

**MINUTES**  
**Plan & Review Commission Public Hearing**  
**Wednesday, September 2, 2026 at 6:00 PM**

NOTICE WAS GIVEN that the Town of Spider Lake Plan & Review Commission would hold a Public Hearing on Wednesday, September 2, 2026 at 6:00 P.M. at the Town Hall, 10896W Town Hall Rd, Hayward Wisconsin, to consider the following:

Conditional Use Permit- Land Owners: Robert & Charlyn Lovely. Located in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Sec 21, T42N, R07W, PRT NESW Lot 2, CSM 35/19 #8217, Legacy PIN: 028742213106. Site address: 11262W Murphy Blvd, 16.18 Acres, Zoned A-1 Agriculture One District. In accordance with Ordinance 17-88, Part I Section 15.4 B) 6), the purpose of the request is to install a stand-alone solar array and connect to utility grid for electrical power generation.

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

1. Present were Chair Delaney, Vice Chair Johnson and Commissioners Becker, Tumbleson, Alternate Commissioner Victoria Ross and Zoning Administrator Mike Gardner. Delaney confirmed a quorum was present and that Notices were posted in compliance with Open Meetings Law (in Sawyer County Record editions of August 19<sup>th</sup> and 26<sup>th</sup>, and on the Town website).
2. **Motion to approve the Agenda was made by Johnson**, seconded by Becker. All in favor; motion carried.
3. Chair Delaney informed the public of the hearing procedures.

Lovely CUP Application Hearing: The applicant, Robert Lovely, and contractor Carl Ludewig were present. Ludewig provided a statement describing the proposed project: a ground mounted solar array in the open field of the Lovely's 16 acre parcel. Eight letters were sent to adjacent property owners. Two were returned without objection and one with objections (that the installation would be visible from respondent's adjacent parcel). There was no testimony offered by the public. The Commissioners asked questions for understanding, and the hearing concluded at 6:12 pm.

Respectfully submitted,

Sarah Delaney  
Chair, Plan & Review Commission  
September 7, 2026

## MEETING MINUTES

### Town of Spider Lake Plan and Review Commission Meeting September 2, 2026

1. Chair Delaney called the meeting to order at 6:13 pm, immediately following the Lovely CUP Public Hearing. Present were Chair Delaney, Vice Chair Johnson and Commissioners Becker, Tumbleson, Alternate Commissioner Victoria Ross (Zoom) and Zoning Administrator Mike Gardner. Delaney again confirmed a quorum was present.
2. **Motion to approve the Agenda** made by Ross, seconded by Becker. All in favor; motion carried.
3. Pledge of Allegiance
4. **Motion to approve the Minutes of the August 5, 2026 P&RC Meeting** made by Tumbleson, seconded by Becker. All in favor; motion carried.
5. Lovely CUP - Discussion and Recommendation: The owner's intended use (to install a stand-alone solar array and connect to utility grid for residential electrical power generation) satisfies the conditional use requirements of Land Use Ordinance 17-88. Possible Conditions were discussed and are attached to these Minutes. **Motion to recommend approval of the Lovely CUP 26-03 with proposed conditions to the Town Board** made by Becker, seconded by Ross. All in favor; motion carried.
6. Final CSM Review – Spider Lake Properties LLC - Creation of Outlot: The Final plat for Outlot 1 was accompanied by a statement of Purpose that the land including a golf course maintenance and storage structure will be used solely for golf course operations. As Ordinance requirements are met, **Motion to recommend approval of the Spider Lake Properties LLC Outlot 1 CSM by the Town Board** made by Becker, seconded by Tumbleson. All in favor; motion carried.
7. Preliminary CSM Review – Magee. Property owner Randy Magee presented a preliminary proposal to shift parcel boundaries between his and the adjacent parcels (all three parcels are non-conforming, as each has less than 200' of shoreline) to reflect current use. The proposal does not enable any of the three parcels to conform. Following discussion for understanding, the Commission declined to recommend the proposed parcel boundary changes.

8. Final CSM Review – Ramsay. This proposal joins two adjacent parcels under the same ownership (tax id numbers 31019 and 45980), and corrects a prior ‘gap’ in survey records. As Ordinance requirements are met, **Motion to recommend approval of the Ramsay CSM by the Town Board** made by Ross, seconded by Johnson. All in favor; motion carried.
9. Zoning Administrator’s Report: ZA Gardner reported follow-up conversations and prospective owner inquiries, with five permit applications for review.
  - a. Permit Applications (discussion/action):
    - i. LUP 26-28 – Lovely – Renewable Energy System (Solar): As all requirements are met, **Motion to approve LUP 26-28 contingent on approval of the CUP by the Town Board on September 9, 2026** made by Johnson, seconded by Becker. All in favor; motion carried.
    - ii. DM 26-04 – Mork Pifel – Demo of existing garage  
LUP 26-31 – Mork Pifel – Accessory Building (Garage): The Mork/Pifel applications were discussed together, as the owner proposes to demolish the existing garage and replace it with a new garage on the same location. As all Ordinance requirements are met, **Motion to approve both DM 26-04 and LUP 26-31 made by Ross**, seconded by Becker. All in favor; motion carried.
    - iii. DM 26-05 – Loons on Ole LLC – Demo of Cabin and Shed: Two derelict log structures will be removed, leaving no improvements on the parcel. As all Ordinance requirements are met, **Motion to approve DM 26-05 made by Becker**, seconded by Ross. All in favor; motion carried.
    - iv. LUP 26-32 – Nelson – Addition to Dwelling: Re-submission (with modification) of LUP 24-02 which was not executed. As all Ordinance requirements are met, **Motion to approve LUP 26-32 made by Becker**, seconded by Johnson. All in favor; motion carried.
  - b. Notices and anticipated activity
    - i. Citation update: As of September 2, trailers in violation of the ordinance have been removed from the Frick and Kroll properties.
10. Land Use Ordinance 17-88 update: Discussion centered around the first draft of the updated Part I of the Ordinance. There was general support for the Performance Standards as well as the Supplemental Uses. A workshop will be scheduled for the P&RC to discuss more thoroughly. Delaney will share a list of

detailed comments and questions on the draft document for P&RC consideration ahead of the workshop.

11. As there was no other business coming before the Commission, **Motion to adjourn was made by Johnson**, seconded by Becker. All in favor; motion carried.

Respectfully submitted,

Sarah Delaney  
Chair, Plan & Review Commission  
September 7, 2026

Attachment: DRAFT Approval Conditions- Lovely CUP

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

**Owner:**  
ROBERT & CHARLYN LOVELY  
11262W Murphy Blvd  
Hayward, WI 54843

Permit Number: **CUP 26-03**  
Hearing Date: September 2, 2026

**Property Address:** 11262W Murphy Blvd, Hayward, WI 54843  
PRT NESW Lot 2, CSM 35/19 #8217

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

1. This CUP is issued only to facilitate the installation of a stand-alone solar array which will connect to utility grid for electrical power generation.
2. The installed system shall comply with all applicable federal, state, and local laws, including applicable building, electrical, fire, and utility codes.
3. The installed system shall be maintained in safe operating condition and shall not create a hazard to persons or property.
4. The landowner consents to periodic inspections by the Town of Spider Lake's Zoning Administrator (ZA) or the ZA's designee.
5. 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

September 2026

| Date    | Permit#   | Name       | Address            | Description                                       | Construction Cost | Total Sq Ft | Fee |
|---------|-----------|------------|--------------------|---------------------------------------------------|-------------------|-------------|-----|
| 9/1,28  |           | Gavin      | TID 30413          | Deck replacement inquiry                          |                   |             |     |
| 9/1,2   |           | Pape       | 8182W Nowak Rd     | Pre purchase inquiry                              |                   |             |     |
| 9/2     |           | Yonger     |                    | CSM inquiry                                       |                   |             |     |
| 9/4     |           | Whiddon    |                    | Solar ordinance inquiry                           |                   |             |     |
| 9/4,17  |           | Alcoe      |                    | Permit notification, follow up                    |                   |             |     |
| 9/4     |           | Bejarano   | 9268W Duncan Pt Rd | Dock questions, neighbor issues                   |                   |             |     |
| 9/7     |           | Bloomquist | 12998N East Bay Rd | Greenhouse placement inquiry                      |                   |             |     |
| 9/7     |           | Moylan     |                    | Fencing permit inquiry                            |                   |             |     |
| 9/8     |           | Holm       | 8359W St Hwy 77    | Pre purchase inquiry                              |                   |             |     |
| 9/15,17 | LUP 26-32 | Kastroski  |                    | Inquiry to amend permit to extend addition 2 feet |                   |             |     |
| 9/20    |           | Nelson     |                    | Accessory Structure inquiry                       |                   |             |     |
| 9/23    |           | McGee      |                    | Inquiry follow up, no connection                  |                   |             |     |
| 9/23    |           | Hilpisch   | 12537 Camp Rd      | Contacted regarding lighting complaint            |                   |             |     |
| 9/25,26 |           | Minge      |                    | Accessory structure permit inquiry                |                   |             |     |
| 9/28    |           | Peters     | 12118N Upper A Rd  | Contacted re RV placement; "will not comply"      |                   |             |     |
| 9/28    |           | Hanson     |                    | Political signs complaint follow up               |                   |             |     |

[illegible]

## SECTION 10.0 GENERAL PERFORMANCE STANDARDS

### 10.1 Purpose

### 10.2 Applicability

### 10.3 Noise

### 10.4 Glare and Outdoor Lighting

### 10.5 Vibration

### 10.6 Dust, Smoke, Fumes and Odors

### 10.7 Stormwater Management and Erosion Control

### 10.8 Hazardous Materials

### 10.9 Outdoor Storage

### 10.10 Refuse and Waste Disposal

### 10.11 Fire Protection and Emergency Access

### 10.12 Drainage, Water Supply and Sanitation

### 10.13 Traffic Generation and Transportation Impacts

### 10.14 Outdoor Activities and Hours of Operation

### 10.15 Wildlife and Natural Resource Protection

### 10.16 Contaminated Soils

## SECTION 11.0 SUPPLEMENTAL USE REGULATIONS

### 11.1 Purpose

### 11.2 Applicability

### 11.3 Accessory Dwelling Units

### 11.4 Mobile Home Parks

### 11.5 Multifamily Dwellings

### 11.6 Townhouse

### 11.7 Bed and Breakfasts

### 11.8 Home Occupations

### 11.9 Accessory Renewable Energy Systems

### 11.10 Anaerobic Digester Systems

### 11.11 Boathouses

### 11.12 Marinas

### 11.13 Resorts

### 11.14 Campgrounds and Trailer Camps

### 11.15 Major Recreational Equipment / Vehicles

### 11.16 Recreation / Youth Camps

### 11.17 Event Venues and Wedding Barns

### 11.18 Drive-in and Drive-Through Establishments

### 11.19 Fueling Stations

### 11.20 Accessory Electric Vehicle Charging

### 11.21 Primary Electric Vehicle Charging Facilities

### 11.22 Vehicle Sales and Rentals

### 11.23 Vehicle Service and Repair

### 11.24 Entertainment Facilities and Amusement Parks

### 11.25 Shooting Ranges (Outdoors)

### 11.26 Food Trucks and Mobile Food Vendors

### 11.27 Kennels and Animal Boarding

### 11.28 Breweries, Wineries and Distilleries

### 11.29 Agricultural Activities

### 11.30 Horses and Equestrian Uses

### 11.31 Sod / Topsoil Removal for Resale

### 11.32 High-Voltage Transmission Lines and Public Utility Facilities

### 11.33 Commercial-Scale Solar Facilities

### 11.34 Commercial-Scale Wind Facilities

### 11.35 Mobile **Telecomms** Service Facilities

### 11.36 Sewage Treatment and Disposal Facilities

### 11.37 Landfills and Solid Waste Disposal Sites

### 11.38 Sawmills and Wood Processing Facilities

### 11.39 Data Centers

### 11.40 Contractor Yards and Storage Yards

### 11.41 Light Industrial Uses

### 11.42 Salvage and Junk Yards

### 11.43 Transportation Terminals

### 11.44 Mineral Extraction

P&RC Comments collected at Sept 17 Workshop:

Should there be clarification for "amplified noise"? 55 dBA and 65 dBA probably too low. County standard is 85 and 95 dBA. Recommend 75 and 85? (Lawn mowers and blowers are higher than that..... But lower than County thought to be good.) Should Town own a dBA meter? How do you deal with barking dogs?

How do you measure lux? Should the Town own a lux meter? (hand held photometer)

4) - - 40% seems high for a non-shoreland parcel... It's 15% in shoreland. Is this pretty common?

Seems vague... storage for what? This is aimed at retail use, but could be described better. RV storage is 'tough' here as we don't allow it. Questions will be around boat/pontoon storage? Trailer storage? Cars? Junk?.... Screening is important and should likely be beefed up in the RV / camping section.

Town Solid Waste Transfer Station? OO Trailhead / Birkie events? What does it mean "to consider"?... Does C) require a CUP?... See general comment below.

Amplified Sound ...? ... 10:00 pm, with CUP required for anything after 10pm.

Should specify that burden is on applicant/owner (not the Town) to delineate... WHO should decide what is 'unreasonable degradation' and how? (DNR? Town?...). In general, this section seems thin - who does the scientific decision-making?

Contaminated as defined by whom? (EPA? Neighbor? Town?... ) and are there contaminants other than petroleum? (septic sludge? Manure? Fly ash?...)

ELIMINATE

These two sections confuse what has always been in place. There are no DEFINITIONS for either of these. P&RC would like to ELIMINATE these two sections and stick with the existing MULTI-DWELLING DEVELOPMENT definition and application we already have in place. (We assume this could cover any larger multi-unit structures? The big numbers of units did not appeal to the P&RC...). SEPARATE QUESTION: For ANY multi-unit development, should the required acreage be set to number of units? (eg. should a 3-unit development require 3x30,000 sq ft lot? etc).

Why is it called ACCESSORY Renewable Energy System? P&RC would like to see Roof-mounted and Ground mounted systems just require an LUP if not in Shoreland. Want CUP requirement if ground mounted and in Shoreland. REQUEST from an owner: to take a look at state statutes on this topic to make sure we are consistent with requirements there and not over-regulating. In Cj2)c): 'front yard' language confusing. Can we say lots on lake vs lots in forest or something like that? What is definition of a SMALL WIND ENERGY system?

Do we need this section? Typical use would be for Ag (manure), Industrial (wastewater treatment) or small scale home systems (residential food scrap digester).... We don't foresee any of these occurring, permitted as accessory use **for existing non-conforming boathouses/structures** in the RR-1 and RR-2 zone districts...

should this reference DNR requirements?... **When is CUP required?**... How many slips makes a MARINA? Fuel Storage in Shoreland Zone Dist? See 11.19 below

Assumes this requires CUP?

Do we need to define 'long-term' residency? (I think state statute limits campground operation to 8 months.... But worth confirming or referencing that statute).

New- do we need?

Does this include gas pumps? Known: Musky Run, Tiger Cat Campground/Webers, Lost Land Lake Lodge, etc. A BIG DEAL for snowmobile season.

Can we clarify in the heading or text the difference between Accessory and Primary?

It's worth reviewing the County Ordinance recently passed... or do you recommend keeping it simple but with enough 'speed bumps' to send parties elsewhere

P&RC recommends ELIMINATING

There is no mention of water usage requirements? P&RC loves item H) - - if we read this right, it will effectively eliminate most applicants?... Does it then have to conform with 11.9?...

Would this require a CUP since we eliminated I-1 zone district?

New -Do we need?...

Proposed draft is same as current. This likely needs a closer look to understand relevance/applicability. TOSL has one operating gravel pit, owned by USFS near Clam Lake.

# **Suggested revised Section 11 framework**

P&RC recommends something approximately like this following Sept 17 workshop:

## **Residential and Lodging**

11.3 Accessory Dwelling Units

11.4 Mobile Home Parks

11.5 Attached and Multifamily Residential Development

- Multifamily
- Townhouses

11.6 Bed and Breakfasts

11.7 Home Occupations

## **Energy and Utility Infrastructure**

11.8 Renewable Energy Systems and Facilities

- Accessory renewable energy
- Commercial solar
- Commercial wind
- other commercial renewable facilities

11.9 Bioenergy and Anaerobic Digester Facilities

11.10 Public Utility and Transmission Facilities

11.11 Mobile Service Facilities

## **Water and Outdoor Recreation**

11.12 Boathouses

11.13 Marinas

11.14 Resorts

11.15 Campgrounds and Organized Outdoor Recreation

- Campgrounds/RV parks
- Youth/recreation camps

11.16 Major Recreational Equipment and Vehicles

## **Commercial and Public Assembly**

- 11.17 Assembly, Event and Entertainment Uses
- 11.18 Mobile Food and Beverage Vendors
- 11.19 Beverage Production and Tasting Facilities

## **Transportation and Vehicles**

### 11.20 Vehicle Fueling and Charging Facilities

- Accessory charging
- Primary fueling/charging

### 11.21 Vehicle Sales, Rental and Service Facilities

- Sales/rental
- Service/repair

## **Agriculture and Animals**

### 11.22 Agricultural and Animal Husbandry Uses

- Livestock
- Horses/equestrian

### 11.23 Commercial Animal Boarding and Kennels

## **Resource and Industrial Uses**

### 11.24 Extraction and Resource Removal

- Mineral extraction
- Topsoil/sod removal

### 11.25 Public Wastewater and Waste Disposal Facilities

- Wastewater treatment/disposal
- Solid waste

### 11.26 Industrial and Processing Uses

- Sawmills/wood processing
- Light industrial

### 11.27 Data Centers

### 11.28 Contractor, Storage and Transportation Facilities

- Contractor/storage yards

- Transportation terminals

11.29 Salvage and Junk Yards

11.30 Outdoor Shooting Ranges

That takes the **42 substantive categories currently listed after Purpose and Applicability** and reduces the top-level organizational structure to approximately **28 categories**, while retaining separate performance standards where needed. The current table of contents demonstrates how many of the present entries are individual, narrowly named uses rather than broader impact categories.