

**TOWN OF CABLE PLAN COMMISSION
MEETING MINUTES
JUNE 2, 2020**

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Kastrosky at 5:30 pm on June 2, 2020 in the main assembly room of the Cable Community Center.

Present: Chairman Karl Kastrosky, Commissioners Kristine Lendved, Monte Lewis, Tony Merrill, Susan Thurn, Shelly Wilson, Kathy Zuelsdorff, Secretary Jeannie Dixon and members of the public.

2. Chairman's Remarks

3. Approval of Agenda

Chairman Kastrosky recommended that Item 15 Land Use be addressed ahead of scheduled order. **A motion was therefore made by Thurn to approve agenda with suggested adjustments. Motion seconded by Zuelsdorff and carried unopposed.**

4. Approval of Minutes

Minutes from the May 5, 2020 meeting were presented and reviewed. There being no corrections, **Wilson made a motion to approve minutes as presented with a second by Lendved. Motion approved.**

5. Public Input

Deb Nelson recognized to speak from the floor on behalf of the Cable Natural History Museum. She brought up the issue that the pedestrian crosswalk that extends across Hwy M from the Museum to the Church parking lot is currently not delineated. Following brief discussion it was agreed by consensus that the matter should be referred to the Town Board to address at their next meeting.

6. Land Use

a. Leroy M. and Samantha Walters Class A Special Use Permit request, 16095 Hwy M, Robert Walters Agent. Request is to place a 5-wheel camper on the property which is a 1-acre lot on a Class 3 Lake (Lake Joanne) which requires a 75' set back from lakeshore. It has existing sewer, water hook-up and a cement slab for a trailer. Prior to opening the floor for discussion Chairman Kastrosky noted that the Plan Commission is advisory only to the Town Board, after which the permit is referred to Bayfield County which is the permit issuing authority. Neither permit applicants nor agent were present at this meeting. Adjoining property owner Sam Borsellino addressed the board, providing additional background information and photos of the property. In speaking against the approval of the permit he stated that the photo indicates that the trailer, which has since been moved away, was sitting 25' from the lake shore. Additionally he stated that the power company had recently visited the site to restore the electric power. When asked if an RV would be allowed on this site, it was noted by Chairman Kastrosky that a Class A permit only allows a camping unit on a site for up to 4 months and cannot be used as permanent housing. There is question as to where exactly the cement slab is in relation to the lake and other intended use of the property. Following discussion by the commission members and additional

public input, it was agreed that more specific information is required before a decision can be made. **Commissioner Merrill made a motion to table this agenda item which was seconded by Commissioner Lewis. Motion carried unopposed.** Chairman Kastrosky stated that this matter will not be heard again by the Commission until more accurate information is provided by the applicant.

b. Wollin Holding LLC Class A Special Use Permit request, 43960 Big Brook Rd, Karl Kastrosky, Agent. The request is to build a residence in a Forestry 1 Zone. Chairman Kastrosky recused himself from the decision making process for this item as he is acting as agent for the property owner. Commissioner Lendved led the discussion in his place. Kastrosky described the property as a 42 acre parcel and provided a map for commissioners' review. Owner is seeking permission only to build a residence in a forestry zone – there is no change in zoning requested. If it were to be rezoned to Residential that would allow for greater development on the property and Owner does not want to do that. **Zuelsdorff made a motion to recommend that the Town Board approve the special use permit because the area already contains residential structures and would not be incompatible with our land use plan. Motion seconded by Wilson and carried unopposed.**

c. Cable Natural History Museum Class B Special Use Permit request, 43135 Randysek Rd, Bill McKinney, Agent. Museum representative Deb Nelson explained that the property noted is currently a natural play area at the site of the former Nestle home on Randysek Road. The Museum wants to build a screened-in pavillion (125 occupancy) along with small kitchen, 1 accessible bathroom, workshop, storage area, single car garage for the Museum van and parking area. There is an existing well on site and existing sanitary lateral which will be used to hook up to the Sanitary Sewer District. The building will not be rented out to the public for functions but is intended only for Museum use. Buildings will be used seasonally, closed during the winter. As an adjacent property owner, David Popelka stated his concern about street parking if adequate off road parking is not provided. He also requested that use of the building be restricted to Museum sponsored activities for the benefit of the Museum only, and that there would be no camping allowed. **Following discussion a motion was made by Commissioner Lewis to recommend approval to the Town Board in support of the Class B Special Use Permit application for the property located at 43135 Randysek Road since it meets the requirements of our land use plan for economic development and the cultural and educational aspects of our comprehensive plan. This recommendation is conditional based upon the following restrictions: 1) That adequate off-street parking for anticipated use is provided; 2) that use of the property is restricted to only museum and partnership events that serve the mission of the museum; and 3) that no overnite camping is allowed. This motion was seconded by Commissioner Lendved and carried unopposed.**

d. Runamuk Rides LLC Conditional Use Permit request, 43590 Hwy 63, Michael Covelli, Agent. This is a request to place an 18,000 gallon LP storage tank on the stated property to be used to fill LP delivery trucks. Chairman Kastrosky noted that the matter will be addressed at a June 18, 2020 public hearing before the Bayfield County Planning

and Zoning Committee, therefore the Commission needs to submit their recommendation to the Cable Town Board for consideration prior to their next scheduled meeting on June 17, 2020. Whereas Runamuk Rides LLC is the property owner, Northern Lakes Co-op, Michael Covelli Agent is the requesting party and neither property owner nor agent were present at this meeting. Following discussion and based on what is known, by consensus there is hesitancy as a group to support this request. **Subsequently a motion was made by Zuelsdorff to recommend that the Town deny the request to place a bulk storage facility on the proposed site for the following reasons:**

- **Neither Applicant nor Agent were present at meeting.**
- **A bulk storage operation was previously located at the site and was requested to be dismantled.**
- **Public health and safety issues due to close proximity to other structures.**
- **Could be detrimental to surrounding land values and concern about sale and future use of same.**
- **As noted in Section 4 of our Comprehensive Land Use Plan on pg 44, one of our primary goals is to “account for the full environmental, social and economic costs of new development” in the Town of Cable.**

Motion was seconded by Lewis and passed unopposed. Zuelsdorff will provide documentation regarding the safety issues and compatibility with the Comprehensive Plan to the Town Board prior to their meeting.

7. Cable Tomorrow/Comprehensive Plan Updates and Projects

- No discussion

8. Issues and Opportunities

- No discussion

9. Housing

- No discussion

10. Agriculture, Natural and Cultural Resources

- No discussion

11. Transportation

- No discussion

12. Utilities/Community Facilities

- No discussion

13. Economic Development

- **Farmers Market Relocation – Yulia Welk spoke to this issue saying that the UCC Church has cancelled the Farmer's Market for the summer due to safety and health concerns**

related to Covid-19. The Farmer's Market vendors are trying to find a new location. Ms. Welk expressed concern on behalf of herself and other vendors who depend on the Market to sell their products. She quoted statistics to make the case that the chance of contracting the virus in an outdoor setting is minimal, stating that Ashland, Bayfield, and Port Wing markets will all be open this summer. In addition she noted that Governor Evers has deemed that Farmer's Markets are considered "essential". Others present spoke in support of the Market and reported that Roger Rockenbach said he would be willing to host the event. Commissioner Wilson read an e-mail statement from the Pastor of the UCC church explaining why they cancelled the market. He included a caveat regarding permit and insurance requirements necessary to hold an event such as this. Since there is not a formal permit request before the Plan Commission there will be no official action taken herein. The consensus of the members is to encourage the Farmers Market to be relocated to an appropriate location in Cable so that access to locally grown produce and products which support a healthy lifestyle in our community is continued. Chairman Kastrosky thanked Ms. Welk and the other vendors present for appearing at the meeting.

14. Intergovernmental Cooperation

a. Review/Discussion re: Update of Town Ordinances Project. During the opening discussion on this topic Chairman Kastrosky notified the members that Bunky Miller, the new Town of Cable Clerk, would be willing to take over this project of reviewing the town ordinances for updating recommendations. By consensus the members agreed to hand over the ordinance review project to her, but are available to offer assistance as needed. Any of the members who have information on research done thus far should e-mail that to the Clerk.

b. Lot sizes in Township / c. R-4 zoning within Sanitary District boundaries. David Popelka, Sanitary District President, was present at the meeting and spoke to this issue. Most of the residential lots within the Cable Sanitary District are zoned as R-1 which has a required lot size of 30,000 sq.ft., whereas the rest of Bayfield County residential districts are under R-4 zoning with a lot size of 15,000 sq.ft. Popelka stated that the R-1 zoning can actually be an impediment to development with the larger lot size requirement. R-4 zoning allows greater density of residential structures. Zuelsdorff offered some history on the matter stating that in 2004 there was a public hearing wherein the Town Board voted to change the former Village area from R-1 to R-4 with an increased sq ftg requirement of 20,000 sq.ft. This request was later approved by the County however the actual rezoning of properties never occurred. Since the Town never did a class action to rezone, per Popelka most of the houses in the Sanitary District remain as R-1. To move forward with the rezoning would now take a public hearing at the county level. The consensus following this discussion is to keep the matter under review for another month and then provide a narrative for recommendation to the Town Board.

15. Recreation

- No discussion.

16. Implementation

- No discussion.

17. Other Issues

- Thurn requested that the Cable Union Airport Environmental Report be added to next month's meeting agenda.
- Merrill reminded group that there is an informational meeting on June 3 at the Town Park regarding the Birkebeiner's proposed application for idle site demolishing of Telemark Lodge.

18. Next meeting

- The next meeting of the Town of Cable Plan Commission is scheduled for Tuesday, July 7, 2020 at the Cable Community Center.

19. Adjournment

- Meeting adjourned by Chairman Kastrosky at 7:40 p.m.

Minutes respectfully submitted by Jeannie Dixon, Secretary