



**TOWN OF SPIDER LAKE, SAWYER CO, WI
PLAN AND REVIEW COMMISSION MEETING 11/04/2009 6:00 PM**

Call To Order at 6:10 pm by Chairman Hucker all commission members Woods, Brandt, Ross Rd German were present. Zoning admin Boss and acting secretary Overman were present.

Pledge Of Allegiance

Minutes of the meeting October 7, 2009 Motion made by Brandt to approve 2nd by German discussion – none MC

New Business

1) Preliminary Condominium Plat Review:

Spider Lake Luxury Suites Condominium located In Gov't Lot 1, Sec.28, T42N, R7W

Discussion - information given by Jeff Mondlock, the surveyor. The owner is proposing to convert the form of ownership to a condominium for the existing property. No change of use was described or requested. A number of questions regarding the preliminary plat were discussed.

Motion made by Brandt to approve Condominium Plat since it is a pre-existing and historically we have always approved conversions for resorts to condominium form of ownership as long as the storage and existing commercial areas (e.g. bar, etc.) are identified as units limited to their specific use and the revised plat identifies 1 storage unit and up to 9 habitable (rental) units – the storage and commercial areas are not to be converted to habitable type space. The only common areas will be outside the building. The motion further provides that the approval of the change of form of ownership is subject to all preexisting conditions of use for the property and subject to all zoning requirements. Surveyor is to prepare a revised plat consistent with the current permitted use and conditions for review and sign off by the Chairman of the PR&C.

2nd by Woods

After discussion the vote on the motion was 3 in favor and 2 opposed MC

Ross requested that the record reflect her statement of opposition that the preexistence of the lot was an insufficient ground to approve the change to a condominium ownership. Hucker stated for the record his reasons for supporting the change of form of ownership of a preexisting lot with the conditions noted.

Old Business

1) Update on proposed text amendments to The Town of Spider Lake Land Use Ordinance.

Sawyer County Board Approved 10/15/09

Proposed effective Date: 11/16/09

Once approved we will take all of the fragmented information on the Town's website off and replace it with the current zoning ordinance and subdivision control ordinance as amended through 11/16/09. This should be accomplished by year end.

2) Results of County Public Hearing October 16, 2009: Proposed Amendments to the Sawyer County Zoning Subdivision Control/Condominium Ordinance.

Hucker attended and spoke on behalf of the town. Discussion followed about interplay of County and Spider Lake Subdivision Control Ordinances.

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Zoning Policy Issues, Ordinance Interpretation And Committee Guidance For Department Staff

- 1) Discussion regarding land use ordinance violations and citations procedure.
- 2) Guidelines for Wetland Conservation. Chairman Hucker provided the Commission members with background reference information received from the Wisconsin Towns Association.

Zoning Administrators Report

- 1) Report on issued citation. Owners: Richard M & Laura Scheer. Location: 8216 Chauncey Ln – Teal Lake Shores Subd. A Use Corridor was created within 15' of the side property Line.

This case has been settled and the case has been dismissed.

Adjournment

Motion made by Brandt to adjourn 2nd by Cerman MC 8:20 p.m.