

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

NOTICE WAS GIVEN that the Town of Spider Lake Plan & Review Commission would 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.

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

1. Present were Vice Chair Quentin Johnson and Commissioners Capes, Becker, Tumbleson, Alternate Commissioner Victoria Ross and Zoning Administrator Mike Gardner. Johnson confirmed a quorum was present and that Notices were posted in compliance with Open Meetings Law (in Sawyer County Record editions of April 22nd and 29th, and on the Town website).
2. **Motion to approve the Agenda was made by Don Becker**, seconded by Bob Capes. All in favor; motion carried.
3. Vice Chair Johnson informed the public of the hearing procedures before the Hearing commenced.

Gassman CUP Application Hearing: The applicants, Nathan & Julie Gassman, attended via Zoom and provided a statement describing the proposed project: a year-round dwelling cabin. The septic system was previously installed. Nine letters were sent to adjacent property owners; 3 were returned without objection and zero with objections. There was no testimony offered by the public. The Commissioners asked questions for understanding, and the hearing concluded at 6:10 pm.

Respectfully submitted,

Bob Capes
Plan & Review Commissioner
May 6, 2026

MEETING MINUTES

Town of Spider Lake Plan and Review Commission Meeting May 6, 2026

1. Vice Chair Johnson called the meeting to order at 6:00 pm, immediately following the Gassman CUP Public Hearing. Present were Johnson and Commissioners Capes, Becker, Tumbleson, Alternate Commissioner Victoria Ross and Zoning Administrator Mike Gardner. Johnson confirmed a quorum was present.
2. **Motion to approve the Agenda** made by Don Becker, seconded by Bob Capes. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the April 1, 2026 Public Hearing made by Quentin Johnson**, seconded by Don Becker. All in favor; motion carried.
5. Gassman CUP - Discussion and Recommendation: The owner's intended use (year-round dwelling) satisfies the conditional use requirement per Part I, Section 15.4 B) 1) of Land Use Ordinance 17-88. Possible Conditions were discussed and are attached to these Minutes. **Motion to recommend approval of the Gassman CUP 26-02 with proposed conditions to the Town Board made by Quentin Johnson**, seconded by Don Becker. All in favor; motion carried.
6. Zoning Administrator's Report: ZA Gardner reported follow-up conversations and prospective owner inquiries, with six permit applications for review.
 - a. Permit Applications:
 - i. **LUP 26-09 – Gassman** – New Dwelling: Permit application for single family dwelling on A-1 zoned parcel. CUP applied for and will be reviewed by the Board on May 13, 2026. As all Ordinance requirements are met, **Motion to approve LUP 26-09 contingent on Town Board approval of the CUP made by Victoria Ross** seconded by Don Becker. All in favor; motion carried.
 - ii. **LUP 26-10 – Scrivner** - New Dwelling on vacant parcel. As all Ordinance requirements are met, **Motion to approve LUP 26-10 made by Don Becker**, seconded by Jeff Tumbleson. All in favor; motion carried.
 - iii. **LUP 26-11 – Vesel** – New Dwelling on vacant parcel. As all Ordinance requirements are met, **Motion to approve LUP 26-11 made by Quentin Johnson**, seconded by Don Becker. All in favor; motion carried.

- iv. **LUP 26-12 – Matson** – Accessory Structure (Carport) and walkway: Owner’s proposal to construct open-sided carport and connecting walkways meets the Ordinance requirements. **Motion made to approve LUP 26-12 made by Don Becker**, seconded by Victoria Ross. All in favor; motion carried.
- v. **LUP 26-07rev – Hallquist** – New Dwelling on a non-conforming parcel. Original site plan was not approved at the April 1, 2026 P&RC meeting. The dwelling footprint was reduced by adding a second story and meets the required height regulations and side setbacks of 30 feet. As the revised site plan meets Ordinance requirements, **Motion to approve LUP 26-07rev was made by Quentin Johnson** and seconded by Don Becker. All in favor; motion carried.
- vi. **LUP 26-13 – Larson** – Dwelling addition; conversion of a seasonal porch to permanent and small footprint addition. As the proposed change meets the Ordinance requirements, **Motion to approve LUP 26-13 was made by Don Becker** and seconded by Bob Capes. All in favor; motion carried.

b. Notices and anticipated activity

- i. Second Corrective Action Notices have been sent to Kroll and Frick for removal of trailers by June 2nd; the trailers are currently in violation of the Ordinance. The Town is set up to issue and process citations when required.
7. Land Use Ordinance 17-88 update: Zoom call with von Briesen & Roper (vB&R) principals is set for April 20, 2026. Activity plan for the month involves continued review and recommendations for Use Table and Supplemental Use Regulations, Lot Standards and Short Term Rental Standards. Thor Jeppsen, vB&R Project Manager, will participate in the June 3 P&RC Meeting.
8. As there was no other business coming before the Commission, **Motion to adjourn was made by Victoria Ross**, seconded by Don Becker. All in favor; motion carried.

Respectfully submitted,

Bob Capes
Plan & Review Commissioner
May 10, 2026

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

Owner:
NATHAN & JULIE GASSMAN
609 Ronell St
St Peter, MN 55082

Permit Number: **CUP 26-02**
Hearing Date: May 6, 2026

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.

Town of Spider Lake

Zoning Report

May 2026

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
5/4		Larson		LUP inquiry			
5/7		Vessel, Gassman		LUP follow ups, Larson LUP review			
5/7		Schroeder		LUP inquiry			
5/13		Wheel Inn		Ordinance violation, RV Parked follow up			
5/13		Lilyblad		Landscaping contractor inquiry			
5/13		Damaske		Realtor, Accessory Structure inquiry			
5/19		Barnes		Accessory Structure inquiry			
5/19		Grayjek		Setback inquiry			
5/19		Keller		Setback inquiry			
5/19	LUP 26-04	Velasquez		Provided complete permit documents			
5/19		Bender		Hill Construction Scrivner application			
5/21		Boss		Contacted Boss Inspections regarding Frick permit / violation			
5/23		Melick		LUP inquiry			
5/25, 27		Kryer		Returned inquiry message			
5/26		Promersberger		LUP inquiry			
5/26,27		Dums		Inquiry and follow up site visit			
5/28		Longtine		LUP application follow up, information request			
5/28		Bender		LUP follow up, information request			

[illegible]

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

Application No. **LUP 26-14**

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 Sisters of Charity of the Blessed Virgin Mary Agent/Builder Steve R Longfellow
Mailing Address 1100 Carmel Drive Mailing Address Longfellow and Daughters Const Corp
City Dubuque State IA Zip 52003 City Hayward State WI Zip 54843
Day Phone [REDACTED] Email [REDACTED] Daytime Phone [REDACTED]

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 4 1/4 1/4, Sec. 27 Twn. 42 N R 07 W Alternate/Legacy ID: 028-742-27-5407

Description: Sec 27 Tn 42 Rg 07 PRT Govt Lot 4

Site Address: 12815 N Nelson Rd Acreage 24.4 Deed Document # 107558 97/228

Sanitary Permit # _____ Date _____ Issued By _____

Or:

Year Installed _____ Owner When Installed: _____

(Attach Copy Of Approved
Sawyer County Sanitary Permit)

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

Wetland/Shoreland: ☐ Yes ☐ No (Shoreland: The area of frontage on navigable waters measured from the normal high-water elevation within one thousand (1,000) feet from lakes, ponds and flowages; and three hundred (300) feet from rivers and streams.)

Permit Requested For

☐ New Dwelling	Type of Dwelling ☐ Frame built on site ☐ Modular/manufactured ☐ Other _____ Type of Construction ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____	# of Bedrooms ☐ # of Stories ☐	Walk Out ☐ Yes ☐ No Loft ☐ Yes ☐ No	Attached Garage ☐ Yes ☐ No X = _____ SF Deck ☐ Yes ☐ No X = _____ SF	Footprint of Proposed Structure X = _____ SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____
☐ Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other _____	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure X = _____ SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____	
☐ Accessory Structure	# of Stories ☐ 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 <u>24 X 36 = 864</u> SF		Hght of Structure Grade to Peak _____ Construction Cost \$ <u>99,612.00</u>		
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure (Not more than 1 nonresident person may be employed on the premises)		Total Area of Existing Building _____ SF Area Being Used for Business (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building) X = _____ SF			
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____				Construction Cost \$ _____	
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other _____				Construction Cost \$ _____	

☐ Other New Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Size of Proposed Structure _____ X _____ = _____ SF
☐ Other New Addition To Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Total Area of Existing Structure: _____ SF Size of Proposed Structure _____ X _____ = _____ S

SITE PLAN REQUIREMENTS

Draw a site plan on the **NEXT PAGE OR A SEPARATE PIECE OF PAPER (NOT TO EXCEED 8 1/2 x 14)** to illustrate the following 7 requirements:

Failure to illustrate the 7 requirements **WILL RESULT IN THE PERMIT APPLICATION BEING RETURNED!**

All measurements are from the furthest extension of the structure (eaves, overhangs, etc) to the nearest point of a setback

When measuring setback distance on a sloping building site, the measurement must be done on a horizontal (flat) measuring line.

1. Draw lot and write in lot line dimensions and indicate North with an arrow
2. Show the location and name of any bordering roads, and indicate North.
3. Show the location and size of all existing and proposed structures.
4. Show the location of any lake, river, stream, pond or wetlands.
5. Show the location of the well, septic tank and drain field.
6. Show dimensions in feet on the following:
 - a. Structure to all lot lines
 - b. Structure to centerline of road
 - c. Structure to lake, river, stream, pond or wetlands
 - d. Structure to septic system/privy and well
 - e. Distance between structures
7. Show location vegetation protection area and proposed Viewing/Use Corridor on lake lots.

Shoreline Vegetation Protection Area: (Not applicable for nonshoreland permits)

Owner's signature is required on the appropriate attached Shoreland Preservation Agreement.

This permit cannot be issued without a signed shoreland Preservation Agreement.

Shoreland Impervious Surface: (Not applicable for nonshoreland permits)

Total land area within 300' of the water body: (A) _____

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

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

(Shall not exceed 15% or 25% with a conditional use permit)

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

- That no work shall commence until I have received the issued Land Use Permit, and the Permit Card is posted
- That all work shall be done in accordance with the requirements of the Town of Spider Lake Land Use Permit, the Town of Spider Lake Land Use Ordinance, all other applicable County Ordinances and the laws and regulations of the State of Wisconsin,
- That the signing of this application grants permission to allow free and unlimited access to the property for onsite inspections between the hours of 8:00 AM -6:00 PM Mon – Fri to the Zoning Administrator(s) and/or Plan & Review Commissioners.

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by the Town of Spider Lake in determining whether to issue a permit. I (we) further accept liability which may result of the Town of Spider Lake relying on this information I (we) am (are) providing in or with this application.

Signature of Owner or (Agent with Power of Attorney)

Print Name: Alan Stache, Treasurer

Sign: Alan Stache

Date: 4/21/2026

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 \$ \$200.00 Check # _____

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

Expiration Date _____

Signature of Zoning Administrator

CORPORATE RESOLUTION

I hereby certify that at a meeting of the Board of Directors of The Sisters of Charity of the Blessed Virgin Mary, a corporation organized and existing, under and by virtue of the laws of the State of Iowa, held the 14th day of May 2025, at which said meeting a quorum was present and acting throughout, the following resolution was adopted and ever since has been and now is in full force and effect:

"Resolved, that the Chairperson, Vice-Chairpersons and the Treasurer of this Corporation, or any one of such officers, be and they hereby are fully authorized and empowered to transfer, endorse, sell, assign, set over, and deliver any and all shares of stock, bonds, real property, debentures, notes, evidences of indebtedness, other securities or real property now or hereafter standing in the name of or owned by this Corporation, and to make, execute, and deliver, under the corporate seal of this Corporation, any and all written instruments necessary or proper to effectuate the authority hereby conferred."

I further certify that the authority thereby conferred is not inconsistent with the Charter or Bylaws of this Corporation, and that the following is a true and correct list of the officers of this Corporation as of the present date.

Officers:

Sister LaDonna Mary Manternach, BVM, President
Sister Katherine Kandefer, BVM, First Vice-President
Sister Anne Marie McKenna, BVM, Second Vice-President
Sister Amy Golm, BVM, Third Vice-President
Carisa A. Simpson, Secretary
Alan H. Stache, Treasurer

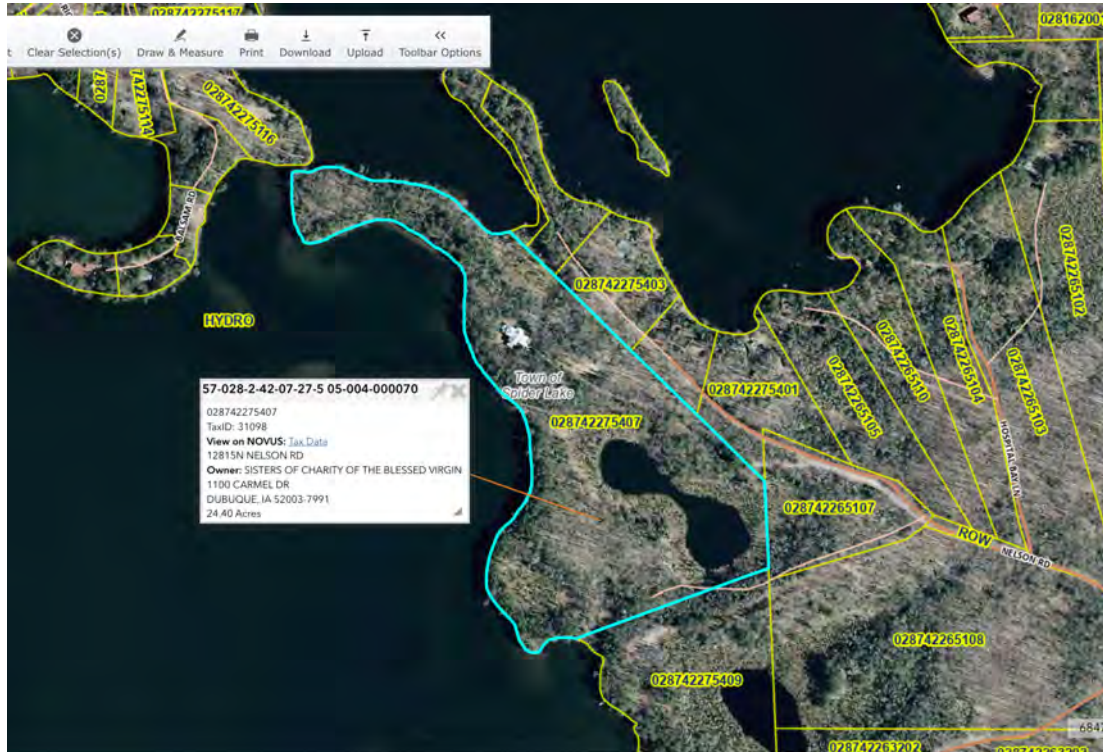
In witness whereof, I have hereunto set my hand and the Seal of said Corporation this

21st day of April 2026.

(Corporate Seal)

Carisa A. Simpson
Secretary

LUP 26-14
Sisters of Charity of the Blessed Virgin Mary
Foundation Replacement
June 3, 2026



This Application
is a **DRAFT**

TOWN OF Spider Lake

LUP 26-15

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 58

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

Joseph

Last name

Karlgaard

Property Owner Daytime Phone #

Property Owner Mailing Address

153 Maple Hill Road, Hopkins, MN 55343

First name

Hill

Last name

Construction LLC

Agent/Builder Daytime Phone #

Agent/Builder Mailing Address

15988 US Hwy 63, Hayward, WI 54843

Gov't Lot

1/4

1/4

Sec.

34

Twn.

42N

R_____W

07

Alternate/Legacy ID

028742345206

Description

Prt Govt Lot 2, Lot 1, CSM 38/41 #8670

Site Address

12459N Town Hall Rd, Hayward, WI 54843

Acreage

1.07

Deed

Document #

443973

Sanitary Permit #

24-313

Sanitary Permit Date

10/9/2024

Sanitary Permit Issued By

Sawyer County

Year Installed

2024

Owner When Installed

Joseph Karlgaard

Attach Copy Of Approved Sawyer County Sanitary Permit



Visit heygov.co/townofspiderlake.com/fr_01krnyv1vgdb8d3455kcwyrtmj 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



power-of-attorney-1778854656506.pdf

Visit heygov.co/townofspiderlake.com/fr_01krnyv1vgdb8d3455kcwyrtmj to view or download full files.

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

**Permit
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)

Other/ Misc info

**Other
/ Misc
type**

- ☐ Foundation Replacement
- ☐ Roof Structure Replacement
- ☐ Other
- ☒ Stairs/Walkways Within 75' Of OHWM

Area Involved (length X width = total SQFT)

4 x 54 = 216

Height of Structure Grade to Peak

4

Construction Cost

\$ 20000

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:

46609 sf

Please Upload the SHORELAND PRESERVATION AGREEMENT


shoreland-preservation-
1778855393634.pdf

Visit heygov.co/townofspiderlake.com/fr_01krnyv1vgdb8d3455kcwyrtnj to view or download full files.

Total impervious surface area (including this project)

2161

Please Upload the the worksheet in the Additional Information Worksheet document

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

4.6 %

Attach the Site Plan



site-sketch-1778856922922.pdf

Visit heygov.co/townofspiderlake.com/fr_01krnyv1vgdb8d3455kcwyrtmj 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 by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by the Town of Spider Lake in determining whether to issue a permit. I (we) further accept liability which may result of the Town of Spider Lake relying on this information I (we) am (are) providing in or with this application.

Signature of Owner or (Agent with Power of Attorney)

Signed electronically on 5/15/26, 10:06 AM

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

Enter amount of calculated fees

200

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

SUBMITTED ON: 5/15/26

For Zoning & Building Department use only

Does the Plan & Review Commission recommend approval from the Town Board?

☐ Yes

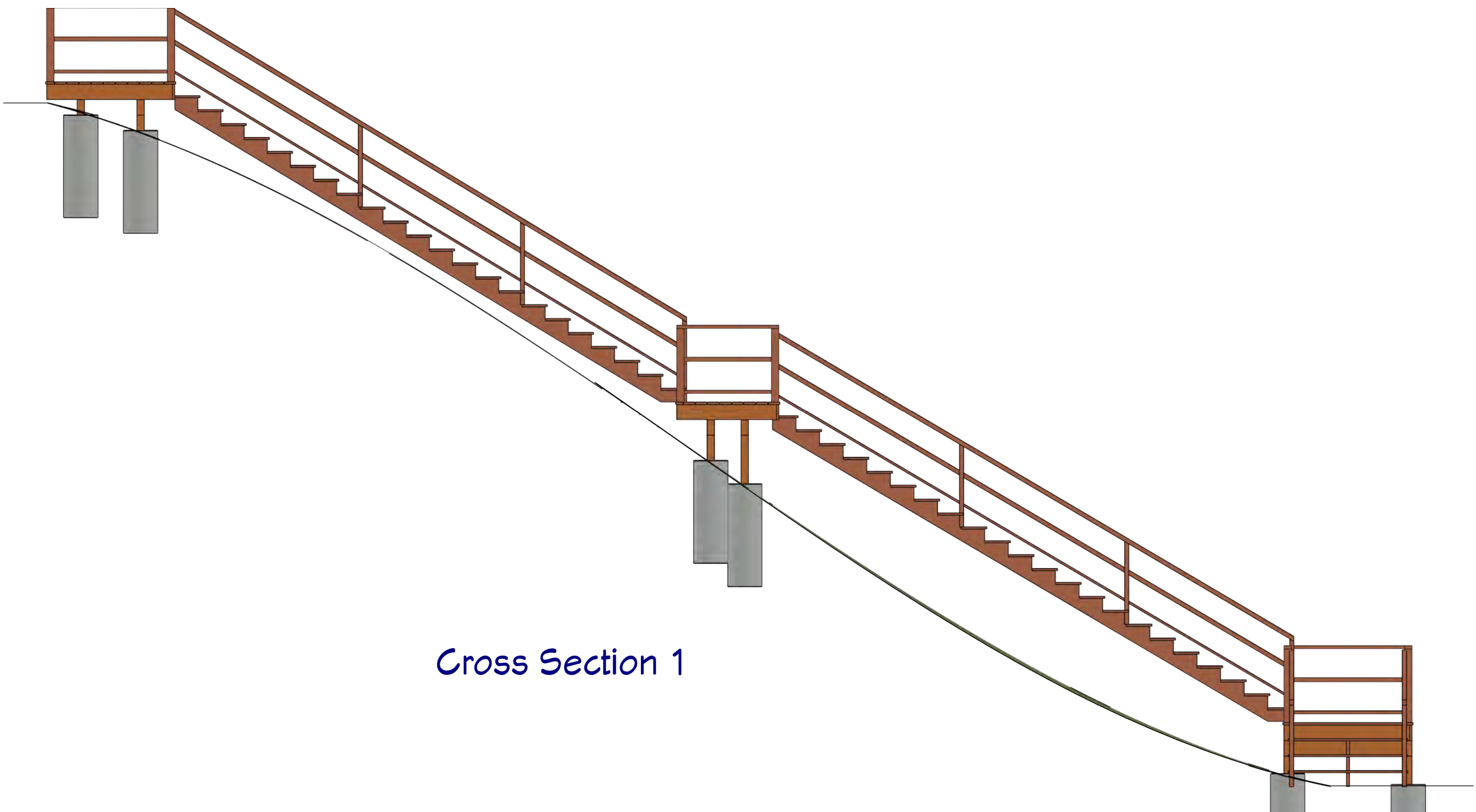
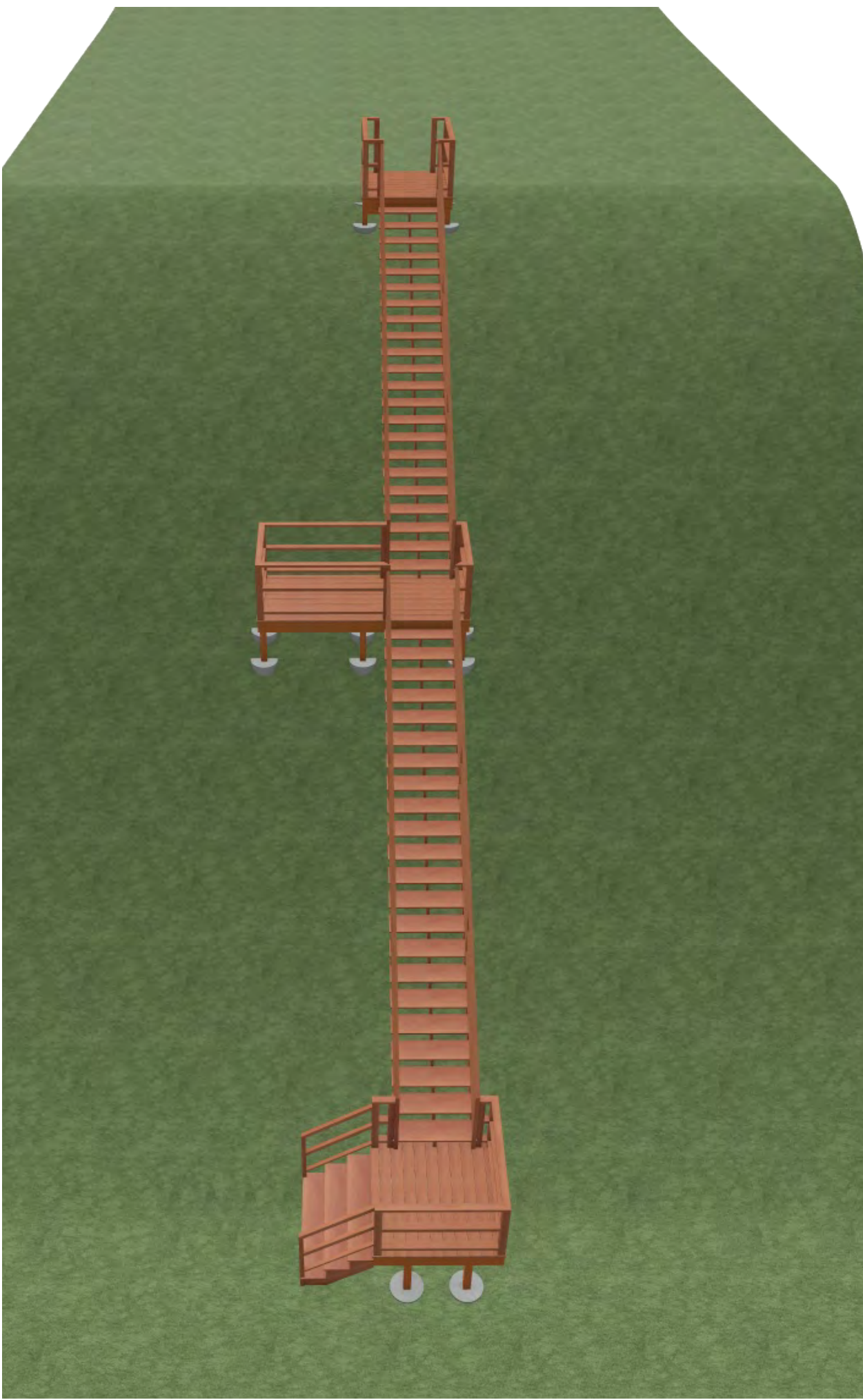
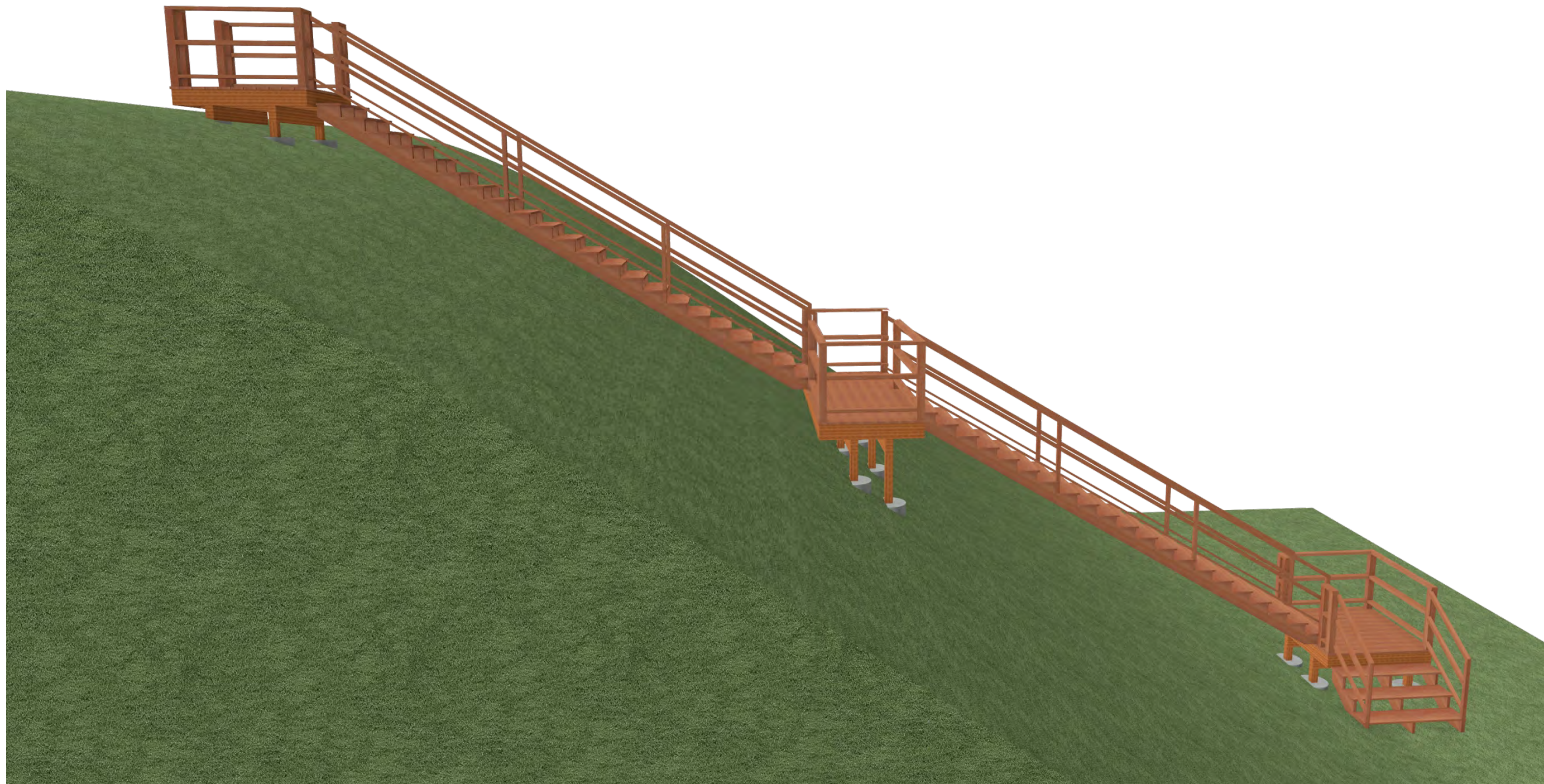
☐ No

Reason for recommendation

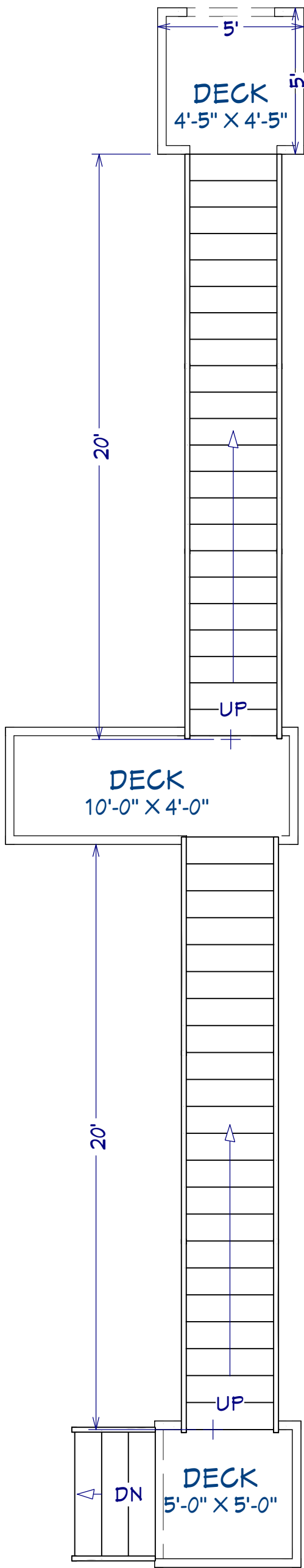
Karlgaard
Stairs to Lake

Created by: CB





Cross Section 1



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REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

--

Karlgaard

DRAWINGS PROVIDED BY:

DATE:

5/14/2026

SCALE:

--

SHEET:

P-1

POWER OF ATTORNEY

Know all Men by these presents, that I, Joseph Karlgaard,
property owner, Town of Spider Lake, Sawyer County. Part of Government Lot 2,
1/4, 1/4, S 34, T 42N, R 07W, State of Wisconsin, have made,
constituted and appointed Jeremy Hill 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 19th Day
of September, 2024.

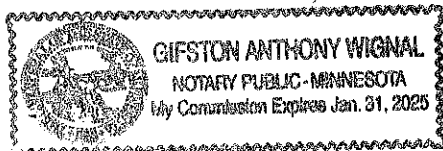
[Signature]
Owner

Notary: Gifston A Wignall

State of: Minnesota

County of: Hannepin

Personally came before me this 19 day of September, 2024.
The above named Joseph Karlgaard to me to be the person who
executed the foregoing instrument and acknowledged the same.



[Signature] Hannepin Minnesota
Notary Public County State

My Commission expires: 01-31-2025

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

Application No. LUP 26-16

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 Don A. Larson Agent/Builder Don A. Larson
 Mailing Address 7317 W State Hwy 77 Mailing Address Same
 City Hayward State WI Zip 54843 City Same State WI Zip 54843
 Day Phone 738 2021 Email [REDACTED] Daytime Phone [REDACTED]

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec. 1/4 Twn. 14 N R 14 W Alternate/Legacy ID: 028-642-36-4107
 Description: PRT NESE
 Site Address: 7317 W State Hwy 77 Acreage 2.05 Deed Document # 405053
 Sanitary Permit # 21-423 Date 12/12/2021 Issued By Sawyer Cty (Attach Copy Of Approved Sawyer County Sanitary Permit)
 Or: Year Installed 4/21/2022 Owner When Installed: Don A. Larson
 Zone District: ☐ R-1 ☐ RR-1 ☐ RR-2 ☐ A-1 ☐ C-1 ☐ I-1 ☐ F-1
 Wetland/Shoreland: ☐ Yes ☒ No (Shoreland: The area of frontage on navigable waters measured from the normal high-water elevation within one thousand (1,000) feet from lakes, ponds and flowages; and three hundred (300) feet from rivers and streams.)

Permit Requested For

☐ New Dwelling	Type of Dwelling ☐ Frame built on site ☐ Modular/manufactured ☐ Other _____ Type of Construction ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____	# of Bedrooms ☐ # of Stories ☐	Walk Out ☐ Yes ☐ No Loft ☐ Yes ☐ No	Attached Garage ☐ Yes ☐ No _____ X _____ = _____ SF Deck ☐ Yes ☐ No _____ X _____ = _____ SF	Footprint of Proposed Structure _____ X _____ = _____ SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____
☐ Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other _____	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure _____ X _____ = _____ SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____	
☐ Accessory Structure	# of Stories ☐ 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 <u>32x32 = 1024</u>	Hght of Structure Grade to Peak <u>22'</u> Construction Cost <u>\$14,000</u>			
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure (Not more than 1 nonresident person may be employed on the premises)	Total Area of Existing Building _____ SF Area Being Used for Business (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building) _____ X _____ = _____ SF				
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____				Construction Cost \$ _____	
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other _____				Construction Cost \$ _____	

☐ Other New Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Size of Proposed Structure _____ X _____ = _____ SF
☐ Other New Addition To Building/Structure (e.g., Commercial, Industrial, Agricultural)	Use of Building/Structure _____ Type of Construction: ☐ Frame ☐ Log ☐ Pole/Metal ☐ Block ☐ Other _____ Height from Grade to Peak _____ Construction Cost: \$ _____	Total Area of Existing Structure: _____ SF Size of Proposed Structure _____ X _____ = _____ S

SITE PLAN REQUIREMENTS

Draw a site plan on the **NEXT PAGE OR A SEPARATE PIECE OF PAPER (NOT TO EXCEED 8 1/2 x 14)** to illustrate the following 7 requirements:

Failure to illustrate the 7 requirements **WILL RESULT IN THE PERMIT APPLICATION BEING RETURNED!**

All measurements are from the furthest extension of the structure (eaves, overhangs, etc) to the nearest point of a setback

When measuring setback distance on a sloping building site, the measurement must be done on a horizontal (flat) measuring line.

1. Draw lot and write in lot line dimensions and indicate North with an arrow
2. Show the location and name of any bordering roads, and indicate North.
3. Show the location and size of all existing and proposed structures.
4. Show the location of any lake, river, stream, pond or wetlands.
5. Show the location of the well, septic tank and drain field.
6. Show dimensions in feet on the following:
 - a. Structure to all lot lines
 - b. Structure to centerline of road
 - c. Structure to lake, river, stream, pond or wetlands
 - d. Structure to septic system/privy and well
 - e. Distance between structures
7. Show location vegetation protection area and proposed Viewing/Use Corridor on lake lots.

Shoreline Vegetation Protection Area: (Not applicable for nonshoreland permits)

Owner's signature is required on the appropriate attached Shoreland Preservation Agreement.

This permit cannot be issued without a signed shoreland Preservation Agreement.

Shoreland Impervious Surface: (Not applicable for nonshoreland permits)

Total land area within 300' of the water body: (A) 0

Total impervious surface area (including this project) (B) 0

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

(Shall not exceed 15% or 25% with a conditional use permit)

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

- That no work shall commence until I have received the issued Land Use Permit, and the Permit Card is posted
- That all work shall be done in accordance with the requirements of the Town of Spider Lake Land Use Permit, the Town of Spider Lake Land Use Ordinance, all other applicable County Ordinances and the laws and regulations of the State of Wisconsin,
- That the signing of this application grants permission to allow free and unlimited access to the property for onsite inspections between the hours of 8:00 AM -6:00 PM Mon – Fri to the Zoning Administrator(s) and/or Plan & Review Commissioners.

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by the Town of Spider Lake in determining whether to issue a permit. I (we) further accept liability which may result of the Town of Spider Lake relying on this information I (we) am (are) providing in or with this application.

Signature of Owner or (Agent with Power of Attorney)

Print Name: DON B. LARSON Sign: Don B. Larson Date: 5/6/2026

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

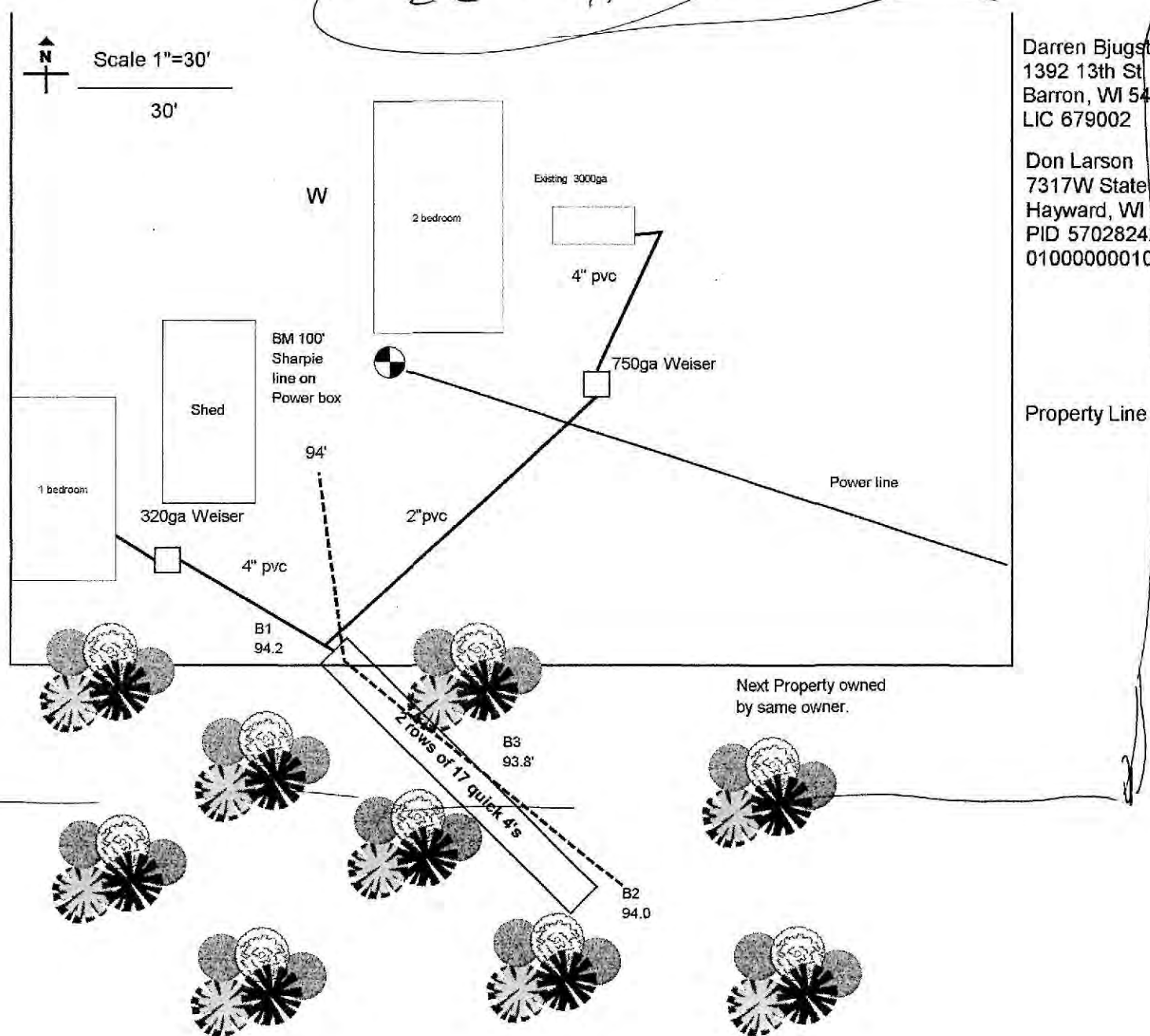
Permit issued by _____ Date _____ Fee \$ _____ Check # _____

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

Expiration Date _____

Signature of Zoning Administrator _____

COPY

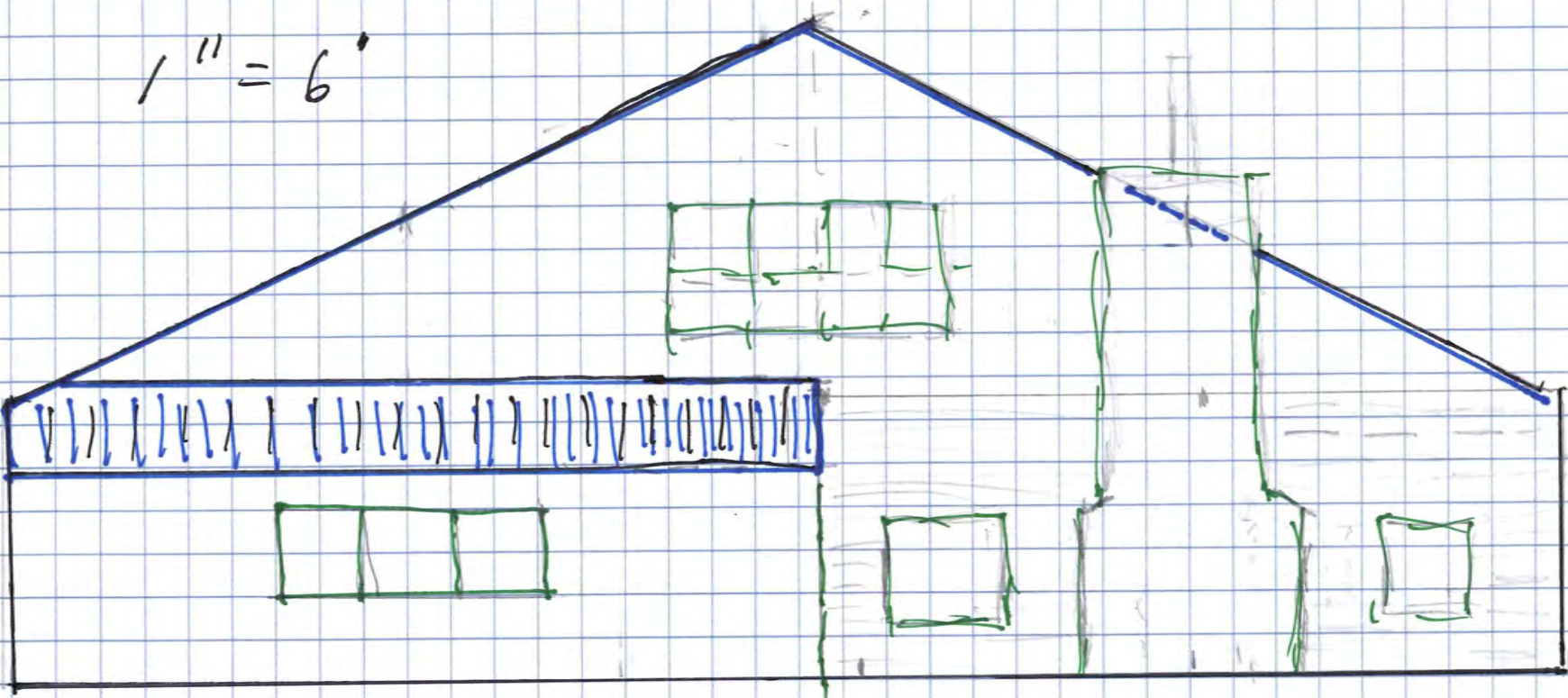


Darren Bjugstad
1392 13th St
Barron, WI 54812
LIC 679002

Don Larson
7317W State Hwy 77
Hayward, WI 54843
PID 5702824206364
01000000010

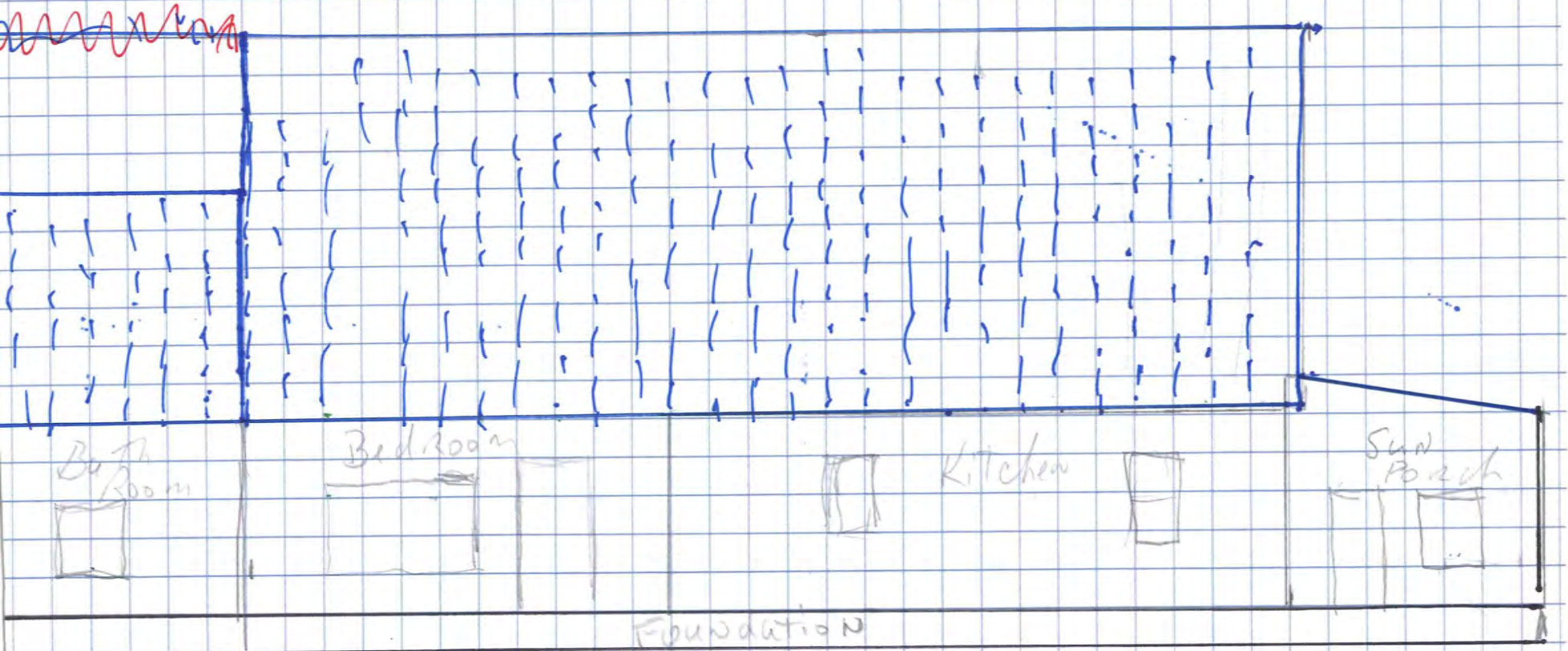
Street Side Elevation

1" = 6'



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

Facing
East



Plan and Review Commission Meeting

Town of Spider Lake Land Use Ordinance Update

Project Team: von Briesen & Roper, s.c. and the Town of Spider Lake Plan and Review Commission

Date: June 3, 2026

WHAT IS ZONING

- Police power delegated to municipalities by the State
- Regulates:
 - Land uses - what a property can be used for
 - Building Form - how structures on that property look
- Presumption of property rights
- Regulations must have rational nexus to legitimate government interests – health, safety, and public welfare



Balancing public health, safety, and community welfare with established property rights.

RECENT LEGAL CONTEXT

2017 WI Act 67

- All special zoning approvals are considered conditional uses
- All conditional use decisions must be based on substantive evidence (opinion, hearsay, etc., are not reasons to deny)

TAKEAWAY: Greatly reduce subjective approval processes - objective zoning standards are easiest to defend

2023 WI Act 16

- Municipalities must grant applications for residential housing development if the permit is complete when submitted and meets all existing requirements at the time the application is filed
- Limits standing to challenge denial, but courts may order residential approval directly

TAKEAWAY: Set objective standards for residential development, less leeway to add site-specific conditions

PROJECT GOALS

- Fix typos and inconsistencies
- Improve clarity and organization
- Align standards with State Law
- Align with Comprehensive Plan and current development patterns
 - Preserve rural residential Northwoods character, natural resources, and recreation
- Modernize the Land Use Table
 - Add missing modern use categories, remove outdated or unnecessary categories
- Reduce use of conditional uses and implement objective performance standards
- Streamline administration
- Improve long-term usability

PROJECT TIMELINE

Phase 1: Land Uses & Lot and Dimensional Standards (March-July 2026)

- Establish zoning districts
- Land Use Table and supplemental use regulations/performance standards
- Lot Standards
- Site Design regulations (lighting, landscaping, etc.)

Phase 2: Shoreland-Wetland Zoning

July-September 2026

Phase 3: Subdivision Control

August-October 2026

Phase 4: Administrative Procedures

October-December 2026

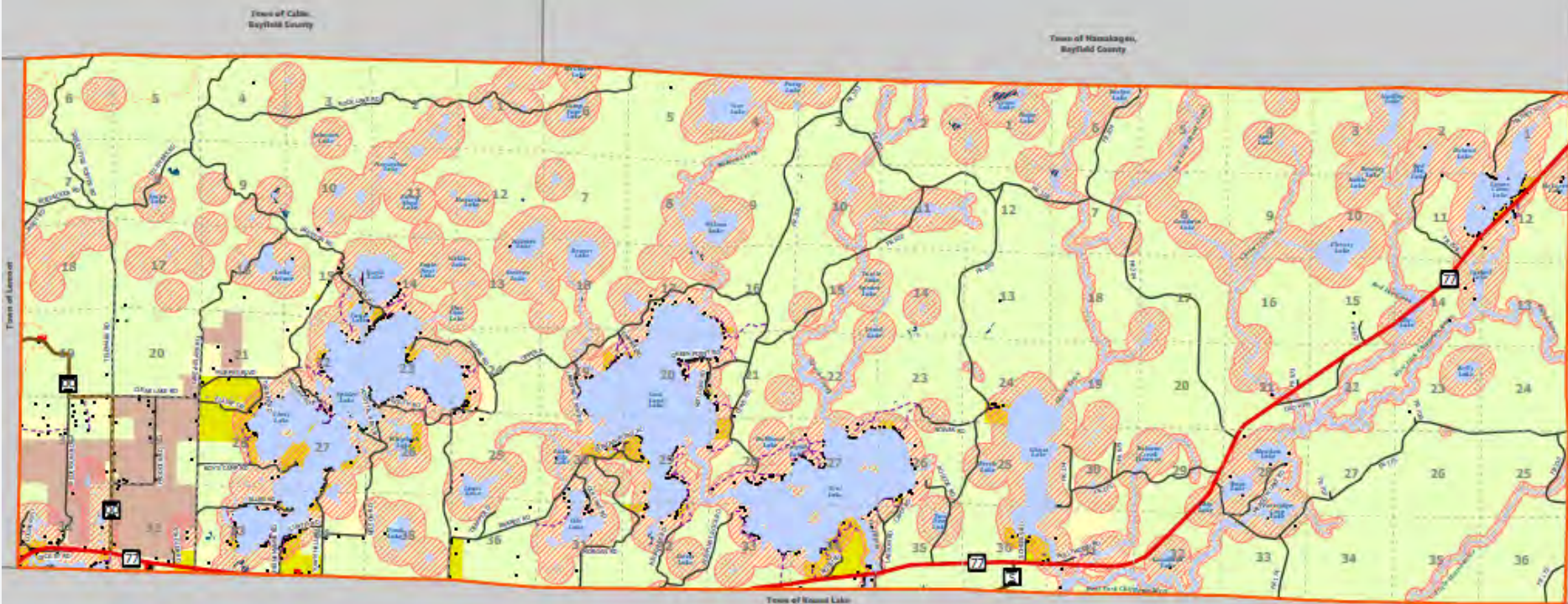
Phase 5: Final Review, Testing, and Adoption

December 2026-March 2027

EXISTING ZONING DISTRICTS

Zoning District	District Characteristics
Residential R-1	Single- and Two-Family year-round residential homes; Multifamily and institutional uses allowed conditionally
Rural Residential RR-1	Low-density residential
Residential-Recreational RR-2	Residential, recreation-oriented service uses, and hospitality
Agricultural A-1	Agriculture and recreation, limited residential and institutional
Industrial I-1	Manufacturing, warehousing, and industrial operations
Commercial C-1	Retail, professional services, institutional, and entertainment
Forestry F-1	Forestry, recreation, and limited residential
Wetland/Shoreland W-1	Wetland preservation
Shoreland Protection Overlay SP	Shoreland preservation

- › Unmapped R-1 and I-1 districts
- › Overlapping district intents and characteristics
- › Inconsistent permitted uses
- › Overuse of conditional uses



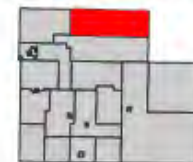
Town of Spider Lake

Comprehensive Plan 2025

Map 7.2 - General & Shoreland Zoning

- | | |
|-----------------------------------|--------------------------|
| Agricultural One (A-1) | State Highway |
| Agricultural Two (A-2) | County Highway |
| Commercial One (C-1) | Town Road |
| Forestry One (F-1) | Private Road |
| Residential/Recreation One (RR-1) | Recreation Trails |
| Residential/Recreation Two (RR-2) | River/Creek/Stream |
| Wetland/Shoreland One (W) | Lake/Large River/Flowage |
| Shoreland Zoning | PLSS Section |
| Structures | Town Boundary |

Sawyer County, WI



(Data Exported: 2/17/2025 9:38 AM)

Data Sources: Town of Spider Lake, Sawyer County, WI DNR, WI DOT, NWRPCA, US Census Bureau

NEW ZONING DISTRICTS

- Remove Residential (R-1) and Industrial (I-1) districts
- Make Wetland/Shoreland District an overlay to strengthen resource protection and allow greater flexibility

Zoning District	District Purpose	District Uses
Rural Residential RR-1	Provide low-density residential development that preserves the Town's rural character and protects natural resources	Low-density residential
Residential-Recreational RR-2	Accommodate residential development in recreational areas, allowing a mix of dwellings with limited lodging and service establishments	Residential, hospitality, and recreational services, with limited institutional uses
Agricultural A-1	Preserve agricultural and open space uses that maintain rural character, support land stewardship and recreation, and limit fragmented development	Agriculture and recreation
Commercial C-1	Concentrate commercial, professional, institutional, and limited light industrial uses in designated areas that serve community and visitor needs while remaining compatible with surrounding land uses and orderly development patterns	Retail, professional services, institutional, and light-industrial
Forestry F-1	Protect forested lands by allowing forestry, passive recreation, and very low-intensity development consistent with long-term conservation of rural landscape and ecological values	Forestry, recreation, and limited residential
Wetland Overlay W-1	Protect wetlands by limiting development and requiring that land use activities avoid, minimize, or mitigate impacts to wetland resources and their ecological functions	Base district with wetland preservation standards
Shoreland Protection Overlay SP	Preserve the environmental quality, water resources, and rural character of shoreland areas by regulating development intensity and land disturbance adjacent to navigable waters	Base district with shoreland preservation standards

USE TABLE OVERVIEW

- Update list of permitted uses to a simplified and modernized Use Table
- Supplement with additional regulations and performance standards for conditional uses
- Reduce ambiguity and improve readability



TOWN OF SPIDER LAKE — ZONING CODE UPDATE						
DRAFT LAND USE TABLE May 2026						
USE / ACTIVITY	R	RR	C	AG	F	NOTES / CONDITIONS
	Residential	Residential-Recreational	Commercial	Agricultural	Forestry	
RESIDENTIAL USES						
Single-Family Dwelling	P	P		P¹	P¹	1 - when accessory to an agricultural or forestry use
Two-Family Dwelling (Duplex)	P	P		P¹	P¹	1 - when accessory to an agricultural or forestry use
Multifamily Dwelling (3+ units)		P				Subject to design standards
Boarding or Rooming House		P	P			
Accessory Dwelling Unit (ADU)	C	C				Max. 1 ADU per parcel; must remain subordinate to primary dwelling
Caretaker / Employee Residence			P			Must be accessory to primary permitted use on parcel
Mobile Home Park		C				Subject to Wis. Stat. 66 standards and design standards
Short-Term Rentals		C				Standards to be drafted at a future time
Bed and Breakfast (B&B)		C		C		
Lodging (Resorts, Hotels, Motels)		C	P			
ACCESSORY USES						
Accessory Structure	P	P	P	P	P	
Garage / Carport	P	P	P	P	P	
Boathouse						New boathouses not permitted
Deck, Porch, or Patio	P	P	P	P	P	
Agricultural Building / Barn				P	P	
Alternative and Renewable Energy Systems	P	P	P	P	P	Subject to standards
Home Occupation	P	P	P	P	P	Subject to standards
CIVIC / INSTITUTIONAL USES						
Place of Worship			P	P		
School (K–12)			P	P		
Daycare / Child Care Center		C	P	P		
Medical / Assisted Living Facility			P			
Municipal / Government Facility	P	P	P	P	P	
Cemetery				P		
RECREATION & TOURISM USES						
Park / Open Space	P	P	P	P	P	
Trail (Non-Motorized)	P	P	P	P	P	
Outdoor Recreation Facility		C	C	C	C	
Golf Course				C		
Marina	C	C	P			
Campground		C	C		C	
Recreation / Youth Camp					C	
Event Venue / Wedding Barn			C	C		parking, noise, and hours-of-operation standards; max event size
Drive-In / Drive-Through Establishment			C			Site plan review required
Entertainment Facility and Amusement Parks			P			Subject to Noise, lighting, operational standards
Shooting Range (Outdoor)				C	C	Minimum setback from property lines; noise standards; berm requirements
COMMERCIAL USES						
Retail Store		C	P			
Professional / Personal Services		C	P			
Restaurant / Tavern		C	P			
Food Truck / Mobile Food Vendor		C	P			Annual permit; designated location; sanitation standards
Auto Sales			C			
Auto Service / Repair			P			
Brewery, Winery, or Distillery		C	P	C		May include tasting room; allowed in AG as accessory to farm operation
Mini-Storage / Self-Storage			P			
Wholesale and Distribution			C			
Kennel (Small Domestic Animals)			C	C		
Laundromat			P			
Funeral Home			P			
Nursery / Garden Center		C	P	C		
Farm Stand / Direct Market Sales			P	P		Accessory to on-site agricultural use
AGRICULTURAL & CONSERVATION USES						
Agricultural Activity / Farm Operation				P		
Gardening	P	P	P	P	P	When accessory to a primary use
Horses / Equestrian Use	C	C		P		
Forest Crops / Timber Management				P	P	Subject to Wis. Managed Forest Law (MFL) where applicable
Harvesting of Wild Crops				P	P	
Drainage				P	P	
Soil & Water Conservation Program				P	P	
Sod / Topsoil Removal for Resale				C	C	
UTILITY & INFRASTRUCTURE USES						
Essential Services (accessory to principal use)	P	P	P	P	P	
Electric / Telecom Distribution Lines	C	C	C	C	C	
High-voltage Transmission Lines				C		
Public Utility Facility				C		
Communication Tower / Antenna			C	C	C	Subject to FCC requirements and fall-zone setbacks
Commercial-Scale Solar / Wind Energy				C		
Dam				C	C	DNR permit required under Wis. Stats. Ch. 31
Pipeline				C	C	Subject to state and federal pipeline safety regulations
Sewage Treatment / Disposal Facility				C		Required to serve permitted uses; DNR approval required
Landfill / Solid Waste Disposal				C		County and DNR approval required; only in AG with CUP
INDUSTRIAL USES						
Light Manufacturing			C			No outdoor storage; no noxious emissions; site plan review
Data Centers			C			Subject to size limitations
Contractor Yard / Storage Yard			C	C		
Sawmill / Wood Processing					C	On-site processing of timber harvested from same parcel
Non-Metallic Mining / Extraction				C		Reclamation plan required per Wis. Stats. § 295
Concrete / Aggregate Processing				C		
Salvage / Junk Yard			C			
Hazardous Material Manufacturing						
Transportation Terminal			C			

| POST-ADOPTION

- Update internal application forms and procedures
- Continue long-term update cadence
- Maintain ordinance as a living Zoning document
- Update with changes in State law, common variances, etc.



Town of Spider Lake Land Use Ordinance - Project Timeline

Last Updated: March 2026

	Q1 2026	Q2 2026			Q3 2026			Q4 2026			Q1 2027		
Task	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27
Phase 1: Uses and Lot Standard													
1a: Establish Zoning Districts													
1b: Use Table													
1c: Supplemental Use Regulations incl. Short-Term Rentals													
1d: Lot Dimensional Standards													
1e: Site Design Regulations (e.g. lighting, landscaping)													
Phase 1 Testing and Refinement													
Phase 2: Shoreland-Wetland Zoning													
Interim Update Info Session													
Phase 3: Subdivision Control													
Phase 4: Administrative Procedures													
Phase 5: Final Review and Testing													
Present to PRC and Town Board													