



**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN & REVIEW COMMISSION MEETING 03/10/10 - 6:15PM**

The meeting was called to order by Chairman Hucker. Present were Hucker, Brandt, Cerman, Ross, Overman (serving as an alternate), Zoning Administrator Boss and acting Secretary Christine Ferda. Woods was absent.

Pledge of Allegiance was recited.

Motion was made by Brandt and 2nd by Cerman to approve the minutes of February 3, 2010.
All in favor. Motion carried.

Certified Survey Map Review

Owner: Ken LaCoy – Located in Gov't Lot 4, Sec. 23, T.42N.,R7W. A Division of CSM Vol. 15, Pg 49, #3653

This is a single lot being subdivided into two lots. One lot has been improved and the other is currently vacant. ZA Boss advised the property includes vegetative lakebed and that the DNR has set the ordinary high water mark. It meets the ten foot side yard set back. The house on Lot 1 is within 75 feet of the shore, but is existing. The proposed lot could be developed.

Member Ross questioned access to Lot 2. ZA Boss advised there is an existing easement that will allow the purchaser of Lot 2 access across Lot 1. ZA Boss noticed that one property line appears to go through vegetative lake bed which he believes it may not be able to do. Before approval, he will double check this with the DNR and the owner and report back to the PR&C.

Motion was made by Brandt and 2nd by Overman to table until the April meeting. All in favor. Motion carried.

Old Business

Driveway Permit Ordinance revision consideration

As of May 2010, the County Highway Department will issue permits for driveways on County roads. There will no longer be a zoning ordinance dealing with this issue. Overman asked ZA Boss if he thought the town's driveway ordinance is adequate. He suggested consideration of setting a maximum width (e.g. Bass Lake's is 30 feet). A question was also raised about culverts and potential flooding issues. After further discussion, it was decided that revisions to the Town's existing driveway ordinance will be considered at the April 2010 meeting.

New Business

1. Review and discussion on county proposed permitting process on short term rentals Hucker reported county is reviewing whether to regulate short term rentals. Some feel conditions should be put on private rentals and others consider it burdensome & invasive. No immediate action is required. This will be discussed at the April P&RC meeting.
2. Review and discussion on county proposed cell tower ordinance

The County's proposed ordinance was distributed at the meeting. The County Zoning Committee would like input from the towns. Any comments must be provided by April 15, 2010. The PR&C was requested to review the draft, be prepared to discuss at the April 7th meeting and to make a recommendation to the Town Board.

3. Proposed changes to 4.411 Land Disturbing Activities within Shorelands Area

The County's proposed ordinance change was distributed. The purpose of the amendment is to require a conditional use permit approved by the County Zoning Committee prior to a property owner commencing dredging or similar activities within 300' of a navigable body of water. The question is does the County have authority in this area or is this exclusively within the DNR's jurisdiction. 300' does extend beyond what the DNR is normally concerned with. This could be

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viewed as an additional enforcement tool. The Town Board needs to make any comments by April 15, 2010. Discussion should be held at the April 7th meeting to allow any comments to be forwarded to the Town Board.

4. Report on Wis-Law Program re Alternative Land Use Regulations, Driveway, Nuisances & Other Non-Zoning Land Use Ordinances

Hucker advised that not all ordinances have to be part of the Zoning Ord. Some examples are Driveway Permit Ord., Solid Waste or Hazardous Waste Facilities Ord., Cell Tower Ord., Billboard Ord., Open Burning Ord., Mfg. Homes & Mobile Home Control Ord., etc. He also stated that to control solid & hazardous waste within the community, an ordinance must be in place at least 15 months before anyone applies for a permit. He stated that the Zoning Ordinance should be checked to see if any changes need to be made to the definitions and classifications so they do not conflict with the state regarding mfg. homes.

Hucker and Overman contacted the WTA regarding the spreading of septage and received two different answers. After some research, Hucker reported that the DNR may contend that it has exclusive jurisdiction over the spreading of septage. When asked, DNR Warden Miller advised there were some sites in Spider Lake that were overapplied in the past. Hucker advised that the towns are thinking about putting together an initiative to try & regulate septage on a county wide basis. A statutory option does exist. PR&C will monitor developments.

Zoning Administrators Report

ZA Boss researched the potential violation of Bear Foot Bay LLC. Placement of a new recreational vehicle on property that is no longer a campground. He found that in 1981 the property was changed to RR-2 but never changed on the zoning map. RR-2 does allow for a campground. However, the Dept. of Health license lapsed. Therefore, in order to reinstate property as a campground, a conditional use permit would need to be granted. ZA Boss will inform the land owner and advise them to remove the vehicle within 30 days. Boss is to write to the regulators confirming that present site is not a campground.

Motion made by Ross and 2nd by German to adjourn. All in favor. Motion carried.

Christine Ferda, Acting Secretary