



**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN AND REVIEW COMMISSION - PROPOSED ZONING AMENDMENTS
PUBLIC HEARING • WEDNESDAY 4/2/08 6:00 PM**

The Town of Spider Lake Plan and Review Commission Proposed Zoning Amendment Public Hearing was called to order by Committee Chairman Krause. Present was Krause, Brandt, Ross, Bauman, Woods, Zoning Administrator Boss and Clerk Guyer. The following recommendations were read and considered.

2.2 Words and Definitions

Reads:

(46) KENNEL: As defined in section 174.001 (2)(m) of State Statutes.

Change to read:

(46) KENNEL: **A structure used for the harboring of more than three (3) animals, and not numbering more than 25, that are more than six (6) months old in age.**

4.4 Shoreland Regulations

Reads:

4.4 l)1) For lots that abut navigable waters, all new buildings and structures, except piers, and boat hoists, which may require a lesser setback, shall be setback at least seventy-five feet from the closest point of the structure to the ordinary high-water mark of navigable waters and wetlands adjacent to any navigable water. All setback distances are measured from the overhang or appendage such as a deck, horizontally to the closest point of the OHWM. For lots that abut on nonnavigable wetlands, all buildings and structures shall be set back a minimum of 40 feet from the wetland boundary. Navigable wetlands shall be determined by the Department of Natural Resources or a certified private delineator. Certification of wetland delineation, if required, is the responsibility of the property owner.

Change to read:

4.4 l)1) For lots that abut navigable waters. All new buildings and structures, except piers, and boat hoists, which may require a lesser setback, shall be setback seventy five feet from:
a. The ordinary high-water mark of navigable waters.
b. A wetland connected to any navigable water with an elevation at or below the ordinary high-water mark.

For lots that abut wetlands not connected to navigable waters a setback of forty feet is required from the wetland boundary for all new building and structures.

All setback distances are measured from the overhang or appendage such as a deck, horizontally to the closest point require above.

Navigable wetlands shall be determined by the Department of Natural Resources or a certified private delineator. Certification of wetland delineation, if required, is the responsibility of the property owner.

Reads:

4.4 l)3) f) A building permit will be required for any fence over one hundred (100) lineal feet.

Change to read:

4.4 l)3) f) A building permit will be required for any fence over one hundred (100) lineal feet. **on any one lot.**

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Create:

4.2 D) Driveway and Private Road Regulations

- 1) No new driveway, private road and/or temporary road entry way or access easement shall be constructed without a permit issued by the Town Zoning Administrator or his designee. After an application is submitted, consideration of all zoning, land use, traffic, safety, health and other relevant factors shall be considered before denying, permitting or permitting same with special conditions. An approved Town Driveway Permit must be in place before a land use, conditional use, special use or building permit can be issued.
- 2) All new driveways, ~~private~~ roads, and/or temporary road entry ways and access easements must meet and be maintained to the following minimum standards.
 - a A 12 foot of driving surface.
 - b. A 16 foot cleared width.
 - c. A 14 foot cleared height
- 3) Existing driveways, private roads, ~~private~~ and/or temporary road ways and access easements must meet the above minimum standards. It is ultimately the responsibility of the property owner to ensure and maintain adequate and safe access for emergency equipment. The property owner may be liable for damages to equipment if the above standards are not meet. The Town of Spider Lake will not be liable if emergency equipment is unable to gain access to the property.

Change: D) to E), E) to F), F) to G), G) to H), H) to I), I) to J), J) to K),

*** “Private” lined out and “or” added to # 2 & 3 above.**

6.8 Kennel or Kennel/Boarding

Reads:

As defined here in shall be a conditional use, if there are more than five (5) animals boarded, housed, or kept for the purpose of breeding, sale or sporting purposes. Said conditional use shall meet the following requirements.

- A) Lot size: Five (5) acres.
- B) Lot width: Two hundred (200) feet.
- C) Side yard setback: Fifty (50) feet.
- D) Backyard setback: Fifty (50) feet.
- E) Front yard setback: Section 4.2 A), setback requirements on highways and roads.
- F) Sanitary facilities provided for under applicable Wisconsin Administrative Codes.
- G) Perimeter fencing: minimum height of five (5) feet with minimum depth underground of twelve (12) inches; minimum fence gauge of eleven (11).
- H) Living quarters on the same premises as kennel with occupancy restricted to property owner-operator.
- I) Subject to the provisions of Chapter 174 of the Wisconsin Statutes.
- J) The maximum number of animals over five (5) will be determined by the Conditional Use Permit.

Change to read:

As defined here in shall be a conditional use, if there are more than **three (3) small domestic animals such as cats and dogs** boarded, housed, or kept for the purpose of breeding, sale or sporting purposes, **for other than personal and private use**. Said conditional use shall meet the following requirements.

- A) Lot size: Five (5) acres.
- B) Lot width: Two hundred (200) feet.
- C) Side yard setback: Fifty (50) feet.
- D) Backyard setback: Fifty (50) feet.
- E) Front yard setback: Section 4.2 A), setback requirements on highways and roads.
- F) Sanitary facilities provided for under applicable Wisconsin Administrative Codes.

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- G) Perimeter fencing: minimum height of five (5) feet with minimum depth underground of twelve (12) inches; minimum fence gauge of eleven (11).
- H) Living quarters on the same premises as kennel with occupancy restricted to property owner-operator.
- I) The maximum number of animals over **three (3)** will be determined by the Conditional Use Permit.

9.0 Land Use Permits

Reads:

- 9.2 A)1) Accessory structures meeting all requirements of this ordinance under 100 sq feet will not require a permit.

Change to read:

- 9.2 A)1) Accessory structures meeting all requirements of this ordinance under 100 sq feet will not require a permit; however a separation of 10 feet must be maintained between all structures. **Any addition to an accessory structure that increases space to more than 100 sq ft requires a permit.**

*** Semicolon added after word "Permit"**

15.0 Zone Districts

Create:

GENERAL: The Permitted Uses and Conditional Uses stated for each zone district are intended to be representative in nature - not all inclusive. Uses similar to those listed as Permitted Uses may be permitted by the Zoning Administrator; uses similar to those listed as Conditional Uses may be permitted by the Town of Spider Lake, Plan and Review Commission Zoning Committee.

*** Semicolon added after word "Administrator"**

Motion to approve and recommend to the Town Board as noted (*) was made by Bauman, seconded by Ross. All in favor, motion carried

Motion to adjourn was made by Brandt, seconded by Woods. All in favor, motion carried.

Ruth Guyer, Acting Secretary