

Plan Commission Meeting
Tuesday, March 11, 2025
Minutes - 3/16/2025

Chairman Erba called the meeting to order at 5:00 PM

Attendance

All commissioners were present at the meeting.

Chairman's Comments

- Agenda Item 6 title had a minor change. The title should note that the Bayfield County zoning discussion regarding recreational vehicles was related to their short-term rental use.
- Telemark Hills Subdivision: The Chairman relayed that he initiated conversations between the Airport Commission and the property developers regarding the aviation easement for the airport. Agreement between those parties was reached on language in the restrictive covenants and deeds.
- "Fundamentals of Zoning Workshop" held on March 4, 2025: He and Commissioner Popelka attended the workshop that was a quick overview of basic zoning principles. He will provide the Commissioners with a link to the presentation. Some key points included:
 - Overlay Districts allow local governments to establish more specific standards in addition to basic county zoning.
 - Conditional Use approvals allow the Plan Commission and Town Board to add reasonable conditions that are supported by substantial evidence to the permit rather than an emotional opinion regarding a use or condition.
 - Act 67 provides that if an applicant meets all the conditions, an application cannot be denied.
 - The Plan Commission/Town Board cannot use a neighbor's opinion of disapproval to deny a permit.
 - Compliance monitoring for a specified period can be included as a condition of approval.

Minutes

The Chairman presented the minutes from the meeting of February 4, 2025, and asked for corrections or additions.

Hearing no changes or corrections, the Chairman asked for a motion to approve the minutes as submitted.

- Commissioner Wilson moved approval of the minutes as presented.
- The motion was seconded by Commissioner Merrill.
- The minutes were approved by unanimous voice vote.

Public Comment

No comments were received.

Updates/Discussion

Town Board

Commissioner Popelka updated the Commission on the following Town Board actions related to the Plan Commission:

- The Town may have additional funds for special projects because of changes to the state budget that may allow towns to remove EMS funds from the general levy.
- All Plan Commission items were approved at the February Town Board meeting including:
 - the Short-Term Rental Procedures for the Town Office,
 - the Recreation Plan, including creation of a Recreation Committee and
 - the structural design for the Welcome to Cable signs.
- Received a presentation from the Telemark Hills Commission Foundation for a privately-owned recreational facility near Telemark that would tie into the Town's Recreation Plan.
- The Town's Annual Meeting will be held April 29, 2025.

Cable Forward

A written update of the group's activities was presented to the Commission. Group members Linda Podvin and Bob Hildreth provided additional comments. Some general points included:

- Current fundraising is about \$40,700 with about \$4,000 received from the last mailing.
- Additional mailings will be sent and will include links to the Cable Forward website.
- Posters for the planned community meeting had been posted around town and on their website.
- The group will look to apply for additional grants.
- The use of Telemark Village Base Camp was selected for the public meeting because it was offered free of charge and will allow community members to view the new Base Camp facility and build community relationships.
- The group will obtain a firm bid for engineering services.

Commissioner Lendved questioned the group about traffic concerns and how the project would slow traffic and improve safety, especially westbound traffic on County Highway M. Chairman Erba reinforced that the project focus is safety first, a point he will emphasize when he makes opening comments at the March 30 public meeting. He also plans to propose how to gather data to document speeds and methods to slow traffic.

Cable Forward was requested to make a five-minute presentation at the Town's Annual Meeting on April 29th and they committed to attending and providing such a report.

Business Items for discussion and possible action

1. Zoning - Special Use Permit B application for the parcel at 42895 Telemark Road at the Cable Union Airport to permit construction of a Public & Municipal Building in an R-1 Residential District.

Commissioners were presented a handout of the proposed Special Use Permit B for the Cable Union Airport. The Airport desires to replace its Snow Removal Facility on the lot at 42895 Telemark Road on the north end of the airport property. The site is zoned R-1 and public buildings require a Special Use Permit B for this zoning district.

Commissioner Thurn provided additional background information on the project The Airport Commission elected to pursue a special use application rather than a rezoning because of the need to consolidate multiple parcels in common ownership. The matter may also be addressed by a bulk rezoning as part of the County's pending zoning code update.

The Chairman reported how the application conforms to the Town's Comprehensive Plan by supporting the Transportation Objective to develop airport facilities that support airplane travel. Commissioners also felt the action supported the Transportation Goal of coordinating with other authorities when maintaining transportation services.

The Chairman asked for a motion to approve.

Motion for Item 1

Commissioner Popelka moved to recommend that the Town Board approve the Special Use B application since it conforms to the Comprehensive Plan by meeting:

- The Transportation Objective by supporting development of airport facilities that support airplane travel to Cable;
- The Transportation Goal of being well-coordinated with other authorities on maintaining and improving transportation services; and
- The Transportation Objective of maintaining, enhancing and improving transportation facilities throughout the Town.

Commissioner Thurn seconded the motion.

The motion was approved by six "Ayes" and no "Nays."

2. Streetscape Project - Endorsement of an Informational Meeting on the Streetscape Project conceptual plan and fundraising effort to be held by Cable Forward on March 30, 2025 at Mt. Telemark Village.

The Chairman presented a summary of the Streetscape Project for which Cable Forward updated the Commission earlier in the meeting. Cable Forward plans a public information session for March 30, 2025 to keep area residents informed of the project and requested Plan Commission support.

The Chairman earlier stated he plans to make opening remarks to emphasize the goal of improved safety and indicated how the project supports the Comprehensive plan as follows:

- Transportation Goal: The transportation system in the Town of Cable facilitates the safe and efficient movement of its citizens with the Town while preserving the identity of the community.

The Chairman asked for a motion to approve.

Motion for Item 2

Commissioner Thurn moved to recommend that the Plan Commission endorse the Informational Meeting to be held by Cable Forward on March 30, 2025 as well as other future meeting dates. This endorsement is consistent with the Comprehensive Plan Transportation Goal to continue safe and efficient movement of citizens in the downtown area.

Commissioner Wilson seconded the motion.

The motion was approved by six "Ayes" and no "Nays."

3. "Welcome to Cable" signs - Recommendation to purchase two oval signs from Cricket Signs based on an updated cost estimate.

Chairman Erba stated that now that the Town Board has approved the structural design, the next step is to purchase the signs. The Board has approved purchasing two signs with a possibility of a third sign depending on the cost. He provided Commissioners with updated cost information that he obtained from Cricket Signs in Superior, WI.

- \$1,150 per sign for 5'x8' oval on 6mm thickness aluminum-plastic substrate via email dated February 15, 2025.
- A quote of approximately \$1,275 per sign for a 5'x8' oval on 10mm substrate that was provided in December 2024. This 10mm substrate material was out of stock as of February 15th, but a 6mm substrate could be used for a slightly lower cost.

Prior to the Town Board meeting, the Chairman will obtain from the company representative the final cost and the effective time period for the bid. The sign material is the same as that used for road signs and the purchased signs will be stored by the Town until other project components are funded.

The Chairman said the action to move the sign project forward conforms to the Comprehensive Plan as follows:

- Economic Development Goal: The signs would promote a diverse economy and would maintain scenic views and local community character, have a low-impact on the environment, and is well-supported by the Town, thus enhancing its sustainability.

The Chairman asked for a motion to approve.

Motion for Item 3

Commissioner Wilson moved to recommend that the Town Board approve the purchase of up to three oval signs from Cricket Signs based on an updated cost estimate and effective time length of quote to be obtained by the Chairman. This action supports the Comprehensive Plan's Economic Development goal to promote a diverse economy and to maintain scenic views and local community character. Commissioner Lendved seconded the motion.

The motion was approved by six "Ayes" and no "Nays."

Business Items for discussion only

Comprehensive Plan - Review of 2024 priorities to identify accomplishments and actions in process.

Chairman Erba collected from Commissioners their lists of accomplishments based on the 2024 priorities that he had provided at the last meeting. He will summarize the accomplishments and present a draft report at the Commission's April meeting. The Commission's Annual Report will be submitted at the Town's Annual Meeting on April 29th.

Comprehensive Plan - Identify 2025 implementation priorities

Chairman Erba asked Commissioners to identify their priorities to implement in 2025. He focused the discussion by the Comprehensive Plan chapters. These identified priorities will be collated and presented in draft form at the Commission's April meeting.

Housing

- Encourage workforce/mid-range housing opportunities.
- Advocate for the state to classify short-term rentals as businesses rather than housing.

- Investigate whether the town is ready for more people and potential stress on infrastructure.

Agriculture, Natural & Cultural Resources

- Develop zoning strategies to protect aesthetic and environmental resources.
- Complete historic signage on local buildings.
- Create a coalition to address food insecurity possibly in partnership with the Community Farm.
- Support Forest Lodge Library's expansion.
- Continue support of the Clean Water/Clean Boats monitoring at town boat landings.
- Continue support of Social Connection initiatives in partnership with Bayfield County.

Transportation

- Develop a courtesy travel code for getting around town that would be distributed by local businesses.
- Update maps for walking paths and neighborhood bike routes.
- Support Cable Forward's Streetscape Project.
- Develop uniform signage in the downtown area with Cable logo for parking and recreational trails.
- Identify rideshare sites and sign as part of new signage.

Utilities and Community Facilities

- Develop EV charging stations and partnerships for stations on municipal properties.

Intergovernmental Cooperation

- Participate in County Zoning Code rewrite.

Economic Development

- Create a Business Improvement District for the downtown area.
- Continue participation in Connect Communities and define assistance of volunteers.
- Pursue enforceable form of Design Guidelines possibly through an Overlay District.
- Explore collaboration with the Chamber of Commerce and Norvado to update telecommuting marketing materials.

Land Use

- Evaluate zoning classifications appropriate for Cable as part of the Zoning Code rewrite.
- Investigate requirements for an Overlay District to implement Cable appropriate zoning.

Recreation

- Develop a Recreation Committee with participation of Plan Commission members.
- Expand use of signage of USNG (a national geo-coordinate system used by CAMBA) to all recreational trails to improve emergency response.
- Promote the Town campground to expand use.
- Expand use of the open area adjacent The Portage for recreational use.

Zoning - Clarification of Bayfield County Zoning Code regarding placement and use of recreational vehicles and mobile homes on properties for short-term rental use and possible recommendations to the Town Board.

Chairman Erba informed the Commissioners that this agenda request was submitted from an unknown source and was to address recreational vehicle use as short-term rentals rather than general ordinances regarding such vehicles. Further, several Commissioners had inquired previously about how Recreational

Vehicles might be eligible for Short-Term Rental use in Cable. The Chairman presented several sections of Bayfield County Zoning Ordinance regarding recreational vehicles and various use definitions.

Commissioner Popelka informed the Commission that he has become aware of websites that advertise RV camping spaces on improved properties by a property owner and wondered if these camping pads were permitted. The discussion focused on Bayfield County's Zoning Ordinance and sections that addressed campgrounds as well as short-term rentals.

The discussion also addressed whether owners could use their personal RV parked at their home or other improved property as a short-term rental. The County and Town ordinances were not clear on such use and County staff would need to provide clarification on a case-by-case basis.

County and Town restrictions on such practices could be addressed through the County's zoning code rewrite or possibly through a Zoning Overlay District.

A member of the public expressed concern about RVs being parked on vacant lots in residential areas near the Wilde River Subdivision. The member objected to such temporary and mobile structures being allowed next to houses and how it affects neighborhood character and values. The Chairman inquired about the subdivision's restrictive covenants, but the member's property was adjacent to rather than in the subdivision. The Chairman noted placement of RV on unimproved parcels was governed by Bayfield County through its zoning ordinance rather than local ordinances. Any changes would need to be addressed by the County or through a local Overlay District if the Town pursues such a policy.

Commissioner Remarks

No remarks were made.

Next Meeting Date

Chairman Erba reported that the next usual meeting date of April 1st conflicted with the 2025 Spring Election and suggested delaying the next meeting one week. The next meeting date will be:

Tuesday, April 8, 2025 at 5:00 PM.

Agenda deadline: Wednesday, April 2, 2025 at 5:00 PM

(Submittals shall be written and include all required documentation for Commission deliberation)

The Chairman adjourned the meeting at 7:22 PM.