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

NOTICE IS HEREBY GIVEN that the Town of Spider Lake Plan & Review Commission will hold a Public Hearing on Wednesday, May 6, 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: Nathan & Julie Gassman. Located in part of the NE¼ of the NE¼, Sec 29, T42N, R7W, PRT NENE Lot 2 CSM 29/240 #7444, Legacy ID: 028742291107. Site address: 11495W Clear Lake Rd, 5.00 Acres, Zoned A-1 Agriculture One. Purpose of request is to build a year-round dwelling on the property.

Call to Order

1. Administrative
    a. Take Roll / Confirm Quorum is present
    b. Confirm compliance with Open Meetings Law and Public Notice Requirements
2. Approval of Agenda
3. Inform public of the hearing procedures
    a. Application
    b. Applicant statement
    c. Response Letters from adjacent property owners
    d. Public Statements
        i. Town Hall participants
            1. Fill out Appearance Slip and hand to PRC Chair
            2. PRC Chair will call on you
        ii. Zoom participants
            1. Use the 'Raise Hand' feature at the bottom of your screen
            2. Moderator will call on you to unmute
    e. Response by Applicant
    f. Questions from the Commission
    g. Close the Record/Hearing for Applicant
4. Gassman CUP Hearing (following procedures in 3. above)
5. Conclude Hearing.

Deliberation and Decision/Recommendation to take place in the P&RC Meeting which will immediately follow.

Join Zoom Meeting:

https://us02web.zoom.us/j/86838219825?pwd=Zdfnembt8U4vAHsVJjkUadBYtlF0Gk.1

Meeting ID: 868 3821 9825
Passcode: 526101

Submit completed Application and fee to:

Town of Spider Lake Clerk
10896 W Town Hall Rd.
Hayward, WI 54843

Application for Conditional Use Permit
Town of Spider Lake
Sawyer County, Wisconsin

Office Use
Application No. **CUP 26-02**

The undersigned hereby makes application for a Conditional Use Permit for the work described and located as shown herein.

Print Or Type – Use Black Ink

Property Owner: Nathan Gassman
Mailing Address: 609 Ronell St.
City: Saint Peter State: MN Zip: 56082
Daytime Phone: [redacted]

Agent/Builder: Nathan Gassman
Mailing Address: same
City: _____ State: _____ Zip: _____
Daytime Phone: _____

Property Legal Description (From Real Estate Property Tax Bill)

Gov't Lot 6&7 NE 1/4 NE 1/4, Sec. 29 Twn. 42 N R 7 W Alternate/Legacy ID: 028-742-29-1107 __ __ - __ __ __ __

Description: Town of Spider Lake, Sawyer County, WI

Site Address: 11495W Clear Lake Rd. Hayward, WI 54843 Acreage 5 Deed Document # 7191

Property Information

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.)

Current Use & Improvements: _____

Description of all nonconforming structures & uses on the property: New dwelling, single family occupancy

Conditional Use Request (If you require additional space, please attach a separate sheet, include owners name on the top of the additional page.)

Describe Conditional Use request in detail: New dwelling, single family occupancy on A-1 zoned parcel.

Section of zoning ordinance requiring permit: Part I, Sect 15.4 B) 1)

Please note: Approval of this Conditional Use Permit does not eliminate the need to obtain a land–use permit from the Zoning Office and any applicable Federal, State or Town permits.

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 members of the Plan & Review Commission.

I (we) declare that this application (including any accompanying information) has been examined be 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: Nathan Gassman Sign: Nathan Gassman Date: 4/16/26

You must complete the attached plot plan

Office use

Dates published _____ Hearing date: _____ Fee $_____ Check # _____

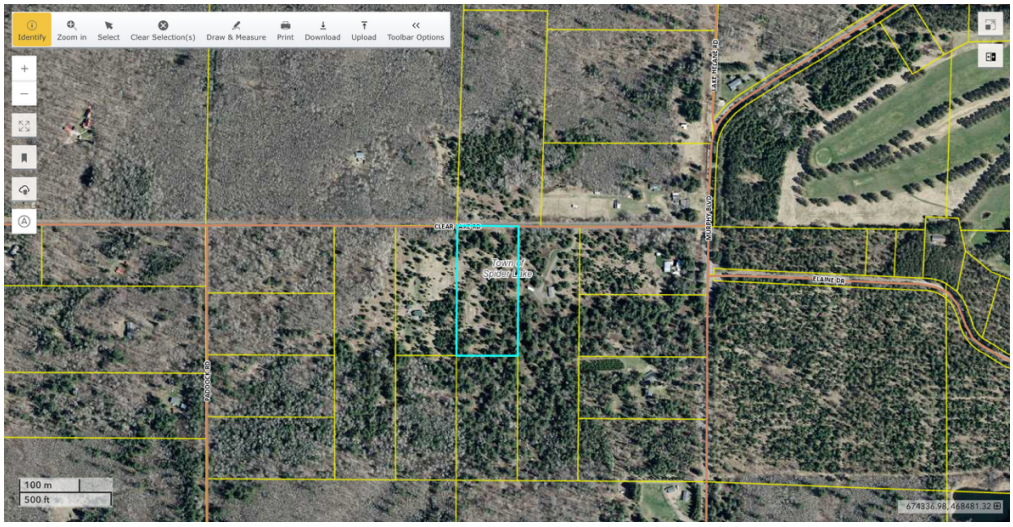
Permit issued by_____ Date_____

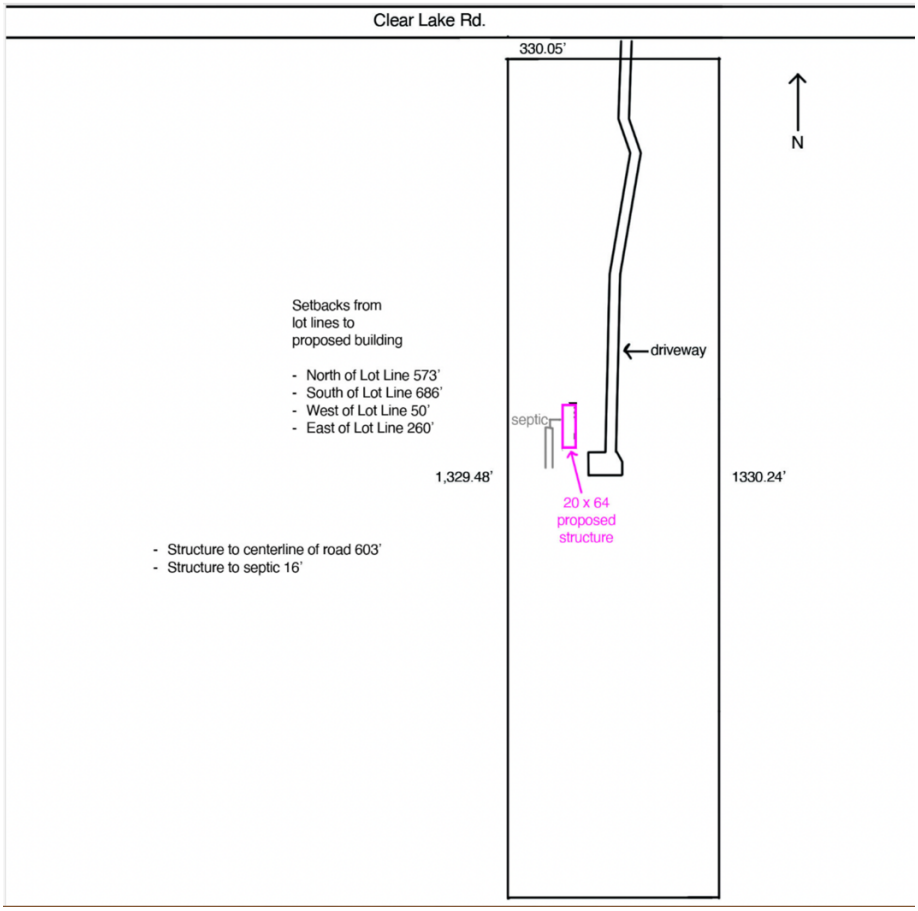
Expiration Date_____

_____
Signature of Zoning Administrator

Town of Spider Lake CUP 26-02 May 2026

Conditional Use Application- Land owners: Nathan & Julie Gassman. Located in part of the NE¼ of the NE¼, Sec 29, T42N, R7W, PRT NENE Lot 2 CSM 29/240 #7444, Legacy ID: 028742291107. Site address: 11495W Clear Lake Rd, 5.00 Acres, Zoned A-1 Agriculture One. Purpose of request is to build a year-round dwelling on the property.





.

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.

Town of Spider Lake

Zoning Report

April 2026

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
4/1.14		Blanchard		Contractor inquiry / no permit required			
4/1		Kroll / Frick		Violation site visits / no change			
4/2, 14,24		Hallquist		LUP application follow up, resubmittal			
4/3		Melick		LUP application inquiry			
4/6		Deguzzo		Garage LUP inquiry			
4/7		Kroll / Frick		Violation Notices sent certified / attorney			
4/7		Yoder		Contractor setback inquiry			
4/8		Kreer		Concrete steps / riprap inquiry			
4/8		Proulx-Sellie		LUP / ordinance inquiry			
4/9,17		Santos		Dock / concrete inquiry			
4/10,13,20		Whidden		Parcel inquiry			
4/13		Carlson		LUP inquiry			
4/13		Harrington	WDNR	Contacted regarding Neumaier Rd wetland fill			
4/14		Hill Const.		Setback inquiry			
4/14,20,2,24,26		Matson		LUP application, inquiries, revision			
4/16		Gassman		Contacted re Cup application form			
4/20		Boss Inspections		Contacted regarding Frick communication			
4/20		Peterson	8182 Nowak Rd	Pre purchase inquiry			
4/21		Conroy		Pre purchase re CSM requirements			

4/21							
4/21		Clanin	TID 30573	Realtor inquiry re wetlands & setbacks			
4/22	LUP 25-33	Nelson		Permit copy request			
4/23,25		Seehueter		RV parked report follow up			
4/24		Phelan		Demolition, LUP request, lot line discussion			
4/28		Larson		LUP application inquiry			
4/28		Longtine	TID 31098	Contractor inquiry re small cabin foundation			
4/29		Prill		Pre purchase inquiry, 8182 Nowak Rd			
4/30		Calm Home Co		Short Term Rental inquiry, referred to Sawyer County			
4/30		WDNR		Follow up re Neumaier Rd wetland fill			

This Application is A DRAFT

TOWN OF Spider Lake

LUP 26-09

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.

LND-53

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 Nathan

Last name Gassman

Property Owner Daytime Phone # [redacted]

Property Owner Mailing Address
609 Ronell St, Saint Peter, MN 56082

Gov't Lot 2

1/4 NE

1/4 NE

Sec. 29

Twn. 42

R_____W 07 W

Alternate/Legacy ID
028-742-29-1107

Description
Sec 29 Tn 42 Rg 07 PRT NENE, Lot 2 & 4 CSM 29/240 #7444

Site Address
11495W Clear Lake Road, Hayward, WI 54843

Acreage 10 acres

Deed Document # 421537

Sanitary Permit # 639285

Sanitary Permit Date 10/18/2022

Sanitary Permit Issued By Michelle Harris

Year Installed 2022

Owner When Installed Nathan Gassman

DRAFT

Attach Copy Of Approved Sawyer County Sanitary Permit

sanitarypermitcopy-1774305961760.pdf

Visit heygov.co/townofspiderlake.com/fr_01kme6tmpnnpyj3mt05vkrve73 to view or download full files.

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

Permit Requested For

☑ New Dwelling ☐ Addition To Dwelling ☐ Accessory Structure
☐ 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)

New Dwelling

DRAFT

Download the Sawyer County Fire Number application at this link.

Type of Dwelling

- [x] Frame built on site
- [ ] Modular/manufactured
- [ ] Other

of Bedrooms/Stories

- [x] Bedrooms 1
- [x] Stories 1.5

Select option to add value

Type of Construction

- [x] Frame
- [ ] Log
- [ ] Pole/Metal
- [ ] Block
- [ ] Other

Walk Out & Loft?

- [ ] Walk Out
- [x] Loft

Attached Garage & Deck?

- [ ] Attached Garage
- [ ] Deck

Footprint of Proposed Structure (length X width = total SQFT)

20×56=1120 sqft

Total Habitable SF (length X width = total SQFT)

1498

Height of Structure Grade to Peak

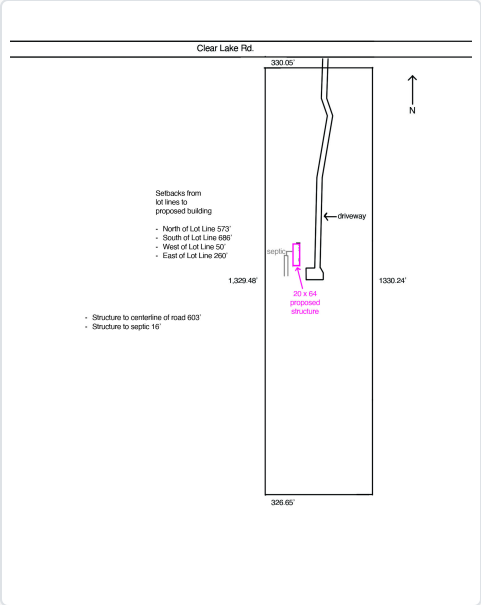
21'

Construction Cost

$ 260,000

DRAFT

Attach the Site Plan



Visit heygov.co/townofspiderlake.com/fr_01kme6tmpnnpyj3mt05vkrve73 to view or download full files.

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 be 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)



Signed electronically on 3/26/26, 2:43 PM

To Review the Fee Schedule for the Land Use Application open this link here.

Enter amount of calculated fees

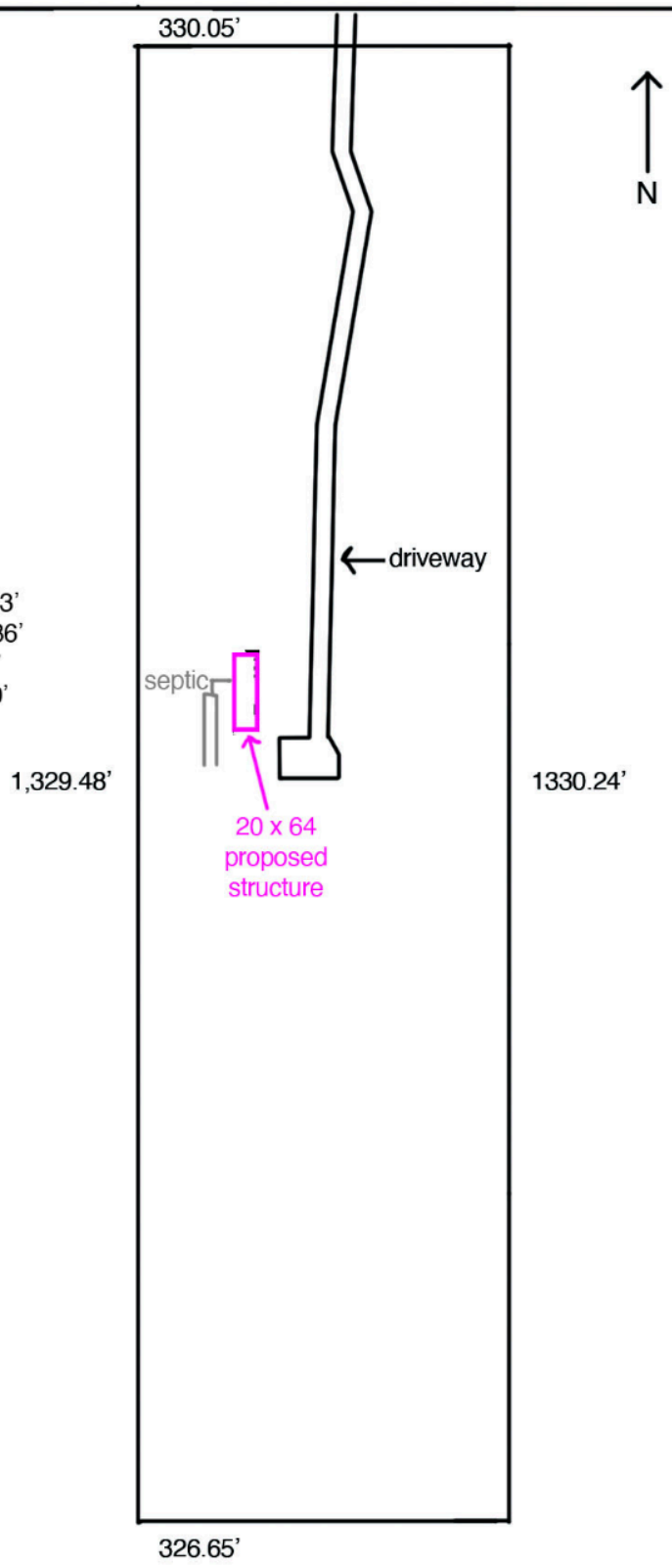
724.3

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

SUBMITED ON: 3/26/26

DRAFT

Clear Lake Rd.



Setbacks from
lot lines to
proposed building

- North of Lot Line 573’
- South of Lot Line 686’
- West of Lot Line 50’
- East of Lot Line 260’

- Structure to centerline of road 603’
- Structure to septic 16’

Mail

This Application is A DRAFT

TOWN OF Spider Lake

LUP 26-10

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.

LND-55

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 Brad & Rachel

Last name Scrivner

Property Owner Daytime Phone # [redacted]

Property Owner Mailing Address
205 Glenview Rd, Mt Horeb, WI 53572

First name Hill

Last name Construction LLC

Agent/Builder Daytime Phone # [redacted]

Agent/Builder Mailing Address
15988 US Hwy 63, Hayward, WI 54843

Gov't Lot 1

1/4

1/4

Sec. 33

Twn. 42N

R_____W 06W

Alternate/Legacy ID
0286-423-35-109

DRAFT

Description

Prt Govt Lot 1, Lot 4, CSM 9/56 #1851

Site Address

8784W Elephant Rock Rd, Hayward, WI 54843

Acreage

1.99

Deed Document #

443076

Sanitary Permit #

26-024

Sanitary Permit Date

3/13/2026

Sanitary Permit Issued By

Sawyer County

Year Installed

Owner When Installed

Attach Copy Of Approved Sawyer County Sanitary Permit

scrivner-san-2026-024-1775586170312.pdf

Visit heygov.co/townofspiderlake.com/fr_01knmjjqfrkptrpkjsrtykz66t to view or download full files.

Zone District ☐ R-1 ☑ RR-1 ☐ RR-2 ☐ A-1 ☐ C-1 ☐ I-1 ☐ F-1

Wetland/Shoreland ☑ Yes ☐ No **(B) / (A) x 100= % used = 2.89 % Impervious Surface**

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

scrivner-poa-signed-1775586324512.pdf

Visit heygov.co/townofspiderlake.com/fr_01knmjjqfrkptrpkjsrtykz66t to view or download full files.

DRAFT

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

Permit Requested For

- [x] New Dwelling
- [ ] Addition To Dwelling
- [ ] Accessory Structure
- [ ] 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)

New Dwelling

Download the Sawyer County Fire Number application at this link.

Type of Dwelling

- [x] Frame built on site
- [ ] Modular/manufactured
- [ ] Other

of Bedrooms/Stories

- [x] Bedrooms 3
- [x] Stories 2

Select option to add value

Type of Construction

- [x] Frame
- [ ] Log
- [ ] Pole/Metal
- [ ] Block
- [ ] Other

Walk Out & Loft?

- [ ] Walk Out
- [x] Loft

Attached Garage & Deck?

- [ ] Attached Garage
- [x] Deck

Deck info (length X width = total SQFT)

14 x 14 = 196 sf

Footprint of Proposed Structure (length X width = total SQFT)

42 x 36 = 1512 sf

Total Habitable SF (length X width = total SQFT)

1547 sf

Height of Structure Grade to Peak

25

Construction Cost

$ 480,000

DRAFT

Attach the Site Plan

scrivner-property-layout-1775587198546.pdf

Visit heygov.co/townofspiderlake.com/fr_01knmjjqfrkptrpkjsrtykz66t to view or download full files.

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 be 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)

Signed electronically on 4/7/26, 1:54 PM

To Review the Fee Schedule for the Land Use Application open this link here.

Enter amount of calculated fees

741.45

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

SUBMITED ON: 4/7/26

For Zoning & Building Department use only

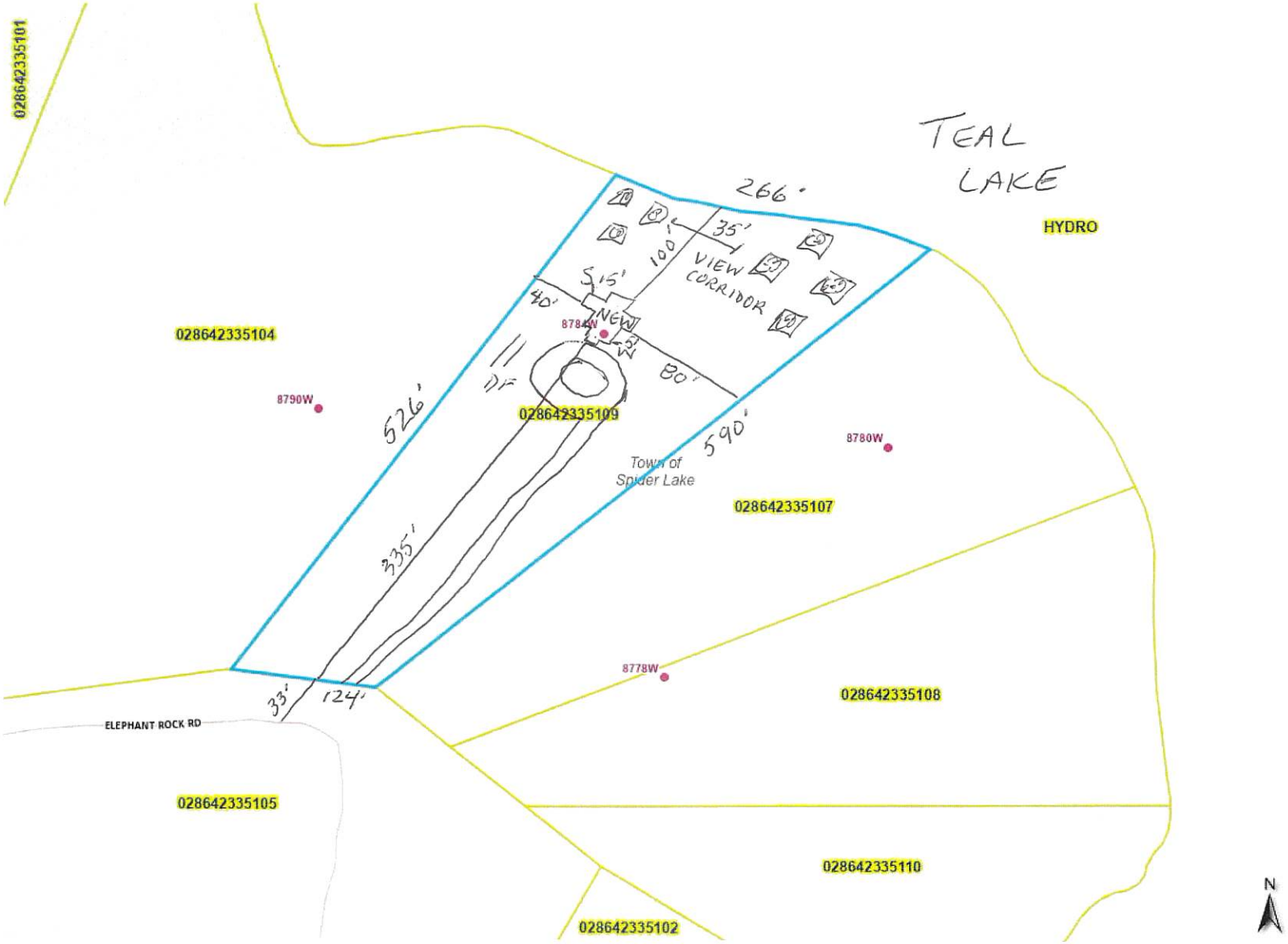
Does the Plan & Review Commission recommend approval from the Town Board? ☐ Yes ☐ No

Reason for recommendation

Beacon™ Sawyer County, WI

Scrivner

Created by: CB



- Addresses
- Parcels
- Parcel Numbers
- Towns
- County Outlines
- Wetlands
- Local and Other Roads
- CITY STREET
- COUNTY HWY
- PRIVATE ACCESS
- STATE HWY
- TOWN ROAD
- US HWY

SHORELAND PRESERVATION AGREEMENT

INTACT

(Shoreline Vegetation Protection Area)

Land Use Permit No. _____
(To be entered by the Zoning Office)

WHEREAS, (list all owners) Bradley & Rachel Scrivner

_____,

owns real estate within Spider Lake that is subject to the Spider Lake Shoreland Regulations, and WHEREAS, in order to secure a Land Use Permit.

NOW, THEREFORE, the owner(s) hereby certifies that, as a condition of issue of said Land Use Permit, that the SHORELINE VEGETATION PROTECTION AREA on said real estate is intact to a minimum depth of 35' landward from the ordinary high-water mark of the water body.

The owner(s) hereby agrees to comply with the shoreland vegetative protection area requirements of Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance, in effect on the date that the land use permit is issued by the zoning office. The owner(s) further agrees to allow authorized representatives of the Governmental Unit to enter onto the owner's property at the following description between the hours of 8:00 A.M. and 6:00 P.M. [Section 9.13(1) POWERS, Spider Lake Zoning Ordinance] to inspect the structure(s) or uses authorized by said Land Use Permit and to determine if the SHORELINE VEGETATION PROTECTION AREA exists and that it is being preserved. This authorization shall terminate on the date of expiration of the land use permit: However, the owner's obligation to maintain the SHORELINE VEGETATION PROTECTION AREA in accordance with Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance remains in effect. Violation of this Agreement will authorize, in addition to other penalties and relief required under the Spider Lake Zoning Ordinance, injunctive relief, restoration of said real estate, the revocation of said Land Use Permit and the removal of all structures approved by the issue of said Land Use Permit and the revocation of any other uses approved by the issue of said Land Use Permit. All parties agree that this Agreement shall be filed with the Spider Lake Zoning Office.

Legal Description of Property: Town of Spider Lake, Sawyer County
Part of Government Lot 2, 1/4, 1/4, S33, T42N, R6W, State of Wisconsin.

Dated this 3rd day of April, 2026

Brad Scrivner
(Owner)

Rachel Scrivner
(Owner)

(Owner)

(Owner)

(Owner)

(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

POWER OF ATTORNEY

Know all Men by these presents, that I, Brad & Rachel Scrivner, property owner, Town of Spider Lake, Sawyer County. Part of Government Lot 1, _____1/4, _____1/4, S 33, T 42N, R 06W, State of Wisconsin, have made, constituted and appointed _____ of Hill Construction, LLC in the County of Sawyer, State of Wisconsin, my true and lawful agent for me and in my name, place and stead to do any and all things necessary for the application for, negotiation of, or obtaining of local permits with the Town of Spider Lake, Wisconsin, giving and granting hereby unto said agent full power and authorize to do so and perform all and every act and things whatsoever required and necessary to be done in about said premises, as fully to all intents and purposes as I might and could do if personally present, reserving full power of substitution and revocation, hereby ratifying all that my said agent of his substitute shall lawfully do or cause to be done by virtue thereof,

In witness whereof, I have hereunto set my hand and seal this 3rd Day of April, 2026.

Brad Scrivner Rachel Scrivner

Owner

Notary: Jera Neibauer Tera Neibauer

State of: WI

County of: SAWYER

Personally came before me this 3rd day of April, 2026.
The above named Brad Scrivner & Rachel Scrivner to me to be the person who executed the foregoing instrument and acknowledged the same.

Jera Neibauer Sawyer WI

Notary Public County State

My Commission expires: 7/15/2027

TERA NEIBAUER
NOTARY
PUBLIC
STATE OF WISCONSIN

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

Application No. **LUP 26-11**

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: Nicole L Vesel
Mailing Address: 16384 W Lein Ct. 5
City: Hayward State: WI Zip: 54843
Day Phone: [redacted] Email: [redacted]

Agent/Builder: Karl L Kastrosky
Mailing Address: 14295 McNaught Rd
City: Cable State: WI Zip: 54821
Daytime Phone: [redacted]

Site Information (From Real Estate Property Tax Bill)

Gov't Lot ____ ____1/4 ____1/4, Sec. 28 Twn. 42 N R 7 W Alternate/Legacy ID: 028-742-28-2204

Description: Prt NW NW

Site Address: 11321W Elaine Drive Acreage 31.665 Deed Document # 455864

Sanitary Permit # 665 681 Date 3/9/2026 Issued By Rachel Fischer
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** 4 **# of Stories** ☐	**Walk Out** ☐ Yes ☒ No **Loft** ☐ Yes ☐ No	**Attached Garage** ☒ Yes ☐ No 41.1 X 40 = 1680 SF **Deck** ☐ Yes ☒ No Porch (N) 41.6 x 8=332 Porch-(S) 8 x 6=48	**Footprint of Proposed Structure** 92 X 40 = 3680 SF **Total Habitable Sq. Ft.** 2000	**Hght of Structure Grade to Peak** 20' **Construction Cost** $ 350,000
☐ **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** ☐	**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 ½ 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. n/a Show the location and size of all existing and proposed structures.
4. n/a 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) n/a
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 be 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: Nicole L Vozel Sign: Nicole L. Vozel 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

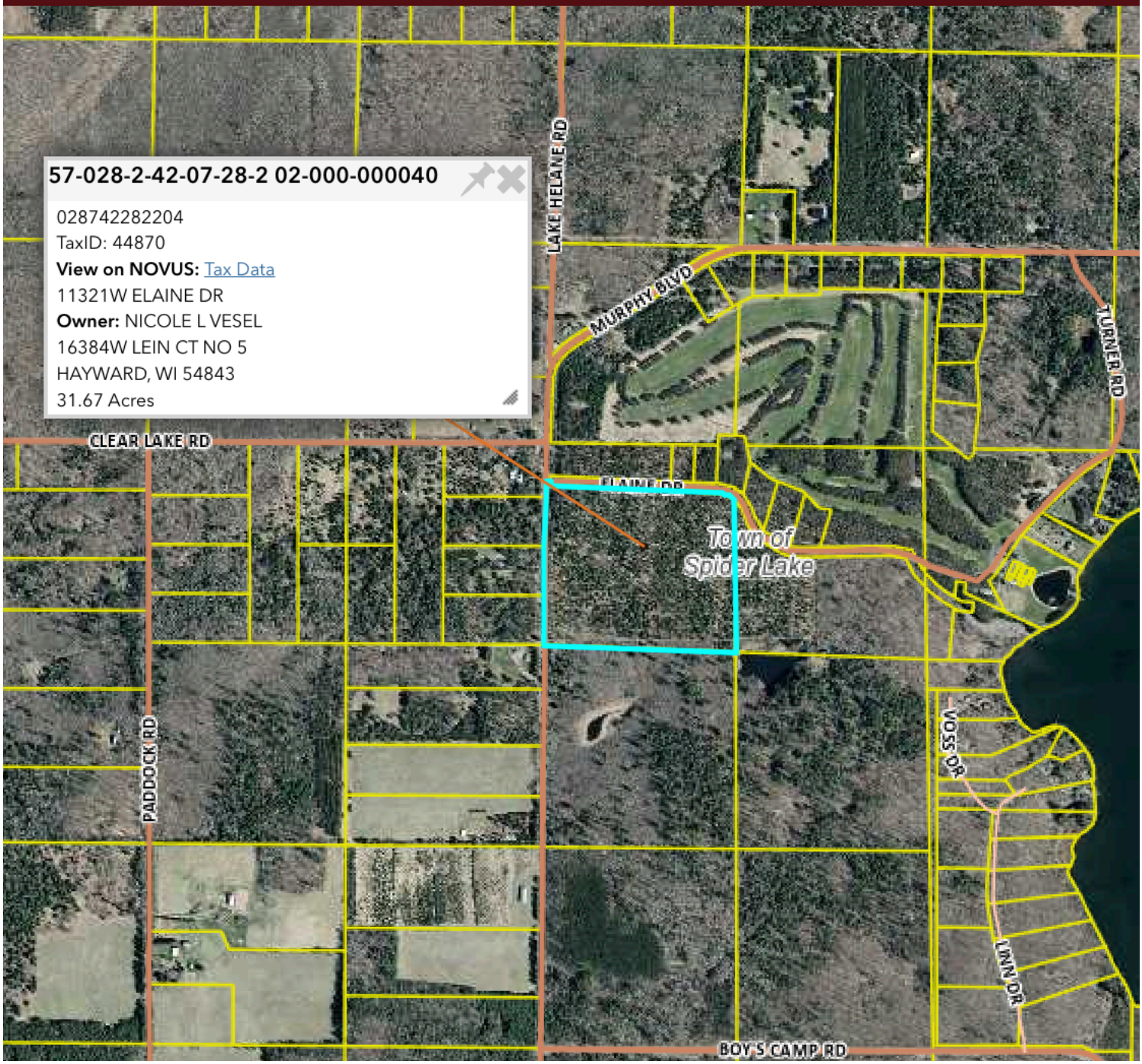
Permit issued by_____ Date_____ Fee $_____ Check #_____

Permit denied by_____ Date_____ ☐ See attached for reason of denial

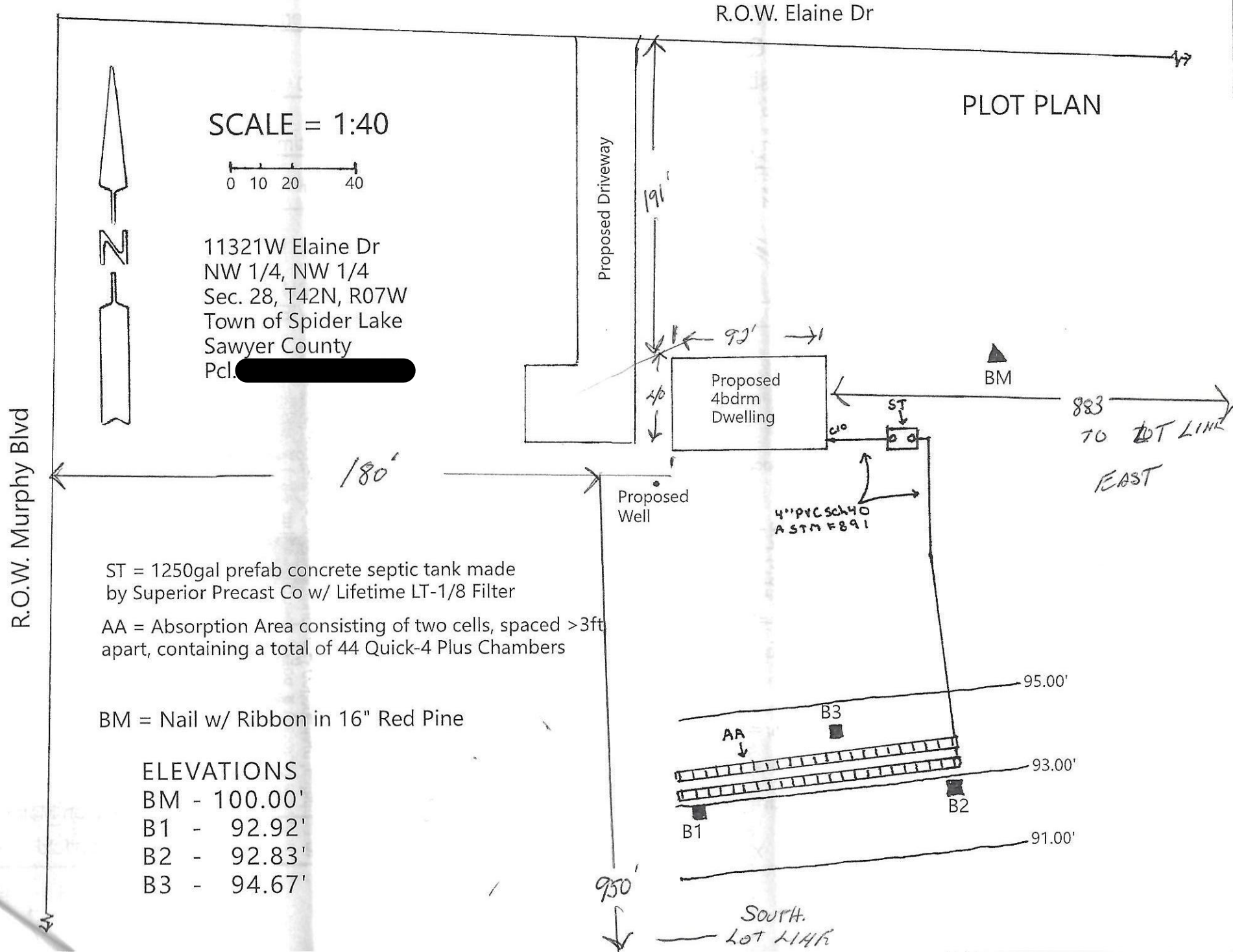
Expiration Date_____

_____
Signature of Zoning Administrator

ed Search Results Report



PLOT PLAN


R.O.W. Elaine Dr
SCALE = 1:40
0 10 20 40
N
11321W Elaine Dr
NW 1/4, NW 1/4
Sec. 28, T42N, R07W
Town of Spider Lake
Sawyer County
Pcl. [redacted]
Proposed Driveway
191'
92'
40'
Proposed 4bdrm Dwelling
BM
883' TO LOT LINE EAST
ST
CIO
180'
Proposed Well
4" PVC SCH40 ASTM F891
R.O.W. Murphy Blvd
ST = 1250gal prefab concrete septic tank made by Superior Precast Co w/ Lifetime LT-1/8 Filter
AA = Absorption Area consisting of two cells, spaced >3ft apart, containing a total of 44 Quick-4 Plus Chambers
BM = Nail w/ Ribbon in 16" Red Pine
ELEVATIONS
BM - 100.00'
B1 - 92.92'
B2 - 92.83'
B3 - 94.67'
95.00'
B3
AA
93.00'
B2
B1
91.00'
950'
SOUTH LOT LINE

26-022

Department of Safety & Professional Services, Industry Services Division

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

County: Sawyer

Sanitary Permit Number (to be filled in by C): 6605681

State Transaction Number: —

Project Address (if different than mailing address): #11321W Elaine Dr.

I. Application Information – Please Print All Information

Property Owner's Name: Nicole L Vesel

Parcel #: 028-742-08-2204

Property Owner's Mailing Address: 16384W Lein Ct No5

City, State: Hayward, WI

Zip Code: 54843

Phone Number: [redacted]

Property Location: ~~Govt. Lot~~ Part

NW ¼, NW ¼, Section 28

T 42 N R 07 ~~E~~ or W

Subdivision Name: —

Lot #: —

Block #: —

CSM Number: —

☐ City of

☐ Village of

☒ Town of Spider Lake

II. Type of Building (check all that apply)

☒ 1 or 2 Family Dwelling – Number of Bedrooms 4

☐ Public/Commercial – Describe Use

☐ State Owned – Describe Use

III. Type of POWTS Permit: (Check either "New" or "Replacement" and other applicable on line A. Check one box on line B. Complete line C if applicable.)

A.	☒ New System	☐ Replacement System	☐ Other Modification to Existing System (explain)		☐ Additional Pretreatment Unit (explain)	
B.	☐ Holding Tank	☒ In-Ground (conventional)	☐ At-Grade	☐ Mound	☐ Individual Site Design	☐ Other Type (explain)
C.	☐ Renewal Before Expiration	☐ Revision	☐ Change of Plumber	☐ Transfer to New Owner	List Previous Permit Number and Date Issued: —	

IV. Dispersal/Treatment Area and Tank Information: * 44 Quick-4 Plus Chambers w/ 2 sets of ends

Design Flow (gpd)	Design Soil Application Rate(gpd/sf)	Dispersal Area Required (sf)	Dispersal Area Proposed (sf)	System Elevation
600	0.7	857.14	892 *	89.00

Tank Information	Capacity in Gallons: New Tanks	Capacity in Gallons: Existing Tanks	Total Gallons	# of Units	Manufacturer	Prefab Concrete	Site Constructed	Steel	Fiber Glass	Plastic
Septic or Holding Tank	1,250	—	1,250	1	Superior Precast	X				
Dosing Chamber										

V. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print)	Plumber's Signature	MP/MPRS Number	Business Phone Number
Travis Butterfield		652879	[redacted]

Plumber's Address (Street, City, State, Zip Code): 14346W State Road 77 Hayward, WI 54843

VI. County/Department Use Only

☒ Approved 3/9/26 SW	☐ Disapproved ☐ Owner Given Reason for Denial	Permit Fee $450.00	Date Issued 3/11/2026	Issuing Agent Signature: Rachel Fischer

Conditions of Approval/Reasons for Disapproval

ORIGINAL

(CST 26-014)

Date 3/11/2026

Chk# 5158

Rcpt# 0775

RECEIVED
MAR 09 2026
SAWYER COUNTY
ZONING ADMINISTRATION

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

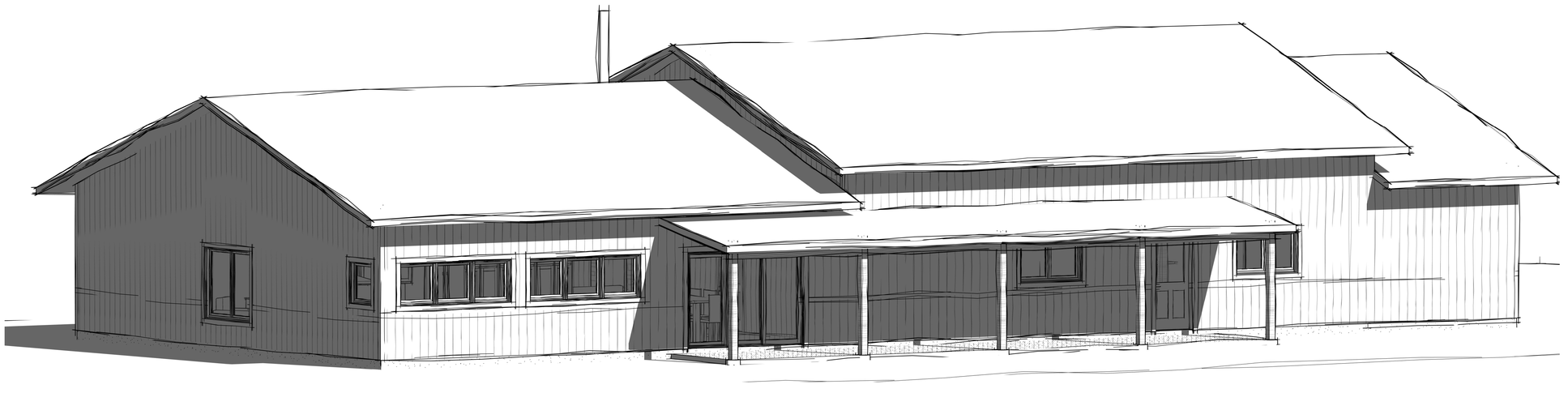
No refunds after permit issuance

SBD-6398 (R. 03/22)

44870



1 A1 FRONT PERSPECTIVE
N.T.S.



2 A1 BACK PERSPECTIVE
N.T.S.

ISSUED FOR PRICING

NOT FOR CONSTRUCTION

ISSUED FOR PRICING

SHEET 1 OF 9

A1

ISSUED:	06/30/25
REVISED:	03/26/26
SCALE:	SEE PLAN
DRAWN BY:	L.R.S.
CHECKED BY:	J.R.M.
JOB #:	25-068

NELSON LUMBER & DESIGN HOLDS THE RIGHTS OF COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF NELSON LUMBER & DESIGN
©
NELSON LUMBER & DESIGN
2026

PROPOSED HOME FOR:

KEN & NICOLE VESEL

PERSPECTIVES

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

This Application is A DRAFT

TOWN OF Spider Lake

LUP 26-12

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

LND-56

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 Christian

Last name Matson

Property Owner Daytime Phone # [redacted]

Property Owner Mailing Address
10580 W Murphy Blvd, Hayward, WI 54843

Gov't Lot PRT 3

1/4 NW

1/4 SW

Sec. 14

Twn. 42

R_____W 07

Alternate/Legacy ID 028742143203

Description
PRT NWSW & GOVT LOT 3- See Description from prior submission

Site Address
10580 W Murphy Blvd, Hayward, WI 54843

Acreage 0.673

Deed Document #

Sanitary Permit # SAN71-32514

Sanitary Permit Date / / Nov 24, 1971

Sanitary Permit Issued By Sawyer County

Year Installed 1971

Owner When Installed Cech

DRAFT

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

Permit Requested For

☐ New Dwelling ☐ Addition To Dwelling ☑ Accessory Structure
☐ 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)

Accessory Structure info

of Stories
1

Type of Accessory Structure
☐ Garage
☐ Storage Building
☑ Gazebo
☐ Screen house
☐ Greenhouse
☐ Other

Size of Proposed Structure (length X width = total SQFT)
18 x 10 = 180 SqFt

Height of Structure Grade to Peak
154" Max

Construction Cost
$ 3000

DRAFT

Submit Completed Application And Fee To:

Clerk, Town of Spider Lake

Attn: Sarah Delaney

Chair PRC

10896 Town Hall Rd.

Hayward, WI 548543

Skip if project is not Shoreland/Wetland

To take a look at any Additional Information, the Worksheet & the Example Plot Plan open this link here.

To Download the Shoreland Preservation Agreement open this link here.

Total land area within 300' of the water body:

29315.88 sq ft

Please Upload the SHORELAND PRESERVATION AGREEMENT

Total impervious surface area (including this project)

1608 sq ft

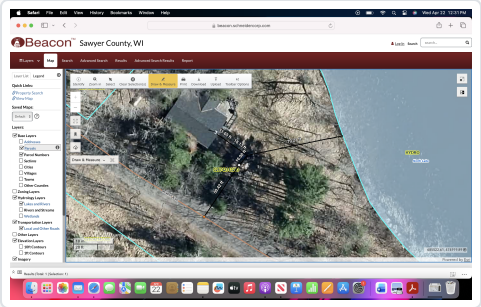
Please Upload the the worksheet in the Additional Information Worksheet document

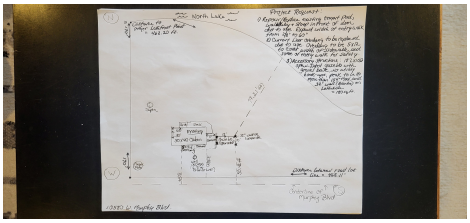
(B)/(A) x 100 = % Used

5.4% Used

DRAFT

Attach the Site Plan





Visit heygov.co/townofspiderlake.com/fr_01knc6m62yxzmvkc51m2vh58vh to view or download full files.

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 be 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)

C M

Signed electronically on 4/22/26, 2:50 PM

To Review the Fee Schedule for the Land Use Application open this link here.

Enter amount of calculated fees

360

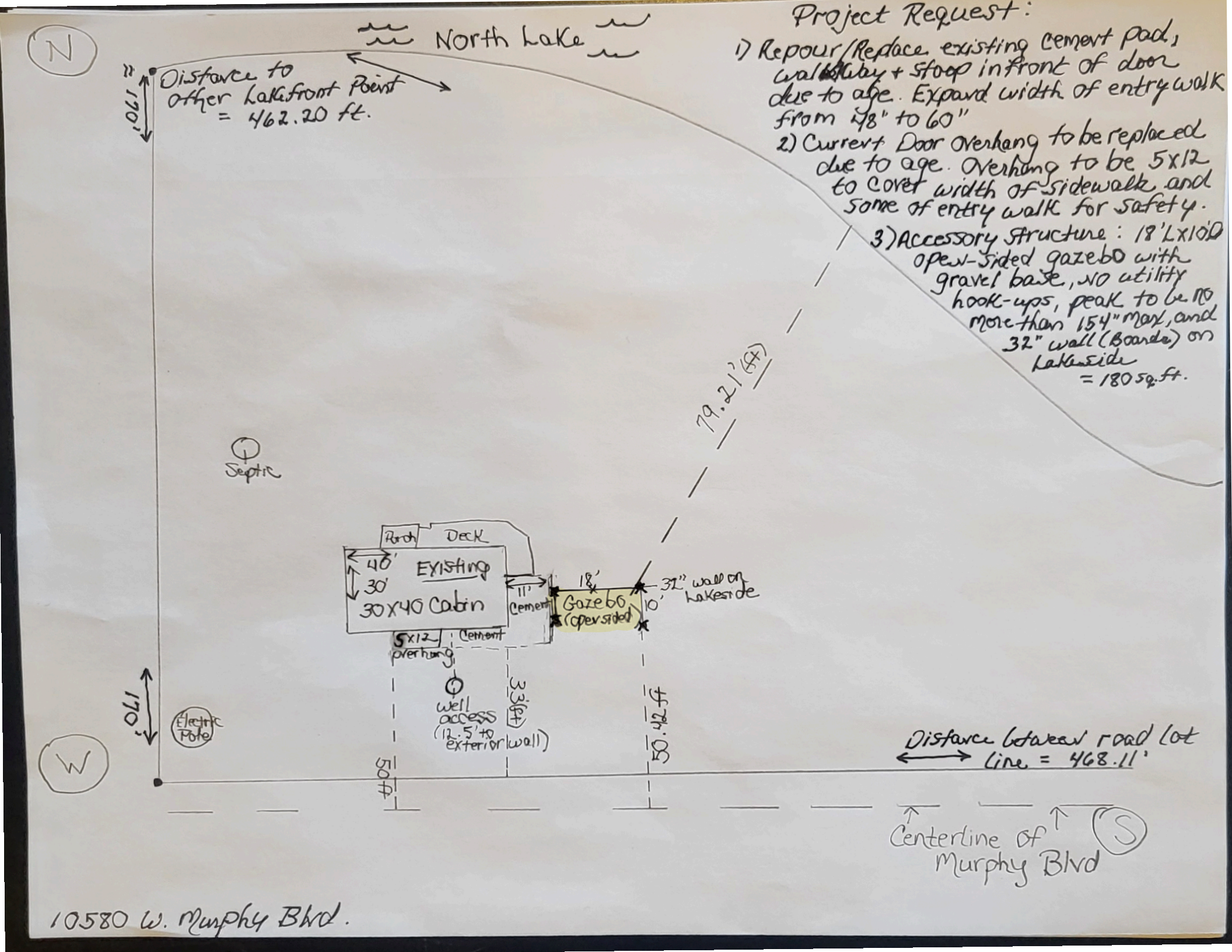
Thank you for calculating your payment fees. The Zoning Administrator will review the calculations and will send you a request for payment.

SUBMITED ON: 4/22/26

For Zoning & Building Department use only

Does the Plan & Review Commission recommend approval from the Town Board? ☐ Yes ☐ No

Reason for recommendation


Project Request:
1) Repour/Replace existing cement pad, walkway + stoop in front of door due to age. Expand width of entry walk from 48" to 60"
2) Current Door overhang to be replaced due to age. Overhang to be 5x12 to cover width of sidewalk and some of entry walk for safety.
3) Accessory Structure: 18'Lx10'D open-sided gazebo with gravel base, no utility hook-ups, peak to be no more than 154" max, and 32" wall (Boards) on Lakeside = 180 sq. ft.
North Lake
N
W
S
Distance to other Lakefront Point = 462.20 ft.
170'
Septic
Porch
Deck
40'
30'
EXISTING
30x40 Cabin
11'
Cement
18'
32" wall on Lakeside
10'
Gazebo (open sided)
5x12 overhang
Cement
79.21' (ft)
Well access (12.5' to exterior wall)
33.3 ft
50.42 ft
50 ft
Electric Pole
Distance between road lot line = 468.11'
Centerline of Murphy Blvd
10580 W. Murphy Blvd.

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

Application No. LUP 26-07rev

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: Michael S. & Carrie L. Hallquist
Mailing Address: 1148 S. 42nd Avenue
City: Eau Claire State: WI Zip: 54703
Day Phone: [redacted] Email: [redacted]

Agent/Builder: same as owner
Mailing Address:
City: State: Zip:
Phone:

Site Information (From Real Estate Property Tax Bill)

Gov't Lot: N100 NW 1/4 S350 NW 1/4, Sec. 20 Twn. 42 N R 6 W Alternate/Legacy ID: 028-642-20-2206

Description: N100'S350'NWNW EXC W400'

Site Address: 13214 N. Empire Road Acreage: 2.067 (1 acre usable) Deed Document #: 457544

Sanitary Permit #: 259878 Date: 12/05/95 Issued By: Sawyer County **(Attach Copy Of Approved Sawyer County Sanitary Permit)**
Or:
Year Installed: 1996 Owner When Installed: Louise Belden

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** 2 **# of Stories** 2	**Walk Out** ☐ Yes ☑ No **Loft** ☑ Yes ☐ No	**Attached Garage** ☐ Yes ☑ No ____X____=____SF **Deck** ☐ Yes ☐ No ____X____=____SF	**Footprint of Proposed Structure** 47'X30'=1410SF **Total Habitable Sq. Ft.** 1735	**Hght of Structure Grade to Peak** 27' **Construction Cost** $ TBD	
☐ **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** ☐	**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 ½ 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) 30,000 ft²
Total impervious surface area (including this project) (B) 4361 ft²
(B)/(A) x 100 = % Used 14.5%
(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 be 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: Michael S. Hallquist Sign: Michael S. Hallquist Date: 04/16/26

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

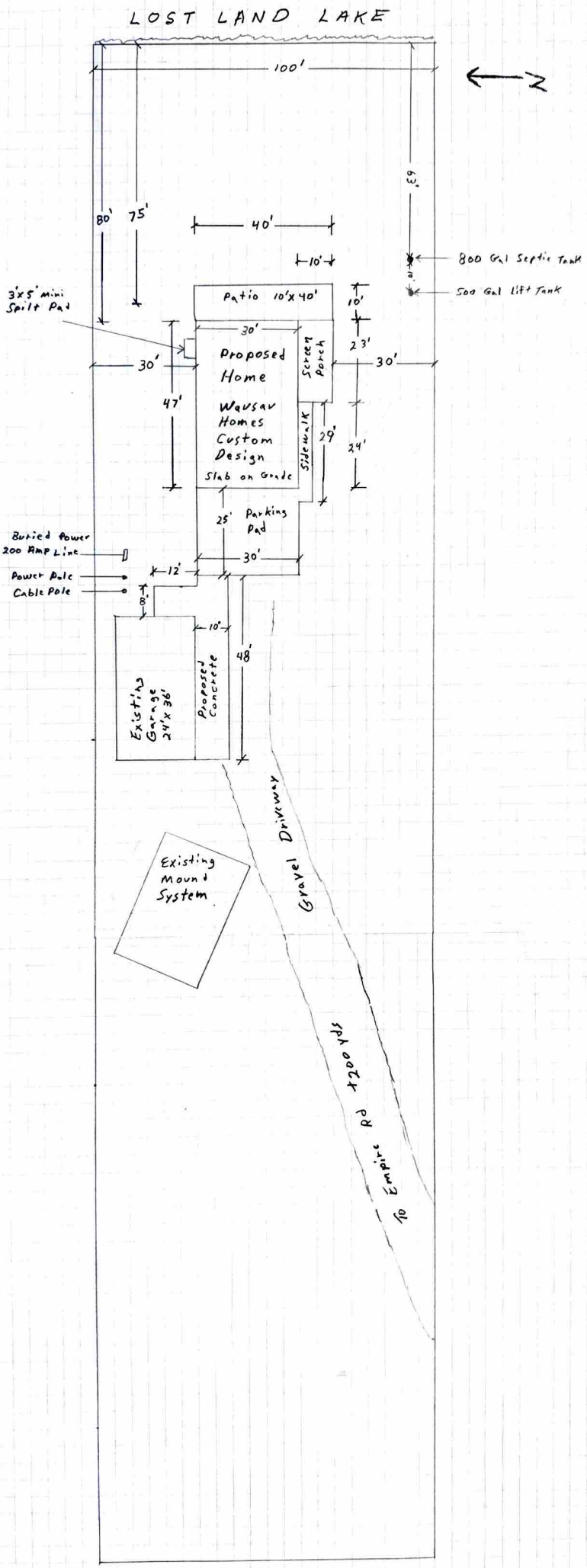
OFFICE USE ONLY

Permit issued by_____ Date_____ Fee $_____ Check #_____

Permit denied by_____ Date_____ ☐ See attached for reason of denial

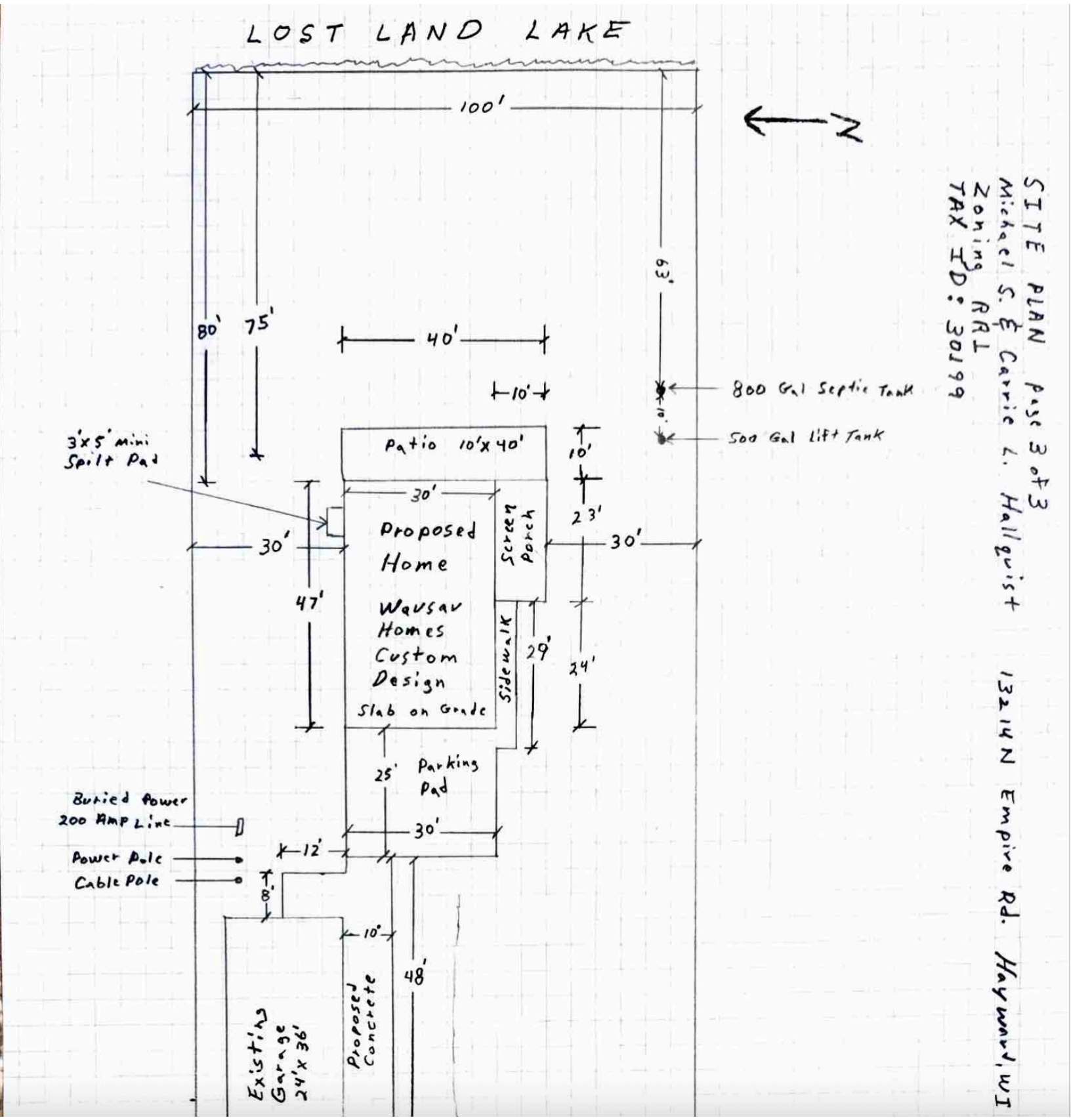
Expiration Date_____

_____
Signature of Zoning Administrator



SITE PLAN Page 3 of 3
Michael S. & Carrie L. Hallquist
Zoning: AR1
TAX ID: 30199

13214N Empire Rd. Hayward, WI 54843



SITE PLAN Page 3 of 3
Michael S. & Carrie L. Hallquist 13214N Empire Rd. Hayward, WI
Zoning: AR1
TAX ID#: 30199

SHORELAND PRESERVATION AGREEMENT
INTACT
(Shoreline Vegetation Protection Area)

Land Use Permit No. _____
(To be entered by the Zoning Office)

WHEREAS, (list all owners) Michael S. and Carrie L. Hallquist

owns real estate within Spider Lake that is subject to the Spider Lake Shoreland Regulations, and WHEREAS, in order to secure a Land Use Permit.

NOW, THEREFORE, the owner(s) hereby certifies that, as a condition of issue of said Land Use Permit, that the SHORELINE VEGETATION PROTECTION AREA on said real estate is intact to a minimum depth of 35' landward from the ordinary high-water mark of the water body.

The owner(s) hereby agrees to comply with the shoreland vegetative protection area requirements of Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance, in effect on the date that the land use permit is issued by the zoning office. The owner(s) further agrees to allow authorized representatives of the Governmental Unit to enter onto the owner's property at the following description between the hours of 8:00 A.M. and 6:00 P.M. [Section 9.13(1) POWERS, Spider Lake Zoning Ordinance] to inspect the structure(s) or uses authorized by said Land Use Permit and to determine if the SHORELINE VEGETATION PROTECTION AREA exists and that it is being preserved. This authorization shall terminate on the date of expiration of the land use permit: However, the owner's obligation to maintain the SHORELINE VEGETATION PROTECTION AREA in accordance with Section 4.410 SHORELAND VEGETATION PROTECTION AREA, Spider Lake Zoning Ordinance remains in effect. Violation of this Agreement will authorize, in addition to other penalties and relief required under the Spider Lake Zoning Ordinance, injunctive relief, restoration of said real estate, the revocation of said Land Use Permit and the removal of all structures approved by the issue of said Land Use Permit and the revocation of any other uses approved by the issue of said Land Use Permit. All parties agree that this Agreement shall be filed with the Spider Lake Zoning Office.

Legal Description of Property: The North 100' of the South 350' of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 42 North, Range 6 West, Town of Spider Lake, Sawyer County, Wisconsin

Dated this 17th day of March, 2026

Michael S. Hallquist
(Owner)

Carrie L. Hallquist
(Owner)

(Owner)

(Owner)

(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

Beacon™ Sawyer County, WI



Parcels
Parcel Numbers
Towns
County Outlines
Local and Other Roads
CITY STREET
COUNTY HWY
PRIVATE ACCESS
STATE HWY
TOWN ROAD
US HWY

Date created: 8/13/2025
Last Data Uploaded: 8/13/2025 4:12:22 AM
Developed by
SCHNEIDER GEOSPATIAL

Hallquist Residence

#Project Address

#Project County (WI)

Custom Design

DRAWING PAGES INDEX

Page #	Page Name	Description	(Comments)
A1	COVER PAGE		
A2.1	ELEVATIONS	Front & Right	
A2.2	ELEVATIONS	Rear & Left	
A3.1	FOUNDATION PLAN		
A4.1	FLOOR PLAN	Main Level	
A4.2	FLOOR PLAN	Second Level	
A5.1	ROOF PLAN		
A5.1d	ROOF DETAILS		
A6.1	SECTIONS & ASSEMBLIES		

Revisions Log

Completion Date	Designer's Initials	(Comments)

-GENERAL NOTES-

1. All work shall be performed with all applicable local, state, and national codes, standards, and laws, at the cost of expense from all authorities having jurisdiction.
2. The Contractor shall provide full supervision, labor, materials, tools, equipment, etc. for the complete construction of the work specified by the drawings, unless other arrangements have been made between the Contractor and the Customer.
3. The materials as specified on the drawings and material lists/sheets shall be used. The Contractor shall be responsible for all detailing and coordination concerning any substitutions made to the specified materials.
4. The Designer shall not be responsible for construction means, techniques, or procedures, for safety precautions and programs in connection with this work, for the acts or omissions of the Contractor, Subcontractors, or any other persons performing the work, or for the failure of any party to carry out the work in accordance with the intent of the contract documents. All Plumbing, Mechanical, and Electrical work is to be coordinated between the trades as part of their own installation duties.
5. The Contractor shall provide adequate bracing and other shoring to ensure the stability of the building during construction.
6. All material finishes and styles (including, but not limited to: siding, windows, doors, shutters and exterior millwork, etc.) shall be approved by the Customer.
7. In cases of discrepancies with plan scale, dimensions supersede and scaled dimensions. Any varying dimensions shall be verified with the Designer as needed.
8. Prior to the start of construction, the Contractor shall:
   a. Verify the required design loads with governing codes and site conditions. Verify that the local building official has the most current edition and other rules of bracing installation. The Designer shall be notified of all discrepancies.
   b. Verify that all structural components, and assumptions for design, and report any errors or discrepancies to the Designer.
   c. Verify that the conditions and layout are in accordance to the Designs.
   d. Examine the related drawings and notify the Designer of any discrepancies found.

Single Family Residential

APPLICABLE BUILDING CODES:

-Wisconsin Uniform Dwelling Code-





(Perspectives shown with default colors and materials. Final Exterior material selections, TBD.)

IMPORTANT

PLAN SET VERSION IS NOT INTENDED FOR FINAL CONSTRUCTION

AE Custom Concrete
W5588 State Road 37 // Nondovi, WI
715.556.5001
aecustomconcrete966@gmail.com

STERLING
sterlingdesignservices.com

Hallquist Residence

-#Project County (WI)-

-Custom Design-

Wausau Homes

PLANNING & DESIGN

Designer's Initials:
BRN

Contact Info:
715.241.4789
PlanningDesign@wausauhomes.com

PHASE 2
Estimating Plan

Print Date:
4/21/2026

COVER PAGE

1/4" = 1'-0" @ 22"x34"

A1

This Application is A DRAFT

TOWN OF Spider Lake

LUP 26-13

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.

LND-57

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 Tyler **Last name** Larson **Property Owner Daytime Phone #** [redacted]

Property Owner Mailing Address
12168W Whippoorwill Ln, Hayward , WI 54843

First name Wayde **Last name** Williamson **Agent/Builder Daytime Phone #** [redacted]

Agent/Builder Mailing Address
10718 N 2nd Ave, Hayward, WI 54843

Gov't Lot 028-742-30-2308 **1/4** Northwest (S1/2NW1/4) **1/4**

Sec. 30 **Twn.** 42 **R_____W** 7

Alternate/Legacy ID 028742302306

Description

Parcel 1: That part of South Half of Northwest Quarter (S1/2NW1/4), Section 30, Township 42, Range 7 West, Town of Spider Lake, Sawyer County, Winsconsin, more particularly described as Lot 10 as recorded in Volume 17 of Certified Survey Maps, page 279-280, Survery No. 5337, as Document No. 250930. Parcel 2: Together with the right of ingress and egress from Pederson Road over and across then 30 foot easement as shown on Certified Survey Map referred to herein.

Site Address
12168W Whippoorwill Ln, Hayward, WI 54843

Acreage
5.16

Deed Document #
454557

Sanitary Permit #
SAN 2009-282

Sanitary Permit Date
/ / 12-8-09

Sanitary Permit Issued By
Sawyer County

Year Installed
2009

Owner When Installed
Gorringe

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

Permit Requested For

☐ New Dwelling ☑ Addition To Dwelling ☐ Accessory Structure
☐ 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)

DRAFT

Addition to Dwelling info

Use of Addition

- ☐ Living room
- ☐ Kitchen
- ☐ Bathroom
- ☐ Bedroom
- ☐ Garage
- ☐ Deck
- ☐ Storage Building
- ☐ Screened Porch
- ☑ Other Closet

Bedrooms

- ☐ Existing
- ☑ Additional 0
- ☐ Total

Selet to input # of Bedrroms

of Stories

1

Loft

- ☐ Yes
- ☑ No

Size of Proposed Structure (length X width = total SQFT)

11×8=88

Total Habitable Sq. Ft.

88

Height of Structure Grade to Peak

14'

Construction Cost

$ 20,000

Submit Completed Application And Fee To:

Clerk, Town of Spider Lake

Attn: Sarah Delaney

Chair PRC

10896 Town Hall Rd.

Hayward, WI 548543

Skip if project is not Shoreland/Wetland

DRAFT



. Tyler and Laura Larson- 12168 W Whippoorwill Ln
. Application site map for closet addition.

Signature of Owner or (Agent with Power of Attorney)



Signed electronically on 4/29/26, 5:08 PM

To Review the Fee Schedule for the Land Use Application open this link here.

Enter amount of calculated fees

230.8

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

SUBMITED ON: 4/29/26

For Zoning & Building Department use only

Does the Plan & Review Commission recommend approval from the Town Board? ☐ Yes ☐ No

Reason for recommendation

DRAFT