

Plan & Review Commission Public Hearing MINUTES
Wednesday, January 7, 2026 at 6:00 PM
Spider Lake Town Hall, 10896W Town Hall Rd, Hayward Wisconsin

The Town of Spider Lake Plan & Review Commission held a Public Hearing on Wednesday, January 7, 2026 at 6:00 P.M. at the Town Hall, 10896W Town Hall Rd, Hayward Wisconsin, to consider the following:

Petition for Rezone. Land owner: Proulx-Sellie Trust (Paul Sellie & Sandra Proulx). Located in the NE¼ of the SE¼, Sec 21, T42N, R07W. Description: NESE. Legacy PIN: 028742214101, tax id 30918. Site Address: 11048W Murphy Blvd, 38.876 Acres. Zoned F-1 and RR-1 (Forest One and Residential Recreational One Districts). Purpose of the request is to rezone the parcel in its entirety to RR-1 (Residential Recreational One District) to reflect current use and simplify future development planning.

PUBLIC HEARING MINUTES

1. Meeting was called to order by PRC Chair Delaney at 6:00 PM
 - PRESENT: Sarah Delaney Chair, Quentin Johnson Vice Chair, Commissioners: Don Becker, Bob Capes, Alternate Victoria Ross and Zoning Administrator Mike Gardner.
2. Administrative
 - Delaney confirmed a quorum was present and compliance with Open Meetings Law and Public Notice Requirements: posted in Sawyer County Record on December 24 and 31, posted on the website and at the Town Hall.
3. **Ross moved to approved the agenda**; seconded by Johnson. All in favor; Motion carried.
4. Delaney informed public of the hearing procedures:
 - a. Application
 - b. Applicant statement
 - c. Response Letters from adjacent property owners
 - d. Public Statements
5. Sellie-Proulx Rezone Petition Hearing (following procedures in 4. above) commenced.
 - Delaney reviewed the application and a short history of how zone districts in the Town were initially established. She also explained that the Rezone process requires Town Board approval as well as subsequent Sawyer County approval.
 - Sandra Proulx shared the property development history, including the CUP granted in 2020 for the present dwelling on the F-1 (north) portion of the parcel. Their interest is to simplify future development execution.
 - Ms Proulx described potential future developments of a dwelling addition and garage. Distant future plans are not defined, but will include consideration of children and grandchildren's interests.

- Chair Delaney confirmed that the near term plans for dwelling addition and/or non-habitable structures do not require a rezone of the parcel, as the CUP was previously granted. A Land Use Permit (LUP) would be required for any future projects, whether parcel is rezoned or left as is.
- Two response letters were received from adjoining neighbors; one with no objections and one objecting to the rezone petition.
- While there were no formal statements made by the public during the hearing, adjoining neighbors Dave and Freda Krusnis were present and asked clarifying questions.

The public hearing concluded at 6:44 pm.

Respectfully submitted,
Sarah Delaney
Chair, Plan & Review Commission
January 9, 2026

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting January 7, 2026 immediately following Public Hearing

1. Chair Delaney called the meeting to order at 6:46 pm.
Present were Chair Sarah Delaney, Vice Chair Quentin Johnson, Commissioners Don Becker and Bob Capes, Alternate Victoria Ross and Zoning Administrator Mike Gardner.
2. **Motion to approve the Agenda** with the addition of a discussion on Sawyer County proposed zoning ordinance amendments to do with apartments and home bakeries made by Johnson, seconded by Becker. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes** of the December 3, 2025 P&RC Meeting made by Becker, seconded by Johnson. All in favor; motion carried.
5. Sellie/Proulx REZONE: Discussion and Recommendation (to approve or deny)
 - The current use of the parcel (single family cabin) and near term development (dwelling addition and/or non-habitable accessory buildings such as garage or garden cottage) can be accommodated without a rezone given the CUP already in place for the parcel.
 - The rezone would only be necessary if, at some point in the future, another dwelling on a parcel subdivided to be smaller than 10 acres would be desired. (Minimum lot size in F-1 is 10 acres, in RR-1 is 0.689 acres). Subdivision of the parcel is permitted without a rezone, subject to the minimum parcel size requirements.
 - Comprehensive Plan guidance encourages the Town to preserve low density development and limit fragmentation through zoning where possible. Concern was expressed by P&RC that a rezone now may be premature, as future plans are not clear (but would be permitted under the current ordinance once plans are clarified).

Johnson moved to recommend the Rezone to the Town Board; seconded by Capes. Further discussion explored and clarified the points above, and a roll call vote was taken. Johnson/Capes: YAY, Becker/Ross/Delaney: NAY. The nay votes reflected a preference for not making the zoning change until a specific need and plan is presented which necessitates it. Near term plans described by the owners would be unaffected. **The Motion did not pass.** The Petition will be forwarded to the Town Board for final review and decision.
6. CUP 26-01 Birchwood Condo Association: After-the-fact dredging permit.
The Birchwood Condo Association applied for and received a permit from the DNR to dredge the 'lagoon' adjacent to Lost Land Lake in September of 2024. The work was executed later that fall. No permit was applied for nor issued by the Town of Spider Lake. Once aware, the Town requested a permit application be filed for completeness of the Town records and for future reference.

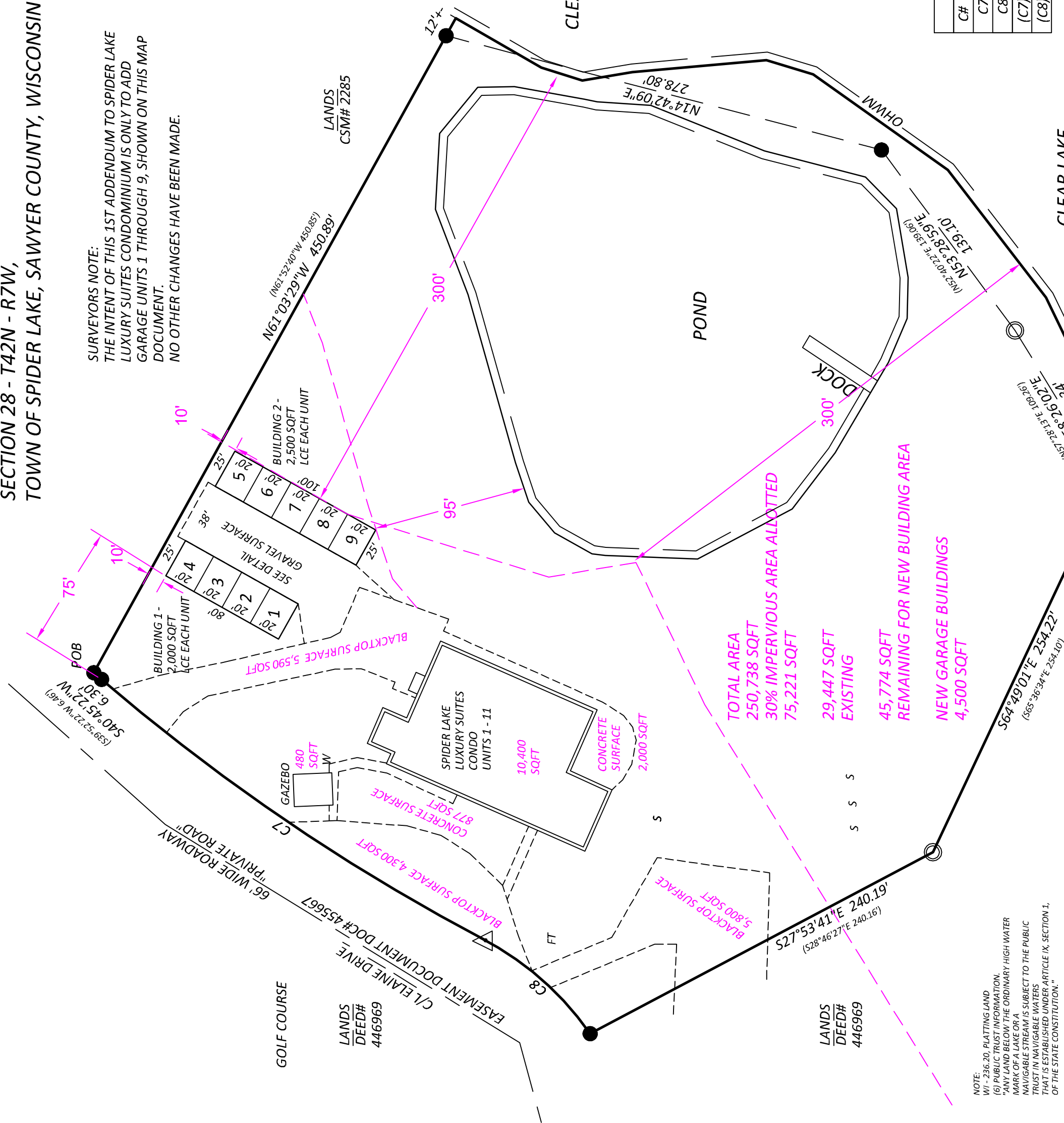
7. Zoning Administrator's Report: ZA Gardner reported another month filled with inquiries and follow-ups, with one permit for review.
 - a. Permit Applications:
 - i. LUP 25-34 – Lindstedt – Accessory Building (Garage): As minimum requirements of the Ordinance were met, **Motion to approve the application** made by Ross, seconded by Johnson. All in favor; motion carried.
 - b. Notices and anticipated activity: Two violation notices were sent out (Frick and Kroll for recreational vehicles to be removed), and several land use permits are anticipated for the February meeting.
 - c. 2025 Annual Report per Section 9.1 B) 6. : The year-end permit summary was provided, along with a comparison to former year summaries. The 2025 information was notable due to the value of development projects as well as the number of accessory structures approved (a continued increase).
8. Land Use Ordinance 17-88 update - Review of Uses (Permitted/Conditional): The Town's zone districts and uses were reviewed at a high level, noting that while descriptions of R-1 (Residential) and I-1 (Industrial) appear in the Ordinance, there are no parcels which carry this designation. There are only two parcels in the Town with a C-1 (commercial) designation. A condensed, tabular format was also compiled in similar format as the county (but using TOSL requirements). This information will be shared with von Briesen & Roper as the update work gets under way.
9. Proposed Ordinance Amendment- Sawyer County Zoning: A request by the County for feedback on proposed amendments to allow "apartment complexes" within the C-1 Commercial zone district, and to allow home "bakeries" within the A-1 and A-2 zone districts (both as conditional uses) was discussed. Town of Spider Lake is not impacted by these proposals, and they would fill gaps which currently exist in the County Zoning Ordinance. The Board will review and provide feedback to Sawyer County Zoning.
10. As there was no other business coming before the Commission, **Motion to adjourn** made by Becker, seconded by Ross. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
January 9, 2026

LOCATED IN GOVT. LOT 1,
SECTION 28 - T42N - R7W,
TOWN OF SPIDER LAKE, SAWYER COUNTY, WISCONSIN

**SURVEYORS NOTE:
THE INTENT OF THIS 1ST ADDENDUM TO SPIDER LAKE
LUXURY SUITES CONDOMINIUM IS ONLY TO ADD
GARAGE UNITS 1 THROUGH 9, SHOWN ON THIS MAP
DOCUMENT.
NO OTHER CHANGES HAVE BEEN MADE.**



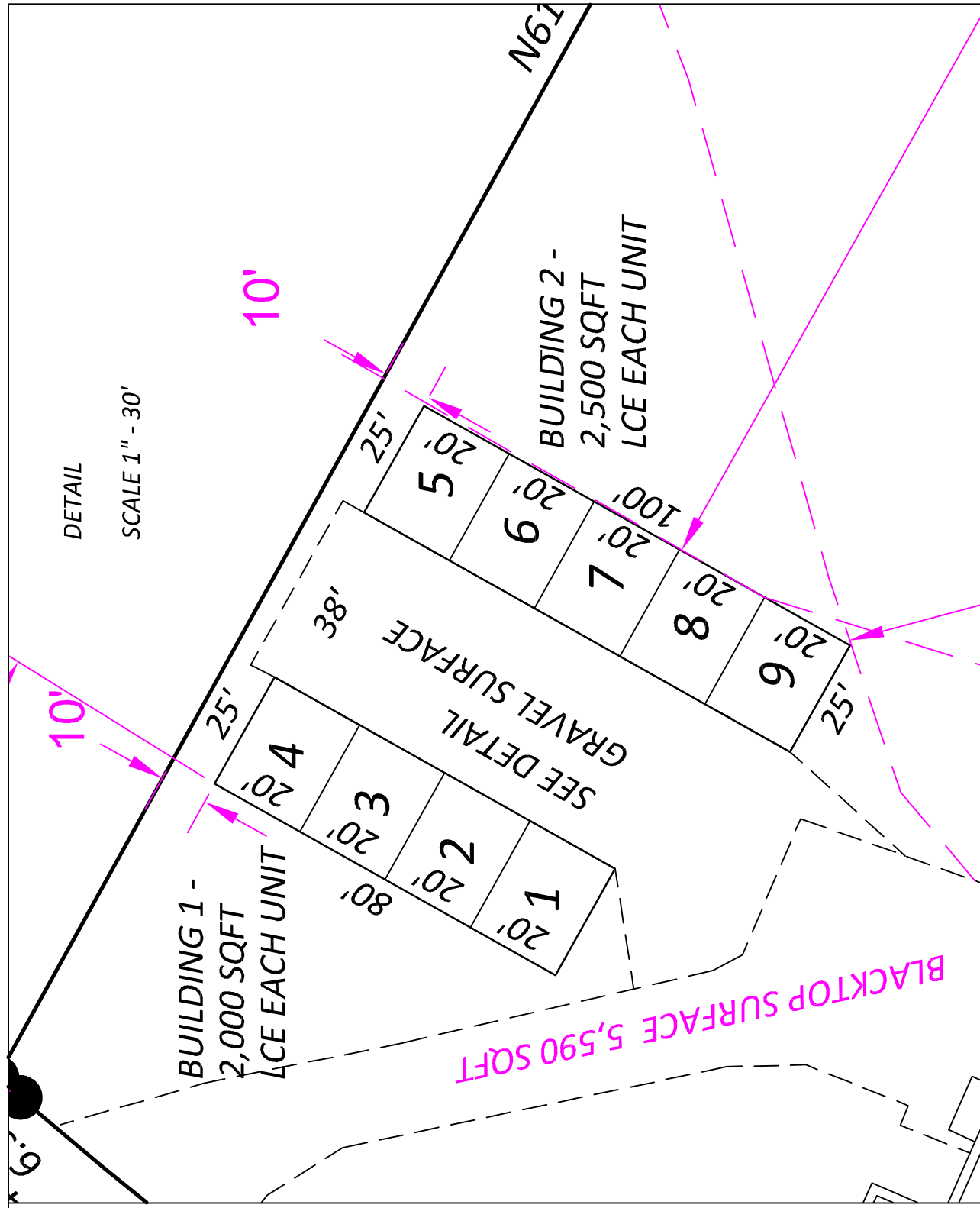
NOTE:
WI - 236.20, PLATTING LAND.
(6) PUBLIC TRUST INFORMATION.
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

ORDINARY HIGH WATER MARK / WATERS EDGE INDICATED ON THIS SURVEY DOCUMENT IS APPROXIMATE AND FOR REFERENCE ONLY.

ORDINARY HIGH WATER MARK / WATERS EDGE
INDICATED ON THIS SURVEY DOCUMENT IS
APPROXIMATE AND FOR REFERENCE ONLY.

SHEET 1 OF SHEETS 1

SCALE 1" = 30'



I, TODD C. GOOLD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THE CONDOMINIUM DESCRIBED & THE IDENTIFICATION & LOCATION OF EACH UNIT & THE COMMON ELEMENTS IN COMPLIANCE WITH CHAPTER 703.09 OF WISCONSIN STATUTES, CHAPTER A-6 OF THE WISCONSIN ADMINISTRATIVE CODE, UNDER THE DIRECTION OF MATTHEW POBLOSKE - SPIDER LAKE PROPERTIES, LLC

TODD C. GOOLD
PROFESSIONAL LAND SURVEYOR
WISCONSIN REG# S-2489

 FOUND 3/4" O.D. IRON PIPE
 PLSS CORNER (AS NOTED)
 FOUND 1" O.D. IRON PIPE

PROPERTY LINE

STRUCTURES / OVERHANG

GRAPHIC SCALE

1 inch = 60 ft.

1 inch = 60 ft.

S - SEPTIC W - WELL FT - FUEL TANK

CH	CB	CD	RADIUS	DA	LENGTH
C7	S34°11'38"W	287.59'	1276.04'	12°56'27"	288.20'
C8	N41°45'39"E	86.83'	188.00'	26°42'18"	87.62'
(C7)	N33°19'12"E	283.70'	1276.04'	12°45'51"	284.29'
(C8)	N40°34'47"E	90.64'	188.00'	27°53'55"	91.54'

POINT NORTH INC
715.699.6817
todd@pointnorthland.com
www.pointnorthland.com

Town of Spider Lake

Zoning Report

January 2026

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
1/5,8,27	LUP 25-34	Lindstedt		LUP application and permit follow up			
1/5		Aakre	TID 44161	Inquiry regarding nonconforming use			
1/5,15		Krusnis		Inquiries regarding Rezone Petition			
1/5		Kenney	TID 31413	Inquiry regarding garage rebuild requirements			
1/6		Proulx Sellie		Rezone Petition inquiry			
1/11,12,19		Badula	TID 45672	Inquiry regarding zoning requirements			
1/13		Oatman		Follow up on deed recording issues			
1/13		Moylan		Accessory Structure permit inquiry			
11/19		Vessel		Ordinance, LUP inquiry			
1/23,24		O'Connor		Inquiry regarding nonconforming uses & variance process			
1/25		Nelson	Reel Livin Condo #6	Inquiry regarding Short Term Rental owner agent requirement. Referring to County			
1/26		Romasko	TID 31296	Looking to purchase, Accessory Structure inquiry			
1/28,30		Johnson		Appraiser inquiry regarding parcels			
1/30		Donnellan		Realtor inquiry regarding 8182 Nowak Rd			
1/30		Goold		Addendum to plat review Spider Lake Condo			
1/30		Novinska		STR / Ordinance inquiry			

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

Application No. LUP 26-02

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 Kathy Overman Agent/Builder _____
Mailing Address 13477 N Murphy Blvd Mailing Address _____
City Hayward State WI Zip 54843 City _____ State _____ Zip _____
Day Phone _____ Email _____

Site Information (From Real Estate Property Tax Bill)

Gov't Lot _____ 1/4 _____ 1/4, Sec. _____ Twn. _____ N R _____ W Alternate/Legacy ID: 028-742-15-4204
Description: Sec 15 Tr 42 Rg 07 PRT NWSE Lot 1 CSM 38/17
Site Address: 13477 N Murphy Blvd Acreage 3.2 Deed Document # _____
Sanitary Permit # 2019 Date 2019-175 Issued By Sawyer City (Attach Copy Of Approved
Or: Sawyer County Sanitary Permit)
Year Installed _____ Owner When Installed: Overman

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 <u>future</u>	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure <u>10 x 22 = 220</u> SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak <u>20'</u> Construction Cost \$ <u>19,500</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) _____

(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: Kathy Overman Sign: [Signature] Date: 1/9/26

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 \$ 200⁰⁰ Check # 7719

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

Expiration Date _____

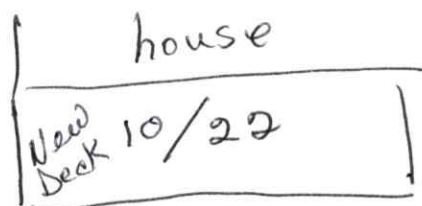
Signature of Zoning Administrator

The addition is replacing a 4'x6' porch.

The addition at this time is a larger porch/deck with roof to eliminate ice hazard over present front door. Do to health reasons a roof over deck to allow us to sit outside out of the sun medication requirement.

In the future it will have screen and 3ft wall.

Project present: Posts/Deck/Roof reflects cost amount.



Land Info & Sketch.pdf



Download



Print



Overman

Tax ID#44627

Created by:



! This Application is a DRAFT

TOWN OF
Spider Lake

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

CONSTRUCTION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED AND A PERMIT CARD POSTED AT THE PROPERTY ENTRANCE.

Be sure to complete all steps in this application.

Click **Skip** or **Continue** to save your input.

To **exit** the application at any point, close the app or browser after **saving**.

Is agent/builder same as owner? ☐ Yes ☒ No

First name	Last name	Property Owner Daytime Phone #
Town of Spider Lake	Town of Spider Lake	

Property Owner Mailing Address
10896 Town Hall Road, Hayward, WI 54843

First name	Last name	Agent/Builder Daytime Phone #
	Butterfield	

Agent/Builder Mailing Address
14346 W State Rd 77, Hayward, WI 54843

Gov't Lot	1/4	1/4
	SW	SW
Sec.	Twn.	R_____W
34	42	07

Alternate/Legacy ID
028742343306

Description

Prt SWSW&SESW Prt Village of Clyde Lot 1 CSM 33/2168023

Site Address

10896 W Town Hall Rd, Hayward, WI 54843

Acreage

5.95

Deed

Document

222277

Sanitary Permit

CST 23-078

Sanitary Permit Date

7/17/2023

Sanitary Permit Issued By

Michelle Harris

Year Installed

2023

Owner When Installed

Town of Spider Lake

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.

To Download the Power of Attorney Form open this [link here](#).

Please upload filled in and notarized Power of Attorney

Throughout the process the inputted information is automatically saved as a Draft document and you can always revisit it to continue where you left off.

Permit

☐ New Dwelling

☐ Addition To Dwelling

☐ Accessory Structure

Requested For

☐ Addition To Accessory Structure

☒ Other/Misc

☐ Use of Land

☐ Home Occupation/ Professional Office

☐ Alternative or Renewable Energy Systems

☐ Communication Systems

☐ Other New Building/Structure (e.g., Commercial, Industrial, Agricultural)

☐ Other New Addition To Building/Structure (e.g., Commercial, Industrial, Agricultural)

Other/ Misc info

Other

☐ Foundation Replacement

/

☐ Roof Structure Replacement

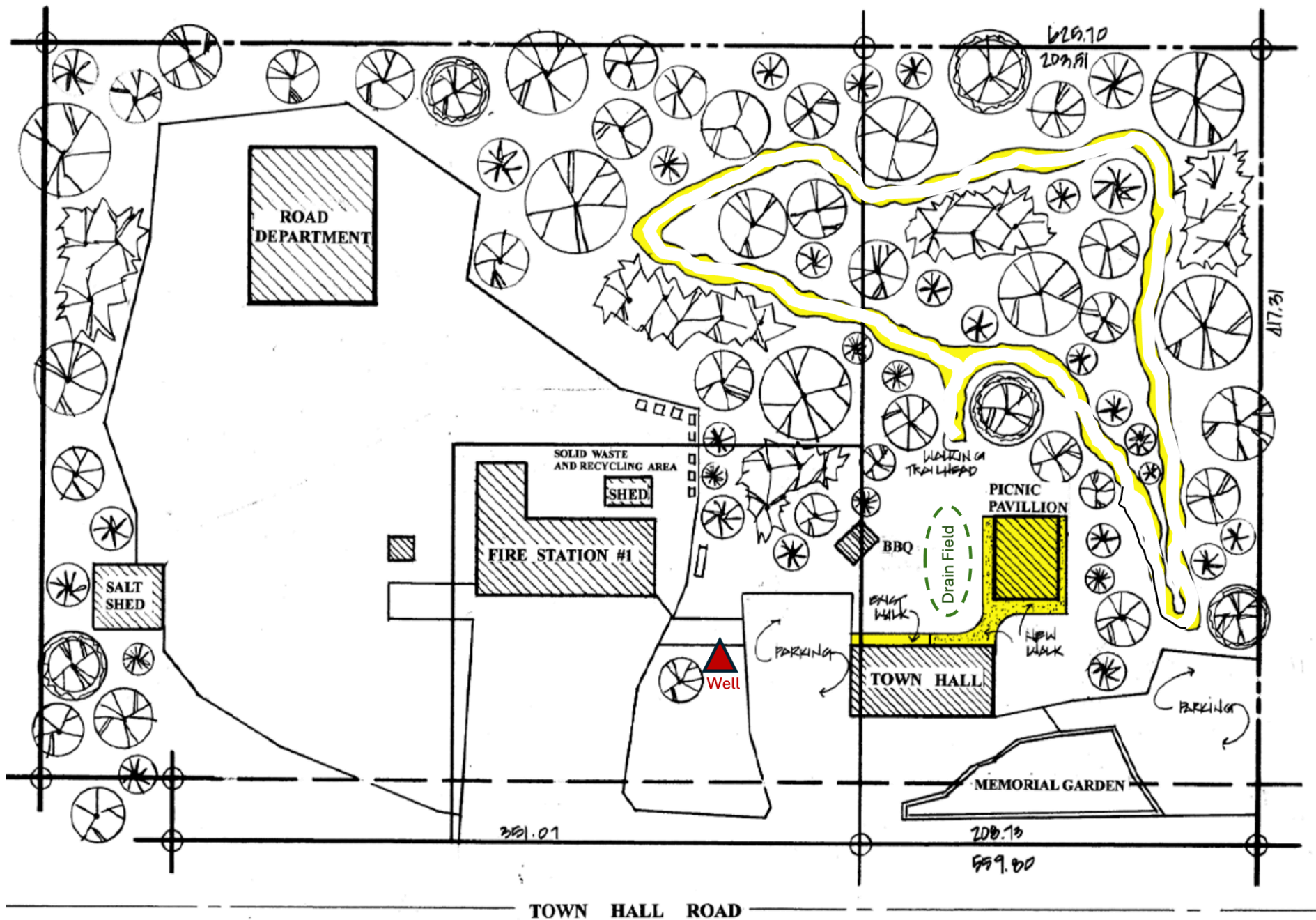
Misc

type

☒ Other Concrete floor to pavilion and ADA compliant walkway from parking lot to pavilion

Area Involved (length X width = total SQFT)

1900 sq ft



 2026 Project

PROPOSED SITE ENHANCEMENT PLAN

1" = 40'

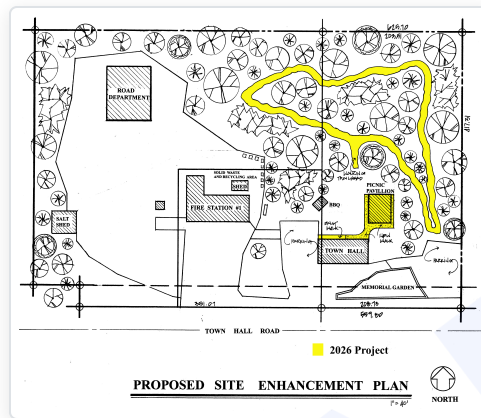


NORTH

Attach the Site Plan



paul-mcvicker-spider-lake-project-
1768755833506.pdf



Visit heygov.co/townofspiderlake.com/fr_01kf8znmxcnc8dgmdfnjtv5nayf to view or download full files.

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

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Signature of Owner or (Agent with Power of Attorney)

Town of Spider Lake

Town of Spider Lake

Signed electronically on 1/18/26, 11:18 AM

To Review the Fee Schedule for the Land Use Application open this [link here](#).

Enter amount of calculated fees

200

Thank you for calculating your payment fees. The Zoning Administrator will review the calculations and will send you a request for payment.

SUBMITTED ON: 1/18/26