

MEETING MINUTES

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

1. Chair Delaney called the meeting to order at 6:00 pm. Present were Delaney, Vice Chair Johnson and Commissioners Capes and Tumbleson, and Zoning Administrator Mike Gardner.
2. **Motion to approve the Agenda** made by Johnson, seconded by Capes. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the June 3, 2026 P&RC Meeting made by Capes**, seconded by Johnson. All in favor; motion carried.
5. Zoning Administrator's Report: ZA Gardner reported numerous conversations accompanying the high activity, with ten permit applications for review.
 - a. Permit Applications:
 - i. **DM 26-02 – Boone** – cabin demolition
 - ii. **LUP 26-17 – Boone** – new dwelling
The Boone applications were discussed together, as the owner proposes to demolish one cabin and replace with a new dwelling. As all Ordinance requirements are met, **Motion to approve both DM 26-02 and LUP 26-17 made by Johnson**, seconded by Capes. All in favor; Motion carried.
 - iii. **LUP 26-18 – Hannula** – addition to dwelling: Ordinance and Condo Association setbacks are met, and discussion centered on the existing septic system (whether it was sufficient to accommodate the addition). **Motion to provisionally approve LUP 26-18 pending confirmation by Sawyer County H&HS that the septic system is acceptable made by Johnson**, seconded by Capes. All in favor; Motion carried.
 - iv. **LUP 26-19 – Chelsea Real Estate** – walkway/stairs replacement: As all Ordinance requirements are met, **Motion to approve LUP 26-19 made by Capes**, seconded by Johnson. All in favor; Motion carried.
 - v. **LUP 26-20 - Madalon** – deck replacement: As all Ordinance requirements are met, **Motion to approve LUP 26-20 made by Johnson**, seconded by Capes. All in favor; Motion carried.

LUP 26-21 – Romashko – Accessory Building – garage: As all Ordinance requirements are met, **Motion to approve LUP 26-21 made by Capes**, seconded by Johnson. All in favor; Motion carried.

vi. **LUP 26-22 – DR Barratt (Great Outdoor Club)** – storage building

vii. **LUP 26-23 – DJ Barratt (Great Outdoor Club)** – storage building

viii. **LUP 26-24 – McGann (Great Outdoor Club)** – storage building

The Great Outdoor Club applications were discussed together, as all three are identical accessory structures with placements of all three adjacent to existing storage sheds. As all Ordinance requirements are met, **Motion to approve LUP 26-22, 26-23 and 26-24 made by Johnson**, seconded by Capes. All in favor; Motion carried.

ix. **LUP 26-25 – Morelock – new dwelling:** As all Ordinance requirements are met, **Motion to approve LUP 26-25 made by Capes**, seconded by Johnson. All in favor; Motion carried.

b. Notices and anticipated activity

- i. Correction Notices – Kroll, Frick: Trailers owned by Kroll and Frick are still on location and remain in violation of the Ordinance. The Town's legal counsel continues to work through the Kroll's attorney and a Citation was issued to Terence Frick. No response from Mr. Frick at the time of the meeting.
- ii. The DNR has posted notice that a completed application has been received to apply for a dredging permit

6. Land Use Ordinance 17-88 update: Thor Jeppsen, Project Lead with von Briesen & Roper (vB&R) provided a written overview of June activity, which included Zoning Districts, Use Table, Supplemental Use Standards and Site Design Standards. Summary materials will be provided by the end of July so that work can be reviewed at the August 5 Meeting .

7. As there was no other business coming before the Commission, **Motion to adjourn was made by Tumbleson**, seconded by Capes. All in favor; Motion carried.

Respectfully submitted,

Sarah Delaney
Plan & Review Commission Chair
July 7, 2026

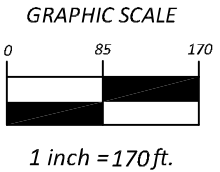
PRELIMINARY

SAWYER COUNTY CERTIFIED SURVEY MAP
A DIVISION OF DEED DOC# 446969, LOCATED IN GOVT. LOT 1, SECTION 28 -
T42N - R7W, TOWN OF SPIDER LAKE, SAWYER COUNTY, WISCONSIN.

LINE TABLE		
LINE	BEARING	LENGTH
L107	N05°09'14"E	66.86'
L108	N87°43'47"E	66.04'
L109	N81°31'01"E	91.17'
L110	N78°56'02"W	66.11'
L111	S05°03'24"W	109.99'
L112	N58°56'21"W	52.73'
L113	N52°49'54"W	94.02'
L114	N43°24'57"W	114.54'

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

- LEGEND
- SET 5/8" X 18" SQ IRON ROD, WT. = 1.328#/FT
 - FOUND 3/4" O.D. IRON PIPE
 - FOUND 1 1/4" O.D. IRON PIPE
 - PLSS CORNER (AS NOTED)
 - FOUND 1" O.D. IRON PIPE
 - PROPERTY LINE
 - STRUCTURES / OVERHANG
 - (XXXX) RECORDED MEASUREMENT
 - FOUND 1 1/4" ROUND IRON ROD



SAWYER COUNTY

BEARINGS ARE REFERENCED TO THE WEST LINE OF NW 1/4, SECTION 28 - T42N - R7W: N00°27'06"E, SAWYER COUNTY GRID, "HARN" NAD 83 (2011)

POINT NORTH LAND SURVEYING
INC
Hayward, WI
715.699.6817
todd@pointnorthland.com

CLIENT: SPIDER LAKE PROPERTIES - MATT POBLOSKE
SCALE: 1 INCH = 160'
DATE: 7/28/2026
FILE: 284207.dwg
DATE OF FIELD WORK: 7/20/2026

SURVEY BY: TODD C. GOOLD - RLS 2489

TOTAL AREA
746,439 SQFT
17.135 ACRES

GOLF COURSE
STORAGE

SPIDER LAKE LUXURY
SUITES CONDO
UNITS 1 - 11

GOLF COURSE

OUTLOT 1
26,678 SQFT
.61 ACRES

WITH ROAD AREA
32,000 SQFT
.73 ACRES

LOT 1
719,761 SQFT
16.52 ACRES

SPIDER LAKE GOLF -
TOWN PLAT

LANDS
DEED DOC#
446969

FD. 2" BRASS CAP.
SECTIONS 21 / 28
WIT. COR TO M.C.
T42N - R7W

SECTION LINE - N89°10'03"W 2141.32'

S89°10'03"E
935.64'

HERMOSA LANE

END OF ELAINE DRIVE

ELAINE DRIVE - PRIVATE ROAD

N89°10'03"W
213.45'

S51°47'57"E
114.27'

N06°52'40"E
38.68'

S50°35'40"W
47.82'

GOLF COURSE

G.L. 1

FD. 3 1/4" ALUM MON.
NORTH 1/4 SECTION 28
T42N - R7W

GOLF COURSE

GOLF COURSE

LANDS
DEED DOC#
446969

N00°58'28"W
841.68'

PLATTED CAL TO
BOAT LANDING

LOT 10
C/L TO
BOAT LANDING

LOT 11
C/L TO
BOAT LANDING

S05°03'23"W
426.07'

N64°44'12"W 303.61'

BLACKTOP
PAVED SURFACE

SHEET 1 OF 2 SHEETS

Town of Spider Lake

Zoning Report

July 2026

Date	Permit#	Name	Address	Description	Construction Cost	Total Sq Ft	Fee
7/1		Tiffany		Appraiser nonconforming structure inquiry			
7/1,6,21,22,30		Kenney		LUP inquiry, meeting, application review			
7/6,7,15		Alcoe		Site Visit: 9623W Brandt Rd, TID 30480			
7/6		Donnellan		Realtor inquiry 8182W Nowak Rd			
7/6		Madalon, Marty, Morelock, Romaschko		LUP 26-20,18,25,21 follow ups			
7/7		Boehme		TID 30275, tree clearing inquiry			
7/8,27		Fogel		9623W Brandt Rd driveway request			
7/8,27		Boss		Contacted re Frick follow up inquiry			
7/8,9		Herbert		TID 31097 soil erosion inquiry			
7/9		Pobloske		Driveway Permit applications (4) referred to Fogel			
7/13		Berens		Contractor LUP inquiry			
7/14,21		Ludewig		True North Solar 11202W Murphy Blvd inquiry			
7/14		Guzzo		Received LUP application - review			
7/14		Hanson		Ghost Lake Dam lease inquiry			
7/15		Hannula		LUP 26-18 follow up			
7/15		Larson		Reimbursement status request			
7/16		Vervelde		Received LUP draft for review			
7/16		Ott		LUP inquiry TID 44058			

7/17		Wollner		LUP inquiry – Red Deer Condos, accessory structure			
7/20		Yoder		Vervelde application follow up			
7/20		Domovek		Citation status inquiry			
7/20		Junger		Pre purchase inquiry 11756 Paddock Rd			
7/21		Heuster		Light issues report, Hanna bay			
7/21		Cooper		81822W Nowak Rd inquiry			
7/22,23		Kamps		8182 Nowak Rd inquiry			
7/22		Schroeder		LUP inquiry			
7/25		Liddicot		Boundary encroachment issues, TID 31197			
7/27		Kostroski		2024 LUP inquiry, Nelson			
7/27		Sperl		8182 Nowak Rd inquiry			
7/29		Hinske		9407W Deer Path Rd LUP inquiry			
7/29		Goold		CSM follow up			
7/29		Timler		Subdividing requirement inquiry			
7/29		Scrivner		LUP review, Hill Construction contacts			
7/31		Clamer		CSM inquiry response			
7/31		LaBree		8359W Hwy 77 pre purchase inquiry			

Fee: \$150.00
Checks should be made payable to:
Treasurer, Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

TOWN OF SPIDER LAKE
Permit for
Access Driveway to Town Road

Application No. **DW 26-01**

Spider Lake Properties LLC

Owner

11165 W Elaine Dr.

Mailing Address

Hayward, WI 54843

City, State, Zip

Daytime Phone

MURPHY BLVD Lot 1

Name of Road

1 Residential

Number and Type of Driveways

As soon as permit is issued

Anticipated Completion Date

Residential

Proposed Land Use

Location of Driveway

~~SE 1/4~~ SW 1/4 1/4 of Section 21, T42 N, R 7 E (or) W
1/2 mile North of Elaine Dr. and Murphy BLVD

Location and direction from nearest intersection

Stake or mark location of driveway.
Zoning administrator will not make
an inspection until location(s) are
staked or marked.

12" x 20' Culvert

Required Drainage Structure

If No Drainage Structure, State why

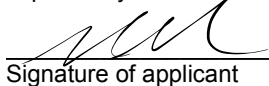
Detailed Drawing of Proposed Work (include special restrictions, intersection clearances, distance to nearest intersecting road, distance to other driveways, other details and reference to any sketches which may be attached)

See attached.

CONSTRUCTION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED.

Any driveways shall be constructed in accordance with all requirements printed on the reverse and any special conditions stated herein. The maintenance of the driveways shall be the responsibility of the applicant.

Issuance of this permit shall not be construed as a waiver of the applicant's obligation to comply with any more restrictive requirements imposed by local ordinances.

 7/7/2026
Signature of applicant Date

OFFICE USE ONLY

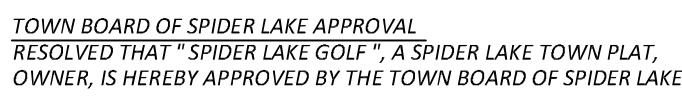
Approval Conditions _____

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

Expiration Date _____

Signature of Zoning Administrator

***SPIDER LAKE GOLF - A SPIDER LAKE TOWN PLAT, DOCUMENT # 446969, LOCATED IN THE SE 1/4
- SW 1/4, SW 1/4 - SE 1/4 OF SECTION 21, AND GOVT LOT 1 OF SECTION 28, ALL IN T42N - R7W, TOWN OF
SPIDER LAKE, SAWYER COUNTY, WISCONSIN***



TOWN BOARD OF SPIDER LAKE APPROVAL
RESOLVED THAT "SPIDER LAKE GOLF", A SPIDER LAKE TOWN PLAT,
OWNER, IS HEREBY APPROVED BY THE TOWN BOARD OF SPIDER LAKE

I, CERTIFY THAT THE FOREGOING IS PURSUANT TO A RESOLUTION
ADOPTED BY THE TOWN BOARD OF SPIDER LAKE

_____, DATE _____
TOWN CLERK -

SPIDER LAKE ZONING COMMITTEE APPROVAL
RESOLVED THAT "SPIDER LAKE GOLF ", A SPIDER LAKE TOWN PLAT,
SPIDER LAKE PROPERTIES LLC - OWNERS IS HEREBY APPROVED.

_____, DATE

ZONING ADMINISTRATOR - _____

_____, DATE _____
COMMITTEE CHAIRMAN -

CERTIFICATE OF TOWN TREASURER
I, _____, BEING DULY ELECTED, QUALIFIED AND
ACTING TREASURER OF THE TOWN OF SPIDER LAKE, DO HEREBY
CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE,
THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR
SPECIAL ASSESSMENTS AS OF _____, 2025, AFFECTING THE
LAND LOCATED IN "SPIDER LAKE GOLF", A SPIDER LAKE TOWN PLAT

TOWN TREASURER - _____, DATE _____

SHEET 1 OF SHEET 1

CERTIFICATE OF COUNTY TREASURER
I, _____, BEING DULY ELECTED, QUALIFIED AND
ACTING TREASURER OF THE COUNTY OF SAWYER, DO HEREBY
CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE,
THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR
SPECIAL ASSESSMENTS AS OF _____, 2025, AFFECTING THE
LAND LOCATED IN "SPIDER LAKE GOLF", A SPIDER LAKE TOWN PLAT

_____, DATE
COUNTY TREASURER - _____

RECORDING CERTIFICATE
THIS PLAT WAS RECEIVED FOR RECORDING ON THIS _____
_____ 2025 AT _____ AND IS RECORDED IN PLAT ENVELOPE # _____

REGISTER OF DEEDS -

Fee: \$150.00
Checks should be made payable to:
Treasurer, Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

TOWN OF SPIDER LAKE
Permit for
Access Driveway to Town Road

Application No. **DW 26-02**

Spider Lake Properties LLC

Owner

11165 W Elaine Dr.

Mailing Address

Hayward, WI 54843

City, State, Zip

Daytime Phone

MURPHY BLVD Lot 2

Name of Road

1 Residential

Number and Type of Driveways

As soon as permit is issued

Anticipated Completion Date

Residential

Proposed Land Use

Location of Driveway

SE 1/4 SW 1/4 of Section 21, T42 N, R 7 E (or) W
1/2 mile North of Elaine Dr. and Murphy BLVD

Location and direction from nearest intersection

Stake or mark location of driveway.
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12" x 20' Culvert

Required Drainage Structure

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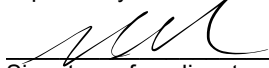
Detailed Drawing of Proposed Work (include special restrictions, intersection clearances, distance to nearest intersecting road, distance to other driveways, other details and reference to any sketches which may be attached)

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Issuance of this permit shall not be construed as a waiver of the applicant's obligation to comply with any more restrictive requirements imposed by local ordinances.


Signature of applicant

7/7/2026

Date

OFFICE USE ONLY

Approval Conditions _____

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

Expiration Date _____

Signature of Zoning Administrator

Fee: \$150.00
Checks should be made payable to:
Treasurer, Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

TOWN OF SPIDER LAKE
Permit for
Access Driveway to Town Road

Application No. **DW 26-03**

Spider Lake Properties LLC

Owner

11165 W Elaine Dr.

Mailing Address

Hayward, WI 54843

City, State, Zip

Daytime Phone

MURPHY BLVD Lot 3

Name of Road

1 Residential

Number and Type of Driveways

As soon as permit is issued

Anticipated Completion Date

Residential

Proposed Land Use

Location of Driveway

SE 1/4 SW 1/4 of Section 21, T42 N, R 7 E (or) W
1/2 mile North of Elaine Dr. and Murphy BLVD

Location and direction from nearest intersection

Stake or mark location of driveway.
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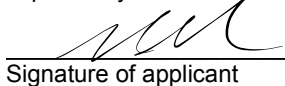
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 7/7/2026
Signature of applicant Date

OFFICE USE ONLY

Approval Conditions _____

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

Expiration Date _____

Signature of Zoning Administrator

Fee: \$150.00
Checks should be made payable to:
Treasurer, Town of Spider Lake
10896 W Town Hall Rd
Hayward, WI 54843

TOWN OF SPIDER LAKE
Permit for
Access Driveway to Town Road

Application No. **DW 26-04**

Spider Lake Properties LLC

Owner

11165 W Elaine Dr.

Mailing Address

Hayward, WI 54843

City, State, Zip

Daytime Phone

MURPHY BLVD Lot 4

Name of Road

1 Residential

Number and Type of Driveways

As soon as permit is issued

Anticipated Completion Date

Residential

Proposed Land Use

Location of Driveway

SE 1/4 SW 1/4 of Section 21, T42 N, R 7 E (or) W
1/2 mile North of Elaine Dr. and Murphy BLVD

Location and direction from nearest intersection

Stake or mark location of driveway.
Zoning administrator will not make
an inspection until location(s) are
staked or marked.

12" x 20' Culvert

Required Drainage Structure

If No Drainage Structure, State why

Detailed Drawing of Proposed Work (include special restrictions, intersection clearances, distance to nearest intersecting road, distance to other driveways, other details and reference to any sketches which may be attached)

See attached.

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Signature of applicant Date 7/7/2026

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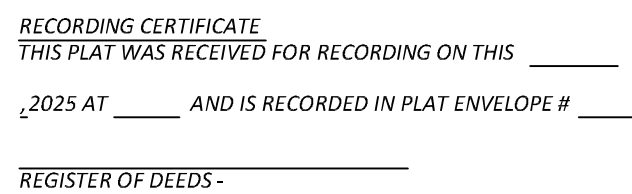
Approval Conditions _____

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

Expiration Date _____

Signature of Zoning Administrator

***SPIDER LAKE GOLF - A SPIDER LAKE TOWN PLAT, DOCUMENT # 446969, LOCATED IN THE SE 1/4
- SW 1/4, SW 1/4 - SE 1/4 OF SECTION 21, AND GOVT LOT 1 OF SECTION 28, ALL IN T42N - R7W, TOWN OF
SPIDER LAKE, SAWYER COUNTY, WISCONSIN***



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

Application No. **LUP 26-26**

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 Matthew Guzzo *Matthew and TRACI GUZZO*
Mailing Address 872 Tahoe Dr *SWT Revocable Trust*
City ONALASKA State WI Zip 54650
Day Phone [REDACTED] Email [REDACTED]
Agent/Builder Greg Peterson
Mailing Address 11397 N Company Lake Rd
City Hayward State WI Zip 54843
Daytime Phone [REDACTED]

Site Information (From Real Estate Property Tax Bill)

Gov't Lot PRT GOVT Lot 2 1/4, Sec. 23 Twn. 42 N Rg 07W Alternate/Legacy ID: 028-742-23-5201
Description: Sec 23 Tn 42 Rg 07 PRT GOVT Lot 2
Site Address: 10326W Hahns Rd Acreage 4.11 Deed Document # 447070
Sanitary Permit # 599650 Date 11/28/2017 Issued By Kathy Clark
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 <u>2</u> Type of Accessory Structure ☒ Garage ☐ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other _____	Size of Proposed Structure <u>36</u> x <u>32</u> = <u>1152</u> SF L W		Hght of Structure Grade to Peak <u>25 ft</u>	Construction Cost \$ <u>200,000</u>	
☐ Addition To Accessory Structure	Size of Existing Accessory Structure X = _____ SF	Size of Proposed Addition X = _____ SF	Hght of Structure Grade to Peak _____	Construction Cost \$ _____		
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other _____ ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved X = _____ SF	Hght of Structure Grade to Peak _____	Construction Cost \$ _____		
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business _____ ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure (Not more than 1 nonresident person may be employed on the premises)		Total Area of Existing Building _____ SF Area Being Used for Business (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building) X = _____ SF			
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____				Construction Cost \$ _____	
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other _____				Construction Cost \$ _____	

		Industry Services Division 1400 E Washington Ave P.O. Box 7162 Madison, WI 53707-7162 <i>OST 16-166 18-059</i>		County Sawyer	
				Sanitary Permit Number (to be filled in by Co.) 599650	
Sanitary Permit Application					
In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.					
I. Application Information - Please Print All Information					
Property Owner's Name Derek Svoren & Maya Hamilton				State Transaction Number 	
Property Owner's Mailing Address 5304 Knox Ave				Project Address (if different than mailing address) 10326W Hahns Rd	
City, State Minneapolis, MN		Zip Code 55419		Parcel # 028-742-23 5201	
		Phone Number 		Property Location Govt. Lot <u>2</u> <u>1</u> <u>42</u> N; R <u>7</u> W Section <u>23</u>	
II. Type of Building (check all that apply)				Subdivision Name 	
☒ 1 or 2 Family Dwelling - Number of Bedrooms <u>4</u>				☐ City of	
☐ Public/Commercial - Describe Use _____				☐ Village of	
☐ State Owned - Describe Use _____				☒ Town of <u>Spider Lake</u>	
III. Type of Permit: (Check only one box on line A. Complete line B if applicable)					
A. ☐ New System		☒ Replacement System		☐ Treatment/Holding Tank Replacement Only	
				☐ Other Modification to Existing System(explain)	
B. ☐ Permit Renewal Before Expiration		☐ Permit Revision		☐ Change of Plumber	
				☐ Permit Transfer to New Owner	
List Previous Permit Number and Date Issued _____					
IV. Type of POWTS System/Component/Device: (Check all that apply)					
☒ Non-Pressurized In-Ground					
☐ Pressurized In-Ground					
☐ At-Grade					
☐ Mound ≥ 24 in. of suitable soil					
☐ Mound < 24 in. of suitable soil					
☐ Holding Tank					
☐ Other Dispersal Component (explain) _____					
☐ Pretreatment Device(explain) _____					
V. Dispersal/Treatment Area Information: <u>43 - Infiltrator Quick 4 Plus</u>					
Design Flow (gpd) <u>600</u>	Design Soil Application Rate(gpd/sf) <u>0.7</u>	Dispersal Area Required (sf) <u>857</u>	Dispersal Area Proposed (sf) <u>875</u>	System Elevation <u>97'</u>	
VI. Tank Info		Capacity in Gallons New Tanks Existing Tanks	Total Gallons 1250 750	# of Units 1	Manufacturer Wieser Wieser
Septic or Holding Tank		1250	1250	1	Wieser
Dosing Chamber		750	750	1	Wieser
VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.					
Plumber's Name (Print) Travis Butterfield		Plumber's Signature 		MP/MPRS Number 652879	Business Phone Number 715 634-8176
Plumber's Address (Street, City, State, Zip Code) 14346 W State Rd 77 Hayward, WI 54843					
VIII. County/Department Use Only					
Approved <u>11/17/17</u> 	Disapproved Owner Given Reason for Denial _____	Permit Fee <u>\$350.00</u>	Date Issued <u>11/28/17</u>	Issuing Agent Signature 	
IX. Conditions of Approval/Reasons for Disapproval NO REFUNDS AFTER ISSUE OF PERMIT					

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

SPN 17-283

Plot Plan Revision attached

☐ 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) 177,947.71 Sq. Ft.

Total impervious surface area (including this project) (B) 2,452 Sq. Ft. (B)/(A) x 100 = % Used 1.40%
 (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: Matthew H. Gutzko Sign: [Signature] Date: 7/14/2026

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 _____

Impervious Surfaces

Lot area (irregular): 177,947.71 Sq. Ft. (From Site plan survey recorded Deed Document #403375)

Impervious Surfaces

*Proposed Garage 36' x 40'=1,440 Sq. Ft.

House (not including Deck, no overhang) 17'x12' + 15'x44'=864 Sq Ft

*Wood Bin 8'2" x 10'2" = 83 Sq. Ft.

*Shed 6'4" x 10'4" = 65.4 Sq. Ft.

Total: 2,452.4 Sq. Ft.

$2,452 \text{ Sq.Ft.} / 177,947.71 \text{ Sq. Ft.} = 0.014 = 1.4\%$

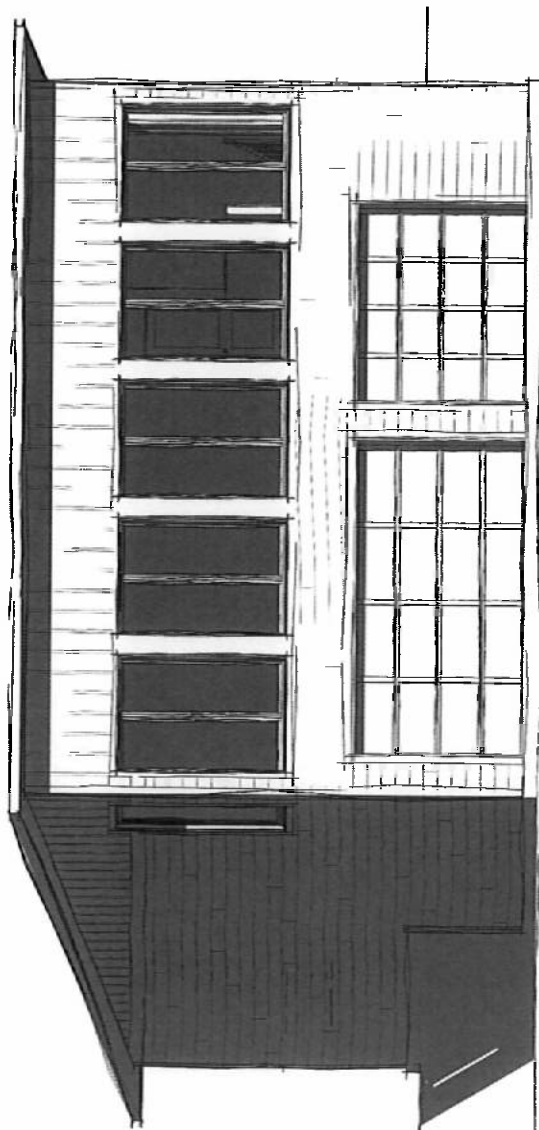
ISSUED: 04/16/25
REVISED: 04/07/25
SCALE: SEE PLAN
DRAWN BY: L.R.S.
CHECKED BY: J.R.M.
JOB #: 25-112

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THIS DRAWING IS THE PROPERTY OF NELSON LUMBER & DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF NELSON LUMBER & DESIGN, INC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF NELSON LUMBER & DESIGN, INC.

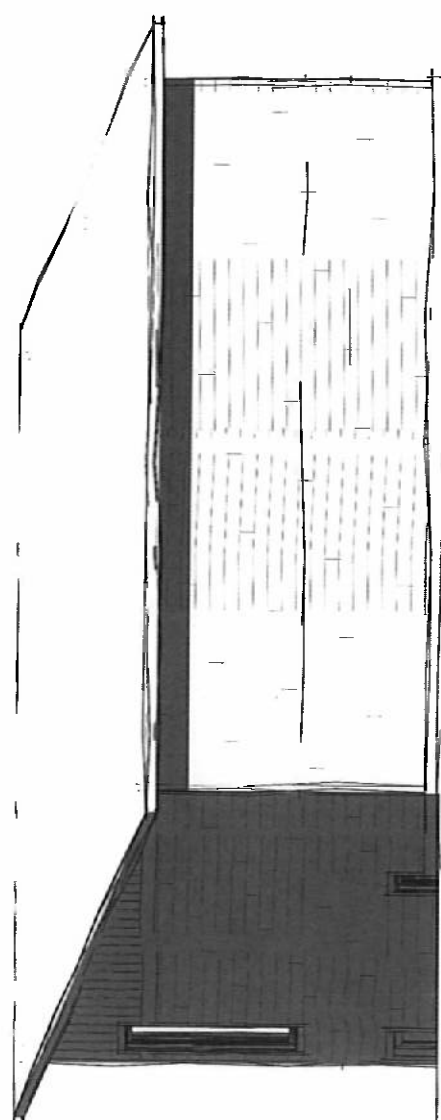
PROPOSED GARAGE FOR:
MATT & TRACI GUZZO
PERSPECTIVES



ISSUED FOR PRICING NOT FOR CONSTRUCTION ISSUED FOR PRICING



1 FRONT PERSPECTIVE
A1 N.T.S.



2 BACK PERSPECTIVE
A1 N.T.S.

ISSUED: 09/16/25
 REVISED: 04/07/26
 SCALE: SEE PLAN
 DRAWN BY: L.R.S.
 CHECKED BY: J.R.M.
 JOB #: 25-112

NELSON LAMBERT & DESIGN HOLDING
 10000 N. UNIVERSITY RD.
 HAYWARD, CA 94543
 (925) 781-1234
 NELSONLAMBERT.COM

PROPOSED GARAGE FOR:
 MATT & TRACI GUZZO
 ELEVATIONS & SCHEDULES



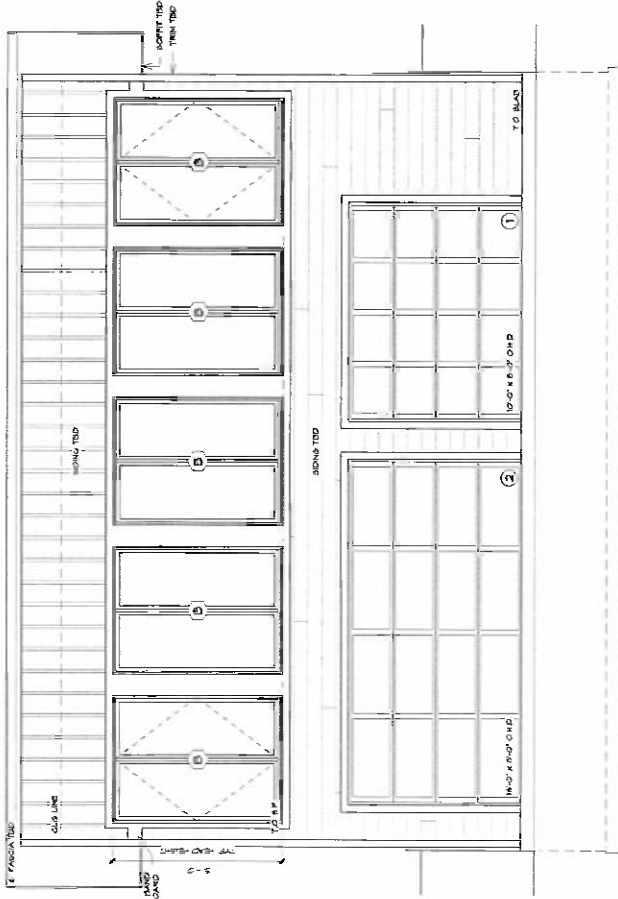
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NOT FOR CONSTRUCTION

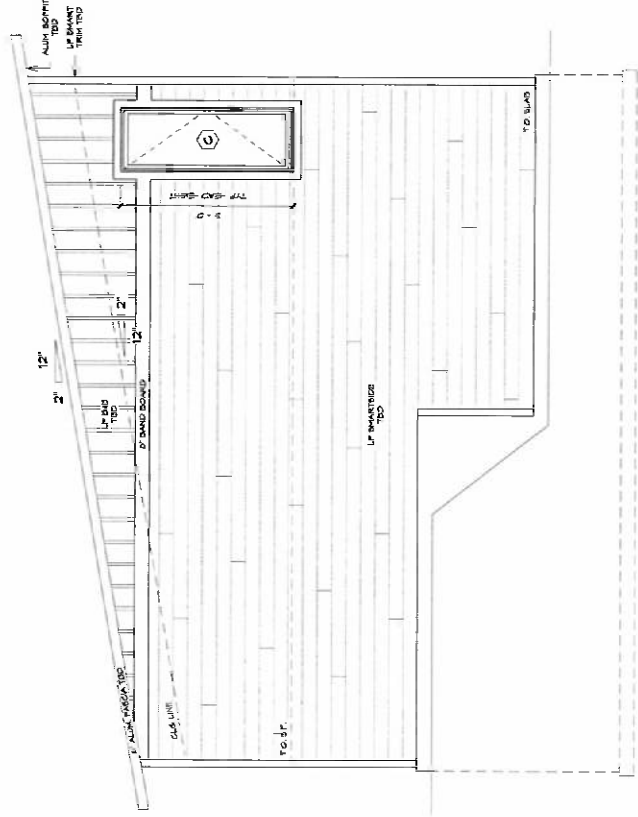
ISSUED FOR PRICING

MARK	QTY.	SIZE	ROUGH OPENING	BRAND	STYLE
A	1	24" X 40"	SEE WINDOW LIST	ELEVATE	CASHEMENT
B	5	36" X 46"	SEE WINDOW LIST	ELEVATE	CASHEMENT
C	2	36" X 46"	SEE WINDOW LIST	ELEVATE	CASHEMENT

MARK	QTY.	SIZE	ROUGH OPENING	REMARKS
1	1	10' X 8'	TBD	O.H.D.
2	1	16' X 8'	TBD	O.H.D.
3	1	36" X 50"	56 1/2" X 82"	EXT. ENTRY
4	1	32" X 50"	34" X 82 1/2"	INT. PREHUNG
5	1	30" X 60"	32" X 82 1/2"	INT. PREHUNG



1 FRONT ELEVATION
 A2 1/4" = 1'-0"



2 LEFT ELEVATION
 A2 1/4" = 1'-0"

ISSUED: 04/16/25
REVISED: 04/01/26
SCALE: SEE PLAN
DRAWN BY: L.R.S.
CHECKED BY: J.R.M.
JOB #: 25-112

NELSON LAMBERT & DESIGN
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231
TEL: 303.751.1100
WWW.NELSONLAMBERT.COM

PROPOSED GARAGE FOR:
MATT & TRACI GUZZO
ELEVATIONS & SCHEDULES



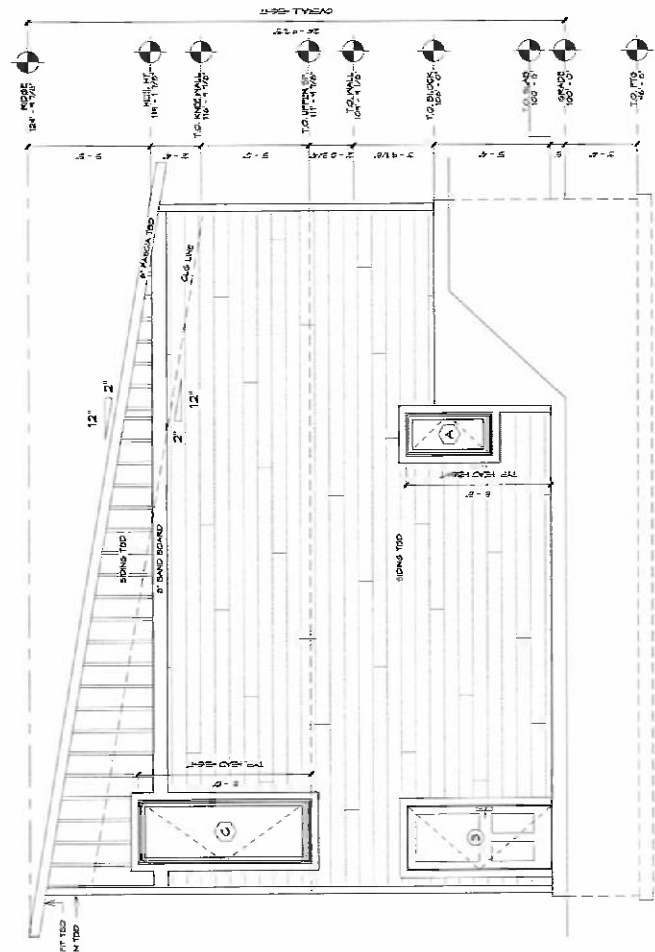
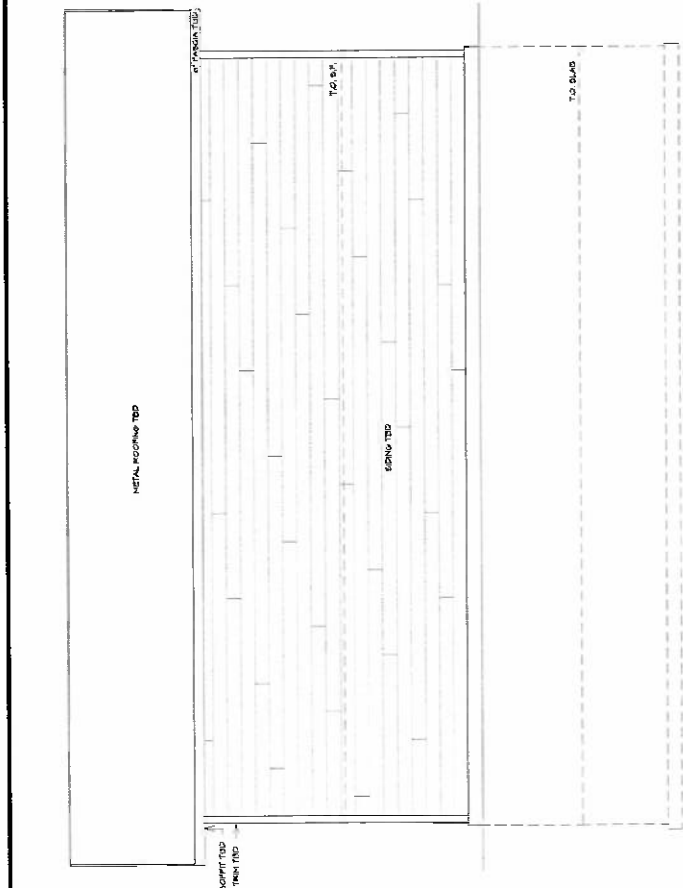
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WINDOW SCHEDULE

MARK	QTY	SIZE	ROUGH OPENING	BRAND	STYLE
A	1	24" X 48"	SEE WINDOW LIST	ELEVATE CASHEMENT	
B	5	36" X 48" 20"	SEE WINDOW LIST	ELEVATE CASHEMENT	
C	2	36" X 48"	SEE WINDOW LIST	ELEVATE CASHEMENT	

DOOR SCHEDULE

MARK	QTY	SIZE	ROUGH OPENING	REMARKS
1	1	10' X 8'	TBD	O.H.D.
2	1	16' X 8'	TBD	O.H.D.
3	1	56" X 80"	98 1/2" X 82"	EXT. ENTRY
4	1	32" X 80"	54" X 82 1/2"	INT. PREHUNG
5	1	30" X 80"	52" X 82 1/2"	INT. PREHUNG



ISSUED: 09/16/25
REVISED: 04/01/26
SCALE: SEE PLAN
DRAWN BY: L.R.S.
CHECKED BY: J.R.M.
JOB #: 25-112

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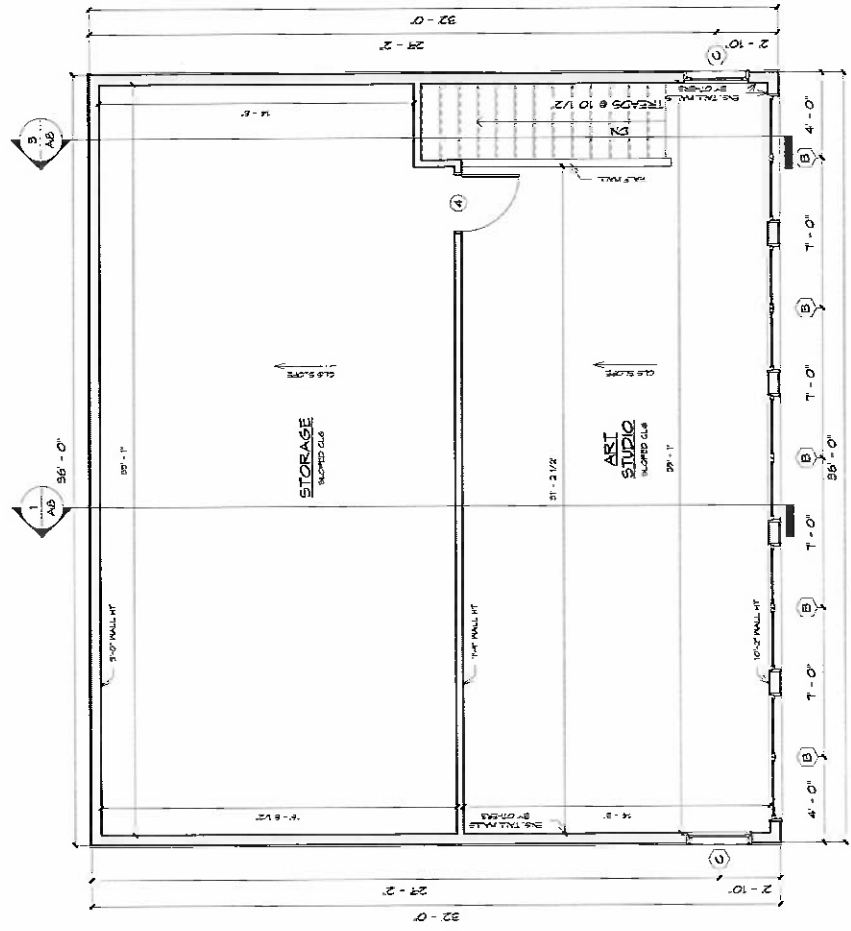
PROPOSED GARAGE FOR:
MATT & TRACI GUZZO
UPPER FLOOR PLAN & SCHEDULES



ISSUED FOR PRICING NOT FOR CONSTRUCTION ISSUED FOR PRICING

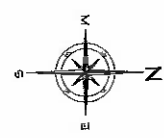
WINDOW SCHEDULE				
MARK	QTY.	SIZE	ROUGH OPENING	REMARKS
A	1	24" X 48"	SEE WINDOW LIST	ELEVATE CASSETT
B	5	36" X 48" 30"	SEE WINDOW LIST	ELEVATE CASSETT
C	2	36" X 96"	SEE WINDOW LIST	ELEVATE CASSETT

DOOR SCHEDULE				
MARK	QTY.	SIZE	ROUGH OPENING	REMARKS
1	1	10' X 8'	TBD	OLD
2	1	10' X 8'	TBD	OLD
3	1	80" X 80"	80" X 80"	BOY ENTRY
4	1	80" X 80"	80" X 80"	INT. PREHANG
5	1	36" X 80"	36" X 80"	INT. PREHANG



1 UPPER FLOOR PLAN
A6 1/4" = 1'-0"

STORAGE	616 SF
ART STUDIO	496 SF



ISSUED: 09/16/25
 REVISED: 04/07/26
 SCALE: SEE PLAN
 DRAWN BY: L.R.S.
 CHECKED BY: J.R.M.
 JOB #: 25-112

NELSON LUMBER & DESIGN
 1000 W. HUNTER RD.
 HAYWARD, CA 94543
 PHONE: (770) 834-4999
 NELSONLUMBER.COM

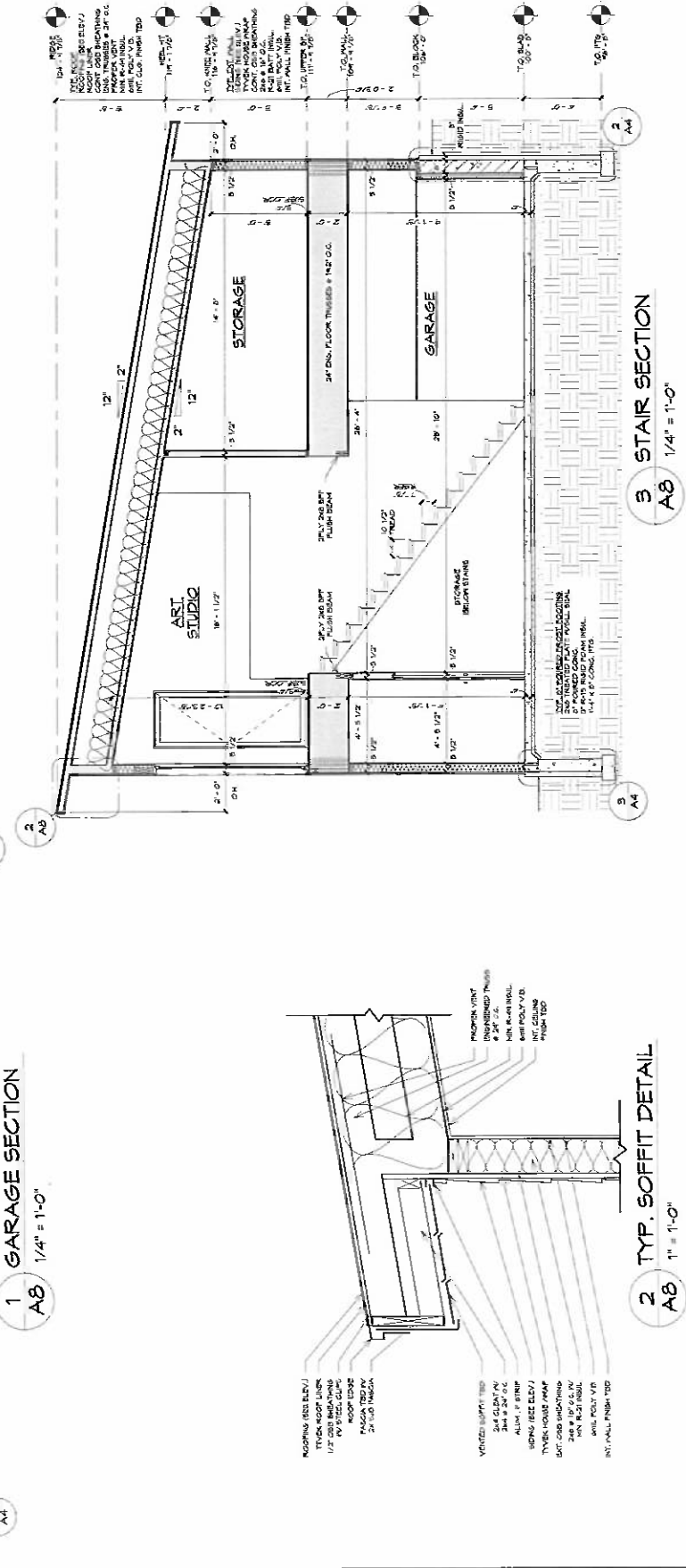
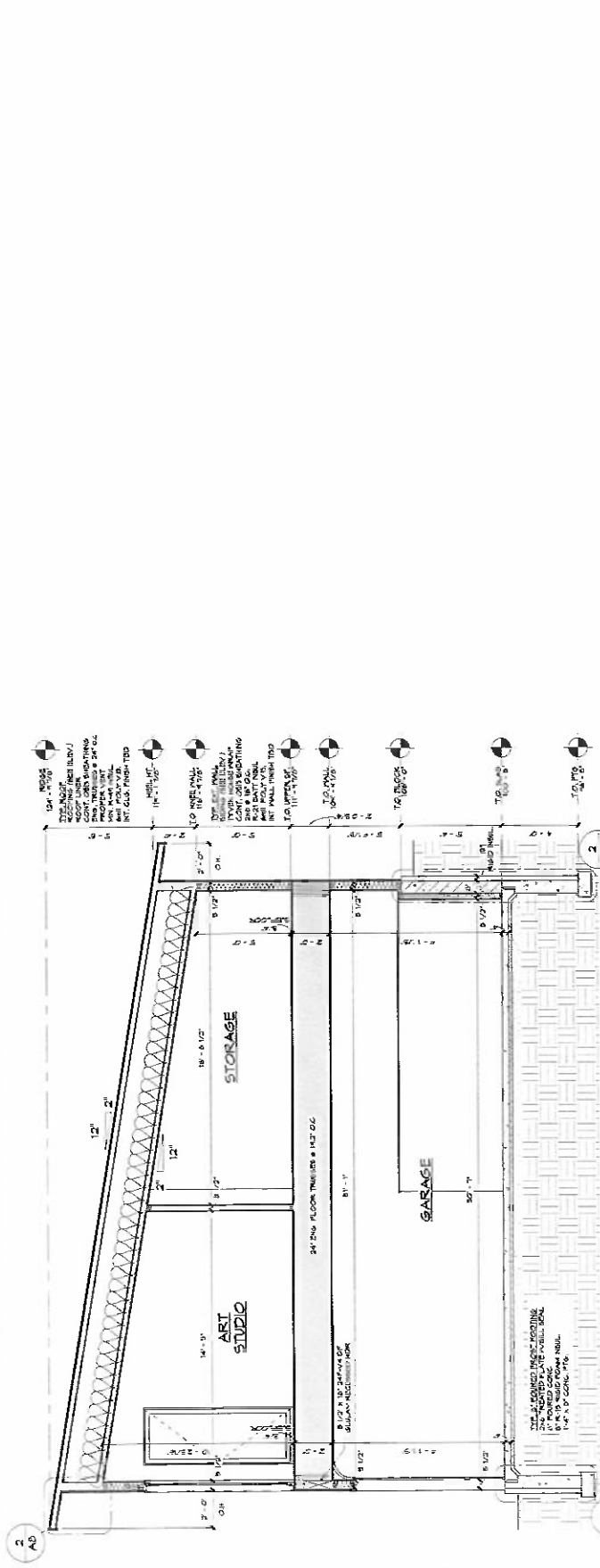
PROPOSED GARAGE FOR:
 MATT & TRACI GUZZO
 SECTIONS & DETAIL



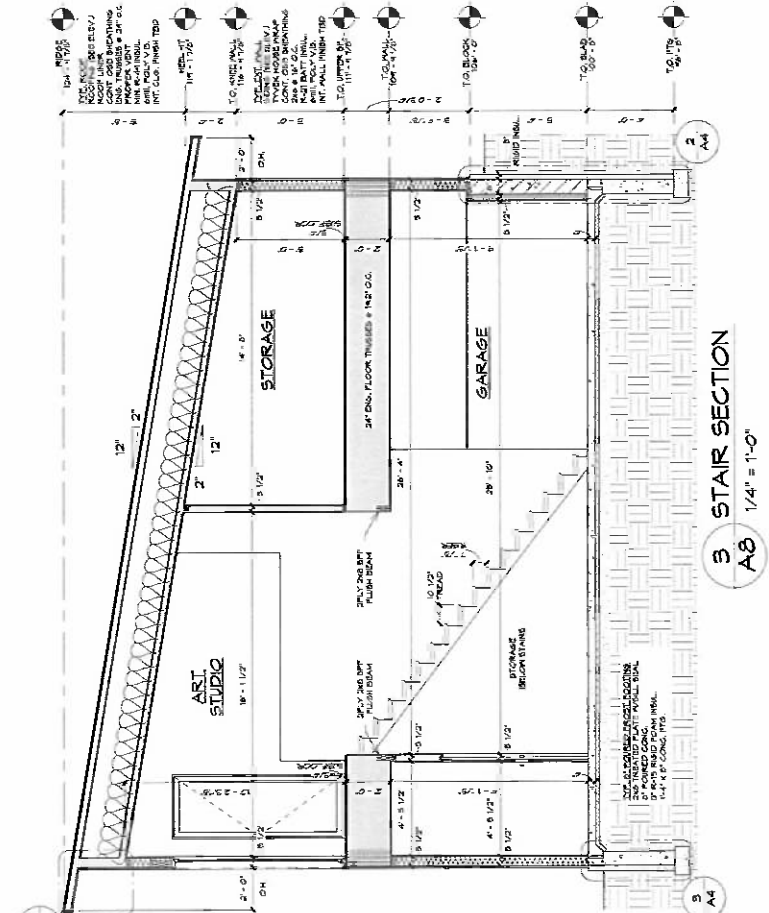
ISSUED FOR PRICING

NOT FOR CONSTRUCTION

ISSUED FOR PRICING



3 STAIR SECTION
 A8 1/4" = 1'-0"



SHORELAND PRESERVATION AGREEMENT
INTACT
(Shoreline Vegetation Protection Area)

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

WHEREAS, (list all owners) Matthew and Traci Buzzo Joint Revocable Trust

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

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

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

Legal Description of Property: Sec 23 Tn 42 Rg 07 PRT Govt Lot 2

Dated this 14 day of July, 2026

Matthew Buzzo
(Owner)

(Owner)

Traci Buzzo
(Owner)

(Owner)

(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

TOWN OF SPIDER LAKE
Sawyer County, Wisconsin

Office Use
Application No. **DM 26-03**

DEMOLITION PERMIT APPLICATION

Fees: \$75.00

Checks should be made payable to: Treasurer, Town of Spider Lake.

Submit completed application and fee to:
Clerk, Town of Spider Lake
10896 W Town Hall Rd.
Hayward, WI 54843

DEMOLITION MAY NOT BEGIN UNTIL THE PERMIT IS ISSUED.

Print Or Type – Use Black Ink

Property Owner <u>David Vervelde Family Trust</u>	Agent/Builder <u>Josh Yoder</u>
Mailing Address <u>4845 S 184th Plaza</u>	Mailing Address <u>15498W Williams Rd.</u>
City <u>Omaha</u> State <u>NE</u> Zip <u>68135</u>	City <u>Hayward</u> State <u>WI</u> Zip <u>54843</u>
Daytime Phone <u>[REDACTED]</u>	Daytime Phone <u>[REDACTED]</u>
Email <u>[REDACTED]</u>	Email <u>[REDACTED]</u>

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec 534 Twn. T42N R06W Alternate/Legacy ID: _____
Description: Teal Lake Shores Lot 13
Site Address: 12391N Flynn Trl Acreage 2.0 Deed Document # _____
Zone District RR2

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.)

Type of structure/building to be demolished: House

Location where demolition debris will be disposed of: Woodland Roll off - Sarona, WI

The undersigned hereby makes application for a Permit for the work described and located as shown herein. The undersigned agrees that all work shall be in accordance with the requirements of the Town of Spider Lake Zoning Ordinance, the Town of Spider Lake Subdivision Control Ordinance, the Sawyer County Sanitary Code, and the laws and regulations of the State of Wisconsin; whether the detailed information is contained herein or not; and that, if I am not the owner of the site upon which the above demolition is to be carried out, I have been authorized by the owner to act on his behalf; and further, to save the town harmless from my action or cost arising out of any incident to granting this permit is issued.

Signature of Owner or (Agent with Power of Attorney)

Print Name: David Vervelde Sign: [Signature] Date: 07/21/26

OFFICE USE ONLY

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

Expiration Date _____

Signature of Zoning Administrator _____

Office Comments _____

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

Application No. LUP 26-27

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 David Ver Velde Family Trust Agent/Builder Josh Yeobers
 Mailing Address 4845 S 184th Plaza Mailing Address 15498W Williams Rd.
 City Omaha State NE Zip 68135 City Hayward State WI Zip 54843
 Day Phone [REDACTED] Daytime Phone [REDACTED]

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 1/4 1/4, Sec. 534 Twn. T42 N R 06 W Alternate/Legacy ID: _____
 Description: Teal Lake Shores Lot 13
 Site Address: 12391 N Flynn Trl Acreage 2.0 Deed Document # _____
 Sanitary Permit # 599687 Date 2/2/18 Issued By Kate Clark
 Or: _____ (Attach Copy Of Approved Sawyer County Sanitary Permit)
 Year Installed _____ Owner When Installed: _____

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 <u>3</u> # of Stories <u>2</u>	Walk Out ☐ Yes ☒ No Loft ☒ Yes ☐ No	Attached Garage ☒ Yes ☐ No Deck ☒ Yes ☐ No X = <u>970</u> SF	Footprint of Proposed Structure <u>23'6" x 33'1" = 777.4</u> SF <u>9'3" x 58' = 539.4</u> SF Total Habitable Sq. Ft. <u>5,012</u>	Hght of Structure Grade to Peak <u>29'-7 1/8"</u> Construction Cost <u>\$ 1,500,000</u>
☐ Addition To Dwelling	Use of Addition ☐ Living room ☐ Kitchen ☐ Bathroom ☐ Bedroom ☐ Garage ☐ Deck ☐ Storage Building ☐ Screened Porch ☐ Other _____	Bedrooms Existing ☐ Additional ☐ Total ☐	# of Stories ☐ Loft ☐ Yes ☐ No	Size of Proposed Structure X = _____ SF Total Habitable Sq. Ft. _____	Hght of Structure Grade to Peak _____ Construction Cost \$ _____	
☐ Accessory Structure	# of Stories ☐ Type of Accessory Structure ☐ Garage ☐ Storage Building ☐ Gazebo ☐ Screen house ☐ Greenhouse ☐ Other _____	Size of Proposed Structure X = _____ SF		Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ Addition To Accessory Structure	Size of Existing Accessory Structure _____ X _____ = _____ SF	Size of Proposed Addition _____ X _____ = _____ SF	Hght of Structure Grade to Peak _____ Construction Cost \$ _____			
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other _____ ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved _____ X _____ = _____ SF	Hght of Structure Grade to Peak _____ Construction Cost \$ _____			
☐ Use of Land	☐ Filing ☐ Dredging ☐ Grading ☐ > 10,000 S.F. Grading ☐ Other _____					
☐ Home Occupation/ Professional Office	Type of Business ☐ Located in Existing Dwelling ☐ Located in Existing Accessory Structure (Not more than 1 nonresident person may be employed on the premises)		Total Area of Existing Building _____ SF Area Being Used for Business (May not exceed 25% of the total floor area of the dwelling 750 sq. ft. in an accessory building) _____ X _____ = _____ SF			
☐ Alternative or Renewable Energy Systems	☐ Solar ☐ Wind ☐ Other _____		Construction Cost \$ _____			
☐ Communication Systems	☐ Cell Tower Height of Tower: _____ ☐ Other _____		Construction Cost \$ _____			

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

SITE PLAN REQUIREMENTS

Draw a site plan on the **NEXT PAGE OR A SEPARATE PIECE OF PAPER (NOT TO EXCEED 8 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) 87,038 sq ft
 Total impervious surface area (including this project) (B) 5,333 sq ft
 (B)/(A) x 100 = % Used 6%
 (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: David VerVelde Sign: David VerVelde Date: 07/21/20

You must complete the attached plot plan

Fees: See Fee Schedule
 Checks should be made payable to: Treasurer of the Town of Spider Lake.

An Additional fee will be required for each inspection over _____

Submit Completed Application And Fee To:

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

OFFICE USE ONLY

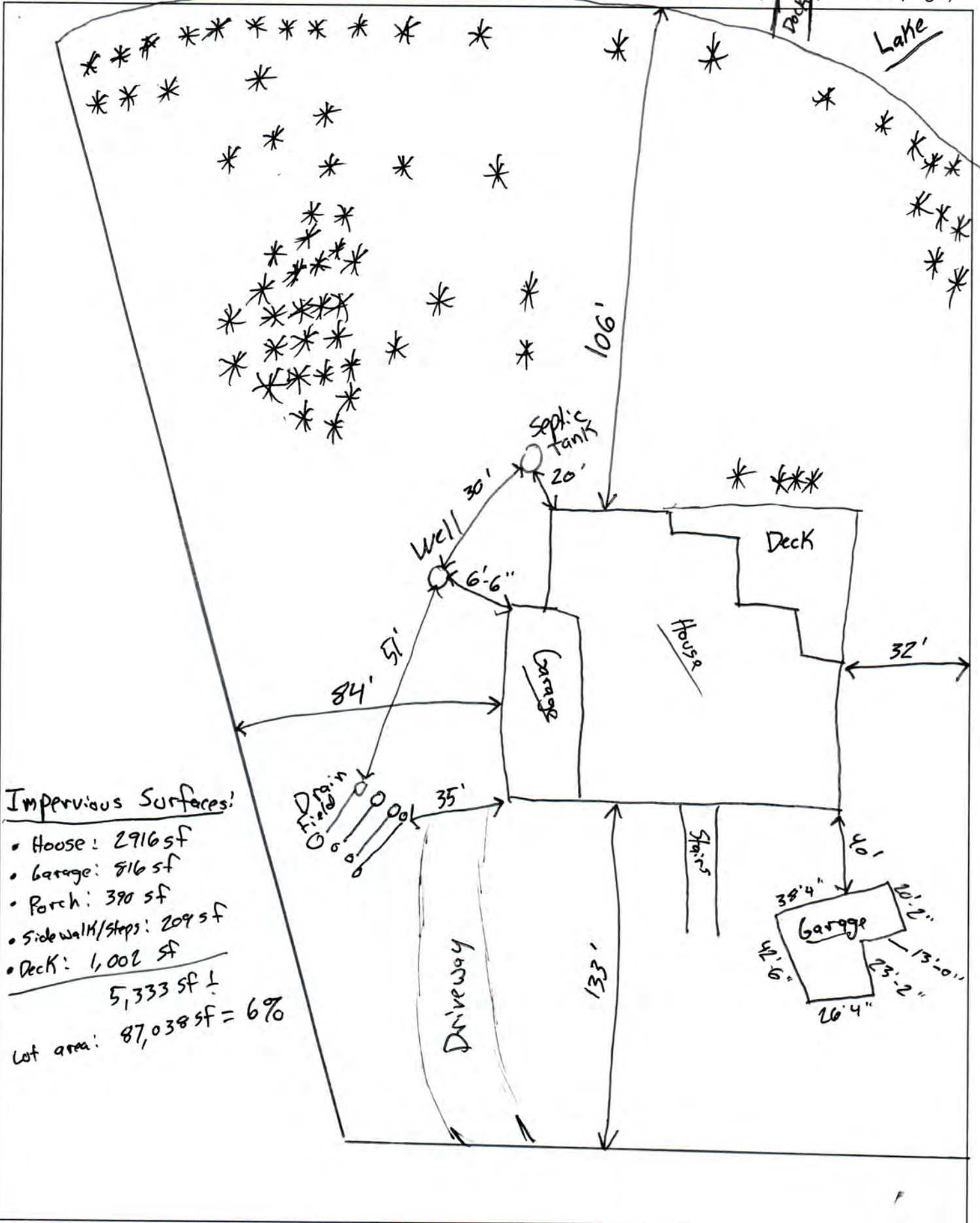
Permit issued by _____ Date _____ Fee \$ _____ Check # _____
 Permit denied by _____ Date _____ ☐ See attached for reason of denial
 Expiration Date _____

Signature of Zoning Administrator

SITE PLAN

Lake

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



WORKSHEET

The following steps should be followed to address the IMPERVIOUS SURFACE issues related to your property. Not all lots are rectangular in shape. For those lots that are irregular in shape, the lot area should be determined as accurately as possible. (Note: Length X Widths = Area.)

1. Determine the lot dimension.

Length = 325.37 ' from the ordinary high-water mark to the rear lot line.
Width = 128.58 ' between side lot lines.

2. If the lot is a river lot. Determine the lot area only for that part of the lot that is 300' or less in depth.

Area = _____ square feet.

Multiply this amount by 15%.

Area x 0.15 = _____ square feet. This is the maximum impervious Surface area that is allowed without obtaining a Conditional Use Permit

3. If the lot is a lake lot and is less than 300' in depth, determine the lot area.

Area = 87,038 square feet

Multiply this amount by 15%.

Area x 0.15 = 13,055.7 square feet. This is the maximum impervious surface area that is allowed without obtaining a Conditional Use Permit

4. If the lot is a lake lot and is greater than 300' in depth, determine the lot area for that part of the lot from the ordinary high-water mark to a depth of 300' and for that part of the lot from 300' to a depth not to exceed 1000'.

(a) Area = _____ square feet to a depth of 300'. Multiply this amount by 15%.

Area x 0.15 = _____ square feet. This is the maximum impervious Surface area that is allowed without obtaining a Conditional Us Permit.

(b) Area = _____ square feet from 300' to a depth not to exceed 1000'.

Multiply this amount by 30%.

Area x 0.30 = _____ square feet. This is the maximum impervious surface area that is allowed from 300' to a depth of no greater than 1000'.

5. Provide a detailed drawing on the application for Land Use Permit that clearly indicates the impervious surface area.

SHORELAND PRESERVATION AGREEMENT

INTACT

(Shoreline Vegetation Protection Area)

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

WHEREAS, (list all owners) David VerVelde Family Trust

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

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

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

Legal Description of Property: 12391 N. Flynn Trl
Teal Lake Shores Lot 13
Sec. 534 Twn. T42N R06W

Dated this 21st day of July, 2026

David VerVelde

(Owner)

(Owner)

(Owner)

(Owner)

(Owner)

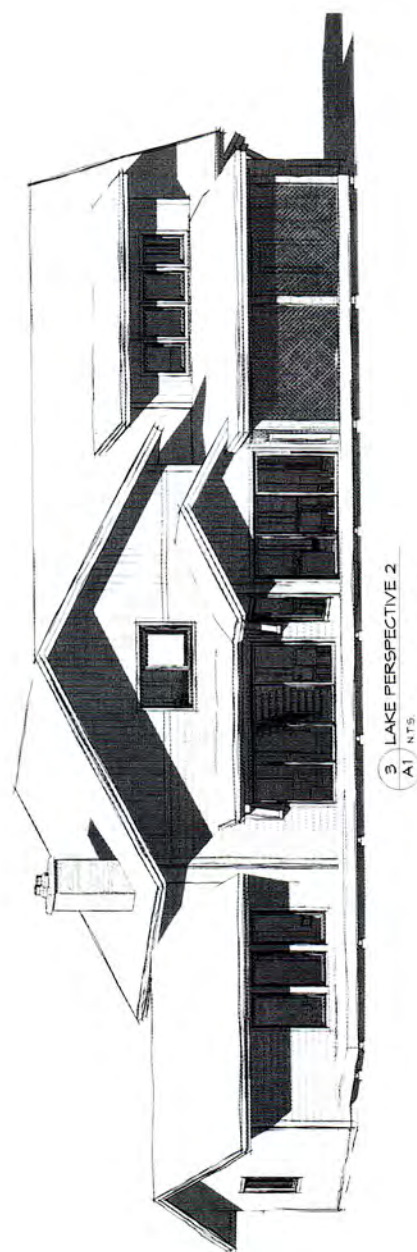
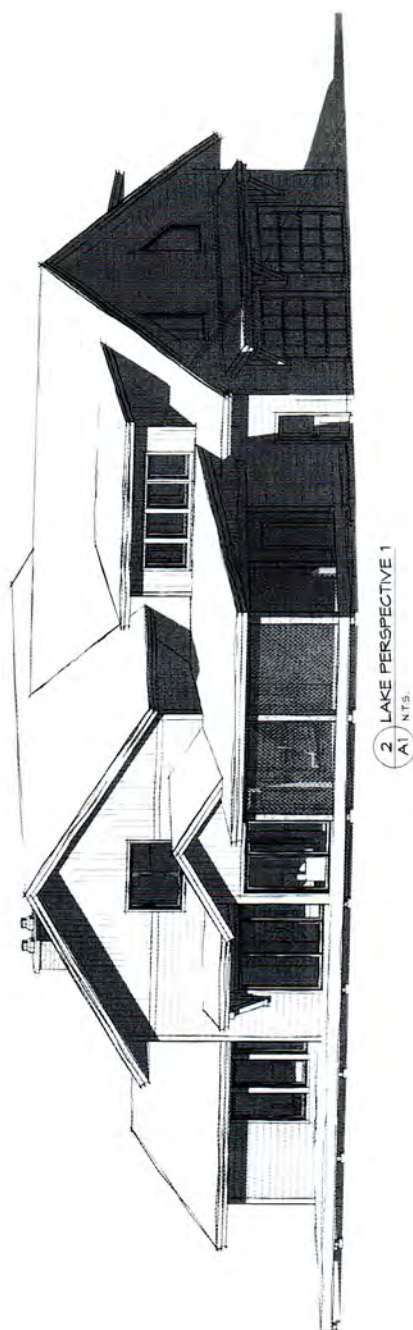
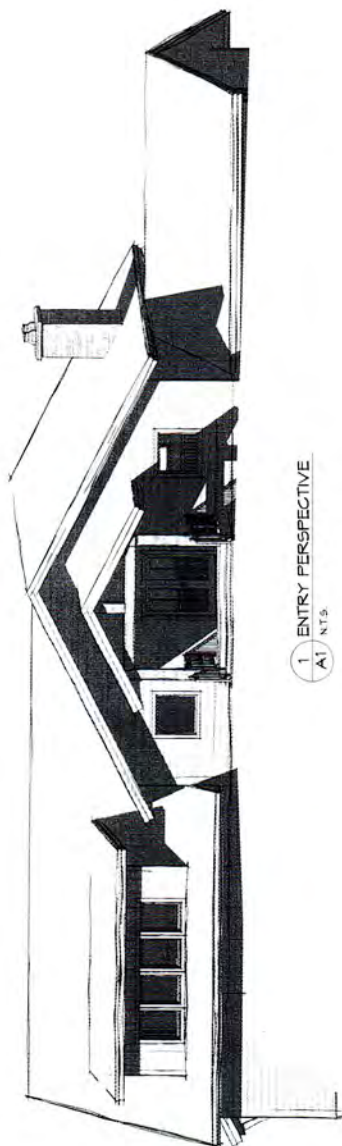
(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

ISSUED FOR PRICING

NOT FOR CONSTRUCTION

ISSUED FOR PRICING



! This Application is a DRAFT

TOWN OF Spider Lake

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

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

Be sure to complete all steps in this application.

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

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

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

First name	Last name	Property Owner
Brad & Rachel	Scrivner	

Property Owner Mailing Address

205 Glenview Rd, Mt Horeb, WI 53572

First name	Last name	Agent/Builder Daytime Phone #
Carrie	Bender	

Agent/Builder Mailing Address

15988 US Hwy 63, Hayward, WI 54843

Gov't Lot	1/4	1/4
1		
Sec.	Twn.	R____W
33	42N	06W

Alternate/Legacy ID

028642335109

Description

PRT GOVT LOT 1, LOT 4 CSM 9/56, #1851

Site Address

8784W Elephant Rock Rd, Hayward, WI 54843

Acreage

1.99

Deed

Document

443076

Sanitary Permit

665683

Sanitary Permit Date

3/13/2026

Sanitary Permit Issued By

Sawyer County

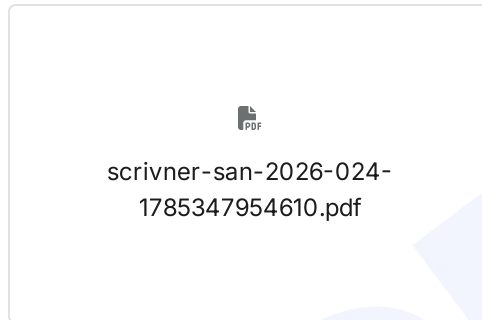
Year Installed

2026

Owner When Installed

Brad & Rachel Scrivner

Attach Copy Of Approved Sawyer County Sanitary Permit



Visit heygov.co/townofspiderlake.com/fr_01kyqg2jbt3ac6fqdvwh8zp8ft to view or download full files.

Zone District

☐ R-1

☒ RR-1

☐ RR-2

☐ A-1

☐ C-1

☐ I-1

☐ F-1

Wetland/Shoreland

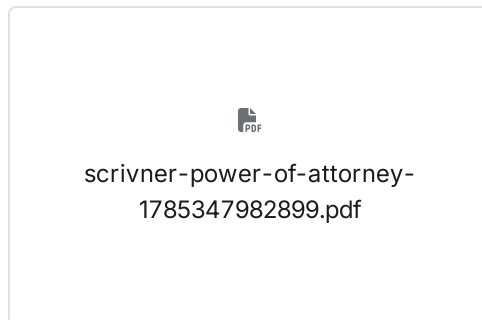
☒ Yes

☐ 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



Visit heygov.co/townofspiderlake.com/fr_01kyqg2jbt3ac6fqdvwh8zp8ft 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	Area Involved (length X width = total SQFT)
	☐ Roof Structure Replacement	69 sf
	☐ Other	
	☒ Stairs/Walkways Within 75' Of OHWM	
Height of Structure Grade to Peak		Construction Cost
4		\$ 7000

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

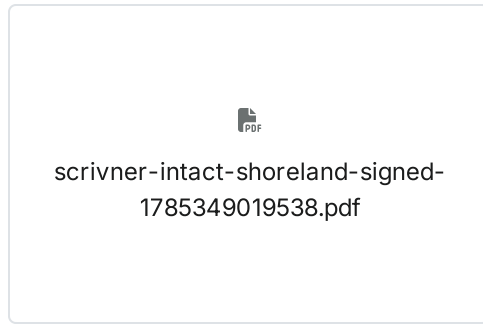
To take a look at any Additional Information, the Worksheet & the Example Plot Plan open this [link here](#).

To Download the Shoreland Preservation Agreement open this [link here](#).

Total land area within 300' of the water body:

67256

Please Upload the SHORELAND PRESERVATION AGREEMENT

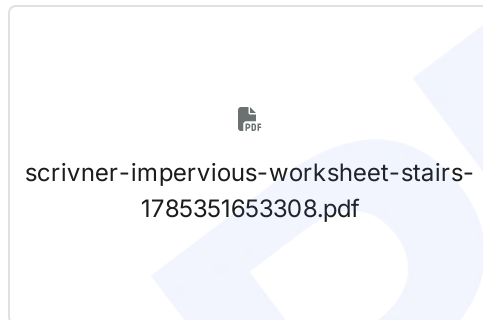


Visit heygov.co/townofspiderlake.com/fr_01kyqg2jbt3ac6fqdvwh8zp8ft to view or download full files.

Total impervious surface area (including this project)

2011

Please Upload the the worksheet in the Additional Information Worksheet document



Visit heygov.co/townofspiderlake.com/fr_01kyqg2jbt3ac6fqdvwh8zp8ft to view or download full files.

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

2.99%

Attach the Site Plan



stair-lup-layout-1785355501569.pdf



scrivner-lake-stairs-1785355557771.pdf

Visit heygov.co/townofspiderlake.com/fr_01kyqg2jbt3ac6fqdvwh8zp8ft 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 7/29/26, 3:15 PM

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: 7/29/26

For Zoning & Building Department use only

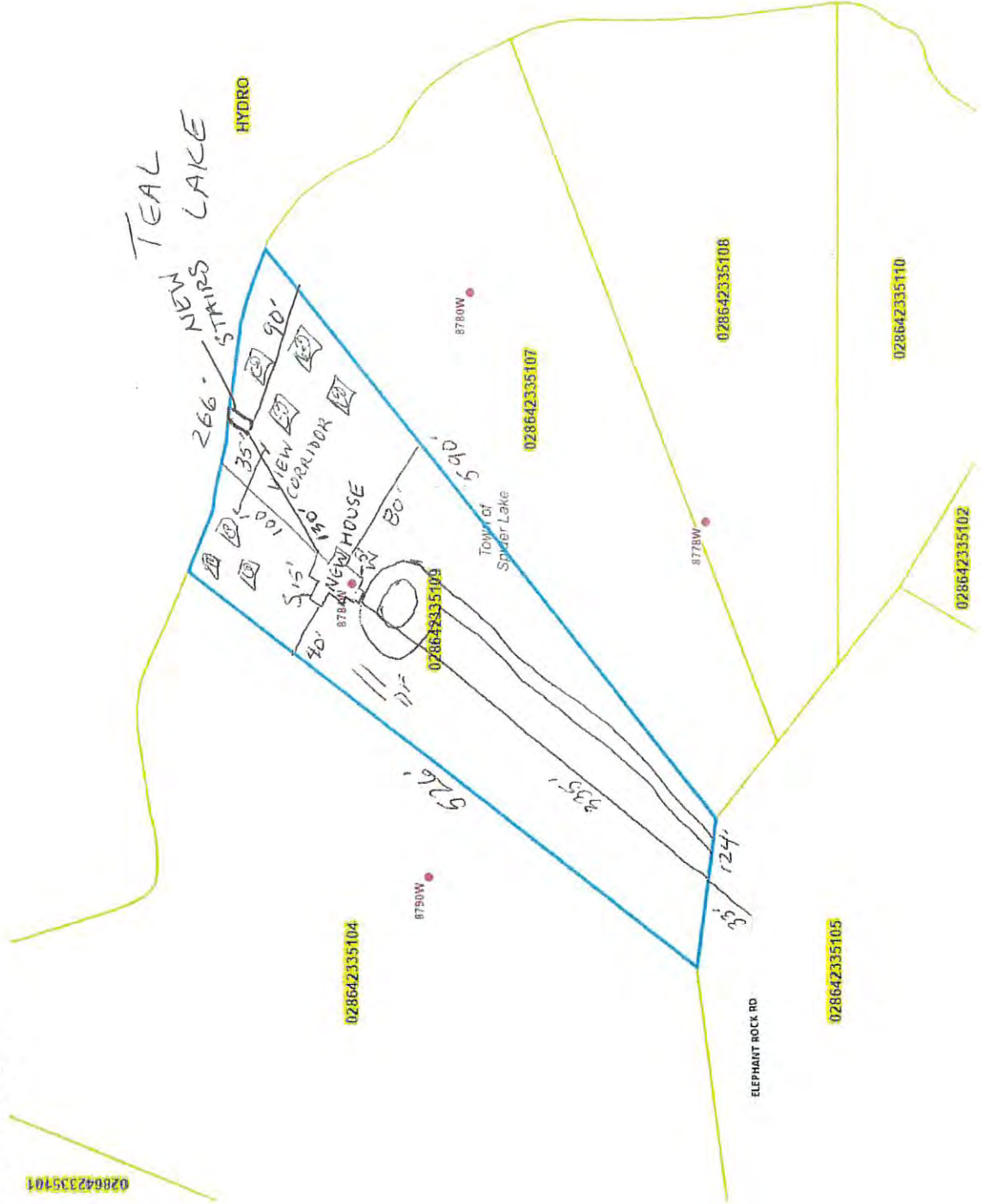
Does the Plan & Review Commission recommend approval from the Town Board?

☐ Yes

☐ No

Reason for recommendation

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



SHORELAND PRESERVATION AGREEMENT

INTACT

(Shoreline Vegetation Protection Area)

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

WHEREAS, (list all owners) Bradley & Rachel Scrivner

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

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

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

Legal Description of Property: Town of Spider Lake, Sawyer County
Part of Government Lot 2, '14, '14, S33, T42N, R06W, State of Wisconsin.

Dated this 3rd day of April, 2026

Brad Scrivner

(Owner)

Rachel Scrivner

(Owner)

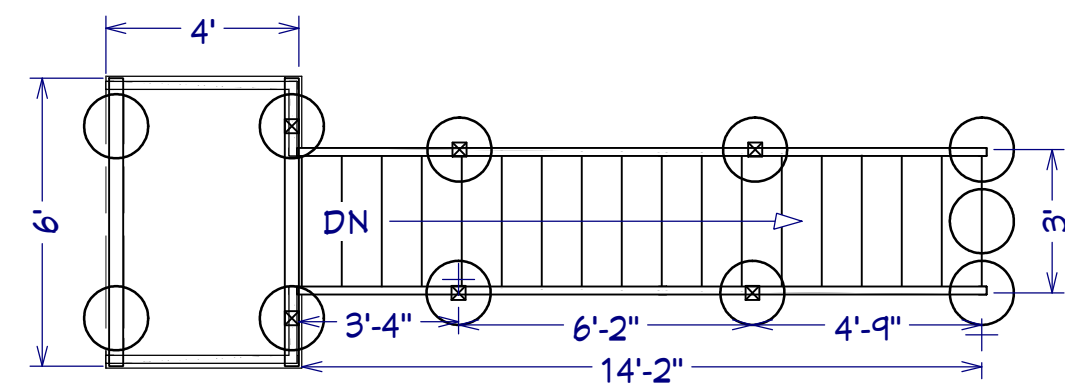
(Owner)

(Owner)

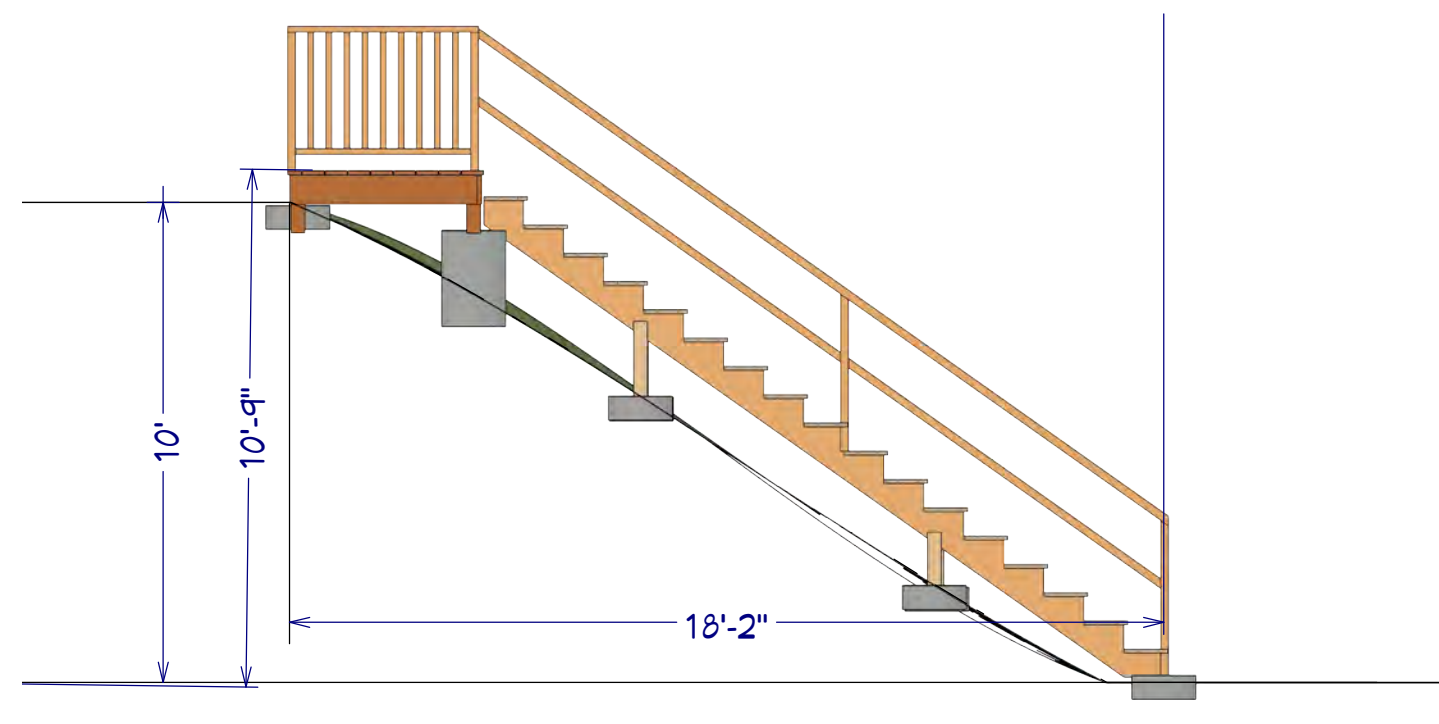
(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office



STAIRS HAVE A 7" RISE
AND A 10" STEP



REVISION TABLE	
NUMBER	DESCRIPTION

Scrivner Lake Stairs

DRAWINGS PROVIDED BY:

DATE:

7/27/2026

SCALE:

SHEET:

P-1

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

Application No. LUP 26-30

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 PATRICK M. KENNEY + DYANNE D. SINGLER Agent/Builder VENISON CREEK CONSTRUCTION
Mailing Address 265 CASTLETON VIEW RD Mailing Address 1070 N. EVERETT RD # OWNER: JOHN SORENSON
City CASTLETON State IA Zip 22716 City HAYWARD State WI Zip 54843
Day Phone [REDACTED] Email [REDACTED] Daytime Phone 715 558 1510

Site Information (From Real Estate Property Tax Bill)

Gov't Lot 11 1/4 1/4, Sec. 28 Twn. 42 N R 5 W Alternate/Legacy ID: 028-542-28-6103

Description: LOT 2 CSM 39/268

Site Address: 12587 MEADOW LAKE ROAD CLAM LAKE WI 54317 Acreage 17.56 Deed Document # 394229

Sanitary Permit # 25-265 Date 11/14/25 Issued By 11/14/25 SAWYER CO.

(Attach Copy Of Approved
Sawyer County Sanitary Permit)

Year Installed _____ Owner When Installed: _____

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

ATTACHED
SOIL EVAL. REPORT

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 <u>3</u> # of Stories <u>1</u>	Walk Out ☒ Yes ☐ No Loft ☐ Yes ☒ No	Attached Garage ☒ Yes ☐ No <u>32 X 36 = 1152 SF</u> Deck ☒ Yes ☐ No <u>14 X 20 = 280 SF</u>	Footprint of Proposed Structure <u>32 X 50 = 1600 SF</u> Total Habitable Sq. Ft. <u>3724</u>	Hght of Structure Grade to Peak <u>NTE 30'</u> Construction Cost <u>\$650K</u>
☐ 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 Existing Accessory Structure ____ X ____ = ____ SF	Size of Proposed Addition ____ X ____ = ____ SF	Hght of Structure Grade to Peak _____ Construction Cost \$ _____		
☐ Other/ Misc	☐ Foundation Replacement ☐ Roof Structure Replacement ☐ Other _____ ☐ Stairs/Walkways Within 75' Of OHWM	Area Involved ____ X ____ = ____ SF	Hght of Structure Grade to Peak _____ Construction Cost \$ _____			
☐ Use of Land	☐ Filling ☐ 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) 174,837 ft²

Total impervious surface area (including this project) (B) 3102 ft²

(B)/(A) x 100 = % Used 1.8%

(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)

PATRICK M. KENNEY

Print Name: DYANNE D. SINGLER

Sign: [Signature]

Date: 7/30/26

You must complete the attached plot plan

Fees: See Fee Schedule

Checks should be made payable to: Treasurer of the Town of Spider Lake.

An Additional fee will be required for each inspection over _____

Submit Completed Application And Fee To:

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

OFFICE USE ONLY

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

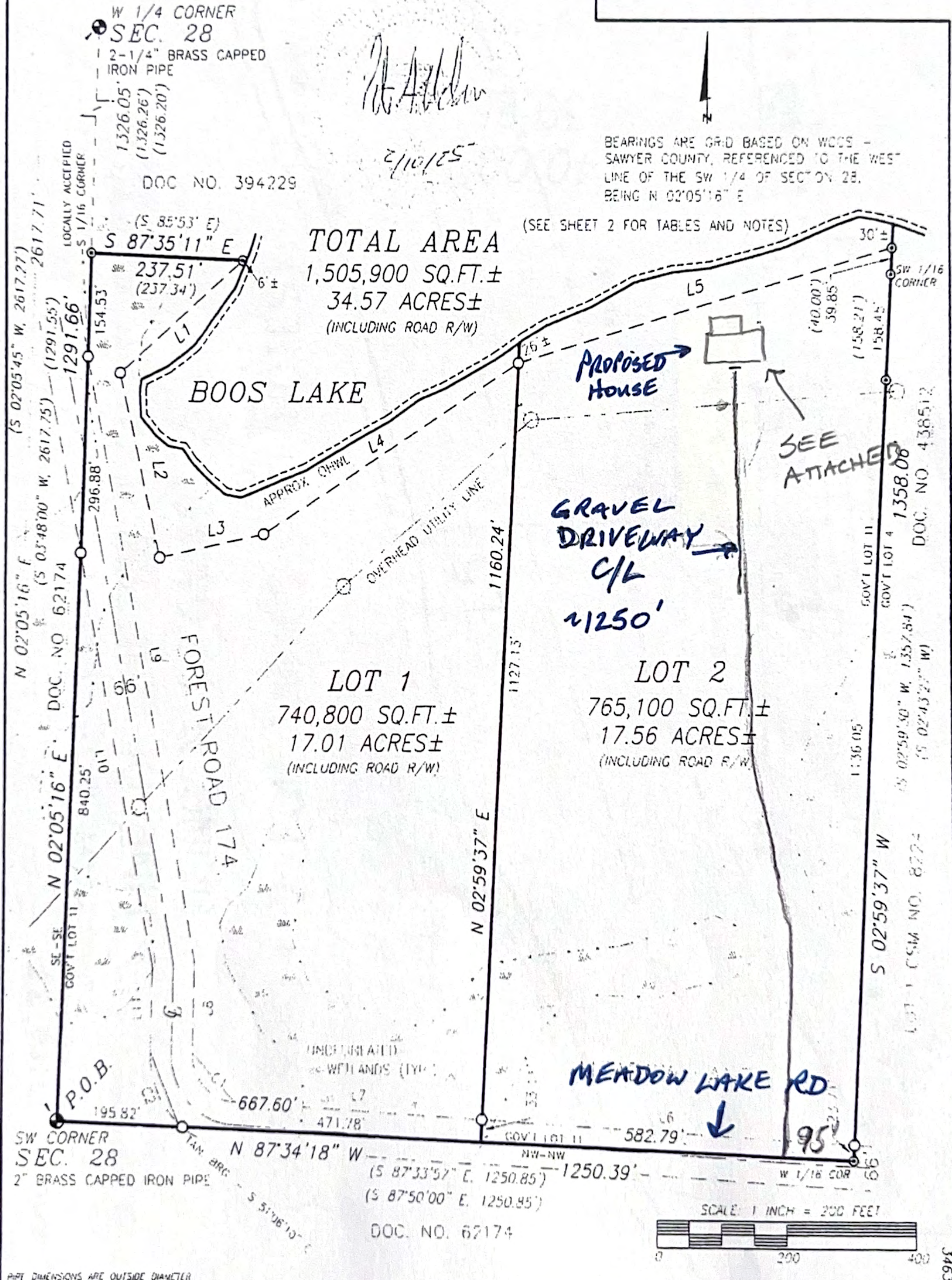
Permit denied by _____ Date _____ ☐ See attached for reason of denial

Expiration Date _____

Signature of Zoning Administrator

SAWYER COUNTY CERTIFIED SURVEY
MAP NO. _____

GOVERNMENT LOT 11 OF SECTION 28, T. 42 N.,
R. 5 W., IN THE TOWN OF SPIDER LAKE, SAWYER
COUNTY, WISCONSIN



PIPE DIMENSIONS ARE OUTSIDE DIAMETER

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 1" IRON PIPE, UNLESS NOTED
- 1" - 1.5" IRON PIPE, WEIGHING
11.3 LBS/FT, SET THIS SURVEY
- () RECORDED INFORMATION

CLIENT: BECKER

JOB NO. N24-191
DRAFTED BY: P. NELSON
JAN 15, 2025
FIELDWORK COMPLETED: 1/14/2025

SCALE: 1 INCH = 200 FEET
FILE NO. 142NR04/SEC28
ACAD/FSDATA/N24-191 BECKER
NB: 436 PG 115

SHEET 1 OF 3 SHEETS

NELSON
SURVEYING
INCORPORATED

SURVEYING YOUR NEEDS SINCE 1954
MAP NO. CSM 3463 ©

✱

Deck - 14' x 20' = 280 sq ft

DAVIER QUINN, REFERENCED IN THE WEST
LINE OF THE SW 1/4 OF SECTION 28,
BEING N 02°05'16" E

7

1. 7

71



SHORELAND PRESERVATION AGREEMENT
INTACT
(Shoreline Vegetation Protection Area)

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

WHEREAS, (list all owners) PATRICK KENNEY & DIANNE SINGLER

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

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

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

Legal Description of Property: Gov't Lot 11 SEC 28 Twn 42N R4 SW
LOT 2 CSM 39/268

Dated this 30 day of JULY, 2026

Patrick M. Kenney
(Owner)

Dianne Singler
(Owner)

(Owner)

(Owner)

(Owner)

(Owner)

This instrument was drafted by:
Spider Lake Zoning Office

Memorandum

To: Town of Spider Lake, Plan and Review Commission

From: Thor Jeppson

Date: July 29, 2026

Re: Land Use Ordinance Update – Summary of Phase I Revisions

Purpose and Scope

This memorandum summarizes the changes proposed to date for Part I of the Town of Spider Lake Land Use Ordinance. It is intended as a status overview for the Plan and Review Commission, not as a line-by-line redline. Nothing described below is final and each item remains subject to Commission direction and, ultimately, to action by the Town Board.

Statutory Framework

The Town zones under Wis. Stat. § 60.62, which authorizes a town exercising village powers under Wis. Stat. § 60.22(3) to adopt zoning regulations subject to the substantive requirements of Wis. Stat. § 62.23(7). Two features of that framework shape much of the draft.

Consistency with the comprehensive plan. Wis. Stat. § 66.1001(3) requires that a zoning ordinance enacted under § 60.62 be consistent with the Town's adopted comprehensive plan.

Limits on local authority. Several statutes enacted since the current ordinance was written now constrain what the Town may regulate and how it must decide applications. Several provisions of the current ordinance are unenforceable under those statutes, and these have been corrected.

Phase 1 — Part I, Land Use

Reorganization

Part I has been restructured to proceed generally from administrative procedures, to zoning districts, to use regulations, to dimensional and development standards, and finally to other development regulations.

The current ordinance frequently shifts between administrative procedures, use regulations, development standards, and other topics, making it difficult to determine what is allowed on a property and which standards apply. The proposed reorganization creates a more logical, user-friendly document that is easier for property owners to navigate and for the Town to administer and maintain, without changing the ordinance's substantive policies.

Current Organization	Proposed Organization
1. Introduction 2. Definitions 3. Zoning Districts 4. Regulations 5. Signs 6. Regulation of Special Uses 7. Screening and Fencing 8. Conditional Uses 9. Administrative 10. Nonconforming Uses 11. Zoning Board of Appeals 12. Amendments 13. Public Hearing / Notices 14. Severability 15. Zone Districts 16. Dimensional Requirements	1. Introduction 2. Definitions 3. Administration and Procedures 4. Zoning Districts 5. Use Regulations 6. Dimensional and Development Standards 7. Parking, Loading, and Access 8. Landscaping and Screening 9. Outdoor Lighting 10. General Performance Standards 11. Supplemental Use Regulations 12. Signs 13. Conditional Uses 14. Nonconforming Uses

Section 4.0 — Zoning Districts

The draft reduces the number of base districts, refines the statement of purpose and intent for each district, and moves wetland regulation from a base district to an overlay.

Current District	Proposed District
R-1 Residential One	Eliminated — no mapped parcels
RR-1 Residential/Recreational One	RR-1 Rural Residential (renamed)
RR-2 Residential/Recreational Two	RR-2 Residential/Recreational Two (unchanged)
A-1 Agricultural	A-1 Agricultural (unchanged)
C-1 Commercial	C-1 Commercial (unchanged)
I-1 Industrial	Eliminated — no mapped parcels
F-1 Forestry	F-1 Forestry (unchanged)
W-1 Wetland/Shoreland One	Eliminated as a base district
SP-1 Shoreland Protection Overlay	SP-1 Shoreland Protection Overlay (unchanged)
—	WO-1 Wetland Overlay (new)

- **R-1 Residential One and I-1 Industrial** are proposed for elimination. Neither district has any mapped parcels in the Town, and retaining unmapped districts adds length to the ordinance without regulatory effect.
- **W-1 Wetland/Shoreland One** would be eliminated as a base district. Mapped W-1 lands would be placed in F-1 Forestry, and the wetland standards would be carried forward in a

new Wetland Overlay applied over the underlying base district. Regulating wetlands through an overlay rather than a base district avoids the mapping problems that arise when a delineation is revised but keeps the underlying use regulations intact.

- **SP-1 Shoreland Protection Overlay** is unchanged. County shoreland zoning adopted under Wis. Stat. § 59.692(1c) and Wis. Admin. Code ch. NR 115 continues to apply independently within the shoreland area; the Town's overlay operates on top of the County's ordinance where stricter, as permitted by Wis. Stat. § 59.692(2)(bg), subject to the limits in Wis. Stat. § 60.62(5).

Section 5.0 — Use Regulations

- Converted the narrative lists of permitted and conditional uses into a consolidated Use Table, with permitted (P), conditional (C), and not permitted designations shown by district.
- Added contemporary use categories that the current ordinance does not address, such as townhouses, accessory dwelling units, event venues, and data centers, among others, so that these uses are classified in advance and reviewed against objective standards the Town has adopted. This matters practically, as a use the ordinance does not identify or regulate is difficult to condition or deny defensibly.
- Added temporary use standards, and standards governing multiple principal uses on a single lot.
- Removed condominiums as a land use. A condominium is a form of ownership under Wis. Stat. ch. 703, and zoning that regulates the ownership form rather than the use is vulnerable to challenge. The applicable standards have been relocated to Part III, Land Divisions.

Two use classifications warrant specific mention:

- **Rooftop solar** is classified as a permitted use subject to standards. Wis. Stat. § 66.0401(1m) limits the Town's authority over solar energy systems to restrictions that preserve or protect public health or safety, that do not significantly increase the cost of the system or decrease its efficiency, or that allow for an alternative system of comparable cost and efficiency.
- **Boathouses** remain permitted in the RR-1 Rural Residential and RR-2 districts, subject to the setback standards of the Shoreland Zoning Ordinance. No change to the existing boathouse standards is proposed.

Section 6.0 — Dimensional and Development Standards

- Simplified the dimensional standards table so that the applicable lot area, width, setback, and height requirements for each district can be read in one place, but the standards are unchanged.
- Added a clear definition of building setback to remove ambiguity about the point from which measurement is taken, together with express exceptions for access features and ordinary architectural projections such as eaves, gutters, and overhangs.

- Added a limited list of prohibited structures, including shipping containers used as accessory structures and detached garages or storage buildings exceeding the habitable floor area of the principal dwelling.
- Added wildfire-resistant roof construction requirements.
- **Removed the contiguous substandard lot provision.** The Town cannot require lots to be merged without the owners' consent (Wis. Stat. § 66.10015(4)) or restrict the sale or use of a substandard lot as a building site if it complies with the Town's other ordinances. The existing clause is unenforceable. The nonconformity standards in Section 14.0 still apply to development on these lots.

Section 7.0 — Parking, Loading, and Access

- The existing standards are generally carried forward. They have performed well for the Town and no structural change is proposed.
- Off-street parking ratios have been expanded to cover additional use categories, and reduced for two categories in which the current requirement produces more pavement than demand warrants:
 - retail and service uses move from one space per 200 square feet to one space per 300 square feet,
 - office and professional uses move from one space per 200 square feet to one space per 400 square feet.
- Access and driveway standards are unchanged.

Section 8.0 — Landscaping and Screening

- Substantially strengthened, with new objective standards governing fence height, materials, and location, as well as landscaping design and plant selection.
- Added landscaping and screening standards applicable to larger commercial and institutional development.
- The standards are drafted to be measurable and administratively applied, so that compliance can be determined at permit review without discretionary judgment.

Section 9.0 — Outdoor Lighting

- The existing standards are strengthened and their scope expanded, including objective light trespass limits measured at the property line.
- The draft prohibits uplighting and floodlighting, caps correlated color temperature at 3000K, requires that fixtures provide no more than the minimum intensity necessary for the intended purpose, and establishes a lighting curfew.
- These provisions respond to the dark-sky and lakeshore character concerns raised during the planning process, and are written as numerical standards so they can be enforced consistently.

Section 10.0 — General Performance Standards

- This is a new section establishing objective, measurable standards for recurring nuisance concerns. The standards apply to all development review.
- The section addresses landscaping, screening, lighting, noise, vibration, dust, fumes and odors, stormwater, hazardous materials, outdoor storage, refuse and waste disposal, fire protection and emergency access, drainage, traffic generation, outdoor activities, natural resource protection, and contaminated soils.
- This section does much of the ordinance's legal work. Under Wis. Stat. § 60.62(4e)(b), any condition on a conditional use permit must relate to the ordinance's purpose, be reasonable and measurable where practicable, and rest on substantial evidence.

Section 11.0 — Supplemental Use Regulations

- For uses with a heightened potential for nuisance, or that require regulation beyond the general standards, the draft adds use-specific supplemental regulations.
- Each supplemental section identifies the additional protections required for that use and, where appropriate, the circumstances in which the use may deviate from the general dimensional or performance standards.
- The Town's existing supplemental regulations, including those for mobile home parks, campgrounds, kennels, and mineral extraction, are carried forward substantially as written, with drafting corrections and updated cross-references.
- Other sections are new. Where a use is already subject to state regulation, the supplemental standards are drafted to the limit of the Town's remaining authority rather than restating state law, such as for wind energy systems or mobile service support structures.
- This section is designed to be amended over time as market conditions change and new concerns arise, without disturbing the structure of the balance of the ordinance.

Section 12.0 — Signs

- Reorganized and simplified for clarity. The substance of the permanent sign regulations is retained.
- **The temporary sign provisions have been rewritten.** The current provisions regulate by message, for example, political signs from real estate signs, which is content-based regulation. The new provisions are form-based and regulate categories like yard signs and banners according to size, location, and duration.
- Eliminated the conditional use permit requirement for signs in the Shoreland Protection Overlay. Signs that satisfy the objective standards are approved administratively, which removes an unnecessary hearing burden from the Commission and shortens the review timeline for applicants.

Section 13.0 — Conditional Uses

- The existing structure is retained and conformed to 2017 Wis. Act 67, codified for towns exercising village powers at Wis. Stat. § 60.62(4e).
- The draft states the substantial evidence standard expressly. Under Wis. Stat. § 60.62(4e)(b)1, the Town must grant a conditional use permit where the applicant meets or agrees to meet all of the requirements and conditions specified in the ordinance or imposed by the Town. Any condition imposed must be related to the purpose of the ordinance and based on substantial evidence, and under § 60.62(4e)(b)2. must be reasonable and, to the extent practicable, measurable.
- The draft sets out the factors the Commission will consider in reviewing a conditional use. The purpose is to ensure that the record supporting any approval, denial, or condition is built against adopted standards rather than developed at the hearing.

Section 14.0 — Nonconformities

- The existing framework is mostly retained. Abandonment and discontinuance provisions are strengthened. Wis. Stat. § 62.23(7)(h) permits termination of a nonconforming use that has been discontinued for a period of 12 months, and the draft applies that period while defining discontinuance in objective terms.
- The registration requirement for nonconforming uses is removed. No statute requires registration, and the draft instead provides expressly that the burden of establishing a lawful nonconforming use or structure rests on the property owner.