

DRAFT*TOWN OF CABLE PLAN COMMISSION***DRAFT**
MEETING MINUTES
OCTOBER 5, 2021

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Tony Erba at 5:31 p.m. on Tuesday, October 5, 2021 in the main assembly room of the Cable Community Center. **Present:** Chairman Tony Erba, Commissioners Kristine Lendved, Tony Merrill, David Popelka, Shelly Wilson and members of the public. Sue Thurn was excused from the meeting.

2. Chairperson Remarks

Chair Tony Erba announced that Commissioner Kathy Zuelsdorff has submitted her resignation from the Plan Commission via a letter to Town Chairman Malcolm Haag. This leaves a vacancy on the Commission which hopefully will be filled in the near future.

3. Town Board Update

Commissioner Merrill provided the following as a Town Board meeting update:

- The Town Board approved the Louis J. Holly Special Use permit, which was recommended by the Commission for approval at last month's meeting.

4. Approval of Agenda

Commissioner Lendved made a motion to approve the agenda as presented. This motion was seconded by Commissioner Wilson and carried.

5. Approval of Minutes

Following review, a motion was made by Commissioner Popelka to approve the minutes of the September 7, 2021 regular meeting as presented. Motion was seconded by Commissioner Merrill and carried.

6. Public Input - Non-Agenda Items

There was no public input on non-agenda items.

7. Land Use

- **Class A Special Use Permit in a F-1 district at 9491 Totagatic Rd, Dan Jaastad, Owner** - Pursuant to last month's meeting wherein this item was tabled for further information, Owner Dan Jaastad was present to provide further details on his project. Jaastad plans to construct a seasonal use hunting cabin on a concrete slab in the NE corner of his property. A detailed plot plan, including setbacks, was provided and has been received into the record. A camper trailer and a shed currently exist on the property. Discussion also occurred regarding driveway construction. Following further discussion, a motion was made by Chairman Erba to recommend approval to the Town Board for the Special Use Permit to construct a residential cabin in a F-1 zoning

district, as the design meets the low density requirements of a Forestry district indicated in the Comprehensive Land Use Plan. Approval is based on the condition that the driveway be upgraded to Town ordinance requirements for driveway specifications and setbacks. The motion was seconded by Commissioner Lendved and carried unopposed.

- **Conditional Use Permit for Mt. Telemark Village multi-use development, 42225 Telemark Rd, American Birkebeiner Foundation, Owner.** Ben Popp was present to represent the Birkebeiner Foundation and answer questions. The Mt. Telemark Village permit approvals are being sought in several phases. The first phase is to request conditional approval of a master plan that outlines specific building and activity uses within a 580 acre area of R-RB zoned property located on the former Telemark Lodge site. A detailed map and September 8, 2021 memorandum listing the specific structures/uses was provided. Subsequent permit phases will include submittal of required conditional and special use permit requests as the buildings and other structures are constructed. This master plan conditional use approval and subsequent phased-in process was requested by Bayfield County Zoning and is based on the precedent set during the county's permitting process for the Wild Rice Retreat multi-unit development in Bayfield. The Birkie Foundation is hoping to gain approval from Bayfield County Zoning at their October meeting, with ground breaking construction to begin on the motel/hostel units this fall.
- Popp addressed questions from the public in attendance. Jerry Parmen stated his concern that the conditional use approval of a master conceptual plan presents an "anything can happen" situation on the property once approved. Ben Popp responded that the proposed master plan is very specific with all structures and activities noted on the submitted map. The Birkie Foundation will pursue special use permits along the way to comply with all local and state regulations. The minimum 30,000 sq ft of open space per unit required for multiple unit developments will be adhered to. With regard to sanitary sewer needs for each structure in the master plan, that will be addressed during the individual permitting process at the time, with all state and local laws and regulations followed. Popp stated the smaller scale of this project (compared to the more massive scale of Telemark Lodge and Colosseum) allows for economic sustainability. Each part of the infrastructure will be built only when funds are in hand to cover it - the Birkie Foundation will not rely on loans to finance construction of the master plan.
- A letter was received from the Nordmor Homeowners Association Inc, Amanda Mann President, and was entered into the record. The subject of the correspondence stated concern about setbacks from Nordmor property with the planned construction of the camping cabins in the master plan. Specifically, no less than a 200 ft set back from Nordmor Road or any Nordmor lot line to the camping cabins is requested. Ben Popp agreed that the Birkie Foundation will abide by this request. (Refer to the approved motion at the end of this section

of the minutes.) As a result of the discussion on this matter, a request was made to the Birkebeiner to update Item 10 on their September 8, 2021 memo (re: Classification of Uses for the Mt. Telemark Village property). Ben Popp agreed that Item 10 will be updated from “Campground/10 Units” to “Camping Cabins/ 10 Units”.

- Chairman Erba asked Mr. Popp to explain the traffic flow plan with this master plan, specifically event vs. non-event use of Town of Cable roads. Popp stated that the goal is that all **non-event traffic** will enter and exit via Telemark Road. This goal for *non-event traffic* includes ceasing use of Randysek and McNaught roads. The Birkie Foundation will use their website as the primary means to inform recreation users of this desired traffic flow. For **event use**, the goal is to have a one-way flow of traffic entering via Telemark Road and exiting via McNaught and Randysek roads as has traditionally been the traffic pattern used in the recent past for events.
- **Following discussion, a motion was made by Chairman Erba to recommend approval to the Town Board for the request by the American Birkebeiner Foundation for their master plan conditional use permit located at 42225 Telemark Rd. The motion for approval is based on the project being compatible with the Land Use Plan economic goals, which address scenic views, local character and eco-friendly tourism with low impact on the environment. A condition of this approval is to reflect the Commission’s receipt of a letter from the Nordmor Homeowners Association to have no less than a 200 ft set back from Nordmor Road, or any Nordmor lot line, for the camping cabins. In addition to the 200 ft set back requirement as stated, the American Birkebeiner will abide by all existing covenants and easements of record. In addition, the land “set aside” (30,000 sq ft of open space for each unit) for the Telemark Time Share units should be taken into account for Mt. Telemark Village’s future development. This motion was seconded by Commissioner Popelka and carried unopposed.**

Note: Subsequent to the above motion being passed, the Plan Commission has received clarification from the Bayfield County Zoning administrator that the Birkebeiner Foundation is not responsible for the Telemark Interval Owners Association (TIOA) open space requirements. The TIOA is a non-conforming use that was legally established prior to the current ordinance standards.

8. Members Comments

- Chairman Erba: A request for abandonment of an access stub at 42240 Evergreen Ct in Wild River Development, Southridge Addn., Mary McCormick, Owner, was received for the Commission’s review by request of the Owner. The Owners were present at the meeting and were notified by Chairman Erba that their request does not fall under the purview of the Plan Commission and should

rather be addressed directly to the Town Board. The Chairman thanked the McCormicks for their attendance and this was shared with the members' for their general information only.

- Chairman Erba reported that he will be attending the Wisconsin Towns Association Convention on Oct. 11-12, 2021, particularly to learn more about the state's approach to revising Comprehensive Plans across the state.

9. Next Meeting - November 2, 2021

10. Adjournment - Chairman Erba adjourned the meeting at 6:52 p.m.

Minutes respectfully submitted by Jeannie Dixon

Jeannie Dixon

Approved: _____