

TOWN OF CABLE
Plan Commission Meeting Minutes
Wednesday, Dec. 6, 2017
Cable Community Centre

1. Call Meeting to order @ 6:30 p.m.

Meeting was called to order at 6:36. Present were Plan Commission Chairperson Karl Kastrosky, Plan Commissioners Susan Thurn, Suzanne Rooney, David Popelka, James Bolen and Shelly Wilson and Plan Commission Secretary Kristine Lendved. Also present were Mike Choate, Elizabeth Holland and Mike Furtak.

2. Approval of meeting minutes from Nov. 1, 2017 meeting.

Thurn motioned to approved the minutes of the November 1st meeting. Rooney seconded the motion. Motion carried.

Thurn moved to suspend the agenda and move to item #7 to accommodate those attending in support of this special use request.

7. Zoning: Recommendation to the Town of Cable regarding a conditional use permit to operate a home-based business for Mike Choate and Elizabeth Holland at 14795 McNaught Rd., Section 20, Township 43 N, Range 7W, Town of Cable, Tax ID #8925.

Mike Furtak, representing Start Line Services, advised the Plan Commission that Choate and Holland are applying for a special use permit, not a conditional use permit as stated on the agenda. Choate and Holland are currently operating a short term rental in the second floor of the second residence on their property. Choate would like to open a ski/bike repair shop on the first floor of this building. Services may include some clothing and bike or ski accessories. There is also a ski-waxing station in this area. Further, on the second floor over their garage they hope to offer yoga/pilates or similar type classes. These are both low-impact businesses. They opted to go with the home-based special use permit. Their proposed use is a better fit for a special use permit, which also limits the size of the operation. Furtak shared photos of the properties and proposed use spaces.

Popelka inquired if all ski waxing and repair stations had been moved out of the basement. Choate affirmed this and said the garage was a better location. He added that he was not interested in having a retail operation. Furtak reported that the driveway had been upgraded to meet the Town of Cable driveway ordinance when their short term rental permit was applied for. He also stated that these buildings are not visible from the road.

Popelka inquired about the property's zoning. Kastrosky reported that it was RRB and that this designation fits with this plan.

Popelka motioned to recommend approval of this special use request to the Town of Cable Board of Supervisors because it meets the Town of Cable Comprehensive Land Use Plans goal to encourage home-based businesses; this motion to recommend made with the condition that the permit be tied to the owner, meaning a subsequent owner would need to reapply.

Motion seconded by Bolen. Motion carried.

Meeting dates for the upcoming Town of Cable Board of Supervisors and Bayfield County were provided to Choate and Holland.

3. Town of Cable Board of Supervisors meeting report. (Nov.)

Thurn reported that there had been a conversation about how to handle the Town deer population. There are those who favor an in-town deer hunt. Thurn stated that the Town needs to better understand State laws regarding baiting and hunting. A group of people, some who are deer feeders, others deer hunters, will meet to discuss the situation. A possible ban on summer feeding was discussed. Thurn will advise the Plan Commission of that meeting date.

The request to budget \$2000 for a professional structural assessment of the school building was tabled. There are other possible funding sources, such as Bayfield County. Kastrosky inquired if Town funds should be spent to assess a privately owned building. Thurn stated that, while the Town of Cable did that for the Telemark developers, that effort provided the Town with access to that report which informs local economic development efforts. Bolen inquired if building owner George Wolski would be contributing to the assessment. He felt there would be incentive for Wolski to contribute as he will eventually benefit. Popelka stated that what would be done was a “memo summary” which is a condition report with advice on what needs to be done or if the property is past help. Kastrosky stated that even if the building could be saved, rehab costs could be as much as three times what it would cost to put up a new building. Popelka added that there are grants/tax benefits available for rehab. Thurn said that the item would be on the Town of Cable’s December agenda. They are also requesting a quote for building demolition.

Thurn reported that the 2018 budget had been approved, including all Plan Commission funding requests. A levy increase was approved at Public Meeting.

Thurn reported that the feasibility of maintaining River Road was more likely and less costly than originally thought. There may also be funding available. The Town hired an engineer to review the River Rd situation.

The entire Telemark Feasibility study is available upon your request from Tammy at the Town Office.

4. Committee Reports:

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

- Economic Development: (Old School, etc.)

Rooney reported that the committee had had a good meeting. The school rehab project the group was going to visit in Ashland was halted. The current estimated price of demolishing the Old School is \$240,000. Added to selling price, this puts the property at about \$400,000 for a 4 acre lot. It

is considered a possibility to divide it into 4 one acres lots @\$100,000. Possible funding sources include Community Block grants. The Town must apply for these grants, but, property could be owned by a private party. Thurn added that it needs to be determined whether or not there is asbestos in the building. Grants are available for removal of hazardous materials. Popelka stated it would be important to look at the deed documents from when ownership was transferred from the school district to the Town. The committee is also considering what types of businesses/services would be suitable for that location.

Notes on this meeting are attached as addendum to this document.

- **Downtown/Housing (Connect Community)**
This committee, composed of Kastrosky, Town Chair Art Hancock, Rooney, Mimi Crandall, Rose Rothstein and Connect Community chairperson Deb Nelson met and talked about community branding. Kastrosky and Hancock are in charge of this effort and would like to come up with three great ideas to consider. Kastrosky stated that after the three ideas are identified there should be a community event to consider and decide on one.

There was discussion regarding putting benches around town, in lieu of the flower pots which can no longer be placed on light poles. These could potentially be crafted by the Town of Cable crew. There could be individual bench dedications. Nelson and Crandall will meet with local art organization CHARAC regarding the benches. Thurn added that the Drummond High School, under the supervision of Al Gillberg, has a business now and they could possibly manufacture the benches. Bolen suggested working with Novado so that the benches might include a charging station.

Group will meet again in January.

Rooney reported that evergreen swags to decorate the doors of downtown businesses. She further advised that the Town has been accepted by Connect Community. They'll be coming to take a look around.

- **Culture/Education**
No report.
- **Roads/Infrastructure**
Popelka stated that the committee hasn't met, so there's not a great deal to report. Popelka wishes to identify a criteria for "grading" roads, prioritizing when and where work needs to be done. He hopes to develop guidelines for different categories of roads based on traffic, etc.

Bolen reported that there had been a request that the Roads/Infrastructure committee discuss street sweeping.

- Cable Tomorrow website

Thurn reported that the site “looks fabulous.” Wilson said that she’s comfortable working with the website and can now add anything anyone might wish to.

- Cable Tomorrow project funding sources

Popelka reported that he had attended a seminar in August on government funding sources. Most of these can be applied for on a website. Some must be Town sponsored, others are aimed at Economic Development Corps or Housing Authorities authorized by the Town. He was unclear as to whether a Plan Commission could be the applicant. He will be attending another such seminar on 12/7, sponsored by WITC.

Popelka anticipates that he will see a representative from the Duluth Superior Community Fund at this session, and that he will learn more about being an affiliate. This possibility doesn’t prevent us from stating our own fund. An individual fund, however, would lack the connection to the larger foundation. Thurn added that it would be good to have a Certified Fundraiser. UW Superior used to offer this training.

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

Kastrosky reported that he had met with Town Clerk Laura Bjork and provided her with all the information to publicize a Public Meeting on the subject but has not yet heard back from her regarding scheduling of same. Everything needed to make a presentation at a Public Hearing is ready.

5. Discussion and possible action on short term rental recommendation process from Plan Commission to the Town of Cable.

Kastrosky reported that when he worked for the County, the Zoning Committee had gotten tired of reviewing all short-term rental requests. Thus, if such a request is approved by a Town, for the County to approve a Class A permit is simply an administrative process. If petitioners are unhappy with the conditions attached to their recommendation for approval they can reapply for a Class B permit, which does go through the Zoning Committee.

Neither the Town or the Plan Commission have the authority to enforce any of the conditions that they recommend. He thinks that the Town of Cable’s driveway ordinance is, in some cases, excessive. The Ordinance also allows Bob Long to be flexible.

The individual who was reported to be “non-compliant” maintained that he had never been advised of conditions attached to approval. If conditions attached to a permit are not met, it is a County problem.

Popelka acknowledged that the County is relying on the Towns and their Plan Commissions to recommend approval and that if the petitioner agrees to the conditions the permit is issued. Kastrosky added that if a driveway is so bad that it is a safety issue the contingency could be that the problem must be fixed before the permit is issued.

The consensus was that the Plan Commission will continue to operate as at present, however, if the Plan Commission considers an issue to be sufficiently significant it can recommend that no permit be issued until contingencies are met.

6. Zoning: Recommendation to the Town of Cable regarding a special use permit for short-term rental for Lee and Pam Wald, requesting at Section 7, Township 43N, Range 7W, Town of Cable, Bayfield County, WI, Lot 3, Pine Haven Retreat, Tax ID#11022.

Kastrosky stated that no one has checked the driveway of this property for its adherence to the Town of Cable Driveway Ordinance. Popelka said he thought it was satisfactory. If approval is recommended, he thinks it should be contingent upon inspection to verify compliance with the Driveway Ordinance and include the customary constraints for lake-sited short term rentals of no camping, RVs or tents, room tax must be collected and constraints must be publically posted in the rental. Kastrosky acknowledged that it was difficult to make a judgement call when we don't really know anything about the property and neither property owner or property manager is present to answer questions. Bolen said he felt the item should be tabled.

Kastrosky motioned to table for more information from the applicant, notification of adjacent property owners and review of property regarding compliance with the Town of Cable Driveway Ordinance.

Motion seconded by Popelka.

In discussion, Thurn said she doesn't know if we want to set the precedent of notifying adjacent property owners for a Class A special use request.

Kastrosky amended his motion to table for more information from the applicant and a review of property regarding compliance with the Town of Cable Driveway Ordinance.

Seconded by Popelka.

Motion carried.

8. Old Business: Updates on Old Business and/or “parking lot” items. Discussion and possible action on “branding” the community; Town theme and signage.

Branding was discussed in a committee report.

9. New Business:

10. 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)

Kastroosky inquired about the Telemark sewer hook-up to the Town of Cable Sanitary District. Popelka responded that the original plan was to follow McNaught Rd to Randysek to the intersection at Phillipi. As long as the pipe is routed 6 feet below the bottom of the Namakagon River there should be no problem. The Sanitary Distict will sponsor grant applications to accomplish the work but no taxpayer funds will be spent on this project. No landowners on force-main route will be affected. The effort will allow the new Birkie building to attach to the sewer line.

Thurn reported that there is a scheduled Airport Commission meeting at 4:30 on 12/13 to update the airport layout plan.

11. Next meeting date (Jan. 3!!!!) and future agenda items.

Next meeting set for Weds. Jan. 3 at 5:30 at the Cable Community Centre.

12. Summary of goals and tasks for January Plan Commission meeting

13. Adjournment

Kastroosky motioned to adjourn the meeting. Seconded by Thurn. Meeting adjourned at 8:05.

Minutes respectfully submitted by Plan Commission Secretary Kristine Lendved

Cable Tomorrow

Old School Task Force Recap

December 5, 2017 Meeting

In Attendance: Mick Endersbe, Action Captains, Cyndi Kastroosky, Deneen Carpenter, Rick Carpenter, Art Hancock, David Popelka, Shelly Wilson, Sue Thurn, and Suzanne Rooney. Not present, George Wolski and John Hand

Purpose: Continue the feasibility process outlined by John Hand and review findings as agreed to in the October 28th meeting.

The steps we are following are:

- (1) Determine building condition
- (2) Prepare information for potential investors (zoned recreation-business)

- (3) Complete a visioning process of potential uses based on Community values
 - (1) **Rick** provided demolition costs of \$240,000. **David** received a bid of \$2500 to determine rehab costs. **Art** will discuss with Cedar Corp. this week and advise. **Cyndi** suggested the town might loan George the \$2500 to be repaid at time of sale. **Mick** agreed to attend the Town Board Meeting on December 14th to provide information on the project if support is needed. **Sue** added the School to the agenda.
 - (2) **Deneen, Rick, and Cyndi** followed up on the Ashland project. The project has been halted for a number of reasons: non-disclosed issues with sewer and asbestos, lack of community support, and vandalizing of the property.
 - (3) **Mick** provided the business survey and continues his work on the Cable resources analysis for potential investors.
 - (4) **Suzanne** provided minutes. She did not follow up on funding options but has since talked with Marie Steenlage and provides a recap (attached).

General Comments:

With an acquisition cost of \$149.0 and demo cost of \$240.0, we are looking at a 4 acre site for \$400,000 or maybe (4) \$100,000 lots. **Mick** will check with realtors to determine if this is reasonable. **David** will check on required residential and commercial lot sizes. **Art** will talk with George about the \$2500 fee (if necessary) and with Bayfield County to see if there may be funds. **Sue** agreed to check on the status of asbestos and hazardous materials that it is believed have been removed (including tanks). **Rick** toured the building with George and advises the flooring is not solid and has no value.

We will invite the original email list of invitees to our next meeting scheduled for Tuesday, **January 9th at 5:30.**

