Town of Spider Lake
Board of Supervisors Meeting
Town Hall, 10896W Town Hall Road
Wednesday, May 13, 2026
6 p.m.

NOTICE IS HEREBY GIVEN that the Town of Spider Lake Town Board will convene it's regularly scheduled meeting on Wednesday, May 13, 2026 at 6 pm at the Town Hall with Zoom attendance.

AGENDA

1. Call to Order
2. Community Participation: A way for the public to participate. Sign-up sheet, for three persons - 3 minutes per person. Be respectful.
3. Approve agenda for May 13, 2026 (**MOTION**).
4. Pledge of Allegiance
5. Approval of minutes from April 8, 2026 Town Board Meeting (**MOTION**)
6. Treasurer's Report (Molly Pagenkopf)
   Open Money Market Account at Chippewa Valley Bank for Reserve Funds **(MOTION)**
7. Clerk's Report (Bianca Cleary)
   a. Vouchers (**MOTION**)
   b. American Birkie Foundation Epic Bike Race request- June 7th, 2026
   c. Website issues
8. Committee Reports
   a. PR & C (Sarah Delaney)
      Gassman CUP **(MOTION)**
      County Land Use changes
   b. Roads (Quentin Johnson)
   c. Health, Safety & Environment (Quentin Johnson)
      2026 Boating Ordinance Strategy (Discussion and possible action)
      Tri fold Mailing
   d. Finance & Insurance (Bill Amery)
   e. Facilities & MaintenanceTransfer Station (Mark Johns)
      1) 2025 Recycling Grant
      2)Recycling Ordinance Review
      3)Spring Brush Drive
      4)BBQ Shed gas line
9. Administration Items
   Contract for Concrete Improvement of Pavilion and sidewalk (AUX)
   Resolution for permenent legislature fix to Town Road funding
9. Adjourn (**MOTION**). Next Regular Town Board meeting will be on 6/10/26 at 6 pm.

Town of Spider Lake is inviting you to a scheduled Zoom meeting.
Topic: Town of Spider Lake Board Meeting
Time: May 13, 2026 06:00 PM Central Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/84697476489?pwd=W6gCBFnv87azvPvAiTjKHxrRpaDLz2.1
Meeting
chat link
https://us02web.zoom.us/launch/jc/84697476489
Meeting ID: 846 9747 6489
Passcode: 742399
One tap mobile
+13126266799,,84697476489#,,,,*742399# US (Chicago)
+16469313860,,84697476489#,,,,*742399# US
Join by SIP
• 84697476489@zoomcrc.com
Join instructions
https://us02web.zoom.us/meetings/84697476489/invitations?signature=-OsrpGB2vsyw3aTWSVChXPXtilkB9Ntql03FoclOk6c

Town of Spider Lake
Board of Supervisors Meeting
Town Hall, 10896W Town Hall Road
Wednesday, April 8th, 2026
6 p.m.

MINUTES

1. Meeting was called to order by Chair Johnson via Zoom at 6:00 pm. In attendance were Supervisors Delaney, Johns, Amery, Treasurer Pagenkopf and Clerk Cleary. Dave Thearin absent.
2. James Cross and Mike Lemminger expressed their concerns with a pathway planned by the Garden & Grounds Club that will be adjacent to their properties.
3. **MOTION** to approve agenda for April 8th, 2026 made by Sarah Delaney, seconded by Mark Johns. All ayes. Motion carried.
4. Pledge of Allegiance
5. **MOTION** to approve minutes from March 11th Town Board Meeting made by Mark Johns, seconded by Quentin Johnson. All ayes. Motion carried.

6. Treasurer's Report was presented by Molly Pagenkopf. Year to date cash balance is $450,625.
7. Clerk's Report presented by Clerk Cleary:

   a. **MOTION** to approve vouchers in the amount of $45,175.35 and any late coming regular bills made by Sarah Delaney, seconded by Mark Johns. All ayes. Motion carried.
   b. Election results - 186 voters turned out. Bill Amery & Dave Thearin were both re-elected as Board Supervisors.
8. Committee Reports
   a. Plan & Review Commission presented by Sarah Delaney:
      MOTION to appoint Don Becker to a second 3 year term made by Sarah Delaney, seconded by Quentin Johnson. All ayes. Motion carried.
      MOTION to approve a CUP for Rutger TD/ Todd Goold to build a seasonal off grid cabin on a 20 acre parcel made by Sarah Delaney, seconded by Quentin Johnson. All ayes. Motion carried.

   b. Roads presented by Quentin Johnson:
      The tandem truck was exchanged 3.9.26.
      The Roads Committee reviewed the plan for the 2026-2027 construction projects.
   c. Health, Safety & Environment presented by Quentin Johnson:
      Buoys have been ordered for the unnamed river area, thank you Craig Pagenkopf!
      New signage for the boating ordinance has been ordered - thank you Dave Mickleson!
   d. Finance & Insurance presented by Bill Amery:
      MOTION to amend the budget to accommodate the Deputy Clerk position made by Bill Amery, seconded by Quentin Johnson. All ayes. Motion carried.
   e. Facilities & Maintenance presented by Mark Johns:
      The Department of Natural Resources Recycling Grant is due April 30th. According to a Webinar they put on, the Town will need to update their current recycling ordinance which dates back to

2007. The spring brush drive information will be posted soon on the website and around the Town campus. The Rusk County LP cap expired April 1st - price increased from $1.45 to $1.70.

Transfer Station - Republic bill had a fuel surcharge increase.

9. General Administrative Items

The Town has signed a letter of understanding with the Spider Chain of Lakes Association. Opposition letter from Cross/Lemminger discussed again.

11. Motion to adjourn made by Mark Johns, seconded by Bill Amery. All ayes. Motion carried. Next Town Board meeting will be on 5/13/26 at 6 pm.

Respectfully submitted,
Bianca Cleary
Clerk, Town of Spider Lake
5.10.26

Town of Spider Lake
Transaction List by Date
April 9 through May 16, 2026

Type	Date	Num	Name	Amount
Apr 9 - May 16, 26				
Check	04/22/2026	888888	Wisconsin ETF Health Insurance	2,091.56
Check	04/23/2026	27486	Rita Capes	97.50
Check	04/23/2026	27487	Linda Chandler	97.50
Check	04/23/2026	27488	DOLORES K BRANDT	208.00
Check	04/23/2026	27489	Craig Pagenkopf	240.00
Check	04/23/2026	27490	Robert Bagnall	104.00
Check	04/23/2026	27491	Bonnie Booth	71.50
Check	04/23/2026	27492	Elizabeth Johnson	65.00
Check	04/26/2026	27493	Jump River Electric Coop	407.95
Check	04/26/2026	27494	CenturyLink	575.59
Check	04/26/2026	27495	Northern Lakes Cooperative	35.02
Check	04/27/2026	27496	L & M Fleet Supply	751.33
Check	05/10/2026	27500	Chippewa Valley Bank	15,847.65
Check	05/10/2026	888888	Elan Financial Services	1,407.24
Check	05/10/2026	27501	O'Reilly Automotive, Inc	50.01
Check	05/10/2026	27512	Duluth Tire	9,353.12
Check	05/10/2026	27503	Heinz CTC, Inc	3,631.71
Check	05/10/2026	27504	DP Vinyl Designs	2,205.00
Check	05/10/2026	27505	Republic Services #930	618.64
Check	05/10/2026	27506	SAWYER COUNTY FIRE & EMERGENCY	1,474.24
Check	05/10/2026	27507	Advance Printing	69.50
Check	05/10/2026	27508	Northern Lakes Cooperative	101.40
Check	05/10/2026	27509	Riglemon Appraisal Service	1,500.00
Check	05/10/2026	27510	Rusk County Farm Supply	120.67
Check	05/10/2026	27511	Jump River Electric Coop	346.28
Check	05/10/2026	27513	Ascendance	451.24
			Total	41,921.65

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: 507-304-1171

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 # _____

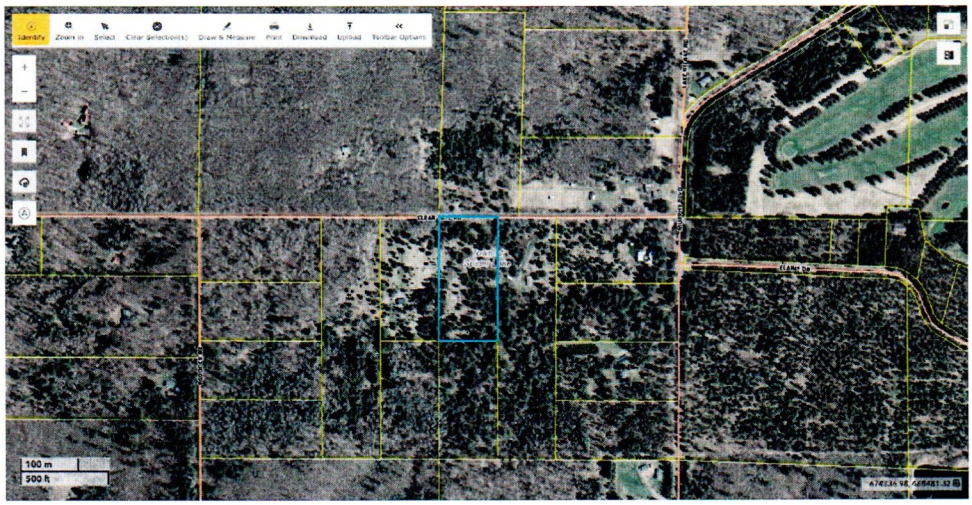
Permit issued by _____ Date _____

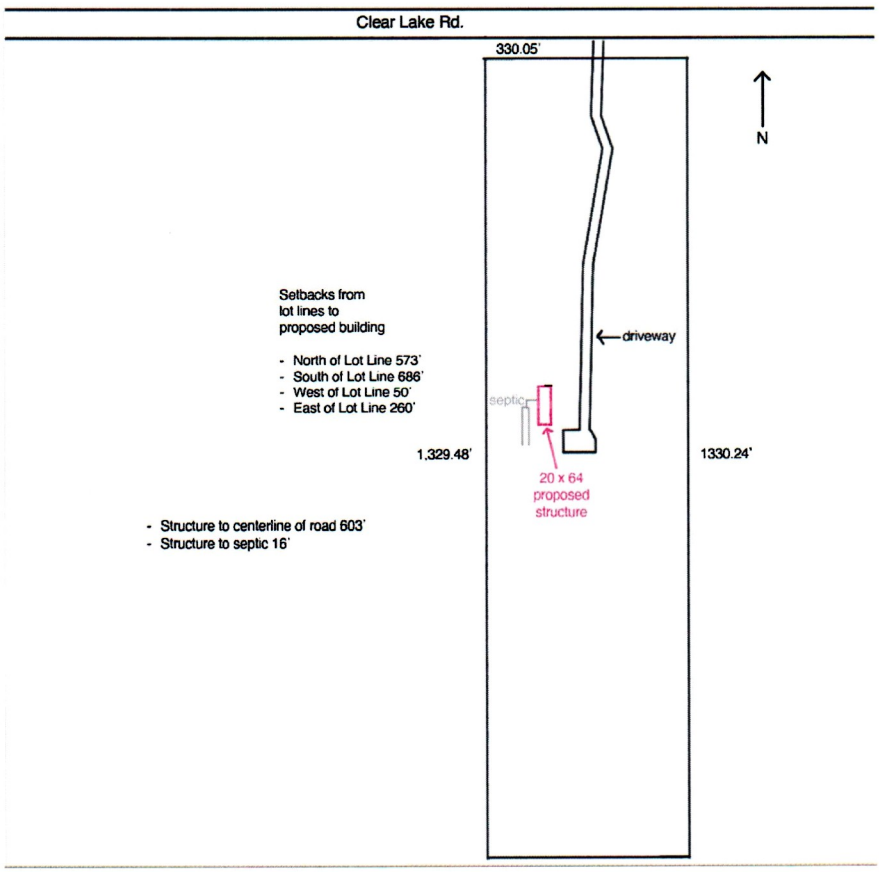
Expiration Date _____

_____
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.





Town of Spider Lake
Conditional Use Permit
Approval Conditions

Owner:
Permit Number: **CUP 26-02**
NATHAN & JULIE GASSMAN
Hearing Date: May 6, 2026
609 Ronell St
St Peter, MN 55082

Property Address: 11495W Clear Lake Rd,
Hayward, WI 54843

PRT NENE Lot 2, CSM 29/240

#7444

The Conditional Use Permit described above has been recommended for approval subject to the following conditions:

1. The CUP is issued *only* to facilitate the building of a single family year-round principal structure used as a dwelling. (Per Ordinance 17-88, Part I Section 15.4 B) 1)).
2. As the parcel is less than ten acres, Livestock is not permitted except for poultry which may be allowed by separately obtained Conditional Use permit (Per Ordinance 17-88, art I Section 15.4 A) 1) a).
3. The landowner consents to periodic inspections by the Town of Spider Lake's Zoning Administrator (ZA) or the ZA's designee.
6. The conditions of this CUP are binding upon any heirs, successors or assignees. In the event of the sale or transfer of the property, the land owner or successors will disclose the existence of the CUP to any prospective buyers.

TRI FOLD MAILING

Dear Residents and Property Owners,

We are writing to share important information about the use of the Town of Spider Lake lakes as we look ahead to the summer of 2026. Our goal is to help ensure a safe, enjoyable, and respectful experience for everyone who spends time on our waters.

Our lakes are enjoyed by many—whether fishing, paddling, or boating. From quiet mornings on a kayak to afternoons of waterskiing or cruising with friends, these shared waters are an important part of our community.

After extensive research by a citizen committee, the Town Board of Supervisors unanimously approved **Ordinance 2025-01** on October 29, 2025. This ordinance prohibits artificial wake enhancement activities on all lakes within the Town.

The Town's existing boating ordinance also remains in effect. This includes the established 11:00 a.m. to 3:00 p.m. hours for waterskiing, tubing, and jet skiing on the Spider Chain of Lakes, along with speed limits on designated Quiet Lakes. While a recent legal challenge was dismissed and is currently under appeal, the ordinance remains in force and will be enforced during the 2026 summer season.

In addition, a new special limit ordinance enacted in March 2026 designates the connector between Lost Land Lake and Teal Lake as a **Slow No Wake** zone. Buoys will be placed this spring, and the restriction will be enforced throughout the boating season.

We appreciate your cooperation in following these ordinances and helping preserve the safety, beauty, and enjoyment of our lakes for all.

Sincerely,
Town of Spider Lake Board of Supervisors

Town Survey Results

Also delivered at TBM on 13 December 2023



Green Star denotes slide/graph/info taken from 12/13/23 TBM presentation

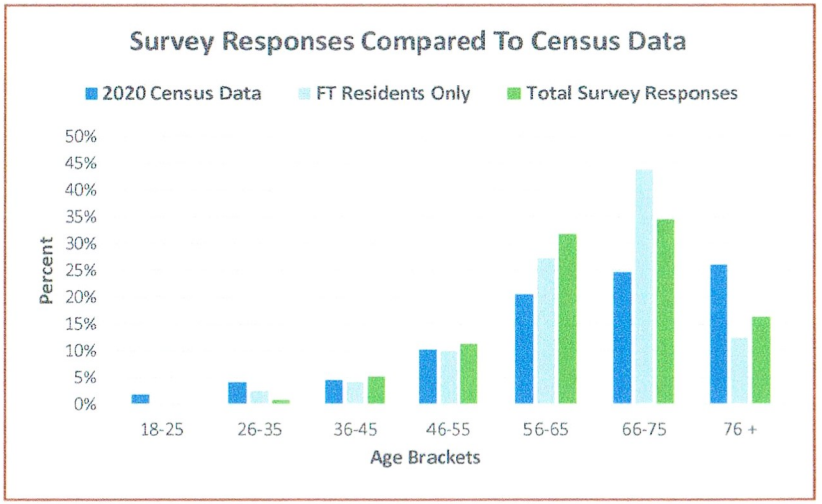
High Level Summary

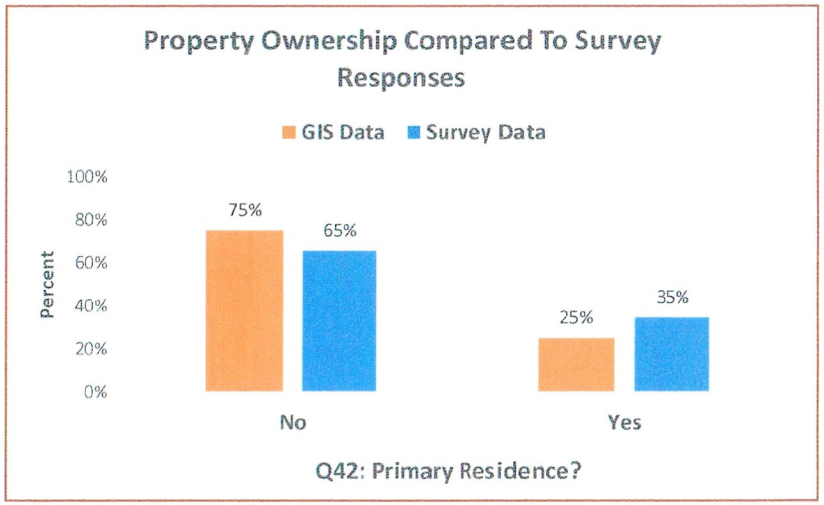


- Main points…
  - Valid and robust survey (comprehensive – ie. 100% of "sample size"/property owners invited – 42% is very good response)
  - Town property owners appreciate the natural environment and the host of outdoor recreational opportunities available
  - Strong support for protecting Northwoods Character AND the ordinances which protect it

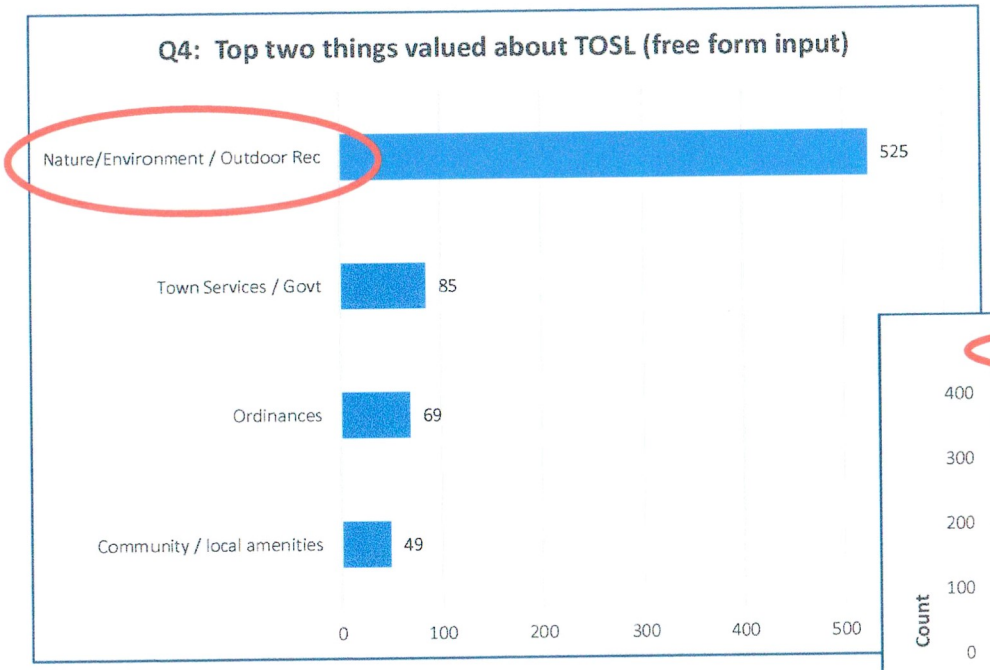
Response Rate And Representativeness

- 385 surveys validated & all personal identifiers removed
  - 925 Property Owners invited (100% of private property owner entities, by tax ID)
  - 42% response rate
- Representative sample
  - Sample size (n = 385) is relatively large
  - Response percentages compare favorably to known Town demographic data
  - Seasonal Residents slightly under represented

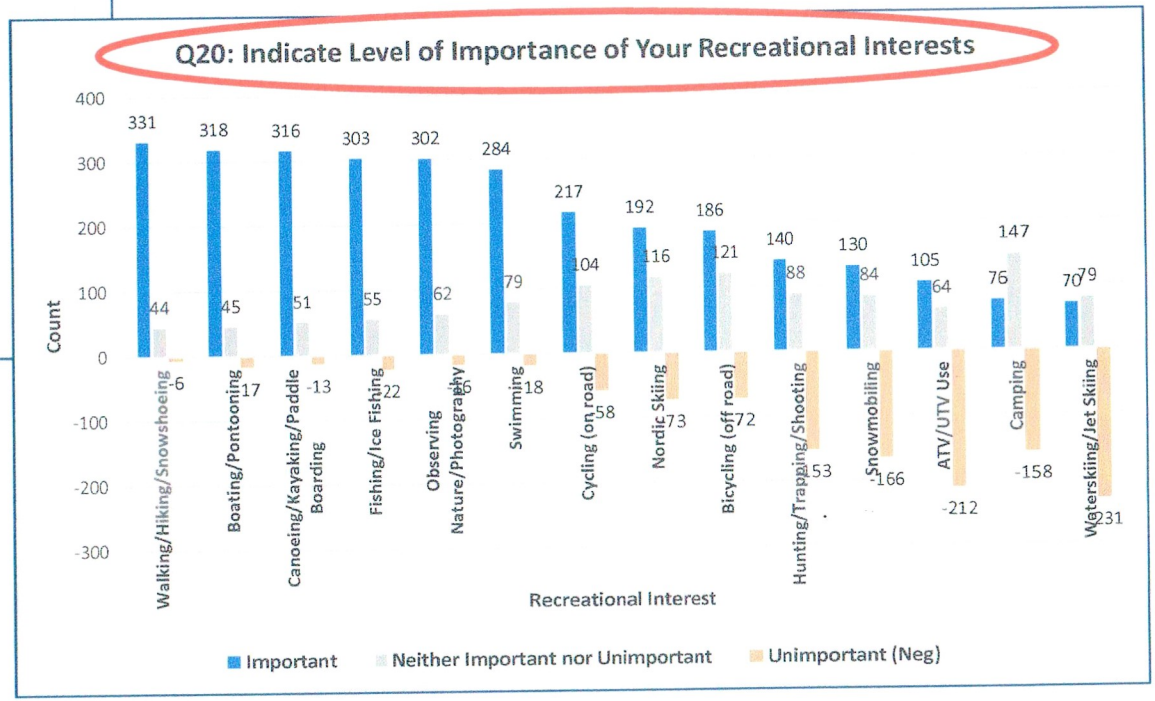




Different Questions - Similar Results Reinforce Outcomes

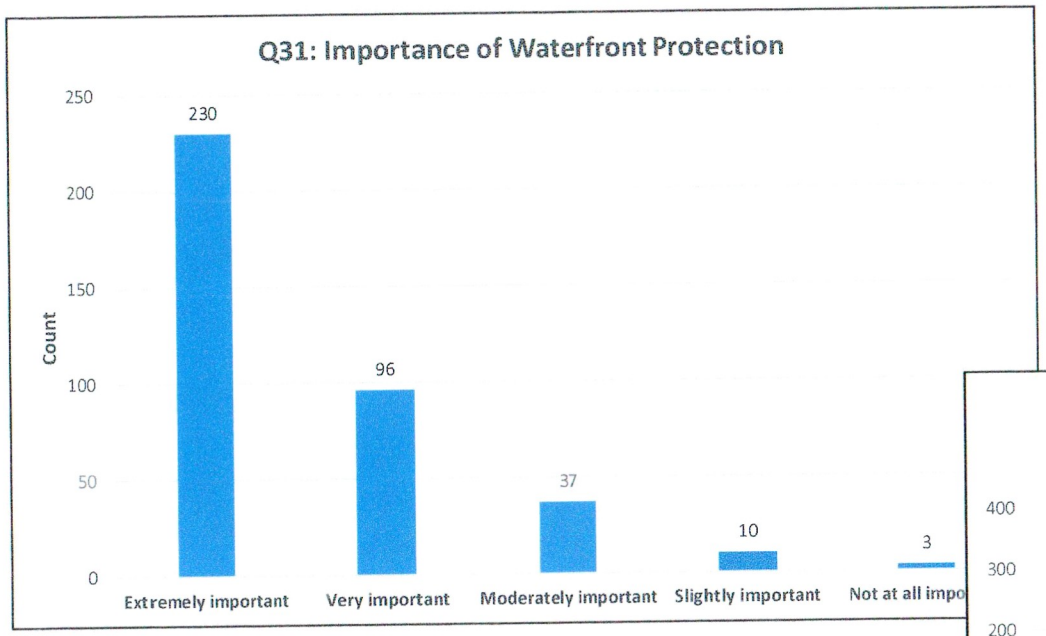


- Nature/Environment/Outdoor Rec includes:
  - General mentions of Nature/Natural Env (183)
  - Peace and Quiet (97)
  - Lake/Water/Air Quality (130)
  - Forests (38)
  - Outdoor Recreation (77)

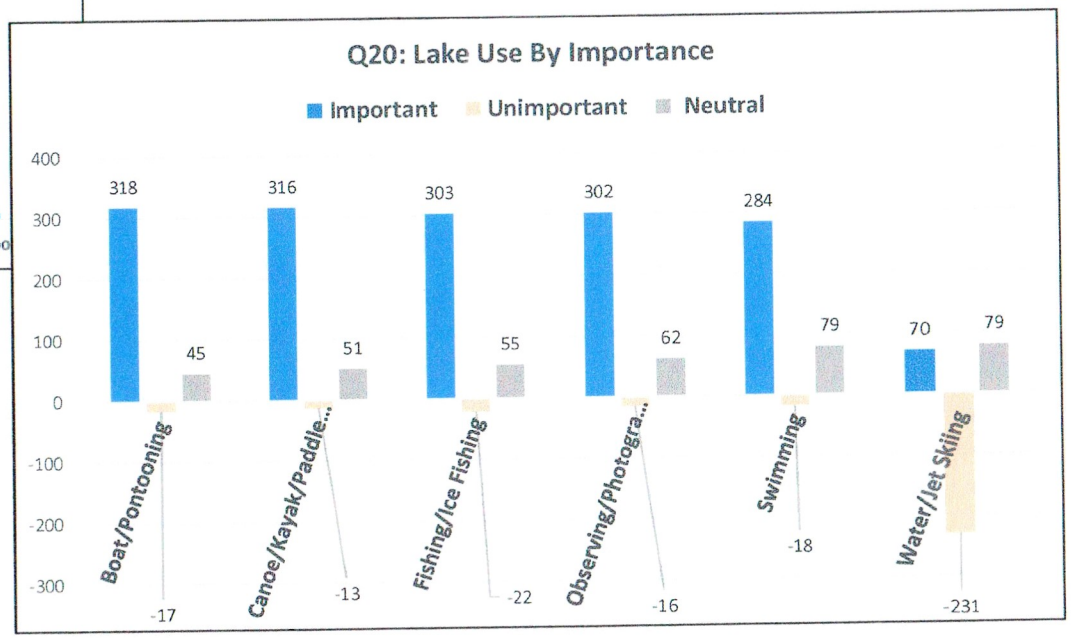


- Town Services/Govt includes:
  - Roads/Solid waste (34)
  - Safety/EMS (26)
  - Board/Communications (23)
- Ordinances includes:
  - Keep/Enforce (67)
  - Reduce/Relax (2)

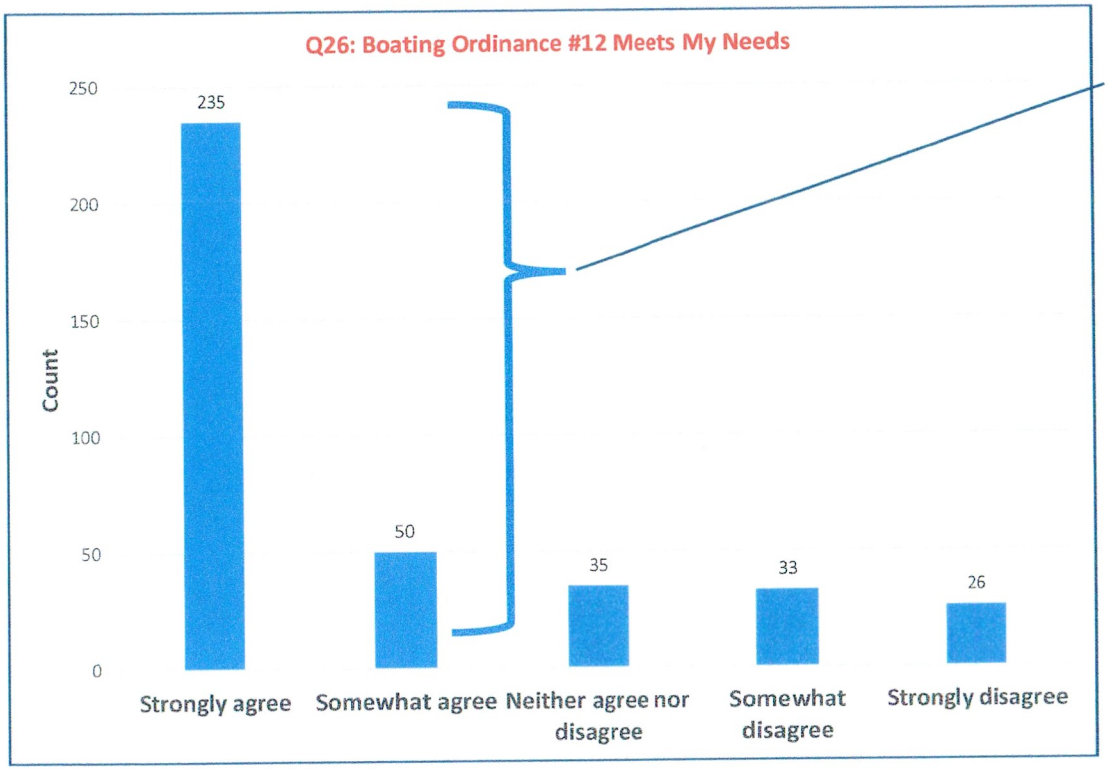
Lake Use And Waterfront Protection



- **87% say *Waterfront Protection* is Extremely or Very Important (Q31)**
- **Lake uses ranked by Importance (Q20) favor "Quiet Lakes" activities**



Very Strong Support For Boating Ordinances

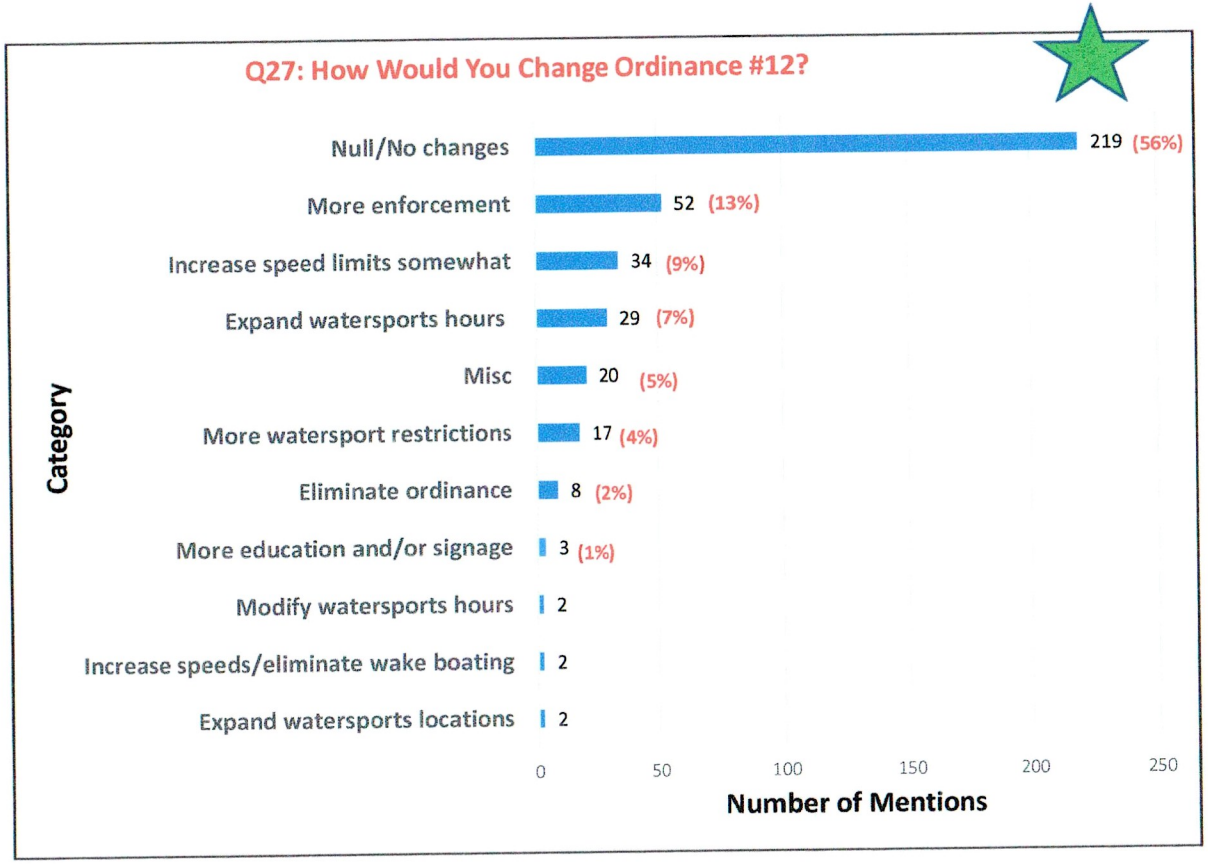


- **75% agree the Boating Ordinance meets their needs (Q26)**
- **73% said "No changes" or make it more restrictive in some way (Q27)**

Results congruent with:

- SCLA survey results (June 2020)
- Email traffic (60+ emails)
- **73% favor Wake Boat restrictions (Q29)**
  - **15% do NOT favor restrictions**
  - **12% don't know**

Very Strong Support For Boating Ordinances



Q27: 385 total responses

- 73% favored either no changes or more restrictions/enforcement or some combination of those
- 9% favor increasing the speed limits somewhat
- 7% favor expanding water sport hours

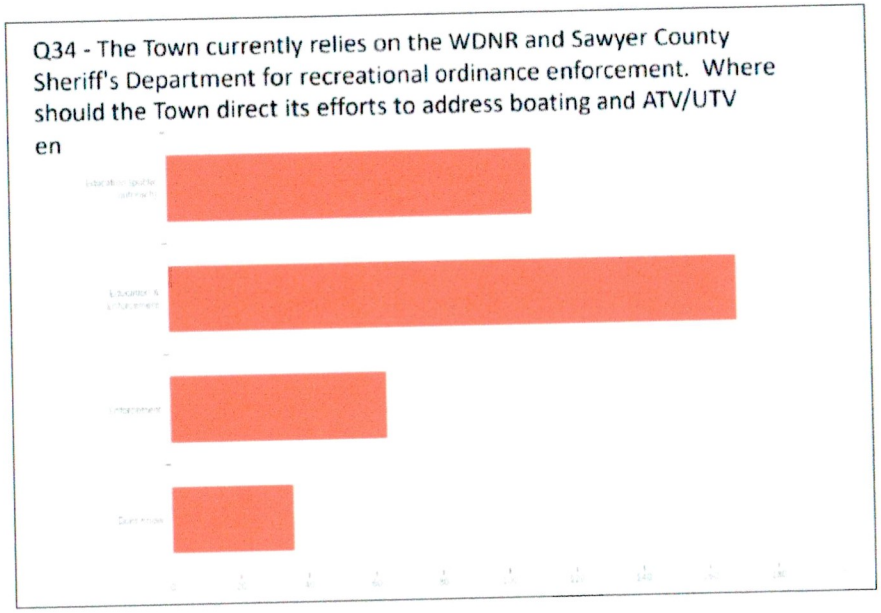
Q29 (not shown)

- 73% favor Wake Boat restrictions
- 15% do NOT favor restrictions
- 12% don't know

Question Q34 from the Town Survey: *The Town currently relies on the WDNR and Sawyer County Sheriff's Department for recreational ordinance enforcement.* ***Where should the Town direct its efforts to address boating and ATV/UTV enforcement?***

Community Input

TOSL Taxpayers Strongly Favor Some Level Of Enforcement



62% of the Town's taxpaying households favor some level of Enforcement (beyond Education) for recreational ordinances.

Mechanism	Count	Percent
Education & Enforcement	169	45%
Education (public outreach)	109	29%
Enforcement	64	17%
Don't Know	36	10%
Grand Total	378	100%

Brianca

slumberland BIRKIE Ski. Run. Bike. Live!

Include in May TBM agenda Q

March 9, 2026

Board of Supervisors
Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

Dear Supervisors,

The American Birkebeiner Ski Foundation is excited to be hosting the 14th annual Epic Bike Festival, June 5th-7th, 2026. The Epic Bike Fest will be a weekend full of activities, including bike plate pick-up at the American Birkebeiner Trailhead, singletrack mountain bike races on June 6th, a post-race party consisting of an expo, live music, food trucks, and more, gravel races on June 7th, and various award ceremonies. We anticipate having 800 riders for the singletrack races on Saturday, June 6th, 500 riders for the gravel races on June 7th, including a number of spectators for both days of racing.

The American Birkebeiner Ski Foundation would like to use sections of the following roads on Sunday, June 7th, 2026, in the Town of Spider Lake. The gravel races will roll-out from the American Birkebeiner Trailhead starting at 8:00 am – then will be utilizing the following roads/trails for the 50-mile and 27-mile courses:

- Seeley Fire Tower Road
- Boedecker Road
- Telemark Road
- Clear Lake Road
- Lake Helane Road
- Rock Lake Road

For complete route cue and directions, please reference this link:
2026 Epic Full Gravel Route –
https://ridewithgps.com/routes/46476316
2026 Epic Half Gravel Route –
https://ridewithgps.com/routes/44009759

We have also attached a copy of the course maps for your reference.

The ABSF will be working with various course marshals to ensure all road crossings are safe for participants, volunteers, and emergency vehicles. We will be working with the Sawyer County Sheriff for additional traffic control on the intersection of Clear Lake Road and North Murphy/West Murphy Boulevard. All riders will be made aware that the effected roads will be open, and to give the right of way to vehicle traffic, if necessary. We are also requesting to have a medical presence on the roads listed above, by means of a medical ATV. We anticipate all athletes to complete their race by 3:30 pm at the latest on Sunday, June 8th.

slumberland
BIRKIE
Ski. Run. Bike. Live!

Please add us to the April 8th town board meeting agenda to discuss the event and answer questions. I look forward to being present at the next Town of Spider Lake meeting to provide you with more event details and course specifics.

If you have any questions or concerns, please feel free to contact me.

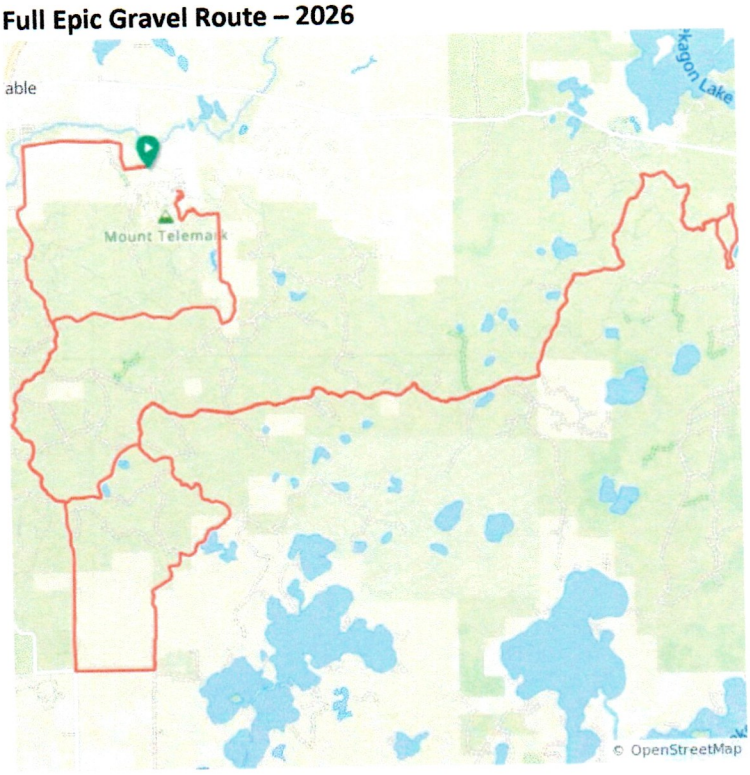
Thank you for your support of the American Birkebeiner Ski Foundation and the events we produce to promote living healthy lifestyles!

Sincerely,

Kristy Maki
ABSF Event Director
715-699-0890
kristy.maki@birkie.com

slumberland
BIRKIE
Ski. Run. Bike. Live!

Full Epic Gravel Route – 2026



Half Epic Gravel Route – 2026



TOWN BOARD RESOLUTION SUPPORTING A COMPREHENSIVE AND SUSTAINABLE TRANSPORTATION FUNDING SOLUTION

Town/Village of_____, _____County

Resolution No._____

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including county highways, town roads, and city and village streets; and

WHEREAS, Wisconsin's economy—rooted in agriculture, manufacturing, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S) and Agricultural Roads Improvement Program (ARIP); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration ("wheel") taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the _____Town/Village Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;

2. Includes responsible and prudent use of General Purpose Revenue and bonding;

3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and

4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing districts within [Town/Village].

Adopted this _____ day of _____, 2026.

-

Sent by Carrie Bender on Apr 10, 2026 Sent

15988 US Highway 63 • Hayward, WI 54843 • Phone: 715-638-0462

Town of Spider Lake
Phone: 715-418-9969

Spider Lake Town Hall
Hayward, WI 54843

Job Address:
10896W Town Hall Rd
Hayward, WI 54843

Print Date: 5-6-2026

Spider Lake Town Hall Sidewalk & Pavillion Slab

**Please read contract thoroughly.

Pavilion Slab and Sidewalks

Remove existing gravel base and pour slab under pavilion (24' x 40') with 4' walk on 2 sides and 3' walk on one side for a total of 31' x 44'. New sidewalk from town hall back door to pavilion to be 4' wide x approximately 60' long with a less than 5% slope to comply with ADA requirements. Concrete poured 4" thick with a 4000 psi, 6 bag mix with Gator bar reinforcement at 2' o.c. each way, broom finish, control joints and cure and seal applied.

**All excess gravel and sod to be hauled away by Town of Spider Lake Highway Department.
**If sand is required, it will be an additional $600 per dump truck load (approximately 15 yards).

Pavilion Slab and Sidewalks Total: $14,950.00

Total Price: $14,950.00

LIEN NOTICE SUMMARY: "As required by the Wisconsin construction lien law, claimant hereby notifies owner that person or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with

the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner may receive notices from those who perform, furnish or procure labor, services, materials, plans or specifications for the construction and should give a copy of each notice received to the mortgage lender if any. Claimant agrees to cooperate with the owner and owner's lender, if any, to see that all potential lien claimants are duly paid."

SITE ACCESS: Customer to provide a solid driveway access to project site, with enough clearance for tall heavy trucks. Hayward Concrete, LLC is not responsible for damages to road/pavement due to use of heavy equipment required to complete project. It is the responsibility of the homeowner to have all utility lines (public or private) marked. If lines are not marked and Hayward Concrete, LLC damages a utility line through site work or excavating, it is the sole responsibility of the homeowner to repair the damage. We reserve the right to discontinue work should utilities be too close to work area. Site preparation by others may be subject to reconstruction if not to our standards.

CONDITIONS: Due to extreme weather conditions, we do not guarantee against concrete cracking. Salt de-icers should not be used. If excavating is included in the proposal, back filling is to a rough-grade condition, not landscape grade. Permits are the responsibility of the owner or general contractor unless other arrangements have been made. **Concrete work occurring after October 15th may be subject to additional heating/winter charges.

BILLING: Stand alone jobs will be required to submit a 50% down payment prior to work commencing. Established contractors will be billed for footings and foundation walls after waterproofing. Slabs will be billed after completion of flat work. Deviations from work specified involving extra costs will be billed accordingly. Additional work will be done on a time & material basis at $125/hour for skid steer or mini-excavator work, $150/hr for compact excavator work and $75/hour for labor. Payments are due net 15 days from invoice/completion of project phase.

PLANS: If this estimate is given without customer supplying a plan, we reserve the right to request a construction blueprint plan prior to starting work. Customer assumes all liability and price increases if insufficient information was given during the original bid.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

Town of Spider Lake

By action of the Town Board, the proposed amendments to Sawyer County Code of Ordinances for Data Centers, Sawyer County Code of Ordinance - Appendix D, Section 2.0 Definitions and Section 17.7 (I-1) Industrial – One District is hereby:

Approved _____ Denied _____

*Please check mark box above as the majority decision of the Town Board

_____ _____

Quentin Johnson, Chairman Bill Emery, Supervisor

_____ _____

David Thearin, Supervisor Sarah Delaney, Supervisor

_____

Mark Johns, Supervisor

Please Provide Additional Comments for Your Decision:

_____

_____

_____

_____

_____

_____

Dated this _____ day of_____, 20_____

_____

Biance Cleary , Clerk

Proposed Amendment to Sawyer County Zoning Ordinance for Apartment(s)

Sawyer County Code of Ordinances – Appendix D

Section 2.0 Definitions

(7) *Apartment*: A self-contained dwelling unit within a building that houses multiple units, intended for use by one family and providing facilities for living, cooking, sleeping, and sanitation. The rental of an apartment unit must be greater than 30 consecutive days.

Section 17.6 - *C-1: Commercial - One District*

B) *Uses authorized by Conditional Use.*

13) Apartments; provided that each apartment unit contains a minimum of 10,000 sq ft of land area within the Commercial-One District. Prohibited within the Shoreland District.

SAWYER COUNTY

SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 MAIN STREET SUITE 49 • HAYWARD, WISCONSIN 54843 • Phone (715) 634-8288

Email: Jay.kozlowski@sawyercountygov.org

Summary To Towns for Proposed Ordinance Amendment for "apartment(s)" in Commercial-One (C-1) Zone District

I am writing to provide a summary of proposed amendments to the C-1 zoning district regulations. The proposed ordinance language would craft conditional use permit allowance for apartment(s) in a commercial zone district.

The proposed amendment would modify the existing C-1 zoning district to have apartments as a use authorized by a conditional use process. This change is intended to better align Zoning regulations with current community needs and development trends. This process would still require approval of a conditional use permit and would also require that each apartment unit has a minimum of 10,000 sq ft of land area associated with the property. This is to ensure that there is enough land area on the property for the size of the building, parking, and sewer systems.

Sawyer County, like many rural and small-town communities, is experiencing a growing need for diverse and attainable housing options. Allowing apartments in C-1 districts would increase the availability of workforce and long-term housing. It would also encourage efficient land use by integrating residential and commercial development. Additionally, it could help stabilize and grow the local population and economy.

In conclusion, this amendment is intended to provide flexibility in land use while addressing the increasing demand for housing in Sawyer County. It represents a balanced approach to growth that supports both economic development and community needs. There is still additional ordinance amendment language that is anticipated coming up focused around other multi-dwelling development and multi-family dwellings with work that a previous Ad-Hoc Committee had developed. However, that language is part of a much larger and complicated amendment process that is to be addressed with a potential comprehensive Zoning Ordinance re-write.

Thank you for your time and consideration,

Jay Kozlowski

Sawyer County Zoning & Conservation Administrator

Proposed Amendment to Sawyer County Zoning Ordinance for Data Centers

Sawyer County Code of Ordinances – Appendix D

Section 2.0 Definitions

(23) *Data Center:* A physical facility used to house computing infrastructure, storage systems, networking equipment, and associated components to store, manage, and deliver digital data and applications.

Section 17.7 - *I-1: Industrial - One District*

B) *Uses authorized by Conditional Use.*

13) Data Center; provided that there are at least 160 acres of contiguous land and prohibited within the Shoreline District. A minimum of 160 acres is due to the following:

a) Adequate separation distances between mechanical equipment and neighboring residences to mitigate noise, vibration, and light impacts associated with 24-hour operations.
b) Accommodate required electrical substations, transmission interconnection facilities, and associated utility corridors.
c) Allow on-site stormwater infiltration and groundwater protection measures due to the large amount of impervious surface.
d) Security perimeters and emergency response access around critical infrastructure.
e) Allow for vegetative buffers, berms, and screening sufficient to maintain rural character and minimize visual impacts.
f) Ensure adequate setbacks from adjacent properties, public roads, and environmentally sensitive areas.
g) Prevent piecemeal expansion and land use conflicts with agricultural and residential uses.

SAWYER COUNTY

SAWYER COUNTY ZONING & CONSERVATION DEPARTMENT

10610 MAIN STREET SUITE 49 • HAYWARD, WISCONSIN 54843 • Phone (715) 634-8288

Email: Jay.kozlowski@sawyercountygov.org

Summary To Towns for Proposed Ordinance Amendment for "data centers" in Industrial-One (I-1) Zone District

The proposed ordinance amendment relates to the regulation of "data centers." These types of facilities have become an increasing topic of discussion across Wisconsin, particularly with several large-scale developments being proposed or constructed in communities such as Port Washington, Menominee, and Beaver Dam.

At both the state and local level, regulatory language for data centers is currently limited. Sawyer County does not presently have a formal definition or specific ordinance provisions addressing these types of facilities. This lack of clarity creates the potential for a developer to propose a data center under an existing use category, such as "Communication Utility," which is currently allowed by Conditional Use Permit in the A-1 and A-2 zoning districts.

To address this gap, the proposed amendment establishes a clear definition of "data center" and assigns it to a specific zoning classification. Under this proposal, data centers would only be allowed as a Conditional Use Permit within the Industrial-One (I-1) zoning district. In addition, the ordinance outlines criteria requiring a minimum of 160 contiguous acres to be eligible for consideration, reflecting the scale and potential impacts of these facilities.

By limiting this use to the I-1 district, any proposed data center development would likely require a rezoning process. This process would include review and approval by the Town Board, Zoning Committee, and County Board, in addition to the Conditional Use Permit process. The intent is to ensure a high level of scrutiny and local input before any such development could proceed. The goal of this amendment is to provide a reasonable level of local control and establish safeguards while state-level regulations continue to evolve. It is anticipated that these requirements would make it more difficult for large-scale data center developments to occur without thorough review and community consideration.

It is important to note that while this ordinance would apply under County Zoning jurisdiction, it would not extend to our incorporated City and Villages. The potential for these types of facilities to annex into a different municipality is another concern which has been already seen throughout the State. As a next step, consideration should be given to coordinating with those municipalities to encourage the adoption of similar or additional data center regulations.

Thank you for your time and consideration,

Jay Kozlowski

Sawyer County Zoning & Conservation Administrator

Section 1. Purpose, Intent and Authority

A. The purpose of this ordinance is to establish clear, consistent, and enforceable standards for the siting, development, operation, and decommissioning of solar energy systems and battery energy storage systems in Sawyer County

B. The intent of this ordinance is to adopt and incorporate the requirements and standards set forth in Wis. Stat. § 66.0401 and Wis. Stat. § 66.0403, to preserve and protect the public health or safety while ensuring that the ordinance restrictions do not significantly increase the cost of the system, do not significantly decrease the system's efficiency, and the ordinance restrictions allow for an alternative system of comparable cost and efficiency. The ordinance is intended to require a case by case approach regulatory scheme, thereby allowing uniform development while also considering the particular characteristics of a proposed solar energy system.

C. The ordinance prioritizes regulation of community-scale, mid-scale, and large-scale solar energy systems while maintaining streamlined allowances for personal-use (accessory) solar energy systems.

D. This ordinance is adopted pursuant to Sawyer County's zoning authority under Wis. Stat. §§ 59.69, 66.0401, and 66.0403, and are intended to protect public health, safety, welfare, agricultural resources, natural resources, infrastructure, and community character, while allowing responsible renewable energy development, as more particularly described in this ordinance.

Section 2. Applicability

This ordinance applies to all Solar Energy Systems and Battery Energy Storage Systems (BESS) located within Sawyer County, subject to applicable state and federal law. Where state or federal law preempts county regulation, such law shall control. This ordinance shall not apply to solar energy systems lawfully installed prior to the effective date of this ordinance, except for decommissioning and safety provisions.

Section 3. Definitions

A. For purposes of this ordinance, the following terms shall have the meanings indicated. Where terms are not defined herein, they shall be interpreted consistently with common usage, other provisions of the Sawyer County Zoning Ordinance, and applicable Wisconsin Statutes.

1. Abandonment: The cessation of operation of a solar energy system for a continuous period of twelve (12) months or more.

2. Accessory Solar Energy System: A solar energy system that is clearly incidental and subordinate to a permitted principal use on the same parcel, is designed primarily to offset on-site electricity consumption, and is not intended for commercial use, energy sales, or off-site distribution as its main function. An accessory solar energy system shall have a maximum nameplate capacity of less than fifty (50) kilowatts, shall not be established on a parcel without an existing principal structure, and shall not be operated as a principal use, community-scale, mid-scale, or large-scale solar energy system.

3. Agrivoltaics: The co-location of solar energy generation with agricultural activities, including but not limited to crop production, grazing, pollinator habitat, apiaries, or other agricultural uses compatible with solar infrastructure.

4. Battery Energy Storage System (or BESS): One or more devices, systems, or facilities that store electrical energy for later use through chemical, mechanical, or other means. A Battery Energy Storage System may be integrated co-located with a solar energy system or developed as a standalone facility and shall be regulated as a principal use.

5. Community-Scale Solar Energy System: A solar energy system occupying less than twenty (20) acres, regulated as a principal use, and designed primarily to provide electricity to a defined local community, development, group of subscribers, public facility, or cooperative within Sawyer County. Community-scale solar energy systems are not intended primarily for wholesale electric generation.

6. Decommissioning: The removal of all solar energy system components and restoration of the site to a condition compatible with surrounding land uses.

7. Floodplain: Any area designated as a floodplain pursuant to county, state, or federal regulation.

8. Glare: The reflection of sunlight from solar panels that causes visual discomfort or impairment to motorists, pilots, or neighboring properties.

9. Ground-Mounted Accessory Solar Energy System: An accessory solar energy system mounted on the ground or on poles and serving a principal use on the same parcel.

10. Large-Scale Solar Energy System: A solar energy system with a nameplate capacity greater than one hundred (100) megawatts.

11. Mid-Scale Solar Energy System: A ground-mounted solar energy system that occupies more than one (1) acre of land or has a nameplate capacity greater than fifty (50) kilowatts, but does not meet the definition of a Large-Scale Solar Energy System.

12. PSCW: The Public Service Commission of Wisconsin.

13 Roof-Mounted Accessory Solar Energy System: An accessory solar energy system mounted on a roof that is not a structural component of the building and does not increase the height of the structure.

14. Solar Array / Collector: One or more photovoltaic panels and related mounting structures used to collect solar energy.

15. Solar Energy System: Equipment that directly converts and then transfers solar energy into useable forms of thermal or electrical energy. A solar energy system includes solar collectors, frames, supports, mounting hardware, battery storage equipment, convertors, or invertors.

16. Viewshed: The area visible from a particular vantage point, including public roadways and residential properties.

Section 4. Use and Permit Requirements

A. Accessory Solar Energy Systems

A. Roof-mounted accessory solar energy systems are permitted in all zoning districts and do not require a county permit, provided the system is not a structural component and does not increase building height. If the roof-mounted array is a structural component or does increase the building height a Land Use Permit is required.

B. Ground-mounted accessory solar energy systems are permitted in all zoning districts as accessory structures and require a Land Use Permit with applicable setbacks per accessory structures of that zone district. Accessory structures are not allowed on vacant property unless the requirements under Sawyer County Code of Ordinance – Appendix D - Section 4.26 can be met.

B. Community-Scale Solar Energy Systems

Community-Scale Solar Energy Systems are principal uses and may be permitted only by conditional use permit in all zoning districts to account for the unique impacts of the particular Community-Scale Solar Energy System being proposed and shall be determined upon the merits of the application for the proposed Community-Scale Solar Energy System and other evidence presented to the County Zoning Committee for consideration. Community-Scale Solar Energy Systems shall be less than 20 acres in size.

C. Mid-Scale Solar Energy Systems

1. Mid-Scale Solar Energy Systems are permitted as a conditional use and require issuance of a conditional use permit in the following zoning districts: (a) Agricultural-One (A-1); (b) Agricultural-Two (A-2); (c) Commercial-One (C-1); and (d) Industrial-One (I-1).

2. A conditional use permit shall be required to account for the unique impacts of the particular Mid-Scale Solar Energy System being proposed and shall be determined upon the merits of each application for the proposed Mid-Scale Solar Energy System and other evidence presented to the County Zoning Committee for consideration.

D. Large-Scale Solar Energy Systems

1. Large-Scale Solar Energy Systems are permitted in the following zoning districts and upon issuance of a certificate of public convenience and necessity under Wis. Stat. §196.491 by the PSCW: (a) Agricultural-One (A-1); (b)Agricultural-Two (A-2); (c) Commercial-One (C-1); and (d) Industrial-One (I-1).

E. Battery Energy Storage Systems (BESS)

2. Battery Energy Storage Systems are permitted as a conditional use and require issuance of a conditional use permit in the following zoning districts: (a) Agricultural-One (A-1);

(b) Agricultural-Two (A-2); (c) Commercial-One (C-1); (d) Industrial-One (I-1); and (e) Forestry-One (F-1).

3. A conditional use permit shall be required to account for the unique impacts of the particular Battery Energy Storage Systems being proposed and shall be determined upon the merits of the application for the proposed Battery Energy Storage Systems and other evidence presented to the County Zoning Committee for consideration.

Section 5. General Standards for Solar Energy Systems and Battery Energy Storage Systems.

A. A Solar Energy System and Battery Energy Storage System shall comply with applicable building, electrical, fire, and safety codes.

B. A Solar Energy System and Battery Energy Storage System shall not be located within regulated floodplains or designated wetlands.

C. A Solar energy system shall be designed to minimize glare impacts on adjacent properties and public roadways.

D. Emergency access and system labeling shall be provided as required by applicable law and industry standards for a Solar Energy System and Battery Energy Storage System.

E. Coordination with electric utilities shall be required prior to interconnection of any Solar Energy System or Battery Energy Storage System.

F. Facility identification signage with fire identification number for a Solar Energy System or Battery Energy Storage System is required with 24/7 emergency contact information.

G. An owner or operator of a Solar Energy System or Battery Energy Storage System shall compensate the County for any damage, destruction or other expenses incurred as a result of the construction, operation or decommissioning of a Solar Energy System or Battery Energy Storage System.

H. The County shall not be responsible or have any obligation for the performance, coordination, oversight, accounting or other involvement with any portion or all of the construction, maintenance, operation or decommissioning or any portion or all of the Solar Energy System or Battery Energy Storage System. If the County is ordered to

participate in any portion of the Solar Energy System or Battery Energy Storage System construction, maintenance, operation or decommissioning, whether by court order, the PSCW, or other applicable law, or the County otherwise incurs any costs or expenses associated with any part of the solar energy system or Battery Energy Storage System construction, maintenance, operation or decommissioning, the owner shall reimburse the County for all the County's actual costs and expenses incurred. In the event the County incurs costs or expenses relating to the decommissioning of the Solar Energy System or Battery Energy Storage System, the amount owed pursuant to this Section _____ shall be offset by any amounts actually received by the County from the financial assurance described in Section_____.

Section 6.Requirements and Design Standards for Community-Scale and Mid-Scale Solar Energy Systems

A. Setbacks: The project boundary shall be a minimum 250 feet from residential dwellings,150 feet from public road rights-of-way, and a minimum of 20' from adjacent property lines. The perimeter fencing is the outer extension of the project boundary.

B. Height: Maximum array height of eighteen (18) feet at maximum tilt.

C. Fencing: Perimeter fencing shall be required and shall utilize wildlife-friendly designs.

D. Screening and Visual Impacts:

1. Visual screening shall be required where a Community-Scale Solar Energy System or Mid-Scale Solar Energy Storage System is visible from a public roadway or any property containing a residence.

2. Screening may include vegetative buffers, fencing, berms, architectural treatments, or a combination thereof, as approved by the County Zoning Committee.

E. Fire Safety and Emergency Access

1. Any Community-Scale Solar Energy System or Mid-Scale Solar Energy Storage System shall comply with all applicable state and local fire codes, building codes, and manufacturer safety standards.

2. Site plans shall clearly identify emergency access routes, fire apparatus access, and

required clearances.

3. The applicant shall provide documentation demonstrating coordination with local emergency responders prior to final approval of the conditional use permit.

F. Emergency Response Plan

1. An Emergency Response Plan shall be submitted as part of the conditional use permit application for any Community-Scale Solar Energy System or Mid-Scale Solar Energy Storage System.

2. The Emergency Response Plan shall include, at a minimum:

a. Identification of potential hazards associated with the Community-Scale Solar Energy System or Mid-Scale Solar Energy Storage System.

b. Emergency shutdown and isolation procedures.

c. Fire suppression, containment, and mitigation measures.

d. On-site and off-site emergency contact information.

e. Procedures for coordination with local emergency responders.

3. The Emergency Response Plan shall be updated as necessary to reflect material changes to the facility or applicable safety standards.

G. Noise: Any Community-Scale Solar Energy System or Mid-Scale Solar Energy Storage System shall comply with best practices based on current industry noise standards. Any cooling, ventilation, or operational noise shall be mitigated to prevent adverse impacts on neighboring properties.

H. Lighting: Lighting associated with any Community-Scale Solar Energy System, Mid-Scale Solar Energy System shall be limited to safety and security purposes. All lighting shall be fully shielded and directed downward to minimize off-site impacts.

Section 6A. Requirements and Design Standards for Battery Energy Storage Systems (BESS)

A. Applicability:

The standards of this section apply to all Battery Energy Storage Systems permitted as a conditional use, whether developed as a standalone facility or integrated with a solar energy system.

B. Setbacks:

1. Minimum five hundred (500) feet from residential dwellings.
2. Minimum one hundred (100) feet from public road rights-of-way.
3. Minimum fifty (50) feet from boundary of the solar energy project site, unless increased as a condition of approval of a conditional use permit.

C. Location Restrictions. Battery Energy Storage Systems shall not be located within:

1. Regulated floodplains
2. Designated wetlands

D. Height: The maximum height of any Battery Energy Storage System structure shall not exceed twenty (20) feet, unless increased as a condition of approval of a conditional use permit.

E. Screening and Visual Impacts:

1. Visual screening shall be required where a Battery Energy Storage System is visible from public roadways or properties containing a residence.

2. Screening may include vegetative buffers, fencing, berms, architectural treatments, or a combination thereof, as approved by the Zoning Committee.

F. Fire Safety and Emergency Access:

1. Battery Energy Storage Systems shall comply with all applicable state and local fire codes, building codes, and manufacturer safety standards.
2. Site plans shall clearly identify emergency access routes, fire apparatus access, and required clearances.
3. The applicant shall provide documentation demonstrating coordination with local emergency responders prior to final approval of the conditional use permit.

G. Emergency Response Plan:

1. An Emergency Response Plan shall be submitted as part of the conditional use permit application.
2. The Emergency Response Plan shall include, at a minimum, all of the following:

   a. Identification of potential hazards associated with the Battery Energy Storage System.

   b. Emergency shutdown and isolation procedures.

c. Fire suppression, containment, and mitigation measures.

d. On-site and off-site emergency contact information.

e. Procedures for coordination with local emergency responders.

3. The Emergency Response Plan shall be updated as necessary to reflect material changes to the facility or applicable safety standards.

H. Noise:

Battery Energy Storage Systems shall comply with best practices based on current industry noise standards. Any cooling, ventilation, or operational noise shall be mitigated to prevent adverse impacts on neighboring properties.

I. Lighting:

Lighting associated with Battery Energy Storage Systems shall be limited to safety and security purposes. All lighting shall be fully shielded and directed downward to minimize off-site impacts.

Section 7. Agricultural and Rural Land Protections

A. A site and soil assessment identifying prime farmland soils shall be required for community-scale, mid-scale, and large-scale solar energy systems.

B. Use of prime farmland soils shall be avoided or minimized where feasible.

C. Optional mitigation measures may include agrivoltaics, conservation easements, interim land use designation, or equivalent measures approved by the County Zoning Committee.

D. Drainage infrastructure shall be identified and protected. Damaged systems shall be repaired at the solar energy system's owner's expense.

E. Sites shall be maintained in perennial vegetative cover throughout operation.

Section 8. Application and Review Procedures and Requirements

A. All applications regulated by this ordinance may be subject to additional conditions and restrictions, which shall be determined on a case-by-case basis taking into consideration the

particular facts set forth in the application. In addition, any additional conditions or restrictions shall satisfy one of the following conditions:

1. Serves to preserve or protect public health or safety.
2. Does not significantly increase the cost of the system or significantly decrease its efficiency,
3. Allows for an alternative system of comparable cost and efficiency.

B. Conditional Use Permit Requirements.

1. Any Community-Scale Solar Energy System requires a conditional use permit prior to installation, construction, or expansion to address the proposed system's unique and particular impacts.
2. Any Mid-Scale Solar Energy System requires a conditional use permit prior to installation, construction, or expansion to address the proposed system's unique and particular impacts.
3. Any Battery Energy Storage System not associated with a Large Scale Solar Energy System shall –require a conditional use permit prior to installation, construction, or expansion.
4. Each conditional use permit for a Mid-Scale Solar Energy System, a Community-Scale Energy System, or a Solar Energy System and Battery Energy Storage System may require a conditional use agreement between the owner, operator and the County to memorialize the terms and conditions of the conditional use permit approval.

C. Application Requirements. An application for a Conditional Use Permit for a Mid-Scale Solar Energy, Community-Scale Solar Energy System, and Battery Energy Storage System shall include the following:

1. Site plan with all existing and proposed improvements, structures, topography, fencing, utilities, components, wetlands, waterways, drainage features, floodplain, roads, access points, and setbacks.
2. Proposed construction transportation routes and equipment.
3. Drainage plan addressing maintenance and repairs.
4. Construction schedule with major milestones.

5. Vegetation management plan.
6. Grading plan.
7. Decommissioning plan with financial assurance and recycling/disposal methods.
8. Lighting plan.
9. Erosion control and stormwater management plan.
10. Screening plan.
11. Airport notification documentation.
12. Fencing plan meeting wildlife-friendly standards.
13. Insurance.
14. Additional documentation as required by the Zoning Administrator or Zoning Committee to address the unique and particular components, features, and impacts of the proposed Mid-Scale Solar Energy System, Community-Scale Solar Energy System, or Battery Energy Storage System.

D. Conditional Use Permit Review Criteria

1. In addition to general conditional use permit review standards, the County Zoning Committee shall consider the following criteria when considering an application for a Mid-Scale Solar Energy System, Community-Scale Solar Energy System, or Battery Energy Storage System.

a. Dual land use and agrivoltaics where feasible.
b. Preservation of prime agricultural soils and impacts on the County Farmland Preservation Plan.
c. Preservation of environmental features and protection of natural resources such as water quality, air quality, and potential contamination considerations.
d. Construction standards and mitigation of impacts.
e. Road protection and maintenance.
f. Construction-phase financial assurance.

g. Adequacy of decommissioning and restoration plans.

2. Battery Energy Storage Systems (BESS) – Additional Review Criteria. For Conditional Use Permit applications involving a Battery Energy Storage System, the Zoning Committee shall additionally consider the following:

a. Whether the proposed location, setbacks, and site design adequately protect adjacent residential property owners, public roadways, and adjacent land uses.

b. Whether the proposed Battery Energy Storage System complies with applicable state and local fire codes, building codes, manufacturer safety standards, and standards set forth by the Public Service Commission of Wisconsin and the National Fire Protection Association.

c. Whether the submitted Emergency Response Plan provides reasonable and adequate procedures for emergency shutdown, fire suppression, hazard mitigation, and coordination with local emergency responders.

d. Whether proposed screening, lighting, and noise mitigation measures are sufficient to minimize visual, noise, and operational impacts on neighboring properties.

e. Whether the proposed decommissioning plan and financial assurance adequately provide for the safe removal, disposal, or recycling of battery components at the end of the facility's useful life.

E. Local Operating Agreement for Large Scale Solar Energy System. Prior to the start of construction of a Large Scale Solar Energy System, the owner, operator, and County shall enter into a mutually-agreeable Local Operating Agreement to address mitigation of the unique and particular impacts the Large Scale Solar Energy System may have on surrounding properties and the community, such as road use, emergency response, and decommissioning. Prior to being effective, the Local Operating Agreement shall be reviewed by the County Zoning Committee with a recommendation to the Sawyer County Board of Supervisors and approved by the Sawyer County Board of Supervisors.

Section 9. Decommissioning and Financial Assurance

A. A decommissioning plan with timeline is required for a Battery Energy Storage System-, Community Scale Solar Energy System or Mid-Scale Solar Energy System.-

B. Decommissioning is required upon abandonment or cessation of any operations for twelve (12) months.

C. All equipment and infrastructure shall be removed from the project site and the entire solar energy system site restored as required by the conditional use permit or joint development agreement. All solar equipment must be decommissioned and disposed of in accordance with applicable Federal, State, and local laws, regulations, orders, directives and rules.

D. Under no circumstances shall any portion of the solar energy system, facilities, or equipment be buried on or adjacent to the project site as part of the decommissioning.

E. Financial assurance shall be provided prior to construction. The decommissioning cost estimate shall be prepared by a qualified, independent professional, including but not limited to a Wisconsin-licensed professional engineer, certified professional estimator, or other individual with demonstrated experience in utility-scale solar or battery energy storage system decommissioning. The estimate shall include all costs associated with removal of facilities, site restoration, disposal or recycling of materials, and any related labor, equipment, and transportation costs. The Zoning Administrator may retain, at the applicant's expense, an independent third-party professional to review the decommissioning cost estimate for reasonableness and completeness and reviewed.

F. Financial assurance for decommissioning shall be reviewed and, if necessary, updated at least once every five (5) years, or more frequently if required by the County Zoning Administrator due to:

    1. Changes in project scope or size;
    2. Material changes in decommissioning methodology;
    3. Inflation or demonstrated increases in decommissioning costs; or
    4. Modifications to applicable state or federal requirements.

G. Insufficient Financial Assurance. If the County determines that financial assurance is insufficient to cover the updated decommissioning cost estimate, the owner or operator shall, within ninety (90) days of written notice, provide additional financial assurance in an amount sufficient to cover the revised estimate. Failure to provide updated financial assurance within the required timeframe shall constitute a violation of this ordinance and may result in enforcement action under Section 10. Sawyer County shall not be responsible for any decommissioning costs exceeding the amount of financial assurance provided.

Section 10. Enforcement

Violations of this ordinance or permit conditions shall be enforced under the Sawyer County Code of Ordinances. Adoption of this chapter in no way precludes the adoption of any other ordinance or providing for the enforcement of any other law or ordinance relating to the same or any other matter. The issuance of a citation for a violation of this chapter in no way precludes the proceeding under any other law or ordinance relating to the same or any other matter.

Section 11. Severability

If any provision of this ordinance is held invalid, such invalidity shall not affect other provisions.

Section 12. Effective Date

This ordinance shall take effect upon adoption and publication as provided by law.

Town of Spider Lake

By action of the Town Board, the proposed Sawyer County Solar Energy Systems Ordinance is hereby:

Approved _____ Denied _____

*Please check mark box above as the majority decision of the Town Board

_____
Quentin Johnson, Chairman

_____
Bill Amery, Supervisor

_____
David Thearin, Supervisor

_____
Sarah Delaney, Supervisor

_____
Mark Johns, Supervisor

Please Provide Additional Comments for Your Decision:

_____
_____
_____
_____
_____
_____

Dated this _____ day of_____, 20_____

_____
Biance Cleary, Clerk