

MINUTES
Plan & Review Commission Public Hearing
Wednesday, April 1, 2026 at 6:00 PM

NOTICE WAS GIVEN that the Town of Spider Lake Plan & Review Commission would hold a Public Hearing on Wednesday, April 1, 2026 at 6:00 P.M. at the Town Hall, 10896W Town Hall Rd, Hayward Wisconsin, to consider the following:

Conditional Use Permit - Land owner: Ruger TD LLC (Attn: Todd Goold). Located in the E1/2 of the SENE, S06, T42N, R07W, Legacy ID: 028742061403. Site address: 14470N Seeley Fire Tower Rd, 18.91 Acres, Zoned F-1 Forestry One. Purpose of request is to build a dwelling on the F-1 zoned property.

The Hearing was Called to Order by P&RC Chair Sarah Delaney at 6:00 pm.

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 (in Sawyer County Record editions of March 18th and 25th, and on the Town website).
2. **Motion to approve the Agenda was made by Johnson**, seconded by Becker. All in favor; motion carried.
3. Chair Delaney informed the public of the hearing procedures before the Hearings commenced.

Ruger TD / Goold CUP Application Hearing: The applicant, Todd Goold, attended via Zoom and provided a statement describing the proposed project: an off grid cabin with primitive septic (for which a permit was granted). Two letters were sent to adjacent property owner Sawyer County (addressed to Sawyer County Forest Crop and Sawyer County Zoning), with no responses. There was no testimony offered by the public. The Commissioners asked questions for understanding, and the hearing concluded at 6:11 pm.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
April 2, 2026

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting April 1, 2026

1. Chair Delaney called the meeting to order at 6:12 pm, immediately following the Goold CUP Public Hearing. Present were Chair Sarah Delaney, Vice Chair Quentin Johnson, Commissioners Bob Capes, Jeff Tumbleson, Don Becker and Zoning Administrator Mike Gardner. Delaney confirmed a quorum was present.
2. **Motion to approve the Agenda** made by Johnson, seconded by Tumbleson. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the March 4, 2026 P&RC Meeting** made by Johnson, seconded by Delaney. All in favor; motion carried.
5. Ruger TD / Goold CUP - Discussion and Recommendation: The owner's intended use (seasonal cabin) satisfies the conditional use requirement per Part I, Section 15.7 B) 1) of Land Use Ordinance 17-88. A Low Use Access Permit has been granted by Sawyer County. Possible Conditions were discussed and are attached to these Minutes. **Motion to recommend approval of the Ruger TD / Goold CUP 26-01 with proposed conditions to the Town Board** made by Johnson, seconded by Becker. All in favor; motion carried.
6. Zoning Administrator's Report: ZA Gardner reported follow-up conversations and prospective owner inquiries, with three permit applications for review.
 - a. Permit Applications:
 - i. LUP 26-06 – Ruger TD / Goold – New Dwelling: Off grid cabin with primitive septic permit. CUP applied for to build dwelling in F-1. As all Ordinance requirements are met, **Motion to approve LUP 26-06 contingent on Town Board Approval of the CUP made by Johnson**, seconded by Tumbleson. All in favor; motion carried.
 - ii. LUP 26-07 – Hallquist - New Dwelling: Owner wishes to build new dwelling on a non-conforming parcel. Original non-conforming cabin was demolished in November 2025. Proposed dwelling does not meet the required side setbacks (the 100' wide non-conforming parcel only permits 40' building width, and proposed structure showed 58' width). Possible options were discussed with property owner. **Motion to deny LUP 26-07 as presented made by Johnson**, seconded by Becker. All in favor; motion carried.

- iii. LUP 26-08 – Bahling – Accessory Structure (Garage): Planned addition of second garage. As all Ordinance requirements are met, **Motion to approve LUP 26-08 made by Becker**, seconded by Johnson. All in favor; motion carried.

b. Notices and anticipated activity

- i. Second Corrective Action Notices will be sent to Kroll and Frick for removal of trailers in violation of the Ordinance. The Town is properly set up to issue and process citations when required.
 - ii. There will be a public hearing before the May P&RC Meeting to review a CUP application for a new dwelling in the A-1 Zone District.
7. Land Use Ordinance 17-88 update: Zoom call with von Briesen & Roper principals was held on March 17, 2026. Activity plan for the month involves review and recommendations for Zone Districts, Use Table and Supplemental Use Regulations and Lot Standards. A high level project plan and timeline was provided and will guide upcoming activity.
8. As there was no other business coming before the Commission, **Motion to adjourn was made by Becker**, seconded by Johnson. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney
Chair, Plan & Review Commission
April 3, 2026

Attachment: DRAFT Approval Conditions

Town of Spider Lake
Conditional Use Permit
Approval Conditions
(DRAFT for Board Consideration)

Owner:

Ruger TD LLC, Attn: Todd Goold
PO Box 446
Hayward, WI 54843

Permit Number: **CUP 26-01**

Hearing Date: April 1, 2026

Property Address:

14470N Seeley Fire Tower Rd, Hayward, WI 54843
E1/2 SENE S06 T42N R07W

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 principal structure used as a dwelling. (Per Ordinance 17-88, Part I Section 15.4 B) 1)).
2. The landowner shall comply with the conditions set forth in the 'Low Use Access Permit across Sawyer County Land' granted by Sawyer County Land, Water and Forest Resources Committee on February 10, 2026.
3. The landowner consents to periodic inspections by the Town of Spider Lake's Zoning Administrator (ZA) or the ZA's designee.
4. 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.