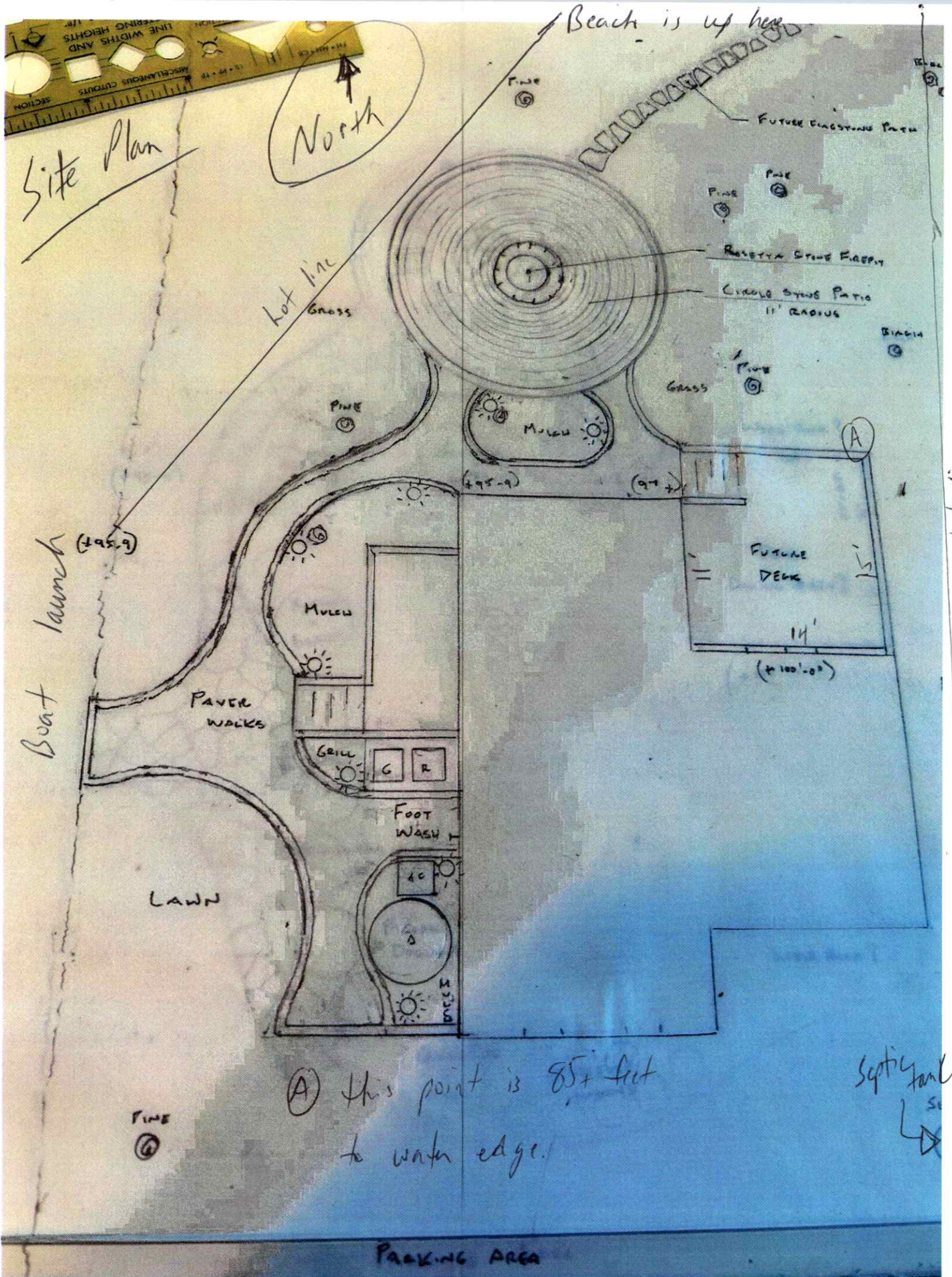
"(Include all items listed in the 7 steps on previous page)"



* This is from the association.

① they left a space for a deck + garage





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

Application No. **LUP 25_34**

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 Pandy & Rita Lindstedt
Mailing Address 1430 25th St
City Houston WI State WI Zip 54082
Daytime Phone 651-334-0313

Agent/Builder _____
Mailing Address _____
City _____ State _____ Zip _____
Daytime Phone _____

Site Information (From Real Estate Property Tax Bill)

Gov't Lot _____ 1/4 _____ 1/4, Sec. 31 Twn. 42 N R 07 W Alternate/Legacy ID: 028-742-31-5107
Description: Garage Detached
Site Address: 12007 Dick-Sy Road Acreage 4.25 Deed Document # tax 14 44081

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 _____ 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 \$ _____	
☒ Accessory Structure	# of Stories ☒ 1 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	Hght of Structure Grade to Peak 16	Construction Cost \$ 40,000	
☐ 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 \$ _____		
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☐ 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.

- Draw lot and write in lot line dimensions and indicate North with an arrow
- Show the location and name of any bordering roads, and indicate North.
- Show the location and size of all existing and proposed structures.
- Show the location of any lake, river, stream, pond or wetlands.
- Show the location of the well, septic tank and drain field.
- Show dimensions in feet on the following:
 - Structure to all lot lines
 - Structure to centerline of road
 - Structure to lake, river, stream, pond or wetlands
 - Structure to septic system/privy and well
 - Distance between structures
- 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) 91,000

(B)/(A) x 100 = % Used 6%

Total impervious surface area (including this project) (B) 5909

(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)

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (cur) 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: Randy Lindstedt

Signature: [Signature]

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:
 Dale Olson
 Spider Lake Zoning Administrator
 13497W Ruch Rd.
 Exeland, WI 54835

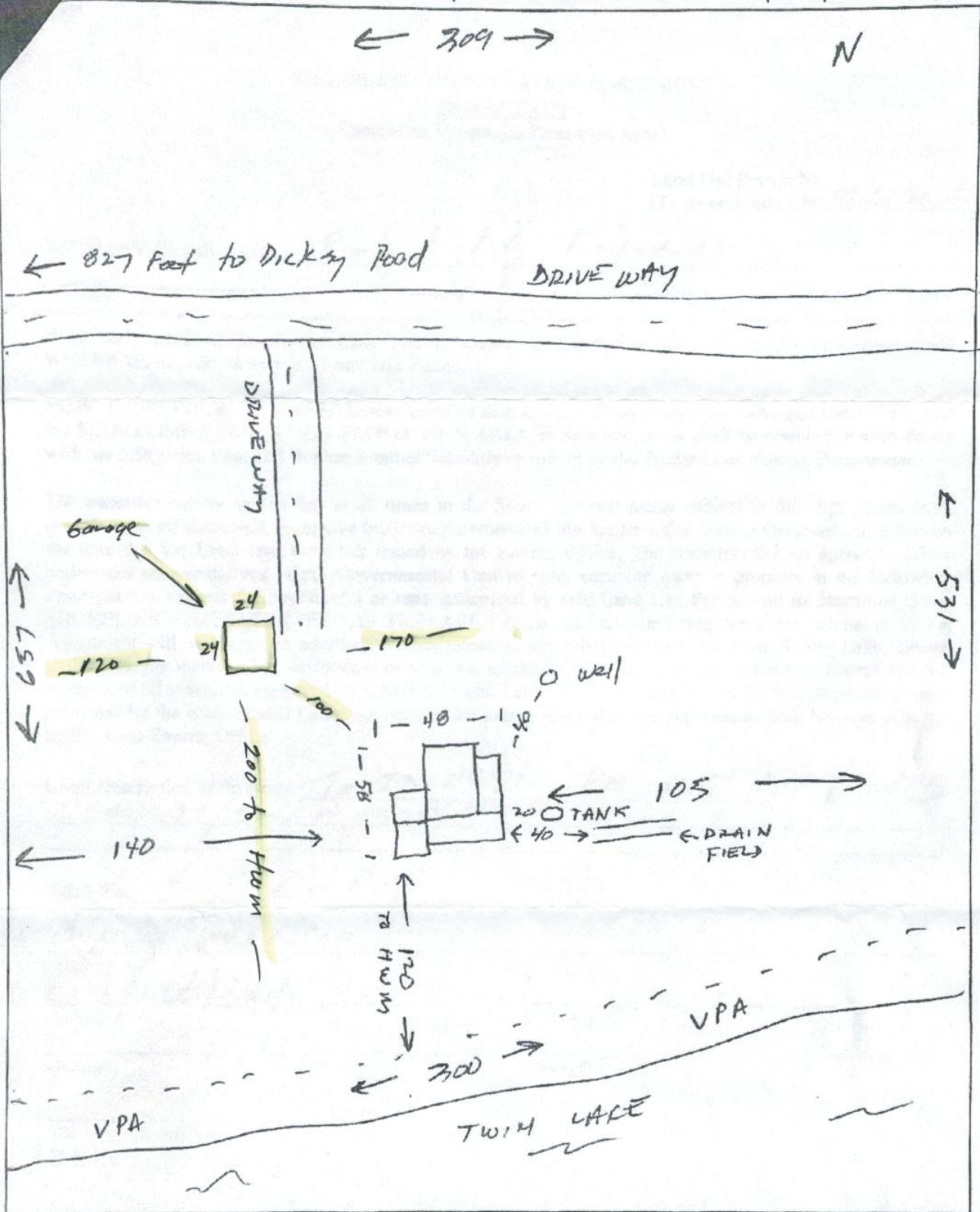
OFFICE USE ONLY

Permit issued by _____ Date _____ Fee \$ _____ Check # 6964

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

Expiration Date _____

Signature of Zoning Administrator _____



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

Application No. **LUP 25-35**

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 Rick Velasquez Trust / Kristin Rae Velasquez Trust Agent/Builder Karl L Kastrosky
Mailing Address 724 Highland Ave Mailing Address 14295 McNaught Rd
City Oak Park State IL Zip 60304 City Cable State WI Zip 54821
Day Phone 773-852-3238 Email rickvelasquez0@gmail.com Daytime Phone 715-580-0157

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec. 33 Twn. 42 N R. 7 W Alternate/Legacy ID: 57-028-2-42-07-33-5 16-721-000400

Description: Timber Bay Resort Condo Decl 28162 AMD Decl 341720 Unit 4 & 1/11 INT in Common Elements

Site Address: ?? Allen Rd, Hayward WI 54843 Acreage 0.710 Deed Document # 449875

Sanitary Permit # 99-348 Date 9/30/1999 Issued By Gerry Schultz

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 _____ 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 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 <u>3 Season Porch, Bathroom, Bedroom</u>	Bedrooms Existing <u>2</u> Additional <u>1</u> Total <u>3</u>	# of Stories <u>1</u> Loft ☐ Yes ☒ No	Size of Proposed Structure <u>28</u> x <u>16</u> = _____ SF <u>4</u> x <u>10</u> = _____ SF <u>16</u> x <u>14</u> = _____ SF Total Habitable Sq. Ft. <u>488</u>	Hght of Structure Grade to Peak <u>22</u> Construction Cost \$ <u>?</u>	
☐ Accessory Structure	# of Stories ☐ Type of Accessory Structure ☐ Garage ☐ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other _____	Bunkroom Size of Proposed Structure X = _____ SF		Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ 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		☐ 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 \$ _____		

☐ 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
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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)

In the event this application is approved by the Zoning Office, I agree:

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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: Karl L Kastrosky Sign: _____ 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

Exhibit A

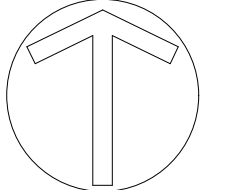


EXISTING

NOT FOR CONSTRUCTION

EXISTING

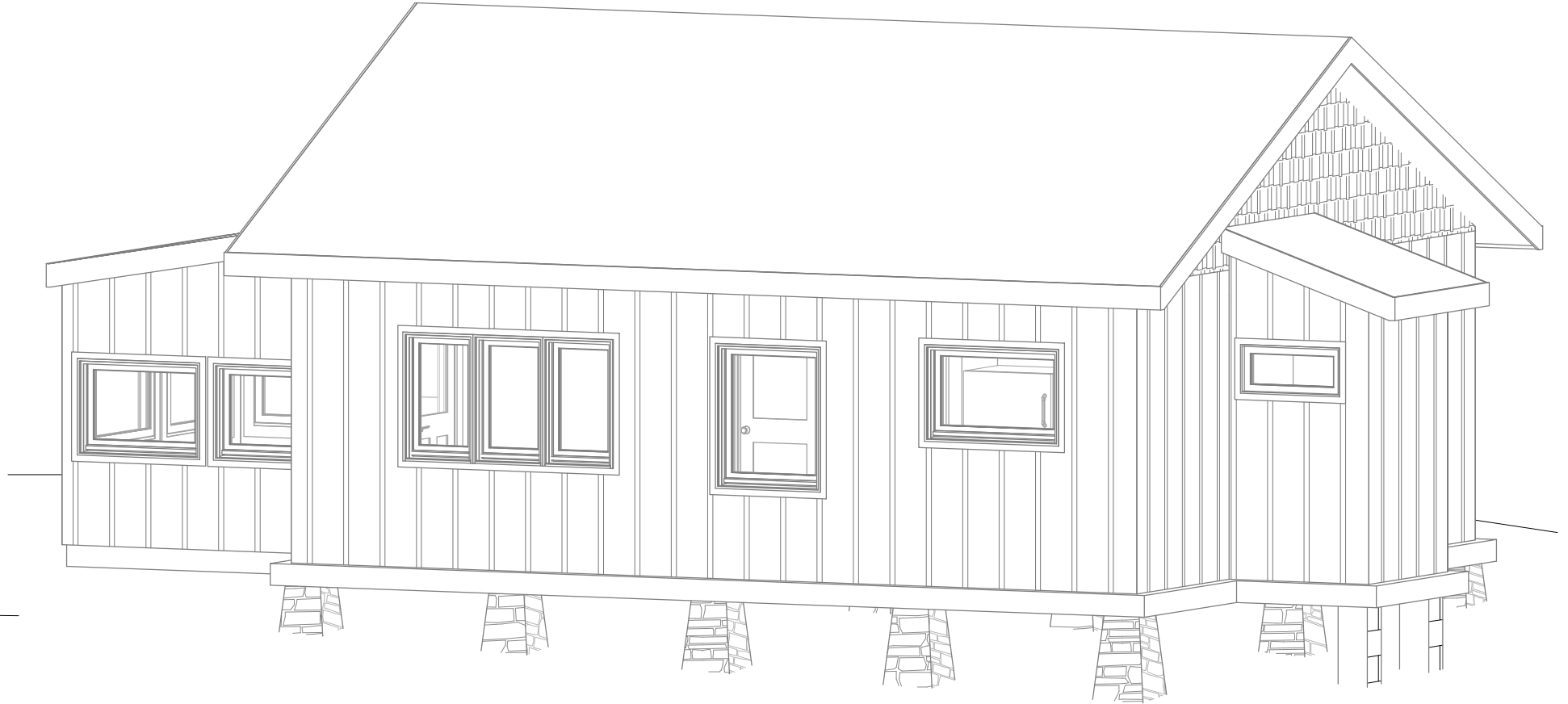
PROJECT NORTH



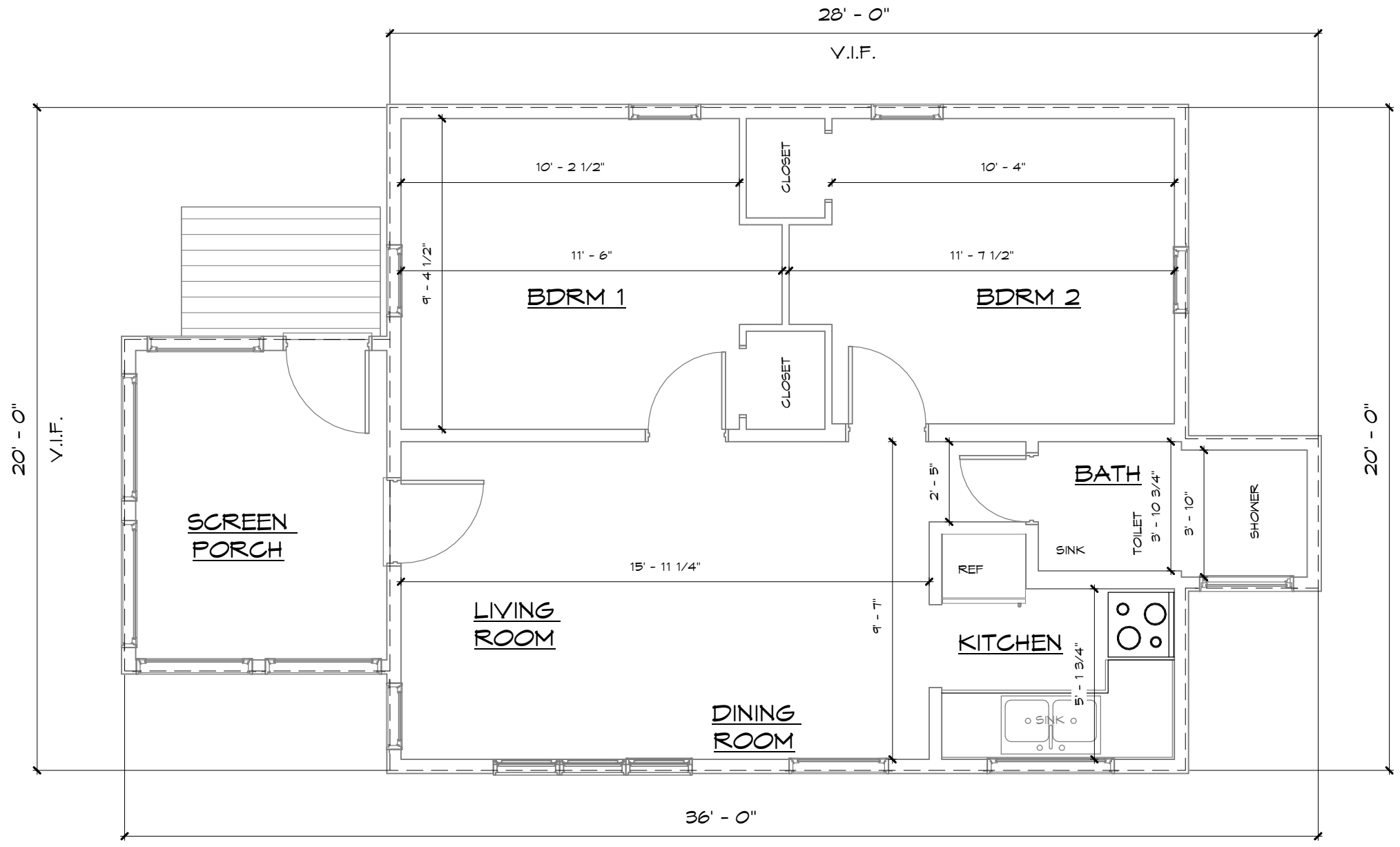
WALL LEGEND	
EXISTING WALL	
PROPOSED WALL	
DEMO WALL	



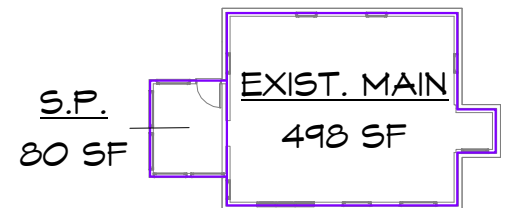
1 PERSPECTIVE 1
A1

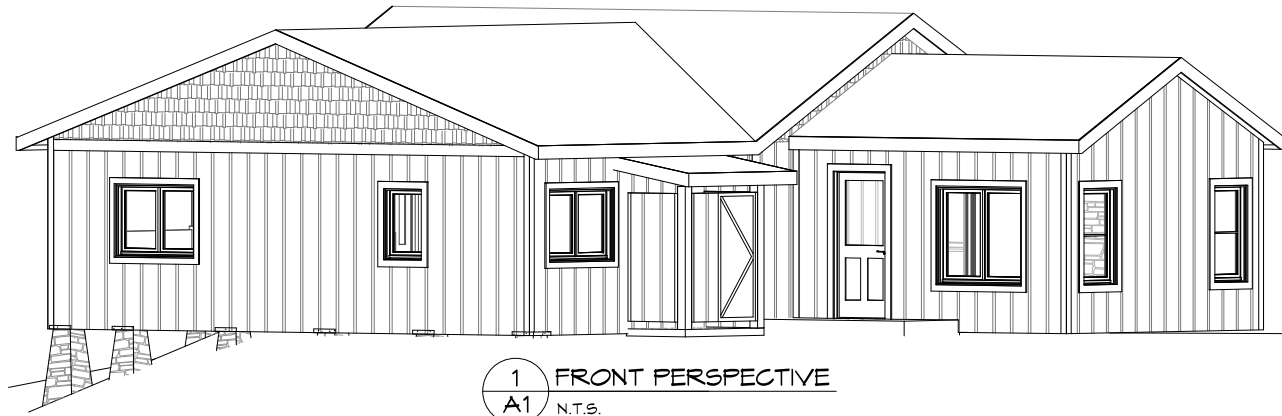


2 PERSPECTIVE 2
A1



3 MAIN FLOOR PLAN
A1
1/4" = 1'-0"





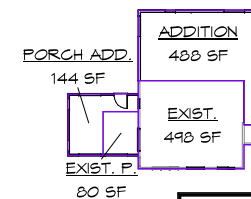
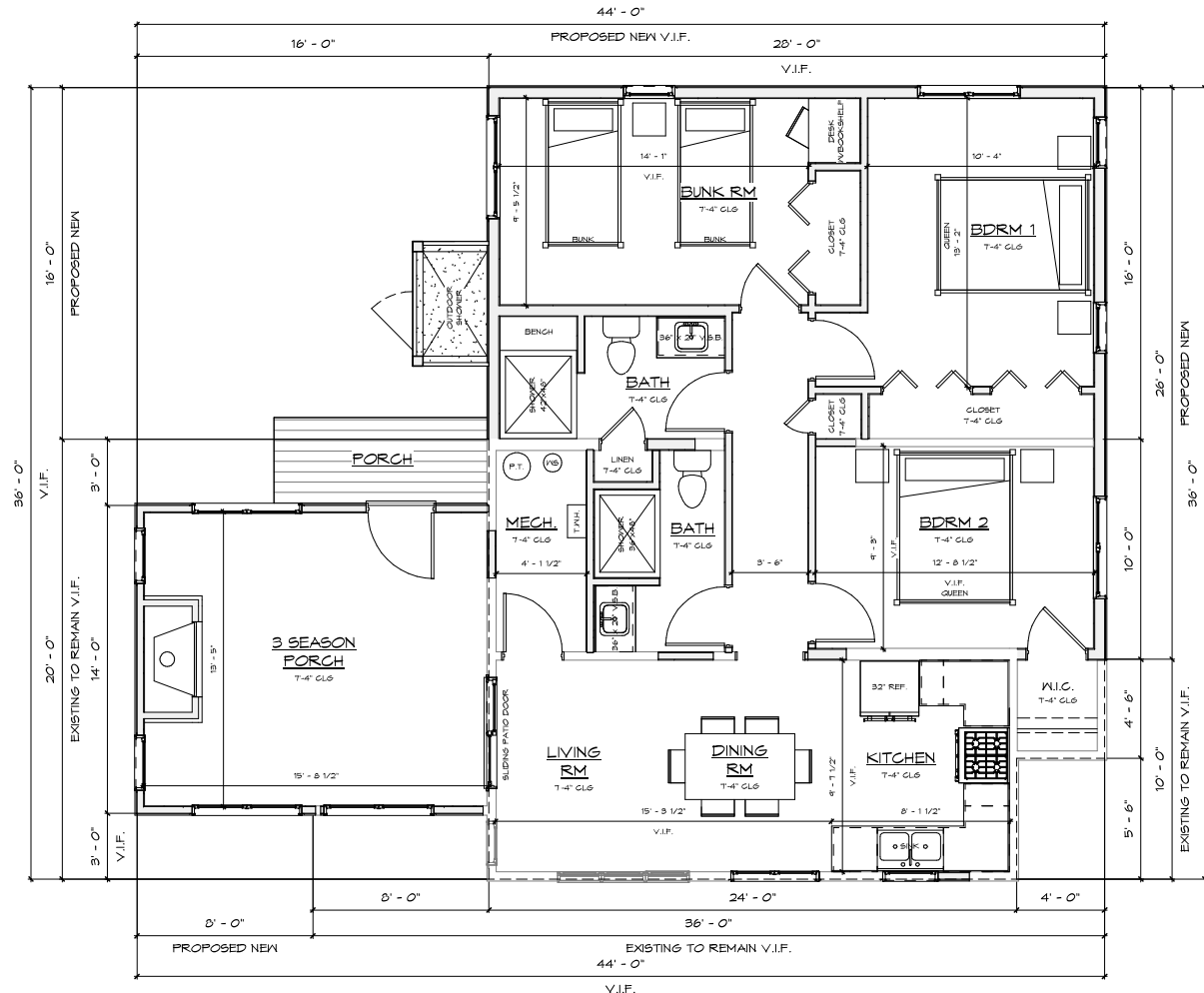
WALL LEGEND	
EXISTING WALL	
PROPOSED WALL	
DEM'D WALL	

SHEET 1 OF 1

A1

ISSUED: 6/9/23
 REVISED: 08/16/23
 SCALE: SEE PLAN
 DRAWN BY: K.G.K.
 CHECKED BY: J.R.M.
 JOB #: 23-026

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 NELSON LUMBER & DESIGN
 2023



2 MAIN FLOOR PLAN
A1 1/4" = 1'-0"



PRELIMINARY

NOT FOR CONSTRUCTION

PRELIMINARY

PROPOSED ADDITION FOR:
RICK VELAZQUEZ
PERSPECTIVE & FLOOR PLAN OPTION 2



16015W NURSERY RD.
 HAYWARD, W. 54843
 PHONE: (715) 634-4569
 NELSONLUMBER.COM

Rick & Kristin R. Velasquez (#4 owners)
724 Highland Ave.
Oak Park, IL 60304
(773) 852-3238
W. Allan Rd.

Paul A. + Barbara J. Schmitz (#3 owners)

▲ BM = 100' @ Top of Concrete Slab
@ S.E. Corner of Lodge.

Scale: 1" = 40'

Prev. San # 99-348
" CST # 99-306

Elevations:

B1 = 90'

B2 = 90'

B3 = 91.5'

Timber Bay Resort Condos
Units 3+4

S 33, T 42N, R 7W

Town of Spider Lake

Sawyer Co., WI.

028-294-00-0400 • 0300

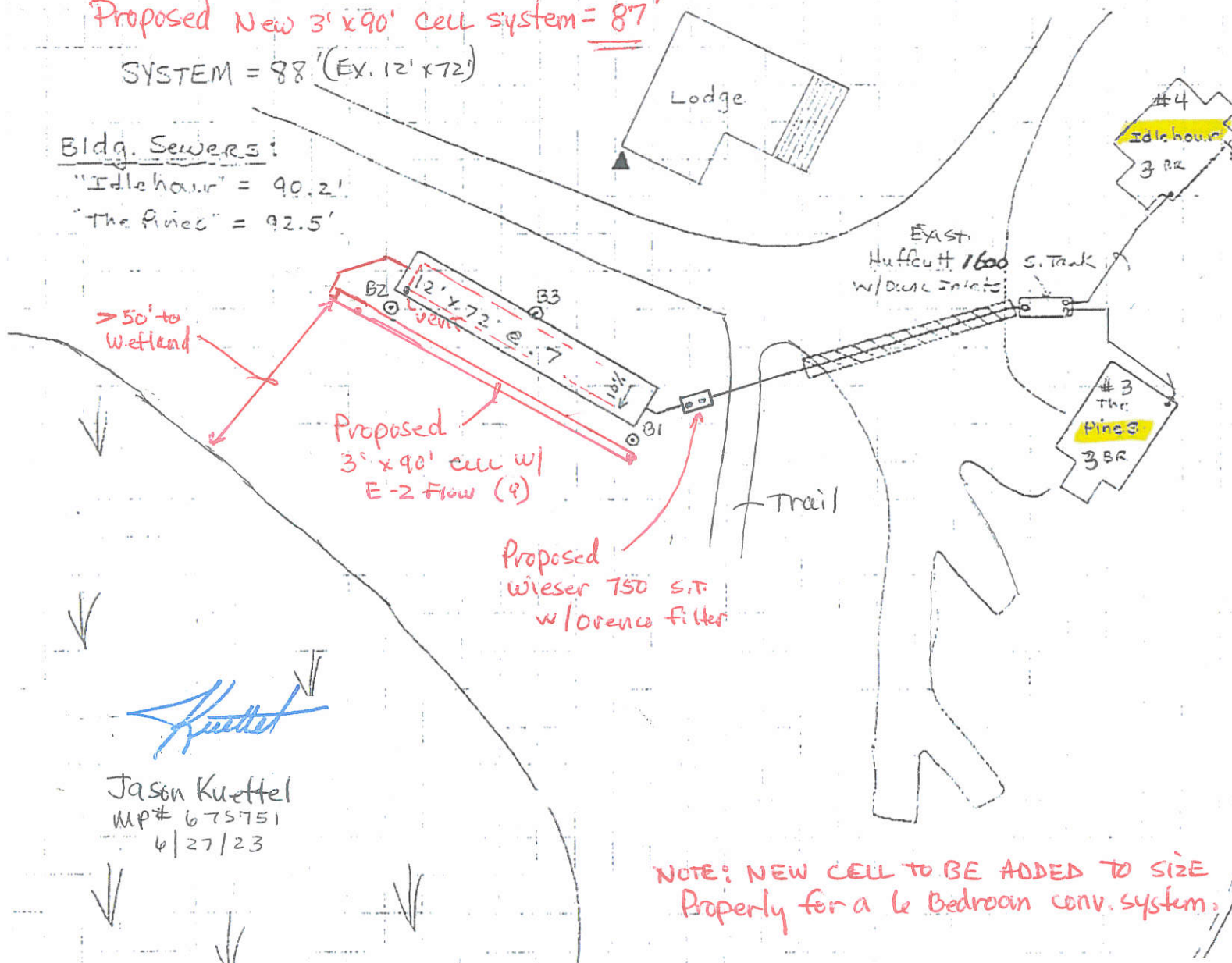
Proposed New 3' x 90' cell system = 87'

SYSTEM = 88' (Ex. 12' x 72')

Bldg. Sewers:

"Idlehour" = 90.2'

"The Pines" = 92.5'



NOTE: NEW CELL TO BE ADDED TO SIZE
Properly for a 6 Bedroom conv. system.

**Town of Spider Lake
Sawyer County, Wisconsin
Resolution 2025-06
Uniform Dwelling Code
Fee Schedule
Effective 12-10-2025**

The Town Board of the Town of Spider Lake, Sawyer County Wisconsin by this resolution, adopted by a majority of the Town Board on a roll call vote with a quorum present and voting, proper notice having been given, resolves and orders that the following Uniform Dwelling Code Fee Schedule is established.

New Structures Used for Dwellings	\$740.00
Plus \$0.34 per square foot of finished area	
(Including finished basements, but not including attached garages, unfinished basement, breezeways or decks), plus \$36.00 for state seal.	
Fees for dwellings with neither plumbing, heating or electrical systems shall be 75% of the normal fee.	
Manufactured Dwellings/Homes.....	75% of the normal fee for any closed-panel manufactured areas and full fee for site built areas.
Additions & Alterations:	
0-500 Square Feet.....	\$520 plus \$0.34 per square foot of finished interior area.
501 Square Feet or more....	\$740 plus \$0.34 per square foot of finished interior area.
Decks over 100 Square Feet attached to or used as exit path from existing dwelling	\$360.00
Accessory Buildings	\$360.00
(With electricity, plumbing or heating add \$150.00 per service.)	
Foundations for existing dwelling units	\$360.00

Notes per BUILDING INSPECTION AGREEMENT
between Boss Inspections Inc. and the Town of Spider Lake (10/6/2025):

- 1) Said fee includes plan review, inspections, collection, travel expenses, forms, postage, issuing noncompliance reports, State correspondence, and one time reinspection for noncompliance.
- 2) If there are unusual design plans, Boss Inspection Inc. shall be allowed to make additional charges to the homeowner.
- 3) Fees may be charged to the homeowner at \$120.00 per occurrence if additional are required because earlier inspections show that work is not in compliance with applicable codes or laws.
- 4) A fee of \$380.00 will be charged to the homeowner if construction is started without a permit.

Notes (continued):

- 5) A fee of \$380.00 will be charged to the homeowner if the building is occupied before an occupancy inspection is performed.
- 6) The building inspector shall be allowed to retain all such fees.
- 7) The building inspector may collect fees at the rate of \$0.54 per mile plus \$86.00 per hour for services provided in addition to those outlined herein. This would be such services as court appearances, legal work, code interpretation, meetings, etc.
- 8) When a permit is more than two years old and either the dwelling exterior is not completed or there is unfinished critical health or safety items, a fee of 25% of the normally applicable fees will be due

Adopted this 10th day of December, 2025.

Quentin Johnson, Town Chair

Mark Johns, Supervisor

Sarah Delaney, Supervisor

Bill Amery, Supervisor

David Thearin, Supervisor

Attest:

Bianca Cleary, Clerk

Date: