

DRAFT*TOWN OF CABLE PLAN COMMISSION***DRAFT**
MEETING MINUTES
SEPTEMBER 7, 2021

1. Call to Order

The regular meeting of the Town of Cable Plan Commission was called to order by Chairman Tony Erba at 5:30 p.m. on Tuesday, September 7, 2021 in the main assembly room of the Cable Community Center. **Present:** Chairman Tony Erba, Commissioners Kristine Lendved, Tony Merrill, David Popelka, Sue Thurn, and Shelly Wilson. Kathy Zuelsdorff was excused from the meeting.

2. Town Board Update

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

- The Town Board voted to change the ATV/UTV speed limit in the Town of Cable to match the posted limits for other vehicles. This was done for consistency and to make it easier to enforce.

3. Approval of Agenda

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

4. Approval of Minutes

Following review, a motion was made by Commissioner Popelka to approve the minutes of the August 3, 2021 regular meeting as presented. Motion was seconded by Commissioner Wilson and carried.

5. Public Input - Non-Agenda Items

There was no public input.

6. Land Use

- **Class A Special Use Permit in a F-1 district at 9491 Totagatic Rd, Dan Jaastad, Owner** - The application received by the Plan Commission was incomplete. From the aerial map provided it appears that the lot is large enough in area to accommodate the proposed structure. But without more specific information such as plot plan, setbacks and driveway detail, the Plan Commission was unable to make a recommendation. Commissioner Lendved made a motion to table the Jaastad Special Use permit with the intent to obtain more information and take it up again at next month's meeting. This motion was

seconded by Commissioner Popelka and carried. Chair Tony Erba will follow up with the Owner prior to the October meeting.

- **Class A Special Use Permit in a F-1 district at 42050 Cable Sunset Rd, Louis J Holly Owner** - Jamie Holly was present on behalf of the Owner. The property is a 40 acre parcel that has an existing residence. An additional 1,000 sq ft home is proposed to be built on a poured concrete slab. The new home will have its own well, septic and driveway. Following discussion Commissioner Thurn made a motion to recommend to the Town Board that the Class A Special Use permit for the property located at 42020 Cable Sunset Rd be approved as the design meets the low density residential requirements for a F-1 district as indicated in the land use plan. Commissioner Lendved seconded the motion and it carried.
- **Birkebeiner Foundation Update on Great Hall/Master Plan Land Use** Ben Popp was present to discuss land use on the Birkie-Telemark property. There are no actionable items for today's meeting, just information and discussion.
- The members reviewed maps of the property, trail networks and building renderings drawn by LHB Design firm. A copy of the same has been received for the record. Popp identified a variety of different land uses they would like to have on the property such as camping sites and retail sites that are conditional use permitted and other non-conditional permit uses such as sledding, hiking, an observation tower, skiing, mountain biking etc. They would also like to create some outdoor educational venues in conjunction with Northland College, such as apiary and maple syruping classes.

When asked by Chairman Erba to describe their Master Plan, Popp explained that while looking at the use of the already constructed Great Hall and in discussions with Bayfield County, they are strongly considering viewing the entire property in terms of land use in order to get conditional use of the master plan first. Then as each structure is designed and built they would get those conditional use permit at that time. The 280 acres in conservancy would get mapped separately with the design of a certified survey map (CSM).

Commissioner Merrill asked for clarification of the information he had that the Birkie was offering to sell 100 acres of the conservancy at \$5,000 per acre. Popp explained that this was actually a fundraising opportunity. In order to raise money people can offer to "buy a share" within the Conservancy acreage. They are not actually buying land, but

rather it is a way to make a donation to the project.

- **Proposed Telemark Motel Concept** - David Tworek was present to give an overview of a proposed construction of motel units on the former Telemark property. A draft plot plan, floor plan sketches and written proposal were provided to members for review. A copy is included in the record of this meeting. Tworek explained that the intention is to build one to two 10-unit lodging facilities, with the potential of up to four 10-unit buildings. A question and answer period ensued during which the following additional information was provided:
 - The lodging units will be privately owned by Tworek.
 - In order to meet Bayfield County's surrounding land requirement for a conditional use permit, Tworek has reached an agreement with the Birkiebeiner Foundation. He will have a 99-year transferable lease for the property so that the entire Birkie property can be considered for the purposes of meeting the conditional use permit requirements.
 - Bayfield County will be reviewing the project at their monthly meeting next week, with conditional use permits to be considered in October .
 - Motorized users (ATV's) are welcome to use the motel units; there will not be any limitations of this type.
 - The gas fireplaces will be supplied by one central LP tank.
 - There will be no daily onsite management - all communications will be done online.
 - The Short Term Rental ordinance requires that management respond to users needs within one hour and this will not be a problem as the owner (i.e., Tworek) is only 25 minutes away.
 - Following soil tests, six suitable sites have been located for a septic system.
 - The motel units differ from the Birkie's conceptual "camping cabins" as they are set up like a hostel (i.d., you provide your own linens), but each motel unit has its own bathroom, where as camping cabins do not.
 - Traffic flow to the new motel units will be via Hwy M to Telemark Road.

Following the discussion regarding traffic flow there was a special request from Commissioner Wilson to Ben Popp that he would see to it that Google Maps is updated to reflect the directions to their properties be via M and Telemark Rd in order to reduce traffic on Randysek and McNaught roads. Popp responded that he will look into getting that changed.

7. Cable Tomorrow/Comprehensive Plan Updates and Projects

- **Bayfield County/NWRPC Comp Plan Update Proposal** - Members reviewed a letter received from the Bayfield County Administrator which lays out a proposal for partnering with the Northwest Regional Planning Commission (NWRPC) to update the existing Comprehensive Land Use Plan. In addition to the information received from the County, Chairman Erba also placed a call to Jason Lauman at NWRPC for further details. Cost would run between \$5,000 - \$8,000 and would take four to six months. There is a grant available with an application due date in November - Bayfield County will be submitting the application. Commissioner Popelka noted that the Town Board would like the Commission to weigh in as to whether this process is worthwhile. There are misgivings since last time the plan was revised the end product was more generic and not as specific as desired. If the Commission agrees to move forward the cost should be part of the Plan Commission budget request to the Town Board. Following further discussion Commissioner Thurn made a motion to recommend to the Town Board to pursue the partnership with the County's municipal Comp Plan Update proposal, including adding funds to the Plan Commission budget request in order to complete the project. This motion was seconded by Commissioner Lendved and carried.
- **Connect Community Update** - In order to update members on committee activity, Commissioner Thurn will distribute the minutes from the latest meeting by e-mail.

8. Intra-Governmental Cooperation

- **Cable Cemetery Ordinance Draft Review** - The Town Board asked the Plan Commission to review this draft document. There are currently some existing guidelines for the Cemetery, but no official ordinance. Commissioner Merrill suggested that there may be a need to clarify the information available to owners of parcels. Commissioner Wilson posed the question as to whether cemetery management is more of a record keeping and accessing information issue. Commissioner Thurn suggested removing the public hearing section from the draft. Following further discussion the consensus is that there are some basic concept questions the Commission needs answered before they can address this matter more specifically. An outline of what the ordinance is expected to accomplish or prevent would be appreciated. Therefore let the record reflect that the Plan

Commission has agreed to table this item and requests that it be placed on the agenda at the next Town Board meeting.

9. Member Comments

- Chairman Erba informed members that the Town has received letters of Conditional Approval from the State of Wisconsin, Division of Industry Services for the following two commercial building projects in the Town of Cable:
 - Birkebeiner 3,900 sq ft Maintenance Building on Nordmor Rd
 - Cable Natural History Museum 3,441 sq ft Pavillion

Ben Popp was available to add that the Birkie Maintenance building will be located near the existing maintenance buildings on the former Telemark property. There was no further discussion on the CNHM building.

10. Next Meeting - October 5, 2021

11. Adjournment

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

Jeannie Dixon, Secretary

Approved: