

PLAN COMMISSION MEETING
Thursday, MAY 11, 2023 – 5:00 P.M.
CABLE COMMUNITY CENTRE
MINUTES

Call to Order

Chairman Erba called the meeting to order at 5:03 p.m.

Attendance:

Chairman Tony Erba; Commissioners Kristine Lendved, David Popelka, Tony Merrill, Sue Thurn, Shelly Wilson.

Future Land Use Exercise

The purpose of assigning land use designations is to provide strong guidance of what land use should be for certain areas. For example, if an area is designated Industrial, even though there is no industrial development at this time, there would be a location for any industrial proposal.

The commission made the following observations:

- The process of future land use is bogged down by current zoning. For example, property that is now considered Forested and being used as residential is sometimes zoned “Agriculture”—this can be confusing.
- All platted parcels on a lake should be considered Shoreland Residential. It was noted that there are large undeveloped tracts on Cable Lake and Ole Lake, but if those parcels were to be developed, this exercise would help address those parcels as “Shoreland Residential.” Shoreland Residential as defined by the county is less than 2 acres. What should be the designation for properties on lakes that are more than 2 acres?
- Mixed Use is a better designation than just Commercial because it gives more flexibility.
- Parcels zoned commercial at the south end of Lake Owen should be changed to Shoreland Residential, but there is the question whether shoreland residential should allow resort/commercial activity in the future.
- Wilde River, Nordmoor and Village King are all residential subdivision developments but with large tracts of land that are zoned Forested. All lots in these developments should be designated as “Residential,” since those lots were platted for residential purposes.
- Section 18, the Village, should be designated as mixed use. The commission envisioned commercial as likely developing south along Kavanaugh to Phillippi Road, north to Perry Lake Road and from just east of the Town Rec Park on Cable Sunset Road through town on County Highway M to the bottom of the hill east after Walker Street. All of these areas should be designated General Mixed Use, which allows commercial development.
- Commercial will also develop on Highway 63. The commission identified the strip of Highway 63 south from Section 18 to Leonard School Road and north to Perry Lake Road as Mixed Use for potential commercial development. Within the section of Highway 63 south is the 20 acres of Rasmussen Farm, which is zoned agricultural.

- The 20 acres owned by the town is designated municipal.
- The commission did not identify any areas for specific commercial, additional conservation or rural residential.
- The property owned by Mike Best is the only parcel in Cable zoned industrial.
- The UCC Church and businesses of Brick House and Firefly are all improperly identified for “Residential” use.

The commission used the following key to mark the map to be returned to Bayfield County according to the above discussion:

Yellow – areas that should be Residential.

Blue – areas around lakes that should be Shoreland Residential

Orange – Mixed Use

All uncolored areas should be left in their current identified use.

The commission discussed parcel sizes for each land use category and noted the lack of differentiation between Residential, Rural Residential and Shoreland Residential. There is no land use description to account for “high density,” “medium density” and “low density” occupancy of a land parcel. Lot sizes should reflect whether they are high, medium or low density. For example, “low density” occupancy should dictate a larger parcel size.

The commission recommends the following land use minimum parcel sizes:

- High Density – lot under 2 acres
- Residential – 2 to 5 acres
- Rural Residential – no less than 5 acres
- Forested/Agricultural – a minimum of 10 acres
- Open Space – 5 to 40 acres
- Shoreland Residential – a minimum of $\frac{3}{4}$ acre or area of 30,000 square feet
- Residential – R4 zoning in Cable would be a minimum of just less than $\frac{1}{2}$ acre or area of 20,000 square feet

Chair Erba declared the meeting adjourned at 6:33 p.m.