

**TOWN OF LONG LAKE, WASHBURN COUNTY**  
**MONTHLY BOARD MEETING**  
Tuesday, July 08, 2025, at 6:00 p.m.  
**Town Hall**  
**N1584 County Highway MD, Sarona, WI**

AGENDA

Call to Order by Chairman, Terry O'Brien  
Pledge of Allegiance, Verification of Notices, Roll Call

1. Approval of the Minutes from June 10, 2025, Regular Board Meeting; June 24, 2025, Special Board Meeting A; June 24, 2025, Special Board Meeting; and June 27, 2025, Special Board Meeting.
2. Financial Report
3. Public Comment (Each person may speak once and is limited to three minutes. Public input will not exceed one-half hour.)
4. Update from County Supervisor Joe Hoy
5. Discussion/Update/Action on the replacement of Town Hall Dock.
6. Consider/Action for Linda Londre's request to rezone 2.34(+/-) acres to Residential Recreation 1 in Tax ID#16629 – 33.26 Zoned Agricultural, NE SW EXC L 1, in Section 4, Township 37, Range 11W to make a parcel.
7. Consider/Action of Variance Request for McSpoo Family Trust/ Kelly McNamara to have a variance for a road setback request from centerline to be 72 feet and 35 feet from Right of Way, (normally 75 feet from centerline, or 50 feet from the right of way, whichever is greater) on Morningside Road to build a garage. (W3099 Morningside Rd) (publish 7/16 & 7/23, Public Hearing 8/5/25)
8. Consider/Approval Hunt Hill's request for a Temporary Class "B" License for Backwoods Barn Bingo, TBD July or August 2025.
9. Discussion/Action on Replacement of the Clerk's and Treasurer's Computers
10. Discuss/Update/Action Road Projects
  - a) Update on Loans or Levy increase consideration for Road Improvements
  - b) Gravel for Town Roads
11. Reports of Town Officers
  - a) Debbie
  - b) Brenda
  - c) Joel
  - d) Diane
  - e) Terry
12. Correspondence
13. Approve Vouchers for Payment
14. Adjournment

Posted 7/4/25

The Town requests any persons wishing to attend this meeting who, because of disability, requires special accommodations to contact the Town Clerk at (612) 308-0607, 24-hour prior to the meeting.

**TOWN OF LONG LAKE  
BOARD MEETING MINUTES**

**June 10, 2025**

**Town Hall**

Chairman Terry O'Brien called the regular monthly Town Board meeting to order at 6:00 p.m. Supervisor I, Joel Faschingbauer, and Supervisor II, Diane Allard, were present, along with Clerk Debbie Bouma and Treasurer Brenda Derausseau. The Pledge of Allegiance was recited, and the Clerk confirmed the verification of notices.

**Approval of the Minutes from May 13, 2025, Regular Board Meeting and the May 27, 2025, Special Board Meeting:** A motion by Allard, seconded by Faschingbauer, to approve the minutes from May 13, 2025, Regular Board Meeting and the May 27, 2025, Special Board Meeting, as presented. 3- Ayes. Motion carried.

**Approval of Financial Report:** A motion by O'Brien, seconded by Faschingbauer, to accept the Treasurer's Financial Report as presented. 3-Ayes. Motion carried.

**Public Comment:** Public Comments were held.

**Update from County Supervisor Joe Hoy:** The ADRC has a band in the park in Shell Lake on the 3rd Wednesday. Please check out their website for current events. The Dairy Breakfast is scheduled for Saturday. There is still discussion ongoing about the new Washburn County Jail. The County Highway MD Wall is expected to be replaced or repaired in 4 years, which will close the road for up to 3 months. Joe also stated he will be available after the meeting for discussion on any concerns people may have.

**Consider/Approve Jed Mattmiller for a Conditional Use Application for Tax ID #36718 – 20.4 acres, PT NW NW & PT NE NW in Section 09, Township 37, Range 11W, requesting placement of a 1991 Mobile Home. (published dates 6/4/25 and 6/11/25, Public Hearing 6/24/25)**A motion by Allard, seconded by O'Brien, to approve Jed Mattmiller's request for a Conditional Use Application for Tax ID #36718 – 20.4 acres, PT NW NW & PT NE NW in Section 09, Township 37, Range 11W, requesting placement of a 1991 Mobile Home as recommended by the planning commission. 3-Ayes. Motion carried.

**Consider/Approve of The Town of Long Lakes Liquor and Tobacco Licensing Renewals:** The Clerk presented the 2025-2026 liquor and tobacco renewals for Long Lake.

Motion to renew Dave's Outboard LLC Class "A"/"Class A" license by Faschingbauer and seconded by Allard. 3 Ayes. Motion carried.

Motion to renew Dave's Outboard LLC Class "B"/"Class B" license by Faschingbauer and seconded by O'Brien. 3 Ayes. Motion carried.

Motion to renew The Rut Class "B"/"Class B" license by Faschingbauer and seconded by O'Brien. 3 Ayes. Motion carried.

Motion to renew Wurzer Lincolnwood Resort LLC Class "B"/"Class B" license by Allard, seconded by Faschingbauer. 3 Ayes. Motion carried.

Motion to renew The Pioneer on Long Lake Class "B"/"Class B" license by Faschingbauer and seconded by O'Brien. 3 Ayes. Motion carried.

Motion to renew Summer's on Long Class "B"/"Class B" license by Allard and seconded by O'Brien. 3 Ayes. Motion carried.

**Update on Addressing Town Concerns with Amish Farms:** Faschingbauer has stopped by twice in the last week, but was unable to get an answer at the door. He will continue to attempt to follow up again.

**Consider/Approve the Updated Open Records Request Fee Schedule:** Motion from Faschingbauer, seconded by O'Brien, to approve the updated Open Records Request Fee Schedule to cover the increasing cost as presented. 3-Ayes. Motion carried.

**Consider/Approve to designate the Clerk to become the Custodian of all Town Records (WI State Statue 19.33) along with being the Designate Record Keeper:** Motion by Allard, seconded by

Faschingbauer to approve the designation of the Clerk to become the custodian of all town records (WI State Statue 19.33) along with being the designate record keeper. 3-Ayes. Motion carried.

**Consider/Approve Ullom Excavating to complete the yearly ditch mowing for \$7400:** Motion from Faschingbauer, seconded by O'Brien, to approve Ullom Excavating to complete the yearly ditch mowing for \$7400. 3-Ayes. Motion carried.

**Discuss/Update/Action Road Projects:** Elver's Road will be closed on June 19 from 6:00 a.m. to 6:00 p.m. for culvert replacement. Updates will be posted on Facebook, and a Long Lake shout-out will be sent if it is opened earlier in the day. Once the placement is complete, the pavement will be added within a week or two, subject to weather permitting. Audubon Road has been paved, and shoulder work will take place shortly.

- a. **Update on Loans or Levy increase consideration for Road Improvements:** Item is tabled until next meeting

### **Reports of Town Officers**

**Debbie** – Attended the WTA Clerk's training in Rice Lake today. Thank you to Terry O'Brien for obtaining and paying for the Land Use permit for the pavilion for Gerald to stay out of the rain at the recycling center.

**Brenda** – none

**Joel** – Issued a driveway permit.

**Diane** – none

**Terry** – I would like to give out a tip of the hat to the following people for going above and beyond to help clear trees from the roadway during the last storms: Dave Ambrose, Kevin King, and Jeff Bauer. Also, a hat tip to Dennis West, who also moved the logs out of Church Road, which were in the right-of-way/roadway. Hat Tip to Ben Derousseau, who has set up the porta-potty for the town at the recycling center and has offered to care for it at no charge to the township. Hat Tip to Craig Larson, who moved the oak tree out of the boat landing with his equipment.

**Correspondence:** The correspondence was on the table for the Board members to review and will be kept with the Clerk's meeting records.

**Approve Vouchers for Payment:** A motion from Allard, seconded by Faschingbauer, to pay vouchers #66524-6538 and the EFT with check #2828 was voided due to a printer error. 3-Ayes. Motion carried.

**Adjournment:** Motion from Faschingbauer, seconded by O'Brien, was made to adjourn the meeting at 6:44 pm. 3-Ayes. Motion carried.

Respectfully submitted by

Debbie Bouma, Town Clerk

# TOWN OF LONG LAKE SPECIAL BOARD MEETING MINUTES

**June 24, 2025**

**Town Hall**

Chairman Terry O'Brien called the special town board meeting to order at 3:45 p.m. Board Supervisors Joel Faschingbauer, Diane Allard, and Clerk Debbie Bouma were present. The Pledge of Allegiance was recited, and the clerk confirmed the verification of notices.

**Consider/Approval Fireworks Permit Application of Spielbauer Fireworks, Long Lake Chamber for July 4, 2025:** The Clerk presented the Long Lake Chamber's Fireworks Permit, which was received on June 19, 2025. Motion made by Faschingbauer and seconded by O'Brien to approve the fireworks permit application of Spielbauer Fireworks (Long Lake Chamber) for July 4, 2025, as presented. 3 Ayes. Motion carried.

**ADJOURNMENT:** On a motion by Faschingbauer and seconded by O'Brien, the meeting adjourned at 3:50 p.m. 3-Ayes. Motion carried.

Respectfully submitted by

Debbie Bouma, Town Clerk

# TOWN OF LONG LAKE SPECIAL BOARD MEETING MINUTES

June 24, 2025

Town Hall

Chairman Terry O'Brien called the special town board meeting to order at 4:00 p.m. Board Supervisors Joel Faschingbauer, Diane Allard, and Clerk Debbie Bouma were present. The Pledge of Allegiance was recited, and the clerk confirmed the verification of notices.

**Discussion on Replacement of the Clerk's and Treasurer's Computers:** The Clerk explained that both computers are pre-2018, when she was appointed. The exact date is unknown, but both cannot be updated from Windows 10, which will become unsupported in October 2025. A discussion was held with Tice Computers in Rice Lake to determine the best upgrade and establish a time frame for implementation. The Clerk also checked with the computer service that was being used in Spooner in the past. The Clerk and Treasurer would like to complete the upgrade before the tax and budget season begins this fall.

**Discussion/Update on Timber Theft of Town Property:** O'Brien explained that timber theft occurred in early April 2024, under the past chairman, which was never brought to the board for consideration. After learning about it in mid-May, the town was able to update the Washburn County Courts to be an active participant in the criminal process for timber theft of \$2,500. If it is possible to receive restitution, which may not be likely, but at least it is now possible with the correct papers filed and all contacts updated.

**Discussion on Permit Enforcement:** A discussion was held on the best steps to take if we suspect a permit violation or a lack of required permits.

**Discussion on Uniformed Email Responses:** Faschingbauer shared his thoughts on an automatic reply stating that emails have been received. The board reviewed the fact that the Department of Justice allows up to 10 days for a response to incoming emails, and that many emails are received daily that would not be suitable for such an automatic reply. The board discussed that most try to review and respond to emails at least once a day, which is more than appropriate.

**Discussion and Quarterly Review of Budget:** The Clerk distributed and reviewed the current budget with the Board, highlighting the numbers as of the end of the second quarter.

- (a) **Discussion on the resolution of outstanding checks:** The board reviewed the process and the discussion held with Two River Accounting, who completed the full audit in April of this year and had it accepted during the Town of Electors meeting. By consensus, the board believes this issue has been addressed at many past meetings and is now complete.

## Discussion on Roads

- (a) **Loans or Levy for Road Projects:** The clerk presented a 2026 road budget that outlined the proposed plans this board would like to implement going forward, along with the steps necessary to achieve this goal.

**(b) Gravel on Town Roads:** O'Brien had a discussion with L&L after the last grading on the conditions of the town's gravel roads, and he shared this update with the Board.

**Adjournment:** On a motion by Faschingbauer and seconded by Allard, the meeting adjourned at 4:48 p.m. 3-Ayes. Motion carried.

Respectfully submitted by

Debbie Bouma, Town Clerk

# TOWN OF LONG LAKE SPECIAL BOARD MEETING MINUTES

June 27, 2025

Town Hall

Chairman Terry O'Brien called the special town board meeting to order at 4:00 p.m. Board Supervisors Joel Faschingbauer, Diane Allard, and Clerk Debbie Bouma were present. The Pledge of Allegiance was recited, and the clerk confirmed the verification of notices.

**Consider/Approval Dock Replacement for Town Hall Landing:** O'Brien explained the various calls he had with the Long Lake Chamber of Commerce. He also outlined their generous offer to donate the funds needed to replace the dock at Town Hall Landing. Motion by Faschingbauer and seconded by Allard to accept the donation from the Long Lake Chamber of Commerce of the funds for the replacement of the Town Hall Dock. 3 Ayes. Motion carried.

**ADJOURNMENT:** On a motion by Faschingbauer and seconded by O'Brien, the meeting adjourned at 3:50 p.m. 3-Ayes. Motion carried.

Respectfully submitted by

Debbie Bouma, Town Clerk



### Reconciliation Summary

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:			473,062.70
Checks and Payments	27	Items	-21,238.84
Deposits and Other Credits	23	Items	24,930.75
Service Charge	0	Items	0.00
Interest Earned	1	Item	1,727.13
Ending Balance of Bank Statement:			478,481.74

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:			478,481.74
Checks and Payments	4	Items	-1,409.73
Deposits and Other Credits	0	Items	0.00
Register Balance as of 6/30/2025:			477,072.01
Checks and Payments	0	Items	0.00
Deposits and Other Credits	0	Items	0.00
Register Ending Balance:			477,072.01

Uncleared Transaction Detail up to 6/30/2025

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
9/15/2021	EFT	United States Treasury		General Gov.:FICA		-468.34
5/13/2025	6508	Joel Faschinger		General Gov.:Salary		-399.29
6/10/2025	6527	Joel Faschinger		General Gov.:Salary		-431.10
6/10/2025	6535	Integrity Building Services	Cleaning	General Gov.:Town Pr...		-111.00
Total Uncleared Checks and Payments				4 Items		-1,409.73
Uncleared Deposits and Other Credits						
Total Uncleared Deposits and Other Credits				0 Items		0.00
Total Uncleared Transactions				4 Items		-1,409.73

# Trial Balance

Account	Group	Description	Type	Month 6 DB	Month 6 CR	YTD Debits	YTD Credits
11010	BNK	Checking Account (General Fund)	Asset	13,056.40		796,540.27	
		Count: 1	Asset	13,056.40		796,540.27	
Totals:					13,056.40		796,540.27

Account	Group	Description	Type	Month 6 DB	Month 6 CR	YTD Debits	YTD Credits
21511	UNL	Social Security Taxes Payable	Liability		-38.94		-934.70
21512	UNL	U.S. Withholding Taxes Payable	Liability			443.24	
21514	UNL	Medicare Taxes Payable	Liability		-9.12	338.32	
24330	UNL	Dog License Fees	Liability				-34.00
		Count: 4	Liability		-48.06	781.56	-968.70
Totals:					-48.06		-187.14

Account	Group	Description	Type	Month 6 DB	Month 6 CR	YTD Debits	YTD Credits
34300	UNF	Unreserved and Undesignated Fund Balance	Capital				-735,359.33
		Count: 1	Capital				-735,359.33
Totals:							-735,359.33

Account	Group	Description	Type	Month 6 DB	Month 6 CR	YTD Debits	YTD Credits
41111	RAA	Town Prtn Property Taxes	Revenue				-190,935.26
41116	RAG	Lottery Tax Collection	Revenue				-3,998.07
43430	RGT	Other State Shared Taxes	Revenue				-215.00
43531	RHW	State Grant-Locl Trns Ai	Revenue				-50,743.04
43620	RJG	In Lieu of Taxes on State Conservation Lands	Revenue				-71.68
43650	RJR	Forest Cropland/Managed Forest Land	Revenue		-1,047.50		-1,047.50
44110	RLD	Liquor and Malt Beverage License	Revenue		-2,220.00		-2,260.00
44111	RLG	Operator Licenses	Revenue		-180.00		-240.00
44900	RMU	Other Regulatory Permits and Fees	Revenue		-625.30		-733.60
44900-04	RMU	Boat Launch Annual permits	Revenue		-140.00		-260.00
46100	ROG	General Government	Revenue		-45.00		-46.00
48110	SBW	Interest Income	Revenue		-4,956.29		-24,407.69
48900	SEH	Other Misc.Revenues	Revenue		-20,672.95		-34,378.79
		Count: 13	Revenue		-29,887.04		-309,336.63
Totals:					-29,887.04		-309,336.63

Account	Group	Description	Type	Month 6 DB	Month 6 CR	YTD Debits	YTD Credits
51110	DAE	Board Salaries/FICA	Expense	1,612.46		9,674.76	
51110-02	DAG	Board Expenses	Expense	259.97		542.22	
51110-10	DAE	Plan Commission Salaries/FICA	Expense	53.83		53.83	
51110-12	DAE	Plan Commission Expenses	Expense	11.90		2,518.84	
51110-15	DAE	Board & Commission Dues & Registrations	Expense	112.70		1,759.87	
51300	DAM	Legal	Expense			3,276.75	

Sorted By: **Account Number**  
 Selection: **Active Accounts Only**

# Trial Balance

Fiscal Year: **2025** Month: **6**

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51400-01	DAS	legal ads	Expense	69.79	138.00
51420	DAW	Clerk	Expense	1,573.38	8,794.38
51420-02	DAZ	Clerk Expenses	Expense	511.75	1,353.56
51420-04	DBE	Auditor	Expense		5,000.00
51420-05	DBG	Computer Exp. & ETC.	Expense	23.08	1,207.69
51440	DBO	Election Wages	Expense		1,837.50
51440-02	DBR	Election Expenses	Expense		684.83
51520	DCL	Treasurer	Expense	716.33	4,177.68
51520-02	DCO	Treasurer Expenses	Expense	59.10	431.92
51530	DCS	Assessment of Property	Expense	716.67	4,299.98
51610	DDO	Town Hall Maintenance	Expense	366.83	708.63
51610-02	DDO	Town Hall Expenses	Expense		20.65
51610-10	DDO	Town Hall Utilities	Expense	234.46	1,691.87
51938	DEN	Other Insurance	Expense		6,135.00
52200	DFK	Fire Protection	Expense		41,948.56
52200-01	DFK	FIRE HALL PAYMENT	Expense		58,584.65
53311-01	DJA	sanding/snow removal	Expense		20,229.50
53311-02	DJA	grading	Expense	990.00	2,475.00
53311-03	DJA	Brush/mow/tree maint	Expense		1,849.00
53311-05	DJA	Chip/Crackseal/Patch	Expense	9,075.00	16,264.41
53311-07	DJA	signs	Expense		795.44
53311-08	DJA	culverts	Expense	150.00	10,748.75
53311-09	DJA	Salt/Sand	Expense		9,648.00
53311-50	DJA	Gravel/load/haul/spread	Expense	75.00	22,188.92
53311-90	DJA	Misc. Maintance	Expense		5,806.37
53635	DOI	Recycling	Expense	250.00	1,225.00
55400-10	DSA	Boat Landings maint	Expense	16.45	2,271.27
Count:				33	
Expense				16,878.70	248,342.83
Totals:				16,878.70	248,342.83

Report 61 Totals:

Count: 52

Totals:	29,935.10	-29,935.10	1,045,664.66	-1,045,664.66
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Differences:	0.00			
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## Trial Balance Summary

	Month 6 Totals	YTD Totals		Month 6 Totals	YTD Totals
'1' Assets:	13,056.40	796,540.27	'2' Liabilities:	-48.06	-187.14
'5' Expenses:	16,878.70	248,342.83	'3' Capital:		-735,359.33
Assets + Expenses:	29,935.10	1,044,883.10	'4' Revenues:	-29,887.04	-309,336.63
			Liab + Cap + Rev:	-29,935.10	-1,044,883.10

# Washburn County Zoning Application for Rezoning

**PLEASE NOTE:** You must contact your Town Clerk and attend your local Town meeting to present your proposed plans to the Town Board prior to the County Zoning Committee Public Hearing. Failure to do so could result in delay or denial of your request. The Zoning Committee will request input from the Town. **The Town will not schedule you for their meeting until they have received your paperwork from the Zoning Office. When you contact the Town, verify that your paperwork has been received.**

Date of application 4.22.25 Non-refundable Fee to: **Washburn County Zoning \$300.00**  
Mail to: **PO Box 506, Shell Lake WI 54871.**

Property owner Linda Londre Phone # (715) 563-3132

Address W3985 Audubon Road Sarona, WI 54870

Property description NE SW Exc L1, Section 04, Twsp. 37N R. 11W

Town of Long Lake Site Address W3985 Audubon Rd. Sarona WI 54870

Lot size 33.260 Tax ID# 16629 Current zoning district Agricultural

Request change to 2.34(+) # of acres to be rezoned: RR2

Present improvements: Scrap Removal, Down tree Clean up

Proposed improvements: Ability to Allow for Residential Dwelling

Characteristics of surrounding area: Hunt Hill - West + North -> Audubon Rd.

Reason for rezoning: Allow for safe original farm/homestead

2nd - Ex. 8th well casing/drain field, garage free standing.

Please Note: If you are dividing land, you must provide preliminary drawings showing proposed locations of lots.

Linda Londre  
(Applicant or representative print name)

[Signature]  
(Applicant or representative signature)



As Above.  
(Mailing address if different than above)

Dates published 7.24.25 Office use  
Co. board date August 19th, 2025 Hearing date July 22nd  
Application amended 062221



Beacon™

Washburn County, WI



- Addresses
- ▭ Parcels
- ▭ Parent Parcel 2024
- ▭ Parcel Numbers
- - Non-Parcel Lines
- ▭ Sections
- State Outlines
- ▭ Minnesota
- ▭ Wisconsin
- RoadCenterlines
- US Highway
- State Highway
- County Highway
- Township Road
- Municipal Road
- County Forest Rd
- Other
- Private Drive
- ▭ DNR Wetlands

The Washburn County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Washburn County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. The data contained herein is a matter of public record.

Date created: 4/9/2025

Last Data Uploaded: 4/9/2025 11:44:01 AM

Developed by



# Application for a Variance from the Washburn County Board of Adjustments

The applicant must demonstrate that: (1) compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, or density would prevent the owner from using the property for a permitted purpose (use variance), or would render conformity with such restrictions unnecessarily burdensome (area variance). Further, the applicant must prove that (2) there is an unnecessary hardship related to physical limitations of the property, not the circumstances of the applicant, and that (3) the proposal will not be contrary to the public interest. These three legal standards are sometimes referred to as the "three step test". A more detailed explanation of these criteria is included in this application packet. By signing this application, you acknowledge that you have read and understand the criteria. **For a complete application, you must address how you meet the "three step test" (you may use a separate sheet).**

**PLEASE NOTE:** You must contact your Town Clerk and attend your local Town meeting to present your proposed plans to the Town Board prior to the County Board of Adjustments Public Hearing. Failure to do so could result in delay or denial of your request. The Board will request input from the Town. **The Town will not schedule you for their meeting until they have received your paperwork from the Zoning Office. When you contact the Town, you should verify that your paperwork has been received. FEE \$600.00**

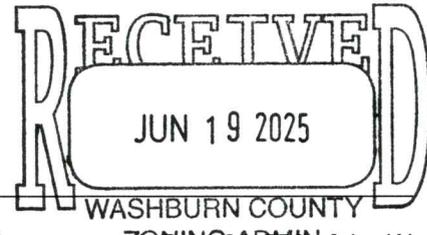
Date of application 6/19/2025

Property owner McSpoo Family Trust Phone # (612) 655-8307

Address W3099 Morningside Road, Sarona, WI 54870

Type of Variance Requested (check one)

- Road setback request: Road name Morningside Road. Setback requested 72 feet from centerline. 35 feet from the ROW
- Navigable water setback request: Name of water body \_\_\_\_\_ Setback requested \_\_\_\_\_ feet from ordinary high water mark (OHWM).
- Variance from dimensional standards of Zoning Ordinance.
- Variance from use standards of Zoning Ordinance.
- Other (describe): \_\_\_\_\_
- Variance for mobile home manufactured before June 15, 1976, pursuant to ~~Section 38-430~~ of the Washburn County Code. **(You must provide pictures of the mobile home and proof of manufacture date.)**



Sections (s) of Zoning Code from which variance(s) is/are requested: Section 38-430 (5) Class E Highways

Present improvements (attach a concise plot plan) See attached plot plan

Proposed improvements 32' x 40' Garage

Reason for request See attached letter and plot plan(s)

I agree to allow County officials charged with administering County Ordinances, or other authorized persons, including the assessor, to have access to the above-described premises at any reasonable time for the purpose of inspection. Further, I acknowledge that approval of this variance does not eliminate the need to obtain a land use permit from the Zoning Office and any applicable State or Town permits, and that in the event this variance is not implemented within two (2) years of the date of its decision, this variance shall be null and void and a new variance shall be required.

Kelly McNamara Kelly McNamara 6/19/2025  
(Applicant or representative signature) (Print Name) (Date signed)

609 140th Street, Roberts, WI 54023  
(Mailing address and phone # if different than above)

## OFFICE USE

Application # \_\_\_\_\_ Non-Refundable Fee \$600.00 Tax ID# \_\_\_\_\_  
Property Description \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4, Sect. \_\_\_\_\_ Twp. \_\_\_\_\_ R. \_\_\_\_\_  
Town of \_\_\_\_\_ Fire # \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Subdivision \_\_\_\_\_ Lot size \_\_\_\_\_ acres. Zoning Dist. \_\_\_\_\_  
Dates Published July 16 + 23 Hearing Date August 5, 2025  
Variance from \_\_\_\_\_ (Sect./Div.) of Zoning or \_\_\_\_\_ Ordinance.

June 19, 2025

Washburn County Variance Application

Subject: Request for Variance to Reduce Road Setback for Accessory Building

Dear Members of the Washburn County Board of Adjustments,

We are writing to formally request a variance to reduce the required road setback on our property located at W3099 Morningside Road, Sarona, WI 54870 (Tax ID #16433 and 16434) in Long Lake Township. We would like to construct a 32' x 40' garage, but the existing setback requirements prevent reasonable placement due to the steep slope of the lot.

We are seeking an area variance of the current Right of Way setback requirement of 50 feet and are requesting a reduction to 35 feet from the Right of Way per Zoning Code section 38-430(5) Class E Highways. Using the centerline of road setback of 86 feet the variance request is 72 feet from the centreline of road. This variance would allow us to utilize the property more efficiently while maintaining safety and aesthetics consistent with the surrounding area. There are properties to the north of ours with permanent or movable structures that are similar to the variance we are requesting and we do not believe this to be contrary to public interest.

The accompanying plot plan and layout for a new garage demonstrates the significant elevation change from the layout with the existing setback from ROW which is the dashed outline labeled Option 2 vs the elevation change with Option 1 (solid line layout). With a finished floor elevation of approximately 1255, with Option 1 there is a 6 feet elevation change from the NW to the NE corner of the garage. With Option 2 the elevation change from the NW to the NE drops to under 4 feet.

Without this variance there would be a rather large retaining wall - likely 5-7 feet tall and potentially immediately at the edge of the shed with little room for appropriate water runoff management given the slope of the lots and encroaching on the edge of the existing septic system holding tank setback.

The approval of this variance request would allow for a gradual transition from the garage and retaining wall which would now be close to 3-4 feet high along the backside of the garage and further from the septic system. This shift would ensure that the zone of influence from the excavation of the garage did not adversely affect the existing holding tank and would allow for future potential septic system servicing, repair or replacement to occur without undermining the garage foundations or the retaining wall. This will also allow for a level (or flat) buffer between the garage wall/foundation and the retaining wall (see attached example photo 1) to gather and disperse water runoff before it travels further downhill towards the cabin and shoreline including the possibility of using rain collection barrels for the water coming off the garage roof.

We have been working on water management on the lots by planting native plants between the cabin and the steeper part of the lot where the garage will be placed as well as along the shoreline and have worked with the Long Lake Preservation Association on getting their recommendations on ways to continue to ensure we are protecting the shoreline (see attached photo of shoreline in photo 2). The additional flat and gradual slope between the garage and the cabin with this variance will allow for the permeable green space to absorb more of the water that is running down to the lake and cabin than if the garage is placed further east on the lot per the existing ROW setbacks. We have attached additional photos of the existing lot for reference as well, see attached photo 3 from the top of the driveway near the road looking to the East or lakeside and photo 4 from the bottom of the driveway near the cabin looking up towards Morningside road.

As mentioned above, please find attached a site plan showing the current layout without a variance (Option 2) and the layout with the variance (Option1) we have requested with the topography noted. We have also included the site plan overlay on an aerial image as well as photos of the existing lots for reference.

We appreciate your time and consideration of this variance and look forward to the opportunity to discuss this with the township and the County Board of Assessment.

Thank you,  
McSpoo Family Trust  
Kelly McNamara (property owner)  
612-655-8307  
[kellyjmansell@gmail.com](mailto:kellyjmansell@gmail.com)

Please also list the following individuals as responsible parties for the purpose of future meeting attendance and representation:

Holly Spoo (property owner)  
414-241-5528  
[holly.spoo@mac.com](mailto:holly.spoo@mac.com)

Chris Rydberg (contractor)  
Rydberg Custom Builders  
715-760-2111  
[chris@rydbergcustombuilders.com](mailto:chris@rydbergcustombuilders.com)



McSpoo Family Trust  
W3099 Morningside Road, Sarona, WI 54870  
Parcel Numbers:  
65-026-2-37-11-02-5 15-474-508000  
65-026-2-37-11-02-5 15-474-508500  
Tax ID: 16433 and 16434



POS B-122

Option 1 is the location with the variance approved.  
Option 2 is the location with no variance.

Photo 1 - example of flat space for water management between garage and retaining wall with Option 1

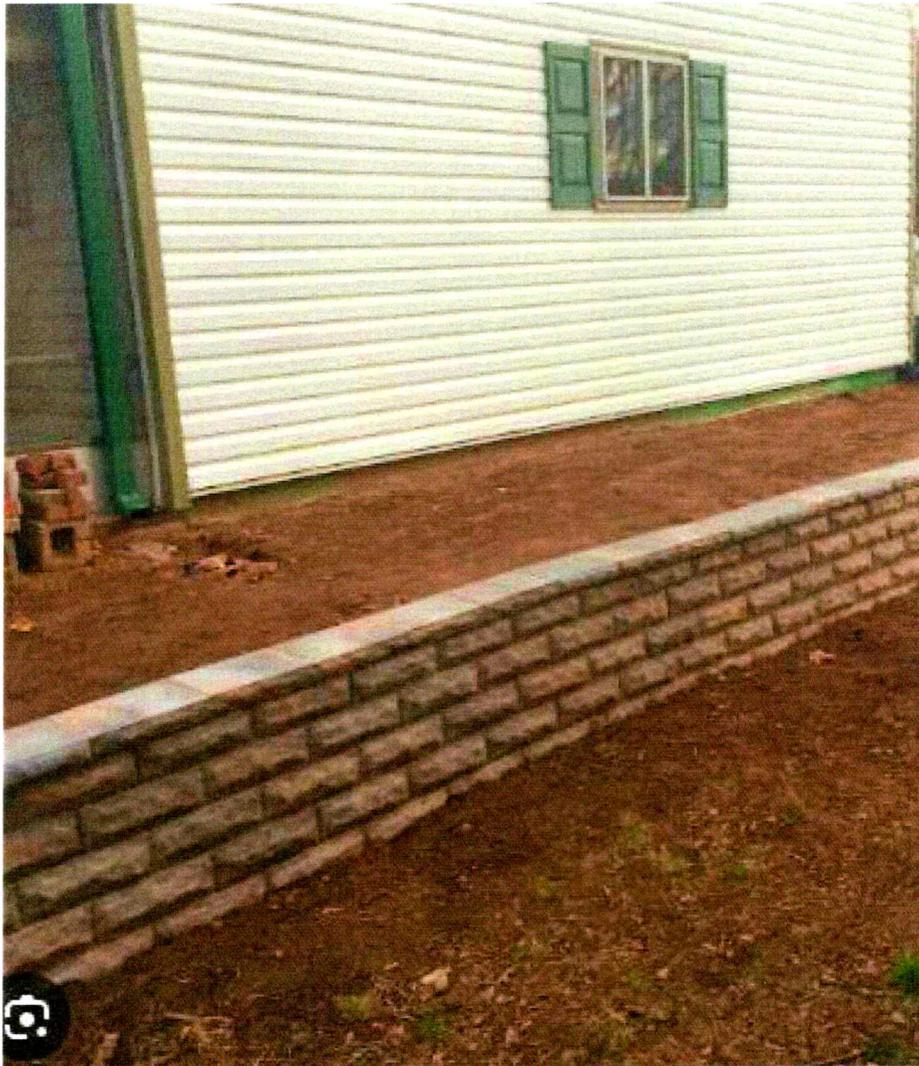


Photo 2 - shoreline/bank down to lake - plant installation

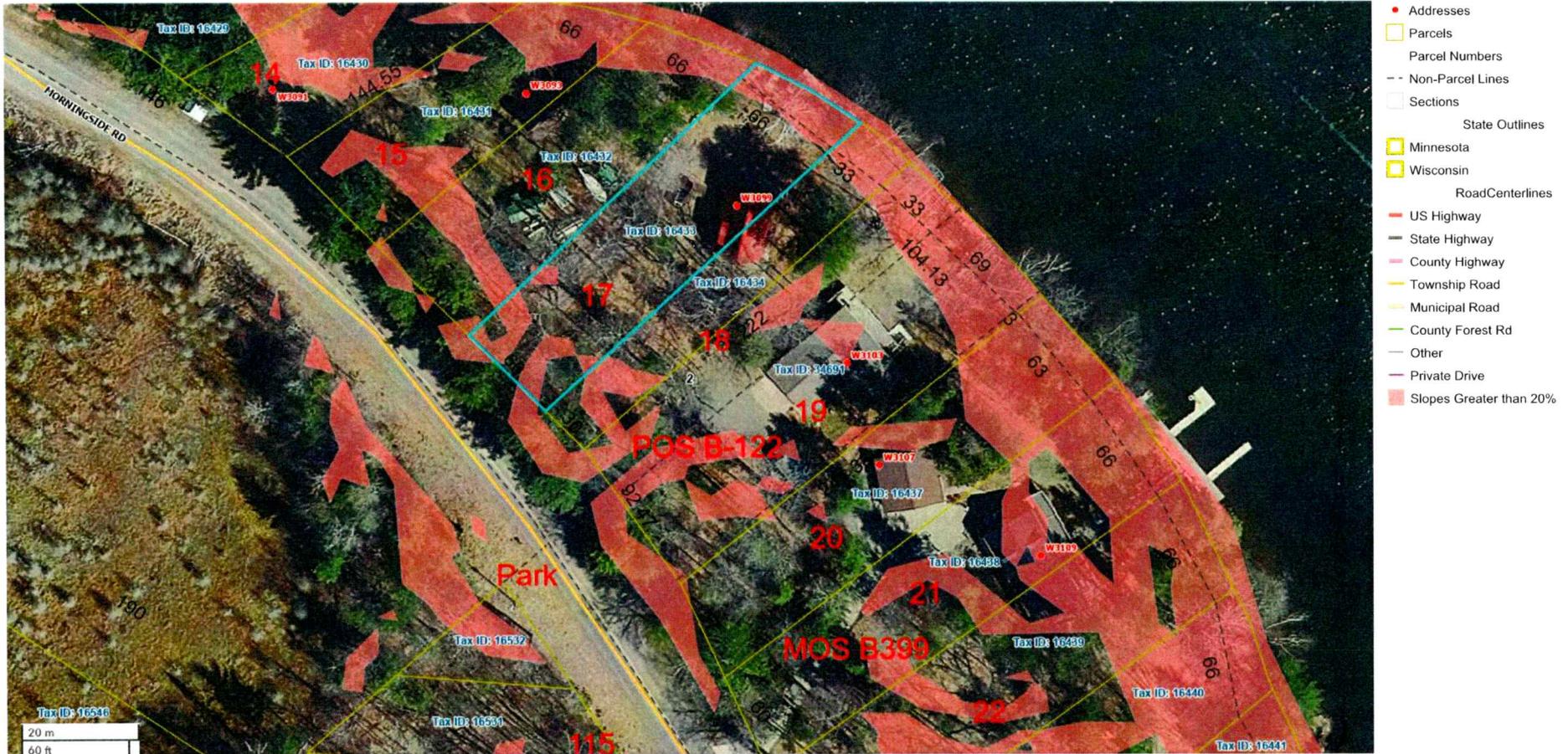


Photo 3 Top of driveway looking East towards the cabin and lake



Photo 4 Standing in the driveway looking West towards Morningside Road





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