

**TOWN OF CABLE PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 7, 2023 – 5:30 P.M.**

**MINUTES**

**Call to Order**

Chairman Erba called the meeting to order at 5:29.

**Attendance:** Chairman Tony Erba, Commissioners Kristine Lendved, Tony Merrill, David Popelka, Sue Thurn, Shelly Wilson, and Secretary Deanne Allen.

**Chairman's Remarks**

Noted the document handout to Commissioners from the Northwest Regional Planning Commission that follows up on the Commission's discussion last month on statistical data for Cable.

**Approval of Minutes – January 3, 2023**

Motion by Commissioner Thurn, seconded by Commissioner Lendved to approve the January 3, 2023 meeting minutes as presented.

Motion carried.

**Town Board Update**

Commissioner Popelka reported the following:

- The Larson Special Use Permit for short-term rental was approved.
- Special events were approved; one school event was exempted from the application fee. Chairman Erba suggested the Town Board review the special event application process as to how it is working now. A whole year of events have been considered since the process was adopted. Commissioner Merrill stated that the one problem he sees is the Town Board having to decide on fee exemptions. Either more specific guidelines are needed, or the fee exemption should be removed.

**Public Comments – Non Agenda Items**

Commissioner Popelka reported on the status of the Cable School demolition. Final approval has been received for the Town's WEDC grant application - the grant would be up to \$150,000 with a 20% match requirement. This means to receive the full \$150,000, the Town will need to spend just under \$190,000. The demolition bids received are better than expected and include trash cleanout along with the building demolition. The demolition bids received are under \$200,000 because Supervisor Hambrecht worked with the DNR to get approval to use the old Cable dump on West Cable Lake Road for demolition disposal for the clean waste (wood, brick, glass). Asbestos would need to be hauled separately to an approved disposal site. Contractors say that using the old Cable dump for the clean waste saves \$100,000. Otherwise, they have to haul everything to Hayward, which is the closest disposal site.

Included in the bids is the Cable Lakes Association hauling fill and covering the debris after the project is done. Bid prices will be held until March 1, 2023. The Town Board criterion is that no taxpayer money be spent on this project.

Chris and Amy Parker are interested in purchasing the site and have agreed to reimburse the Town 100% of costs not covered by the grant, including the \$37,000 match. Once there is a purchase agreement between the Parkers and the Town, the Parkers will put up \$40,000 in escrow up front so the Town will have money before the demolition work is started. The owner of the property has agreed to sign the school parcel of the property over to the Town through a quit claim deed. The Parkers will negotiate with the owner on the other two adjoining parcels (there are three parcels on the 2.6 acre site). The Town is not involved in any agreement between the Parkers and the owner. The Parker's plan for the site is to construct work force and senior housing and possibly some commercial retail along Kavanaugh Road.

Land transfer requires elector approval. There will be a public information on February 15, at 6:30 p.m., and then a special elector meeting February 23<sup>rd</sup>, at 6:30 p.m. for electors to vote on approval of this land transfer. The Town Board meeting will convene after the elector meeting on February 23<sup>rd</sup>. Commissioner Popelka urged all commissioners to attend.

Chairman Erba thanked Supervisors Popelka and Hambrecht for all the work they have done to bring this issue to a resolution.

**Short-Term Rental Application – Michael Nylund – 13705 Perry Lake Road**

Michael Nylund stated that he and his wife are in the real estate business. They have purchased various properties to build a short-term rental business. His family will block out time for themselves at this property. This property is near many trail systems, which attracted the Nylund's interest. The house is being renovated and the hope is to attract silent sports lovers for snowshoeing and skiing. The Town trails that cross the property are popular, and he will allow an easement for their use. His hope is to integrate into and benefit the community. He has a property management company he works with in Hayward - this company will oversee management of the short-term rentals. The house has 4 bedrooms; the septic is rated for 5 bedrooms. Mr. Nylund stated the maximum group size using the property would be 10. There is a bunkhouse for expansion, but it is not fixed up yet. His goal is to also work with the Community Farm to use the property's established garden space.

The Bayfield County Health Department has conducted an inspection and required carbon monoxide detectors to be installed. A second health inspection will take place tomorrow. The short-term rental application for the Town has been completed. Mr. Nylund will check on paying room tax.

***Motion by Chairman Erba, seconded by Commissioner Wilson to recommend approval of the Special Use Permit Application for Michael and Jenna Nylund for short term rental at 13705 Perry Lake Road because it provides family income and housing opportunities, which is in line with the Town's Comprehensive Plan goals.***

***Motion carried unanimously.***

The Commission briefly discussed the growing number of short-term rentals in Cable and shortage of housing. Chairman Erba shared a story about Steamboat Springs, CO where the city council took steps to approve a zoning overlay that restricts short-term rentals. The Steamboat Springs city council also

discovered a difference whether it is the property owner who manages the short-term rental property or a property management company. Cable is growing into a tourist destination. There is growing tension between year-round residents and temporary renters, particularly with housing availability.

Commissioner Popelka stated that the Town can require short-term rentals to be owner occupied and short-term rentals can only be available for a limited number of days per year. There are examples in Cable. There could also be a different tax rate for part-time residents.

Commissioner Wilson Shelly stated that another side of the issue is that houses are for sale for an extended period of time, indicating that people with lower incomes are not able to purchase those properties. So, the people who can buy the property should not be restricted in how they manage that property. It was noted also that this area's houses that do come up for sale often need extensive renovation, adding to the expense of buying a home in the Cable area.

### **Comp Plan Update**

The public meeting tentatively scheduled for February 16, 2023, is cancelled until there is substantive information to report. There needs to be a specific purpose for the next public meeting. He suggested that by April or May, the Commission would be ready with a report to the public.

Chair Erba referred the Commission to the document from Megan Mader at the Northwest Regional Planning Commission. Questions the Commission discussed at the last meeting were sent to her, and she has provided responses.

The Commission reviewed the following questions:

1. The question about the number of people who have moved into the area, which skews the 2020 census data.
  - a. Megan states that the 2020 Census data must be referenced in the Comp Plan, but can include anecdotal information to explain what the Cable community is witnessing.
2. Cable has influence in surrounding communities, which the Comp Plan should recognize. Megan suggests that the section on Intergovernmental Cooperation would be an ideal place to reference relationships with other towns and the context of relating to the 4 towns and the county.
3. The difference in data in tables is a result of using two different survey processes. The Commission's focus should be on trends, not absolute numbers.

Chair Erba noted that how the information relating to the 4 towns and the county is represented in the revised Comp Plan is an additional task by the NWRPC and may cost more money than budgeted.

Chair Erba asked about the Airport Overlay that needs to be included in the revised plan. Commissioner Thurn stated that the narrative is available. She will check into the overlay map.

Chair Erba stated that the next step is to draft goal statements using Cable-specific language, which he will begin for the Commission's review. It is his long-term goal that there will be a review of the Comp Plan each year as part of the Plan Commission's Annual Report.

**Commissioner Comments**

There were none.

**Next Meeting: March 7, 2023**

Chair Erba declared the meeting adjourned at 6:43 p.m.