

TOWN OF CABLE
Plan Commission Meeting Minutes
Wednesday, August 2, 2017
Cable Community Centre
UNAPPROVED

1. Call Meeting to order @ 5:30 p.m.
Meeting was called to order at 5:33. Present were Plan Commission Chairperson Karl Kastrovsky, Plan Commissioners David Popelka, Susan Thurn, Shelly Wilson, Suzanne Rooney and Plan Commission Secretary Kristine Lendved. Also present were Bob Lang and Mike Furtak. Absent was Plan Commissioner James Bolen.
2. Approval of meeting minutes from July 5, 2017 meeting.
Plan Commissioner Gilbert motioned to accept the minutes of the 7/5 meeting. Wilson seconded the motion. Motion carried.

Plan Commissioner Thurn motioned to suspend the agenda and move to item 5. Rooney seconded. Motion carried.

- 5.Zoning: Town of Cable Special Use request to place a structure to cover salt/sand mixture to comply with state regulations on property zoned Ag.

Bob Lang, Road Supervisor for the Town of Cable, reported that they wished to put up a storage facility to fulfill a State requirement for storage of any sand/salt mixture. The building will meet state specifications and will protect ground water. Construction should begin in early September. As it is the Town of Cable making application for the permit their recommendation to the County is not as important as the Plan Commission's. The Town of Cable meeting is also scheduled after the date of the County meeting. Lang is requesting a strongly worded statement from the Plan Commission in support of the project.

Thurn stated that she feels there exists strong support for this in the existing Town of Cable Comprehensive Land Use Plan which is buoyed by strong support for ground water protection echoed in recent survey results.

Thurn motioned to recommend to Bayfield County that the Town of Cable Special Use request to erect a sand/salt building on Town property, to comply with state regulations, be approved as the Town of Cable Comprehensive Land Use Plan clearly prioritizes protection of surface and ground water. Motion seconded by Kastrovsky.

Gilbert stated his surprise that this action hadn't been required and requested earlier. Kastrovsky pointed out that the parcel on which this will be built is not yet zoned Municipal, resulting in the need to make this Special Use request.

Motion carried.

Recommendation to the Town of Cable for Gary Burmeister requesting a Class A Special Use Permit for Shoreland Grading at 43905 Trail Inn Rd. Town of Cable, Bayfield County, WI. Property description being part of Gov't Lot 7, Section 7, Township 43N, R 07 W.

Mike Furtak, representing the petitioner, reported that paperwork on this request has not yet been filed with the Town of Cable. He showed Plan Commissioners a site map and pointed out where the new driveway would be located. The request is for grading in excess of 1000 sq ft within 300' of the lake shore. Mark Rasmussen is doing the work. It was reported that there is plenty of room for a large vehicle to turn around. For example, it would probably be possible for a firetruck to back up to the lake to pump water. The property in question has been logged. Lang stated that he would check for compliance with the Town of Cable Driveway Ordinance. Furtak said that a Town of Cable Driveway Permit would also be applied for. What is being petitioned for is a driveway re-route to accommodate a new building.

Kastrosky made motion to recommend approval of this shoreland grading permit to the Town of Cable because it ensures protection of wetlands and water quality. It is understood that a Driveway Permit will also be applied for. Thurn seconded the motion. Motion carried.

At this time the meeting returned to regular agenda.

3. Town of Cable Board of Supervisors meeting report. (Thurn; July)

Thurn reported that the Town of Cable Board of Supervisors had reviewed at the existing Dog Ordinance. They had been requested to review it and to consider adding "defecation." Consideration will be given to an update/amendment of this ordinance at a future meeting.

A subcommittee has been created to review the existing Liquor License Ordinance. Town Clerk Laura Bjork will be included in this committee.

The Town had approved a bid to paint the Depot. The painters suggested that the roof should be addressed before the building was painted. The Town is currently researching roofing costs and roofer availability.

The Plan Commission ordinance was amended and updated. Attendance is no longer a requirement for receipt of monthly compensation. Plan Commissioners have lately been required to accomplish a fair amount of work outside of meetings. The ordinance does still state that if a certain number of meetings are missed it could result in removal from the Plan Commission. It further states that up to 5 "citizens" can be on the Plan Commission. One member may be a Town Board member. The Plan Commission will also have a Chairperson.

4. Committee Reports:

a. Dog Park committee report (Byrd)

Thurn said that she had communicated with Amy Byrd and there was still no pricing information from Menards. Thurn added that she had reviewed the initial

bid which, she noted, had not separated material and labor costs. She is following up to have those costs separated and identified.

Kastrosky inquired if we should retain this item on the agenda. Popelka suggested that if anything is ever to be done it should remain on the agenda. By the Sept. meeting we should have a report on the actual cost of fencing materials. Gilbert inquired about other attendant costs, such as dog refuse bags, shovels and water. Thurn suggested those costs could be included in next month's report.

- b. Cable Tomorrow sub-committee report (Thurn, Rooney, Wilson) : thoughts, concerns, survey, process, timeline, budget, group leaders.

Rooney reported that the Welcome to Cable Survey had "wrapped" on 8/1. There are some hand-written/hard-copy surveys that still need to be input to achieve full results. It will be important to figure out a way to share the survey results with the community. Cable Tomorrow has currently utilized about \$600 of a \$2000 budget.

Regarding the ongoing process. Each of the "small group" meetings may have a slightly different format. It is hoped that, for the Culture/Education small meeting scheduled for 8/14 that we will have access to information gathered at a library event on 7/16.

It is important to determine who within each group will be responsible for rolling information up to the Plan Commission so that Rooney, Thurn and Wilson are not doing everything. Thurn added that, within the community there is a strong expectation that things will actually get done because of this work.

Rooney reminded the Plan Commission that it would be important to review the existing Goals/Objectives at the back of the Town of Cable Comprehensive Land Use Plan. She also inquired if all the Cable Tomorrow work was expected to end up in the Town of Cable Comprehensive Land Use Plan. Kastrosky stated that he felt it should to have a lasting effect. The individual groups will come to the Plan Commission with priorities. Kastrosky hopes that the outcome of the work is to amend the Town of Cable Comprehensive Land Use Plan. It represents both a decision making tool and the will of the people. The amendments that are drafted will be based on the priorities identified. He wondered if there was any way to streamline the process. Rooney felt that some of the "topics" could be folded together after we are past the initial small group meetings. Popelka stated that he felt the committees would evolve and reorganize themselves. He felt that all the work already accomplished would make upcoming meetings easier, by having created the format to work within.

Rooney suggested that there are things we will be able to follow up on quickly to demonstrate results. The group leaders/chairs will report to the Plan Commission whether or not they are on the Plan Commission themselves. Popelka added that group leaders should also take the time to review the goals/objectives listed at the back of the Town of Cable Comprehensive Land Use Plan.

Review of existing goals/objectives identified in the Town of Cable Comprehensive Land Use Plan will be placed on a future agenda for review.

c. Re-zoning of Town owned lands to Municipal: timeline.(Kastrosky)

Kastrosky reported that he'd spoken briefly with Bob Lang on this subject. A couple of small parcels need to be pulled from the re-zone petition because of their zoning designation on the Future Land Use Map. They'll need to meet with the Town of Cable Board. He anticipates the total cost of the re-zone to Municipal will be about \$1000. Lang stated that he felt the cost of this re-zoning project should come from the Town of Cable budget, not the Plan Commission budget. He would very much like to see this project move forward and not have to wait for another budget year. Lang added that the Town of Cable has lots of meetings in autumn regarding budget items, so, it would not be difficult to roll discussion of this issue into another meeting. Kastrosky will work with Lang on posting a notice for this meeting.

d. Welcome to Cable Committee

Rooney reported that the group working on planter for next year should be rolled into the Cable Tomorrow/downtown group.

Kastrosky inquired if there was any merit in having the Chamber more involved in Welcome to Cable. Rooney pointed out that Bolen's calendar is very full. Gilbert suggested that someone like Brett Rondeau, who is also on the Birkie Board, should be on an events group committee.

6. Report on results from 7/31 Economic Development Meeting and direction indicated.

Rooney reported that there had been a meeting before this meeting to discuss the 7/31 meeting. Plan Commissioners were told that:

- Wilson will re-cap the email list
- Mick Endersbe will come up with measureable goals for several of the topics.
- They will develop a survey for businesses, a SWOT analysis-type deal. They are anxious to know how best to offer support to existing businesses.
- Rooney will recap and forward comments

Thurn inquired if it might be possible to use the Plan Commission email address to email group members so that information comes from the Plan Commission, not Tammy at the Town of Cable. Kastrosky stated he felt this was a good idea.

7. Discussion and possible action regarding the Fagg Memorial Forest property.

Kastrosky reported that Town Chair Hancock had requested this be placed on the agenda. Hancock had spoken with Don Henderson who'd like to see the property used for education and recreation. He suggested thinning dead trees and creating walking trails. How the Town designates the land as a Memorial Forest is up to the Town. Hancock is looking for a recommendation from the Town Board.

Lang stated he felt the forest needed to be managed. Thurn inquired how many acres comprised the forest. Kastrosky answered, “20-something.” Lang, “20-ish.”

Popelka added that he’d spoken with Lisa Brauer, Don Henderson’s daughter and had spoken with Don on the phone and that it is not a certainty that Marvin Fagg actually donated the land to the Town of Cable. It is possible that he assisted with the purchase of the property on behalf of the Town for the Cable Community Centre. They were disappointed that the sign was gone but also felt they did not need to have the final say on what happened with the property. They opposed using the property for a dog park because they don’t think there should be a dog park at all.

Popelka suggested a sign and designation could read: This forest is dedicated for the enjoyment of the residents of and visitors to the Town of Cable in honor of Marvin Fagg.

Popelka motioned to sign the area with this statement, “This forest is dedicated for the enjoyment of the residents of and visitors to the Town of Cable in honor of Marvin Fagg.” and recommended the development of a future management plan. Gilbert seconded the motion.

There are dead trees that need to be cleaned up, which would be part of a management plan.

Motion carried.

8. Discussion and possible action regarding Public Lake Landing improvements. Thurn offered an update on this issue. Lang set up a meeting with DNR personnel and Thurn and Rooney also attended. The focus was on Perry Lake with the development of a family swim site being the desired outcome. The recommendations received would not require the acquisition of additional property.

Suggested was:

- Shoreland grading of the hillside, creating more space for picnic tables.
- Clear out of a few small areas on the shore. While permits may not be needed, Lang cautioned it would be better to get them.
- Trail created along the shoreline
- Create a soft landing for kayaks/canoes by clearing a few shrubs south of the beach.
- Suggested installation of an l-shaped dock and a floating raft, which would enhance the swimming experience.
- Grants may be available for recreational development
- Improved parking could be created by adding gravel along the drive to create angle spaces.

Lang said that the l-shaped dock could create an extended swimming area and that it would be necessary to check in with insurance regarding the possible necessity of adding life-guards.

Kastrosky stated it would be nice to have a plan/model to review. He also feels that this meets the Town of Cable Comprehensive Land Use Plan.

Popelka reported that he'd spoken with Mike and Mary Cleary who own the property to the south. They recollected that there was some corporation set-up between Mel Parker and Carl Ludzack. He added that they expressed they would be open to discussion on a use agreement or easement to include adjacent property into the concept, but, that they were unwilling to sell.

Lang said that the first step should be to have the area surveyed. Further, a fishing pier to the south would be better than one to the north. Kastrosky wondered how this would proceed, first with a survey, then develop a model.

Kastrosky made motion that it was recommended that the Town of Cable have Perry Lake landing property surveyed to develop a base area for a recreational plan. Popelka seconded the motion.

In discussion it was suggested that a floating dock could be costly. Thurn stated that support from the Plan Commission would be needed to approve a model of the plan and to approve a shoreland grading permit.

Motion carried.

Gilbert inquired about Cable Lake. Thurn reported that Bob Hildreth, who owns property adjacent to and north of the Cable Lake landing is still interested in creating a soft landing and in consulting with Sarah Boles about naturescaping that area.

9. Report on WI Act 55 and implications. (Kastrosky)

Kastrosky told the Plan Commission that he'd been on a statewide committee that worked to develop NR115, which governed Wisconsin shoreline development into the 2010s. WI Act 55, enacted in 2015, states that counties "may not regulate a matter more restrictively than the matter is regulated by a shoreland zoning standard." While much was lost in this, what was not lost was class designation of lakes and these designations can still be used to recommend different standards/set-backs based on classification, since set-backs, etc, established by Bayfield County that are more restrictive than the State's are now void. Bayfield County's pre-existing zoning did set standards. We should apply the abilities we have in our Comp Plan to protect shorelines. The County must comply with the model ordinance. Bayfield County keeps trying to develop their own and keep getting turned away. Popelka

added that, while WI Act 55 is cut and dried it does still allow the development of further restrictions to protect sensitive areas from water pollution and to protect fish spawning grounds, etc. Some oversight remains.

10. Old Business: Theme and/or signage for Town of Cable

Kastrosky inquired if a “theme” for possible signage had ever been agreed upon. Trail Town, USA had been suggested, but, if it doesn’t come from this group, from whence does it arise?

Thurn stated she’s tried to talk with Tom Frels about the work he’d done connecting with property owners north and south of town (on Hwy 63) about placement of Welcome to Cable signs on their property, but has not had much success. Rooney thinks the theme/signage discussion belongs in the Cable Tomorrow/downtown sub-committee. It was further suggested that the identities of the property owners Frels had connected with would be in prior meeting minutes.

11. New Business:

Consider municipal support for Economic Development efforts in area.

Kastrosky inquired if the Town should retain a pool/sum of money to support economic development in the area. How would appropriate use of same be determined?

At some point the Town of Cable may be approached about support funds for a specific economic development proposal. Will we discourage development if we refuse to offer such funding? Kastrosky wanted to begin the discussion of this issue. To be discussed: willingness to create such a fund and protocol for distribution.

Popelka suggested that the support could manifest as a low-interest, revolving loan. The Town could also assist by helping a potential business ‘buy down’ on interest rates.

Lendved queried the possibility of a group posting for all upcoming Cable Tomorrow small group meetings, to ensure Open Meeting Law regulations were adhered to. Consensus was that this would work with the caveat that such a notice would state that the meeting “may comprise a quorum of Plan Commissioners or Town of Cable Board of Supervisors” and that they would be in attendance to “take part in discussions” and that “no business would be conducted.”

12. Public Comment Period: (To avoid open meeting law violations, the Plan Commission may limit itself to answering basic questions from the public and place matters brought forth by the public on future meeting agendas for additional discussion and/or deliberation)

Kastrosky reported that he had spoken to Dr. Fogarty about the possibility of locating assisted living or senior housing in Cable. Fogarty responded that he has 9000 square feet of available space in downtown Cable that is currently getting a new

roof. He is interested in pursuing the development of such a facility. Kastrosky reported that he will follow up with the Bayfield Housing Authority. Popelka agreed that this is definitely a community need. There are people who would very much like to stay in Cable, if there was a facility to accommodate them.

13. Next meeting date (Sept 6) and future agenda items

Next meeting set for Wednesday, Sept. 6 at 5:30 at the Cable Community Centre.

14. Summary of goals and tasks for September Plan Commission meeting

Commissioners will follow up on goals and tasks.

15. Adjournment

Gilbert motioned that the meeting be adjourned. Thurn seconded the motion.
Meeting adjourned at 7:38.