



**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN AND REVIEW COMMISSION MEETING 11/06/2008**

Meeting called to order by Gene Krause, Present were Prudence Ross, George Brandt, Cindy Woods, Steve Boss, Zoning administrator. Kathy Overman, Secretary

PLEDGE OF ALLEGIANCE

CERTIFIED SURVEY MAP REVIEW

1) Patrick Delaney Located in part of Gov't. Lot 3 and The NE ¼ – SW ¼ Sec. 34, T. 42 N., R7W. Preliminary Review

If the town road was not there the CSM would have met all the town requirements.

Consideration abandoning Curtis Rd. Mr. Delaney will be putting in another road and when asked if the neighbors contested and it was stated at this time no one is against it. With much discussion. He also will be responsible for maintenance. The board can give a preliminary approval but it must meet all of the requirements before it can move forward.

Motion made by Gene Krause to give a conditional approval of the CSM but it must meet all of the requirements before it can be submitted for final approval. 2nd by Cindi Woods MC

ZONING POLICY ISSUES, ORDINANCE INTERPRETATION AND COMMITTEE GUIDANCE FOR DEPARTMENT STAFF

1) Clarifications on Boulder Lodge.

Town Board accepted recommendation of the Planning committee for conditional Use Permit at the public hearing on 8/5/98 for 15 new RV sites. The existing Conditional Use Permit for 15 camp sites remain as they are with no additional improvements.

(10/27/98 Spec. TBM minutes corrected to leave out "not" to allow improvements)

Steve stated that Mark Dobie would not be available tonight and would like to have this table to a later date.

Lots of discussion

Motion made to table by Cindi Woods, 2nd by George Brandt MC

2) Lot created before zoning with less than 200' frontage. Structure on property to be torn down and replaced meeting all required setbacks. Is structure limited to original area plus 50%?

Lots of discussion

Motion by George Brandt

Existing structure may be torn down and replaced meeting proper conforming setbacks without any size restriction. The size may be restricted only by impervious surfaces.

2nd Prudence Ross

MC

4.2 E) 1) No lot area shall be so reduced that the dimensional and yard requirements required of the Ordinance cannot be met. Lots existing and of record prior to adoption of Ordinance 76-1, but of substandard size, may be devoted to uses permitted in the district in which they are located, but will remain nonconforming.

4.4 N) 1) A LOT created prior to April 4, 1967 or as later amended, but substandard in size, may have a single family dwelling unit constructed on the LOT provided that all minimum setback requirements can be met and a wastewater treatment system is installed. Additional dwelling units shall be constructed only in accordance with Lake Class Development Standards. (6/26/06)

10.1 Nonconforming Uses

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E) No structural alteration, addition or repair to any building or structure in a nonconforming use over the life of the building or structure, shall exceed fifty (50) percent of its original area.

G) Nonconforming buildings or structure may not be torn down and replaced without meeting proper conforming setbacks.

OLD BUSINESS

1) Report on driveway violation at 11019W Allan Rd. Owners: Kyle & Suzanne Crow. Contractor: Ken LaCoy Construction

An after the fact driveway permit application has been submitted with Double fee because no permit was taken out. The original driveway must be eliminated at the time of occupancy.

NEW BUSINESS

1) Ghost Lake Lodge Condominium plat addendum review.

No one came from Ghost Lake Lodge Condominium this item will not be discussed at this time.

2) Amended Citation and Fee Schedule to comply with Sawyer County Rates

Motion made by George Brandt

Citation and Fee Schedule to be amended to comply with Sawyer County rates.

2nd by Cindi Woods

MC

To be brought before the Town Board

PROPOSED AMENDMENTS TO THE TOWN OF SPIDER LAKE ZONING ORDINANCE

1) 16.1 Town of Spider Lake, Lake Class Development Standards

Purpose of the amendment: Create a new "Wilderness Development" lake classification to be as restrictive as Sawyer County Ordinance approve by Sawyer County Board on 9/18/08

Steve reviewed the handout with discussion. Committee authorized the handout for public hearing.

2) 4.4 T) Structures With Nonconforming shoreline setbacks

See Proposed Zoning Amendments with the added correction.

See page 2 4d after (((6/12 pitch with ridgeline staying the same direction for ventilation, snow-load or aesthetic purposes but may not create additional habitable area.)))

This is now ready for Public Hearing

3) ~~5.5~~ Change to 5.6 TEMPORARY SIGNS (Numbering change only should have been changed 9/31/06 amendments)

We have 2- 5.5 need to make a correction this does not have to go to public hearing because it is a numerical error.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMITTEE FOR DISCUSSION ONLY.

George Brandt brought up the need to review the shore land sign ordinance. Steve to check with County.

Steve brought up to the Commission that a CSM submitted to him is in the process of possibly being denied.

Carl Schweikert property

Lot 1, CSM NO. 3985 Recorded in Vol. 15 pg 319-320 and part of Gov't Lot 3, Section 34, T. 42 N R7W in the town of Spider Lake Sawyer County Wisconsin.

ADJOURNMENT Motion made by George Brandt 2nd by Cindi Woods

MC meeting ended 7:30 p.m.