

**TOWN OF CABLE**  
**Plan Commission Meeting Minutes**  
**Wednesday, Oct.4, 2017**  
**Cable Community Centre**

1. Call Meeting to order @ 5:30 p.m.

Meeting was called to order at 5:35. Present were Plan Commission Chairperson Karl Kastrosky, Plan Commissioners Shelly Wilson, Suzanne Rooney, Susan Thurn, Paul Gilbert and David Popelka and Plan Commission Secretary Kristine Lendved. Also present were Scott King, Jack Radecki and Tony Maro. Absent was Plan Commissioner James Bolen.

2. Approval of meeting minutes from Sept. 6, 2017 meeting.

Plan Commissioner Gilbert made motion to accept the minutes of the September 6<sup>th</sup> meeting. Motion seconded by Wilson. Motion carried.

Thurn motioned to suspend the agenda and move to Agenda Item 5 to accommodate petitioner. Motion seconded by Popelka Motion carried.

5. Zoning: Recommendation to the Town of Cable for Scott King requesting a Class B special use permit for home-based business at 45390 Trail Inn Rd, NW 1/4 of SW ¼, Section 4, Township 43N, Range 7W, Town of Cable, Bayfield County, WI.

Scott King wishes to operate a small business on his property. He does some saw-milling, some chain-saw carving and would like to begin building saunas and/or tiny homes that would be built on site and moved to purchase location. He anticipates his sales outlet to be online. King shared a photo of his band saw sawmill, a 16 horsepower, with a gas engine.

King advised that the property is zoned Forestry. Gilbert recollected that King and his adjacent neighbor received special exceptions to build on their sites. King advised that he had spoken with his neighbors about his intentions and they registered no objections.

Gilbert stated that he felt this request met the Town of Cable Comprehensive Land Use Plan goals for Economic development but expressed some concern about light manufacturing located there if the business should take off.

Rooney inquired if Special Use Permits were renewed annually. Kastrosky explained that they were not unless such constraints were placed on them at time of issuance. Rooney wondered what recourse a neighbor would have if the business took off and became an annoyance. Kastrosky responded that if no restrictions had been placed on approval, there would be no recourse. Popelka suggested that there might be a limitation placed on the number of units being built at any specific time. Gilbert inquired how the County dealt with buildings (saunas/storage sheds) stored on skids. Kastrosky explained an example from the northern part of the county.

King reiterated that he planned to market the units online. He is hoping for custom work and would, in fact, prefer to work on his customer's property.

Popelka said that his largest concern was for the potential mountain of sawdust, rather than the amount of product on display. Rooney was concerned about the appearance of a "retail outlet" where people expect to see only homes and a forest. Popelka stated that a buffer could be a requirement for approval. Kastrosky reminded Commissioners that the permit applied to the current owner and did not, of necessity, attach to the property. King stated that he had no problem with the requirement for a buffer. Rooney expressed concern about the environmentally responsible disposal of waste products and that this be a home-based business, not a retail business. King added that if this business were to take off he would consider a different location as a display site.

Thurn hearkened back to prior special use permit approvals that were tied to hours of operation. Kastrosky said that King's existing sawmill would sound more like a lawn tractor. Rooney said that if were to replace his existing sawmill with something larger it could be an issue for neighbors, so it was important to identify acceptable hours of operation. Gilbert suggested "daylight hours."

**Plan Commissioner Gilbert motioned to recommend to the Town of Cable Board of Supervisors that this Special Use Request be approved because it meets Economic Development Goals & Objectives to "utilize local natural resources to produce value added products to support sustainable home-based businesses" with the following restrictions: sawmill will be operated during daylight hours only, and a buffer will screen operations from road traffic.**

**Motion seconded by Popelka.**

In discussion Popelka added that he would like to see a condition regarding waste disposal. Thurn wished to see this permit tied to the owner, not the property. Rooney thought there should be some definition of permissible business size.

Gilbert amended his motion to include: waste product to be disposed of annually, permit tied to individual applying and number of buildings in production shall not exceed six at one time. Amended motion now reads:

**Motion to recommend to the Town of Cable Board of Supervisors that this Special Use Request be approved because it meets Economic Development Goals & Objectives to "utilize local natural resources to produce value added products to support sustainable home-based businesses" with the following restrictions: sawmill will be operated during daylight hours only, a buffer will screen operations from road traffic, waste product to be disposed of annually, permit tied to individual applying and number of buildings in production shall not exceed six at one time.**

**Popelka re-seconded the motion. Motion carried with Kastrosky voting in the negative, as he felt the recommendation to approve was too restrictive.**

Kastrosky motioned to resume the agenda. Gilbert seconded.

### 3. Town of Cable Board of Supervisors meeting report. ( Sept)

Thurn reported on a CLOSED SESSION meeting the Town Board had engaged in. Now that the information is public, it can be shared. HK, the organization attempting to purchase the Telemark property, had asked the Town of Cable to sign a Memo of Understanding. The Town declined to do so on advice of counsel, although the Town of Cable does support the project.

The Town did promise \$3750 to support a Feasibility Study on the property and project. By helping to fund the effort, the Town becomes part-owners of the document and it is understood that lots of great data will come from this document. Thurn thinks they have a good plan in place and is optimistic about Telemark's future.

The Town approved the Short-Term Rental permit the Plan Commission reviewed in September.

The Town of Cable has drafted an alcohol license ordinance. She had intended to put same on Plan Commission's agenda for review at this meeting, but, personal circumstances disallowed that from happening. She had wanted the Plan Commission to review it because the Plan Commission Ordinance states that the Plan Commission shall have input on ordinances. Kastrosky responded that he has reviewed the ordinance and thinks it's ok. It says "may" rather than "shall" and he doesn't think there's much the Plan Commission could or would add. Popelka added that the draft ordinance requires that if a license is revoked, 30 days (or some other defined time frame) must pass before that license can be re-issued. While the Town can assign the license to whoever they wish, this clause gives multiple candidates an opportunity to apply.

Thurn would like to supply Plan Commissioners with a copy of the draft Alcohol License Ordinance and invites input.

There was some discussion of the Short-Term Rental compliance list. It was pointed out that the Short-Term rental issue Thurn had referred to was one specific application, not the policy, itself. Kastrosky allowed that it was important for the Plan Commission to review this, although, at this time, there's already rather a lot going on. Popelka inquired if the Town had anything agendaed on this. Thurn stated that presently they do not.

### 4. Committee Reports:

#### a. Cable Tomorrow sub-committee report(s).

No report. Business will be discussed later in the meeting.

- b. Re-zoning of Town owned lands to Municipal: Schedule Public Hearing at Plan Commission level in conjunction with upcoming Plan Commission meeting. (Kastrosky

This meeting has not yet been scheduled. It will probably be scheduled in December. Kastrosky also advised Plan Commissioners that the Triangle is owned by the Legion.

- c. Welcome to Cable Committee

While Bolen was not present to report, Rooney stated that she felt there have been no changes to report. Connect Community will absorb Welcome to Cable. Deb Nelson has expressed willingness to function as Action Team Captain, although she would prefer not to have to function as an enforcer. Rooney said a formal ok from Bolen is required to roll Welcome to Cable in Connect Community.

- 6. Discussion and possible action on agenda for 10/9 and meeting format.

Kastrosky outlined the necessity to categorize and deal with all items appearing on this agenda. There was a suggested QUICK FIX list, including things that can be accomplished without a task force/Action Team. Other things will require an Action Team. Still other things will result in amended language for the Town of Cable Comprehensive Land Use Plan. He stated that after this Monday's meeting our list should be prioritized (by expressed willingness to work on issues) and time-lines and proposed budgets in the works. This evening the Plan Commission needs to come up with an agenda for Monday's Action Team meeting, which is not expected to include items affecting the Comp Plan. Rooney pointed out that Urban Plan and Recreation Plan will affect the Comp Plan. Many of our issues will end up being rolled into the Recreation Plan, so there should be Action Teams developed for same. Rooney, further, thinks that items will end up in a "parking lot" at the meeting, if no one signs on to them.

For the Infrastructure/Services section, Popelka brought up the idea of developing a wash station for bikes/ATVs. He added that there are currently no classifications for roads in Cable. Kastrosky reminded Plan Commissioners that if we forget something, it can always be added back into the list at the meeting. Rooney stated that new things could also surface. Thurn wished to know if this should be on the Town of Cable's Facebook page. Wilson stated she felt it would be important to provide a list of actionable items in advance of the meeting, so that prospective attendees will know this is an "action" meeting, not another input meeting.

Rooney sees each group presenting their Quick Fix/Comp Amendment list and appealing for Action Teams. Kastrosky would like to see Comp Plan Amendments set aside for this meeting. Wilson suggested that we present items as a group and let people express interest. Things that don't generate interest become "parking lot" items. Rooney reminded that some big items include smaller items. Wilson suggested we could begin with smaller items and work up to larger.

The Action Team Project List shall include: (items bolded will impact Town of Cable Comprehensive Land Use Plan.)

Assisted Living

Old School task force

Social Media:

- Cable app
- Trip Advisor
- SMS messages

Combined Calendar of Events

Depot

Connect Communities/Welcome to Cable: (Deb Nelson Action Team Captain)  
Theme/signage

Map of Things to Do in Cable

Recruitment/recognition (EMTs, Fire Dept.)

**Recreation Plan:**

- Area lake landing improvements (Perry Lake)
- Trail use/closure policy
- Fagg Forest (complete, use of example as to how this will work)
- Event check-list
- Rec Park

**Roads & Transportation:**

- Trails
- Road standards

**Urban Plan:**

- Short term rentals
- Affordable housing
- Safe passages
- Façade program
- Continued implementation of Public Restroom plan (kiosk, walkway, etc.)

Economic Development:

- Local's card
- Business survey
- Asset analysis
- Mentoring new businesses

Culture and Education: report on Library's plan to include suggestions

## Youth involvement

Wilson expressed concern that we use what we have to begin this process, as people are interested in action. We may not remember to include every single thing at this juncture. Kastrosky suggested we tell public that we'll be discussing issues that rose to the top during Cable Tomorrow topic meetings.

Rooney reminded Plan Commissioners that this entire enterprise was based on identified community values. Her suggested agenda for the meeting:

Begin by sharing graphics regarding how ideas work and how this process works.

Lay out identified action items.

Conduct some sort of sign-up, perhaps using a pamphlet form.

Discuss the value of this effort to Cable and the importance of community participation. (Kastrosky will conduct meeting closure.)

There will be a 3o'clock meeting at the library on Thursday, 10/5, to finalize agenda. Proposed agenda will be emailed to all. Agenda must be posted on Saturday.

### 7. Discussion and possible action on recommendation to the Town of Cable Board regarding abandonment of Brakken St.

Thurn suggested that the abandonment of Brakken St met Com Plan goals for:  
Economic Development – Encourage new businesses with year round employment.(pg 93)

Transportation/Implementation Schedule – Goal-The future transportation system should be flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Cable. (pg.133)

Intergovernmental cooperation – Objective: identify existing or potential conflicts between local government units...cooperate with other local governments...to help determine suitable locations for public and quasi-public facilities. (pg 84,85)

**Kastrosky motioned to offer support to the Town of Cable regarding the vacating of Brakken St. because it meets Comp Plan goals to:**

**Economic Development – Encourage new businesses with year round employment.(pg 93)**

**Transportation/Implementation Schedule – Goal-The future transportation system should be flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Cable. (pg.133)**

**Intergovernmental cooperation – Objective: identify existing or potential conflicts between local government units...cooperate with other local governments...to help determine suitable locations for public and quasi-public facilities. (pg 84,85)**

**Motion seconded by Wilson.**

**Motion carried.**

8. Discussion and possible action on “branding” the community; Town theme and signage.

Kastrovsky wished to keep this on the agenda. As it is on the Project List for Monday’s meeting, it doesn’t need to be discussed at present.

**Popelka motioned to table agenda items 8 and 9 pending public input on Monday, 10/9.**

**Kastrovsky seconded the motion.**

**Motion carried.**

9. Discussion and possible action regarding the development of a comprehensive Events Calendar.
10. Old Business: Updates on Old Business and/or “parking lot” items.
11. New Business:

Popelka suggested that the Town and Plan Commission should look at developing an Economic Development or Housing Commission for the Town of Cable. The research he’s doing regarding grants indication that while a Town cannot apply, a Commission can.

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)

Jack Radecki inquired if Plan Commissioners were aware that Dr. Fogarty was looking at creating an Assisted Living facility in his building.

13. Next meeting date (Nov.1) and future agenda items

Next meeting scheduled for Wednesday, Nov. 1 at 5:30 at the Cable Community Centre.

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

15. Adjournment

The Town of Cable Board or Airport Commission members may attend this meeting to participate in the discussions.

Kastrovsky motioned to adjourn. Gilbert seconded. Meeting was adjourned at 8:05.

