

Town of Cable
PO Box 476
Cable, WI 54821

TOWN BOARD MEETING – July 21, 2021 – 7PM * LOCATION: Cable Community Center

Call to Order

Chairman Haag called the meeting to order at 7:00 pm

Pledge of Allegiance

Chairman Haag led the group in the Pledge of Allegiance

Approval of Agenda

Motion by Supervisor Popelka seconded By Supervisor Merrill to approve the agenda. Motion Carried,

Chairman's Remarks

Items 3 and 4 on the agenda will be placed before #2 due to Time Constraint,

The town has received several phone calls and emails regarding the Popelka project. I will allow comments tonight, but if you have nothing new to add please withhold your comment.

The 4th of July celebration was good, the reduced cost made for excellent attendance with many families commenting how great it was.

Approval Minutes of regular town meeting June 16, 2021, Closed meeting minutes June 16, 2021, Work Meeting, July 7, 2021 Closed Session minutes of July 7, 2021

Motion by Supervisor Merrill seconded by Supervisor Hambrecht to approve minutes of regular town meeting June 16, 2021, Closed meeting minutes June 16, 2021, Work Meeting, July 7, 2021 Closed Session minutes of July 7, 2021. Motion carried

Clerk report

Clerk Rauch reported to the members of the board that the WTA Fall Workshop is coming up on September 13, 2021 and will be held at Lakewood's Resort. This is required training and Clerk Rauch will sign everyone up for class. Clerk Rauch reported to the board that both she and Treasurer McCauley have completed their second year of the Clerks and Treasurers Institute training and found it to be very worthwhile.

Treasurer's Report

Treasurer McCauley reported that the General Account balance was \$547,990.57, the Cemetery Perpetual Account balance is \$4,164.63 and that there is \$2,405.65 in the Cemetery Annual Care account. Motion by Supervisor Merrill seconded by Supervisor Weber to approve the treasurer's report. Motion Carried.

Reports

Planning commission Dated July 6, 2021 , Sanitary District dated June 9, 2021, Road for the month of July. Library dated July 12, 2021, Law enforcement and Connect Communities report dated July 6, 2021

Motion by Supervisor Hambrecht seconded by Supervisor Popelka to receive and place on file. Motion Carried.

1. **Public comment: limited to 3 minutes**

Kathy Zuelsdorff noted that the Pump track has reached its goal for the development, Scott King and associate are ready to start the build.

Ben Popp update -sold west 200 acres and a second group is wanting to possibly build a hotel, in the location of the old hotel.

2. **Discussion/Possible Action regarding David Popelka property Rezoning**

Supervisor Popelka has recused himself from this topic. Chairman Haag requests that the public keep to a strict 3-minute discussion, Chairman Haag has asked Tony Erba the Chairman of the Plan Commission to speak.

Summary; it is important to understand the Bayfield County district map and why the rezone is specific to the area within section 18. Mr. Popelka is looking to rezone from an R-1 zoning to an R-4 within a high-density area

designed within the sanitary district. The Plan Commission looked at this and figures the rezone will correct any errors in the sanitary district. (The min. lot size for R1 is 30,000sq. ft. and the R4 is 20,000 sq. ft.)

David Popelka, asked the county zoning to clarify why a special use permit was required for the smaller lot. In 2005 the County had already passed the rezoning of this parcel. Mr. Popelka had handed out a packet of information to the board members, in this packet was a map from the Planning Commission showing that mix densities should be moved into this area (#10 on the given map) for the use of the sanitary district. The packets explain the use of the two R-1 and R-4 uses. Set back are as follows, see packet. The Town board started discussing the rezone in 2004, with then Town chairman Frels, Supervisors Benson and Lang and citizen Paul Riggolah. On Feb. 9, 2005 Supervisor Benson voted to have a map amendment done to have the rezone in 2005 and requested the change by the county. Amending the map within the service area within the sanitary district. Most lots in Section 18 are substandard only being 15,000 sq. ft and having 75 ft of road frontage. (Sect 18 shown on the maps.) Rob at Bayfield Counties' only argument is that they can't find the original maps. When asked for the official copy of the Counties Zoning meeting minutes, 5 pages were blank. There is no rental housing in Cable and no lots in the village available to build on. Questions by the Board members Supervisor Merrill, does not understand, why now? Mr. Popelka wants to retire at some point, with the change to R4 zoning he can get additional lots in this area. No questions by Supervisor Hambrecht. Supervisor Weber approximately how many lots as R1? 15 and R4? 20 buildable lots. There are approximately 5 acres of the 20 that are not buildable.

Town People: Jack Radecki: if approved how soon for town to take over the road? Eventually. Est # of rentals? I don't know. If I were to build rentals, they would be \$1,000/month so to purchase them would be around \$150,000 – \$200,000 they would be nice new homes.

Gary Frierhood - There is a Ground water issue in Cable, I've had to install new wells in the town several years ago due to the drop in the water tables. Too many wells in a small area, if you add more homes, we could lose the Water table again.

Kathy Teasdale, is concerned with the traffic on Randysek Rd. and adding 1 more road in the area the amount of traffic it will create.

Julie Frierhood, comments you received the email we have concerns, zoning changes, loss of privacy, decline in property values.

Donna Hughes, feels he should have the right to develop, however, we have such a nice neighborhood, we are scared of the word Rental, and I don't want it next door.

Mark Milford Tahkodah lake, feels this comes down to greed vs what people have.

Tom Rondeau: people have the right to make the changes.

Tony Erba: as chairman of PC. Based on the writing in 2005 the change was made, whether there was a map or not that amendment was made in 2005.

Tom Frels: how many letters were received "for" VS "against"? 0 letters For and approx. 8 opposed plus 106 on the petition

David asked who authorized the low-income housing in Cable? Tom Frels was the Chairman at the time that the Low-income housing was established.

Mike Best, added the sanitary district was put in place to service the little houses in town, and the biggest pull was the businesses, Norvado threatened to move if the town couldn't provide them with some kind of sanitary.

Kevin McKinney; there are a lot of septic systems, and we have a great sanitary district that runs the sewer to the north.

Julie Frierhood, there were 2 words here that stuck out. "IF" and "Probably" those are scary words and stick out to everyone.

Chairman Haag, we need to make a tough decision tonight, any decision we make will only be a recommendation, the county will have the final decision.

Motion by Supervisor Hambrecht, to approve the Rezone from R1 to R4, Motion Failed

Amended Motion by Supervisor Merrill seconded by Supervisor Weber to deny the permit to rezone.

Ayes to oppose 3 -Chairman Haag, Supervisor Weber and Supervisor Merrill Ney's 1 -Supervisor Hambrecht.

MEETING MINUTES AMENDED to include; Supervisor Merrill stated that his decision is HIS decision, that it has nothing to do with what others here may think or want.

The St. Croix Scenic Riverway, expressed concern about the watershed and that run off or over use in the area may interfere with the trout stream and may be harmful to the precious natural elements we have in this area.

Motion by Supervisor Weber Seconded by Supervisor Merrill to take a 10-minute recess at 8:35 pm reconvene 8:48 pm

3. **Discussion/Possible Action Menzel Property – Class A special Use**

Karl Kastrosky explained that the county approved a 2-unit complex unless the potential buyer purchases an additional 30,000 sq ft. property at this point it cannot be a triplex. Motion by supervisor Popelka second by supervisor Merrill, to stand by the county's decision.

4. **Discussion/ Possible Action Cable Chamber – Class A Special Use** Karl Kastrosky, your packet has the visuals, for the LED sign that is a static sign, Motion to approve by supervisor Merrill seconded by Supervisor Weber Motion Carried.

5. **Discussion/Possible Action Michael Leipold – Class A Special Use**

Michael is working with Morton building systems to build a 720 sq ft 4 seasons building, on July 10th the Plan Commission recommended the approval of the permit application, Supervisor Popelka visited the site and agreed that it meets the criteria, Motion to approve by Supervisor Merrill seconded by Supervisor Hambrecht. Motion carried

6. **Discussion/Possible Action Northwoods Preschool Lease**

Popelka the town should not carry the whole burden of carrying the cost. Each kid pays 2-300/ semester is what supervisor Popelka felt that.

Motion Supervisor Popelka seconded by Supervisor Merrill to increase the lease with a 10% increase therefore bringing it to \$1,100/yr.

7. **Discussion/Possible Action New signage at Cable Lake Landing (Bob Hildreth)**

Absent - Motion by Supervisor Merrill seconded by Supervisor Weber to table this item. Motion Carried.

8. **Discussion/Possible Action abandonment of Town Hall Road**

Supervisor Popelka recuses himself from this item, Foremen Swanson has checked with WISLR and the Bayfield County GIS and physically went to the properties. Based on all the accumulated information the road, if it ever was a road, does not reach the property of Mr. Popelka's. Supervisor Weber looked back as far as 1938 and in 1974, none of the known legal descriptions regarding the current day Church property reflect a road ever being there, by survey mention or otherwise.

Tom Frels, back in the 1970's when McKinney purchased the property there was never anything reflecting a road, the title search never described a road.

Based on state statute the town board cannot abandon a road if it is going to create a lack locked property.

Supervisor Merrill, is there or is there not a road?

Paulette Frels, the oldest member of Trinity Lutheran church, was baptized at that church; she does not ever remember a "Road" there.

Supervisor Hambrecht, we have to rely on that as far as the State DOT, there is a road. So, we could abandon the road as it does not landlock a property as the road does not service Mr. Popelka's property.

Motion by Supervisor Merrill seconded by Supervisor Hambrecht to start the process of abandoning Town Hall Rd. as it does not service nor landlocked property owners,

Ayes 3 Chairman Haag, Supervisor Hambrecht and Supervisor Merrill nays 1 Supervisor Weber.

9. **Discussion/Possible Action Great Divide Riders ATV Club – Kiosk**

Mark Dominkowski, GDR President, had fundraisers last year to build the new kiosks for information/maps.

The Board informed the ATV club that on the side of the municipal bathrooms facing the firehall, with overhead lights, and available space for maps the Hwy department will hang the new bulletin boards for everyone to use.

10. **Discussion of Next Board Work Meeting**

August 4th, 2021 at 3 pm Delmore Consulting, and The Portage event on Sept. 11 gathering, set a date for annual job reviews.

11. **Approval of checks: Town of Cable: # 9990 thru 10053, Forest Lodge Library # 3733 thru 3750 and Fire Dept. # 3195 thru 3206** Supervisor Weber Supervisor Merrill carried
12. **Next regular meeting will be Wednesday August 18, 2021 7:00 PM**
13. **Adjournment:** Chairman Haag adjourned this session at. 9:35 PM

DRAFT