

Introduction

Plan Scope

The 1999 Wisconsin Legislative Act 9 created a framework in the State of Wisconsin for community planning. In addition, the law created a plan grant program intended to help local governments (cities, towns, and villages) with the cost of producing new and/or updated comprehensive plans. There are nine elements of a comprehensive plan that must be addressed under the current legislation. These nine elements include the following:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

According to Wisconsin Statute, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community. In accordance with existing and future needs, the comprehensive plan will promote public health, safety, and general welfare of the entire community.

What is a comprehensive plan?

The Town of Cable Comprehensive Land Use Plan (comprehensive plan) offers a “30,000 foot” elevated look at the above listed elements. The Comp Plan addresses Town-related trends and future needs through a hierarchy of a vision, goals, objectives, and actions¹, making the plan useful and usable. The comprehensive plan guides decision-making for decision makers (namely, the Cable Town Board). The comprehensive plan prioritizes topics for action, yet it does not propose, approve, or deny any specific project. Finally, the comprehensive plan can block certain actions if those actions conflict with a desired outcome (aka, a goal or future land use).

¹ Definition of terms:

- ❖ **Vision** - The overarching idea(s) that a community aspires towards
- ❖ **Goal** – A statement of a desired outcome (it should describe a condition, NOT an action). The goal statement should help answer the question, “what is the desired ‘picture’ we want to see?”
- ❖ **Objective** - A strategic and intended action to invest in over a period.
 - An objective may have different specific actions (see below) that achieve the intent of the objective.
 - An objective should support a goal - accomplishing an objective should result in achieving the desired “picture” of the goal.
- ❖ **Action** - A specific, identified action that is rooted in accomplishing the strategic objective, and ultimately the goal that this action supports.

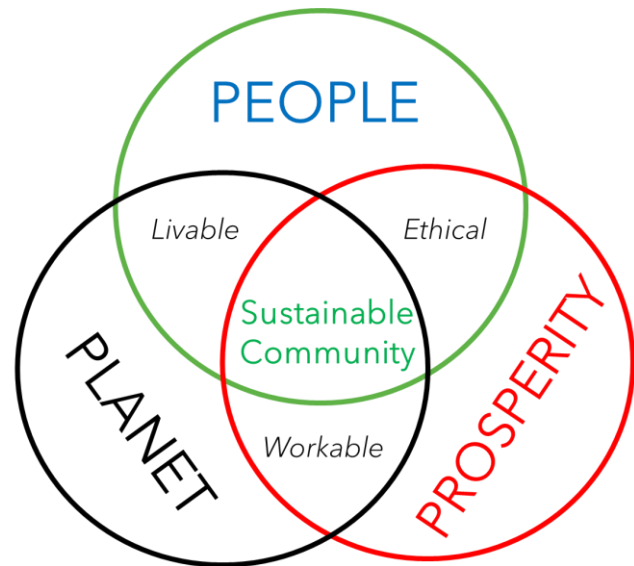
The intent of this comprehensive plan is to offer guidance to the residents, stakeholders, landowners, and decision makers of the Town of Cable to ensure and sustain the long-term health, safety, and well-being of Cable.

Foundation for the comprehensive plan

The comprehensive plan is founded on balancing three primary components that comprise the Cable community:

- ❖ Physical ("planet")
- ❖ Social ("people")
- ❖ Economic Development ("prosperity")

To create a sustainable community, the Cable community should strike a balance between these three components, focusing on the interactions between each component. Over-emphasizing any one of these three components will affect the other two components. However, the success to a balance is recognizing the possible effects and striving to mitigate those effects or seeking a compromise that focuses on a sustainable community rather than the singular benefit to a particular component.



The Town of Cable Comprehensive Plan Revision Process and Public Involvement

The Town of Cable is committed to an open public involvement/outreach program that invites participation from all residents at every level in the decision-making process. The Town will continue to engage the community in the development of plan-related items and tasks that are discussed in the comprehensive plan. The following list details how the revision process was made available to Cable residents and landowners:

- ❖ In August 2022, the Cable Town Board approved Resolution 2022-06 to approve the Public Participation Plan, which officially initiated the plan revision process; the participation plan specifically offers “opportunities for public comment (oral and written), and consideration of, and response to, public comments.”
- ❖ Meeting notices for all Plan Commission monthly (and scheduled work) meetings were advertised and publicly posted, and open to the public; public comments on the comprehensive were accepted when offered by residents.
- ❖ A public meeting held in November 2022 invited community “influencers” to hear about the plan revision process.
- ❖ In February 2023, attendees of the November 2022 meeting received an email update describing the progress on revising the comprehensive plan.

- ❖ A public information meeting was held in July 2023 to describe the process used to revise the comprehensive plan and to announce a 30-day review period of the plan starting in mid-July.
- ❖ After the 30-day review period ended in mid-August, the draft comprehensive plan was finalized.
- ❖ In early September 2023, the Cable Town Board held a public hearing to receive public comment on the finalized comprehensive plan.
- ❖ In mid-September 2023, the Cable Town Board adopted the finalized comprehensive plan.

INSERT HERE: Proposed additional section to summarize Cable's history and describe its current condition (under development)

2. Issues and Opportunities

Numerous issues were discussed throughout the Plan revision process and preparation of the comprehensive plan. The following items were formulated at Plan Commission work meetings throughout the Plan revision process, incorporating many community perspectives. The items have been grouped by “like” topics in alphabetical order to assist the reader.

Key Issues

Cultural

- ❖ Cable lacks adequate activity outlets for young people (older than toddler and younger than young adult).

Economic Development

- ❖ Job availability has moved towards more service-based work: is Cable investing appropriately in available opportunities, such as the trade industry (i.e., plumbing, electrical) or telecommuting?
- ❖ Cable struggles to find a diverse economy that is not natural resource-based (i.e., timber harvest) or based on “destination resorts” (i.e., Telemark), plus the growing tourism economy is heavily influenced by weather patterns (i.e., low snow years limited skiing/snowmobiling opportunities).
- ❖ With Cable being attractive to a retired/senior population, but not economically vibrant to attract/retain young adults, who will be responsible to operate community businesses and services?
- ❖ A strong desire for continued environmental resource protection may limit business opportunities associated with prudent natural resource use.

Government

- ❖ Seek more diverse and frequent information that keeps Cable residents apprised of the Town government’s discussions/decisions.

Health

- ❖ Cable area residents are likely to become socially isolated with no public transportation, community support, access to technology, or access to interpersonal interaction, increasing their health risks.

Housing

- ❖ Sustainable economic and affordable living opportunities (exacerbated by short-term rentals) are presently limited for young adults/families, begging the question, “Where is the next generation of workforce going to live?”

Infrastructure

- ❖ Cable’s aging infrastructure (roads, sidewalks, handicap accessibility, energy poles) is not maintained in a timely manner, thus adversely affecting business growth as well as hindering pedestrian accessibility to Town amenities (i.e., Town Recreation Park).

- ❖ Cable’s infrastructure is not keeping pace with resident/visitor wants/desires for renewable energy services (i.e., electric vehicle charging stations).

Key Opportunities

Cultural

- ❖ Continue Cable’s culture of being people-centered, connected, active, and helpful, where seeing and visiting results in a net-positive outcome.
- ❖ Cable’s suite of amenities, amazing number of events, and outreaching activities continue to succeed due to residents well-known for their strong volunteer spirit of helping others.
- ❖ Continue promoting Cable’s newly created “Children’s Museum” to promote young children’s social interaction.

Economic Development

- ❖ Leveraging the past ten years of investment, continue developing a customer-friendly economic center with diverse amenities while retaining Cable’s “small town” feel.

Environment

- ❖ Continue emphasizing the desire for high water quality by effectively managing development and recreational use around lakes, streams, and associated water bodies.

Health

- ❖ Encourage additional local medical services to effectively serve all the community’s population (infants to elderly).

Housing

- ❖ Provide desirable and available amenities and services (particularly information technology) to attract retirees to visit or reside in Cable.

Recreation

- ❖ Facilitate cooperation between all recreational user groups to continue appropriate access to and within the Town of Cable.
- ❖ Continue Cable’s excellent reputation for hosting highly desirable year-round recreation events where the community’s well-known volunteer spirit and renowned and diverse trail networks are on full display.
- ❖ Be attentive to recreation trail connectivity between desired destinations as well as developing new destinations to attract recreation users.
- ❖ Promote Cable as “an amazing discovery” based on the unparalleled available recreation trail miles per capita and the diverse and vast opportunity to recreate in the outdoors (hunting, fishing, motor sports, silent sports).

The issues and opportunities stated above reflect the vision of the community and what characteristics in the Town of Cable are important to address in the comprehensive plan. These issues were the guiding forces for developing the goals and objectives presented in this comprehensive plan.

Many of the issues and comments are interrelated. Throughout the planning process, the Plan Commission was challenged to identify strategies which balance and address these different issues. These issues and concerns should not preclude the discussion of additional issues at future meetings. Furthermore, future efforts should be made to solicit additional public input on a regular basis and updates to the comprehensive plan should be made as deemed necessary.

Vision Statements

The following vision statements have been prepared for the Town of Cable. These statements are intended to assist the Town Plan Commission, Town Board, and Bayfield County in decision making for future Town activities related to the required elements.

Goals and objectives that support the vision statement for each plan element are presented in the following chapters. These vision statements, goals, objectives, and actions are reasonable pathways to fully achieve the future vision of the community.

Housing Vision Statement

Housing availability and occupancy in the Town of Cable is suitable for all income and age levels. Housing developments in all locations reflect a desirable living environment, integrating the area's natural beauty while respecting the environment's integrity (particularly water quality). Cable's housing exhibits a Northwoods personality while also fostering contemporary living considerations (e.g., telecommuting opportunities).

Transportation Vision Statement

The Town of Cable's road network provides safe and efficient travel for both residents and visitors. Road conditions are appropriately maintained and constructed commensurate with their expected use. Renowned and diverse trail mileage (both motorized and non-motorized) is unparalleled in providing entry to, and passage through the area's natural resources.

Agricultural, Natural, and Cultural Resources Vision Statement

The Town of Cable is a friendly, small town, where people (both residents and visitors) feel they are part of the community. Personal investment in the community results in meaningful outcomes. Cable's open space and surrounding natural environment reflect a sense of pride with appropriate land use and recreational activities while conserving resources for future generations. The community's visual appeal and curiosity represent investments in the arts and continuous learning.

Utilities and Community Facilities Vision Statement

The Town of Cable's quality of life is enhanced by efficient, reliable, and appropriately priced utilities. Connectedness to the outside world is available through forward-thinking Internet and fiber optic

coverage. Community facilities provide amenities and services in a pedestrian-friendly town center while also providing infrastructure for highly reputed recreation events.

Economic Development Vision Statement

The Town of Cable leverages its natural resource assets to attract economic opportunities (i.e., desirable living environment for telecommuters). Employment opportunities are sustainable, appropriately compensated, and attractive for long-term residency. Businesses offer a diverse mix of employment opportunities, including service, retail, commercial², and industrial.

Intergovernmental Cooperation Vision Statement

The Town of Cable works in strong collaboration with the surrounding Towns of Drummond, Grand View, and Namakagon on topics/issues that jointly affect them. The Town of Cable demonstrates cooperative behavior when working with local school districts, Bayfield County, and Wisconsin state agencies. Intragovernmental cooperation is facilitated by the “Cable Today” committee - a group of energized and committed volunteers dedicated to Cable’s well-being.

Land Use Vision Statement

Land use in the Town of Cable emphasizes connectivity among its residents, a casual lifestyle that draws people to live and recreate. Local land use reflects the community’s vibrancy as well as its uniqueness, especially with the emphasis on arts and continuous learning. People are amazed at the diversity of the available opportunities to enjoy the surrounding landscape.

Demographics

Population change is the primary component in tracking a community’s growth as well as predicting future population trends. Population characteristics relate directly to Cable’s housing, education, utility, community, and recreation facility needs, as well as its future economic development. Over time, there can be fluctuations in the local and regional economy which can influence population change.

Population Counts

Figure 2-1 displays the decennial population trends for the Town of Cable and surrounding communities from 1950 to 2020. Population levels during the seventy-year period have slowly increased with slight fluctuations between decades. From 1950 to 2020, the town experienced an overall increase of 173 persons, which is a 25.4% increase. In the most recent decade, the population increased by 28 people to bring the town’s population to its 2020 count of 853.

² “Commercial” refers to businesses intended to make a profit.

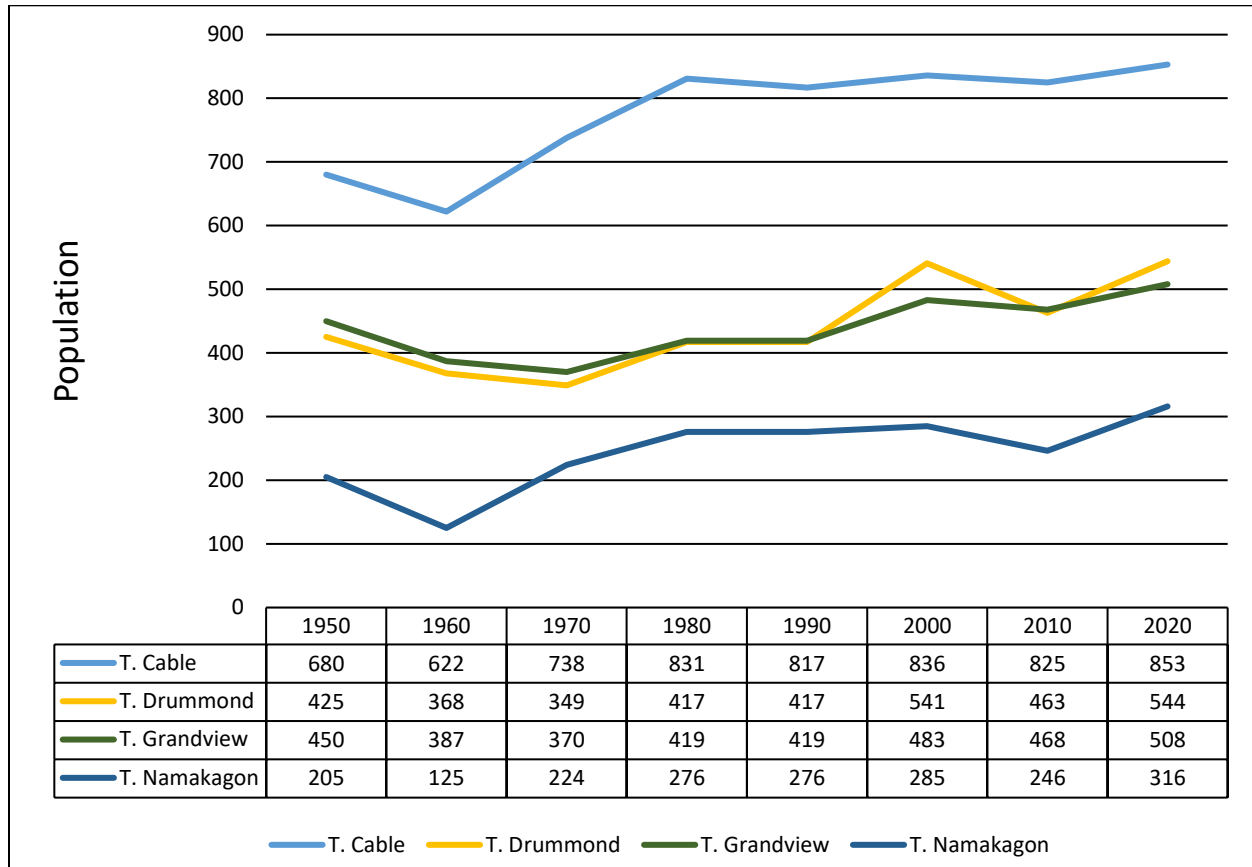


Figure 2-1: Historical Population Trends

Source: US Census Bureau and WI DOA

*Note: The Town of Cable figures for 1950, 1960, 1970, and 1980 include the Village of Cable which dissolved into the Town of Cable in 1984.

Population Projections

Population projections provide a look to the future. These projections are a representation of the future population based on past trends. Significant variances in future population can result due to future economic changes, changes in land prices, the number of seasonal homes being converted to year-round status, and the number of jobs available in the town or region. As the town does not know today what the future population levels will be, the projections provide a guide for what might occur in the future.

The population projections produced by the Wisconsin Department of Administration are the state's official projections. Alternative population projections based on historic population counts were also derived by the Northwest Regional Planning Commission for Cable and surrounding towns. **Figure 2-2** charts the population projections for the Town of Cable and surrounding towns through 2040.

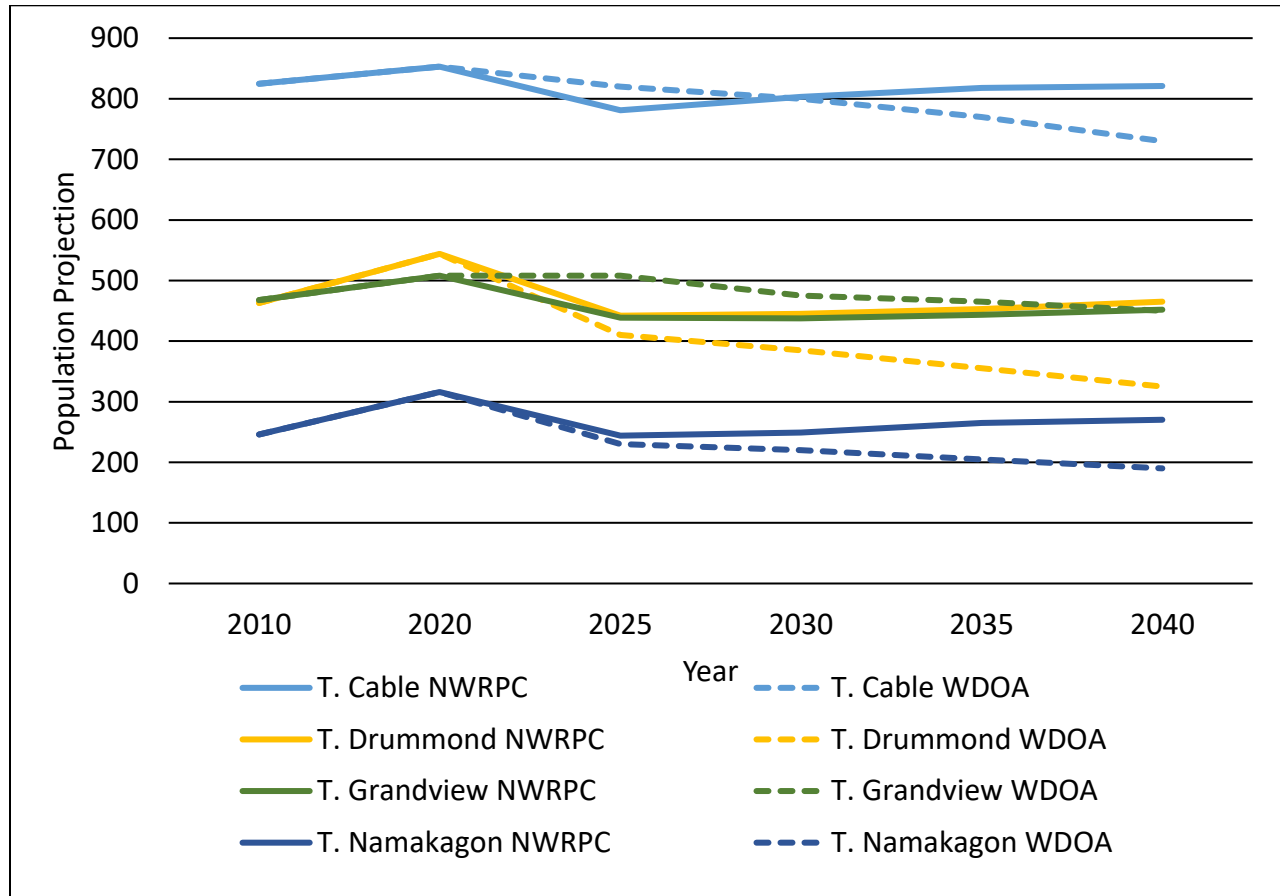


Figure 2-2: Town of Cable Population Counts & Projections 2010-2040

Source: U.S. Census Bureau 2010-2020, Wisconsin Department of Administration Official Projections 2010-2040, Northwest Regional Planning Commission Alternative Projections 2010-2040

Age Trends

Population figures and growth rates do not provide any insight into the characteristics of the population. To learn more about the people of the Town of Cable, information about race, sex, and age of the population must be examined. **Figure 2-3** displays the age distribution of the town from the American Community Survey 5-Year Estimates 2016-2020. The median age within the town was estimated at 58.9; Bayfield County's median age is 52.8.

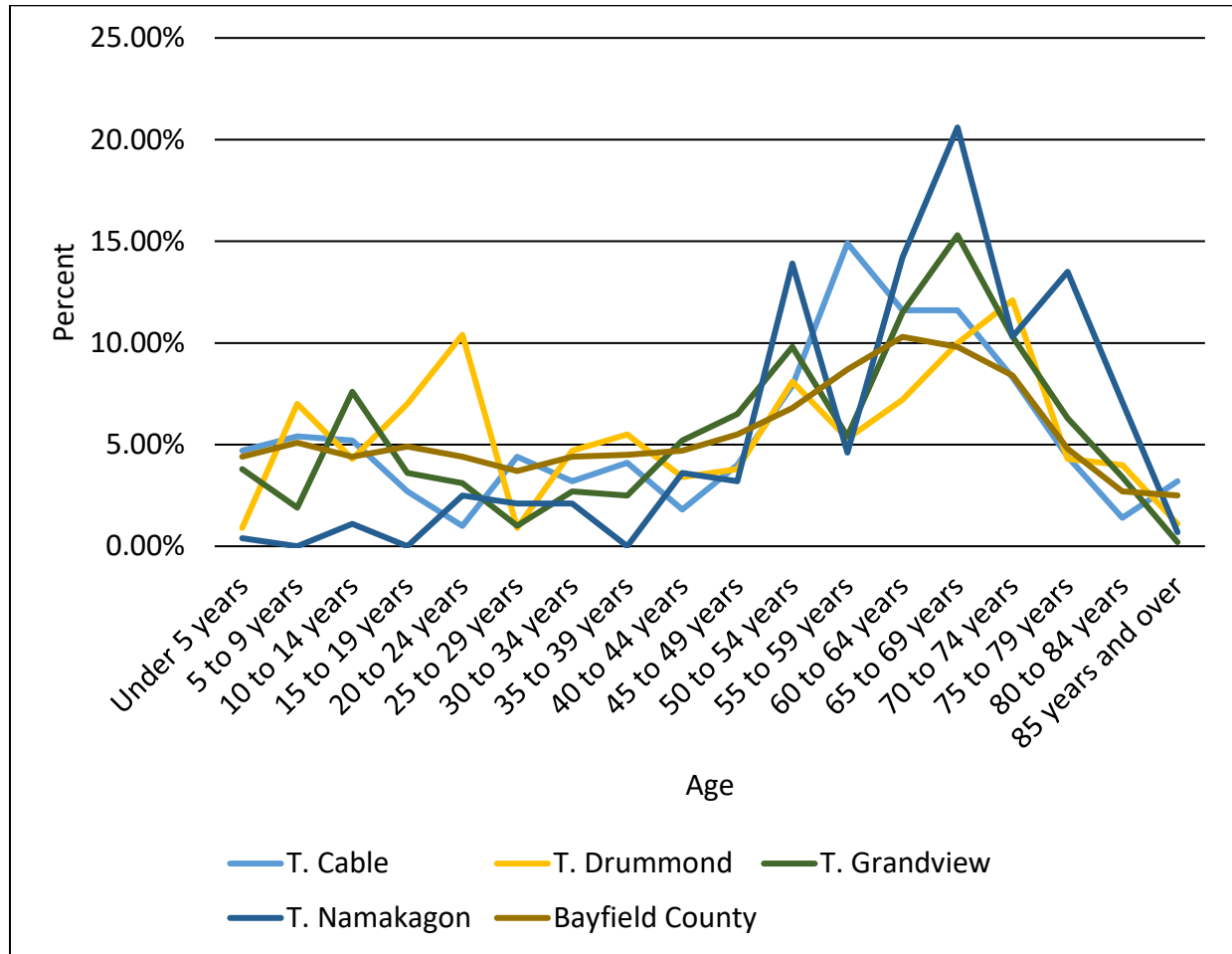


Figure 2-3: Age Distribution for Cable and Surrounding Towns

Source: American Community Survey 5-Year Estimates 2016-2020

Figure 2-4 displays the population pyramid for the Town of Cable depicting male and female age distribution. As is typical with most towns in northern Wisconsin, there is a lack of people in the 18 to 24 age range and more people 50 years and older. This can be attributed to people leaving for educational opportunities elsewhere and coming back to live and retire in the area.

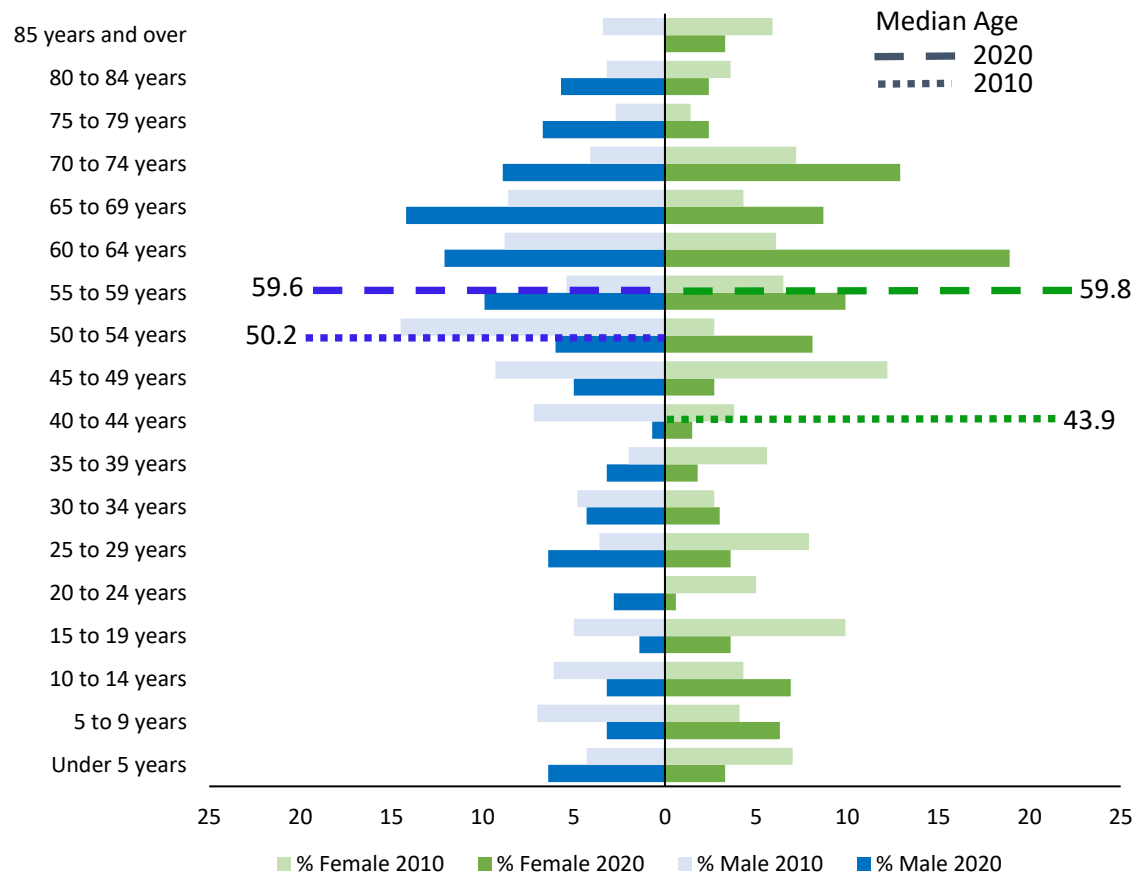


Figure 2-4: Town of Cable Population Pyramid

Source: American Community Survey 5-Year Estimates 2016-2020

Racial Composition

According to the 2020 U.S. Census, the racial makeup of the Town of Cable is mostly represented by white (96.2%) African American, Native American, and Asian make up the remaining 3.8% of the town's population.

Education Levels

Figure 2-5 shows the educational attainment of individuals 25 years and over in the Town of Cable compared to Bayfield County and the State of Wisconsin. According to the data, of the 626 eligible individuals in Cable, 94.1% were a high school graduate or higher. The relatively high level of educated individuals can be linked to the high proportion of retirees in the town.

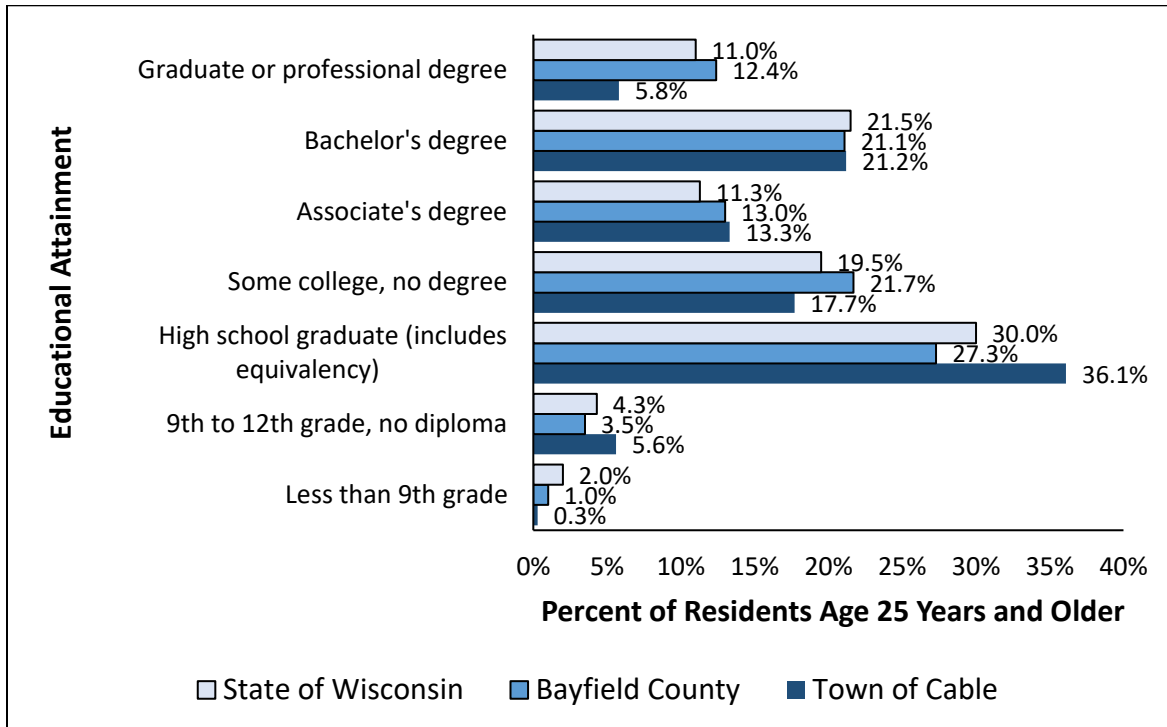


Figure 2-5: Town of Cable Education Attainment

Source: American Community Survey 5-Year Estimates 2016-2020

Income and Poverty

The median family income for the Town of Cable was \$47,313 according to the 2020 Census (mean income is \$63,724). This is lower than the median income for Bayfield County (\$57,257) and the surrounding towns.

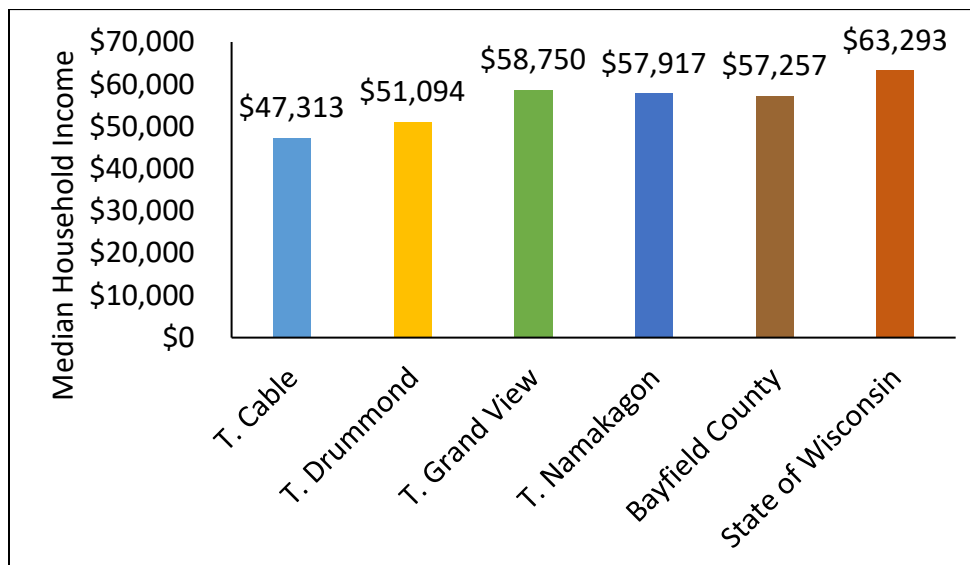


Figure 2-6: Median Household Income

Source: American Community Survey 5-Year Estimates 2016-2020

Employment rates in the Town of Cable are comparable to surrounding towns and Bayfield County and lower than the State of Wisconsin as a whole (**Figure 2-7**). This is likely related to higher numbers of retirees who are eligible to work but choose not to do so. This is a common occurrence in the area. Additionally, poverty rates are low in Cable (4.7%) compared to surrounding towns, Bayfield County, and Wisconsin (**Figure 2-7**).

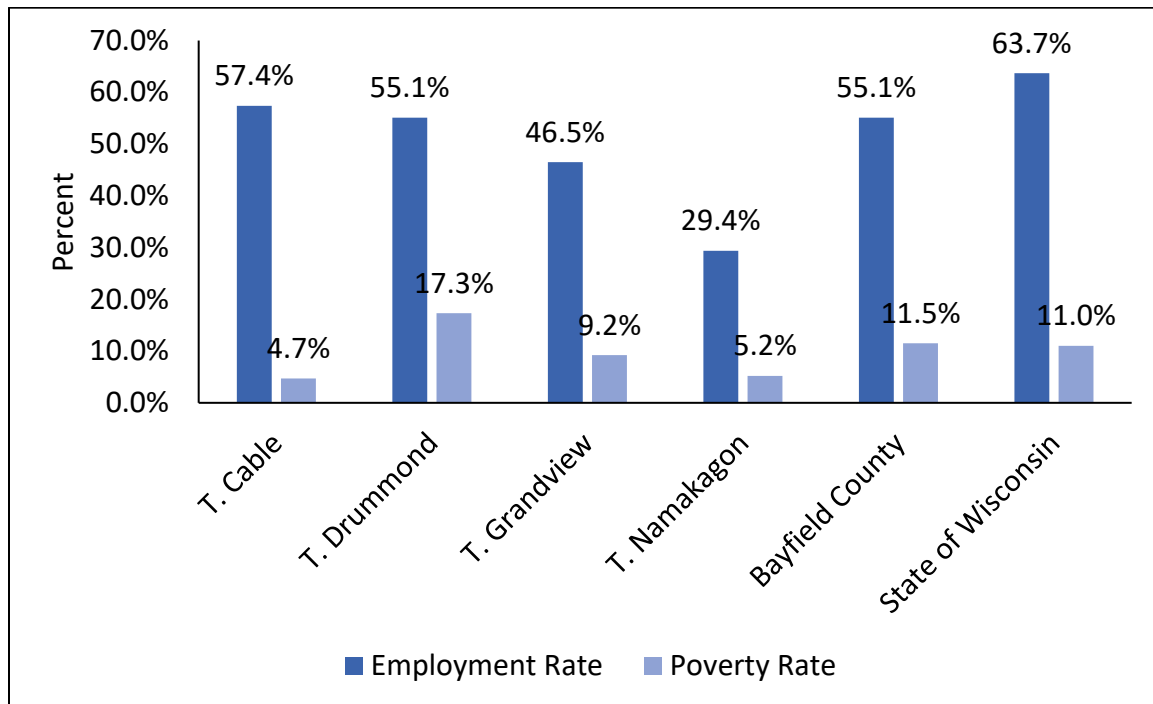


Figure 2-7: Employment and Poverty Rates

Source: American Community Survey 5-Year Estimates 2016-2020

Household Characteristics, Trends & Projections

References to some housing characteristics can be confusing. As a result, definitions referring to household characteristics may assist the reader in further understanding household figures. According to the U.S. Census Bureau:

A **housing unit** is a house, apartment, mobile home, group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building, and which have direct access from the outside of the building or through a common hall.

A **household** consists of all the people who occupy a housing unit. There are two major categories of households, "family" and "nonfamily".

A **family household** is a household maintained by a householder who is in a family (two or more people residing together, and related by birth, marriage, or adoption), and

includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families.

A **nonfamily household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Occupants may consist of a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share a housing unit.

Table 2.1 below portrays estimates of some of the types of households in the Town of Cable.

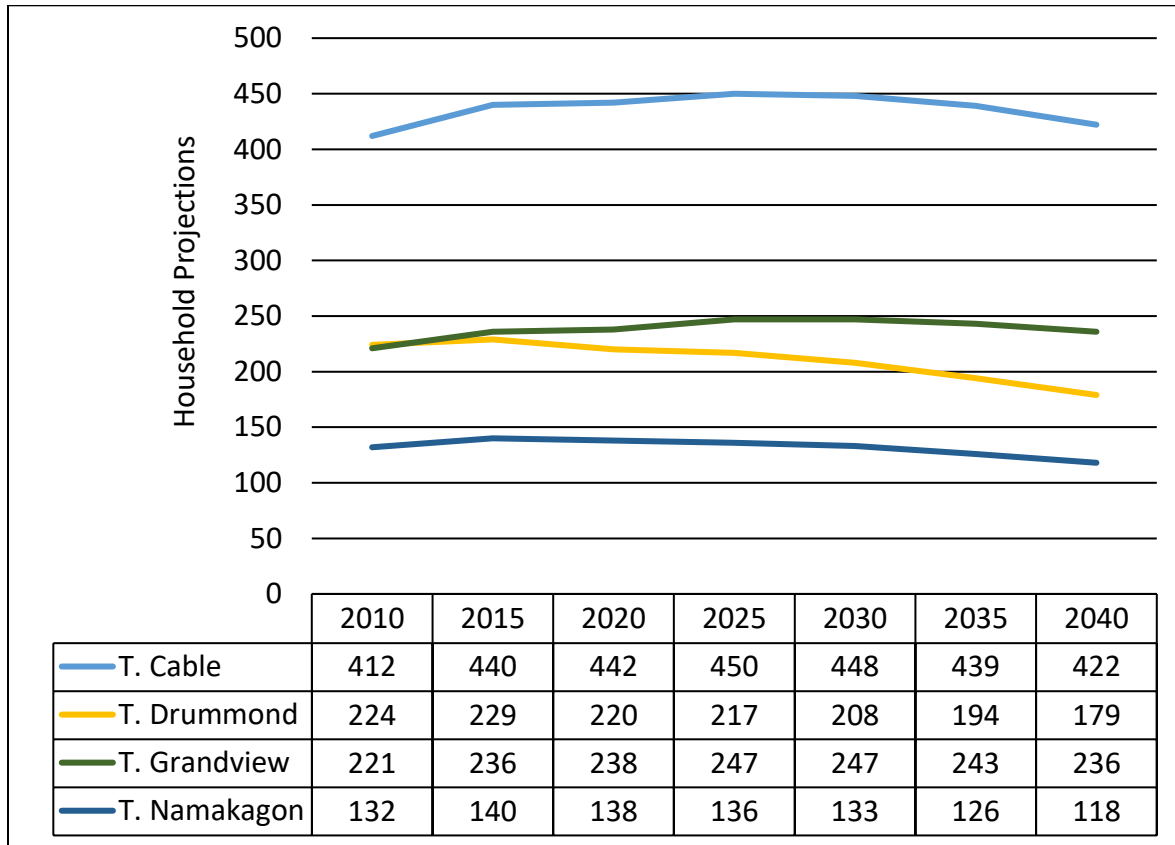
Table 2-1: Cable Household Characteristics

Households by Type	Number
Total households	388
Family households (families)	241
With own children under 18 years	48
Nonfamily households	178
Householder living alone	126
Householder 65 years and over	52
Average household size	1.99
Average family size	2.52

Source: American Community Survey 5-Year Estimates, 2016-2020

National and state trends have all moved towards an increase in the number of households, along with a decrease in the average number of people per household. The main reasons for this decrease in household size include but are not limited to a decrease in birth rates, people waiting longer to get married, and an increase in the average life span thereby resulting in more elderly people living alone. The Town of Cable has followed this trend, with an overall increase in households and a decrease in the number of people per household.

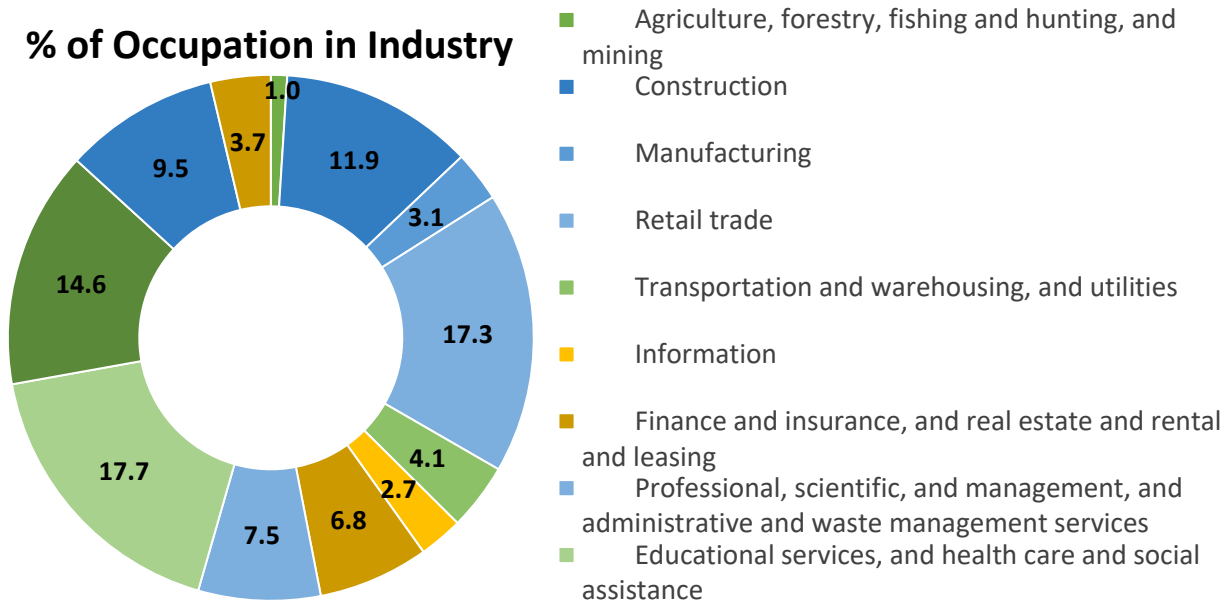
Based on historic estimates, the total number of households (occupied year-round dwellings) for Cable and most surrounding towns will remain consistent to the year 2040 with a slight predicted decrease (**Figure 2.8**). This trend is consistent with the County as a whole.

**Figure 2-8: Household Projections**

Source: American Community Survey 5-Year Estimates 2006-2010, 2011-2015, 2016-2020 & Northwest Regional Planning Commission

Employment Characteristics

Nearly 18% of Cable residents are employed in educational services and health care and social assistance. This is reflective of the aging population. However, retail and arts, entertainment, and recreation, and accommodation and food services make up nearly 32 percent of industry employment (**Figure 2-9**). This is an indication of the importance of tourism to the town and surrounding areas. During the summer season, area lakes and resorts draw tourists from around the region to the area for rest and relaxation. During the winter seasons, the snowmobile and ski trails, as well as ice fishing draws tourists.

% of Occupation in Industry**Figure 2-9: Town of Cable Occupation by Industry**

Source: American Community Survey 5-Year Estimates 2016-2020

Employment Status

Employment status for the labor force is shown in **Table 2-2**. Of the population aged 16 years and over, 65.6% were in the labor force and 34.4% were not in the labor force. Of those in the labor force, 63.2% were employed and 2.3% were unemployed.

Table 2-2: Cable Employment Characteristics

Characteristic	Number	Percent
Population 16 years and over	639	100.0%
In labor force	419	65.6%
Civilian labor force	419	65.6%
Employed	404	63.2%
Unemployed	15	2.3%
Armed Forces	0	0.0%
Not in labor force	220	34.4%

Source: American Community Survey 5-Year Estimates 2016-2020

Commuting to Work

Based on the American Community Survey Estimates 2016-2020, of the 404 Town of Cable residents 16 years and over who commuted to work:

- 61.9% drove a car, truck, or van
- 16.1% carpooled
- 4.5% walked
- 16.3% worked at home
- 1.0% used other means
- 0.2% used public transportation.

The mean travel time to work is 25.4 minutes. The high number of people who work from home is indicative of a change in the workforce to home-based businesses and telework opportunities.

3. Housing

Introduction

Housing characteristics are related to the social and economic conditions of a community's residents. Information in this element will provide data about the current housing stock, as well as identify significant changes in the number of housing units and other housing characteristics. The ability of a community to provide an adequate housing supply is crucial to its economic viability and the wellbeing of its inhabitants.

Existing Housing Conditions

Housing Units

Figure 3-1 addresses the number of housing units in the Town of Cable and surrounding areas between 1980 and 2020. Within that timeframe, the total housing units increased by 21.9% (+147), putting the total housing units at 819 according to the 2020 Census. There are 335 owner-occupied housing units, 63 renter occupied units, 287 seasonal units, and 19 "true" vacant units in Cable (**Figure 3-2**). Vacant housing units have decreased over time. The conversion of seasonal, recreational, or occasional use units to permanent dwellings by retiring seasonal homeowners most likely caused this slight decrease.

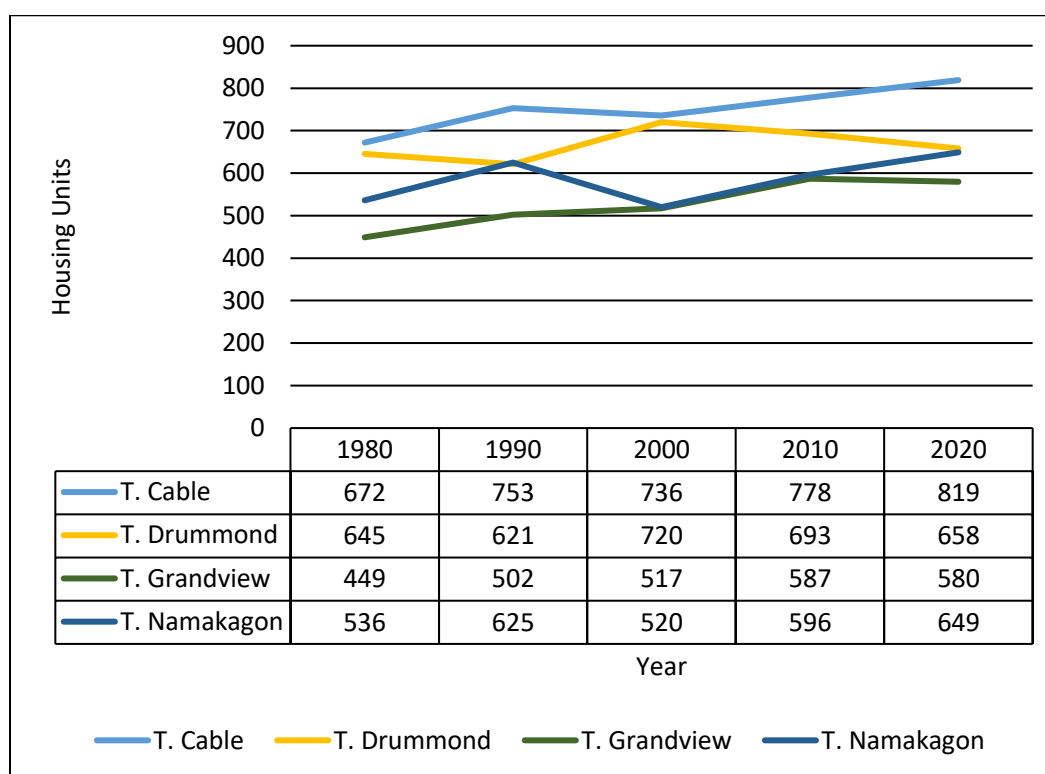


Figure 3-1: Housing Units

Source: American Community Survey 5-Year Estimates 2016-2020

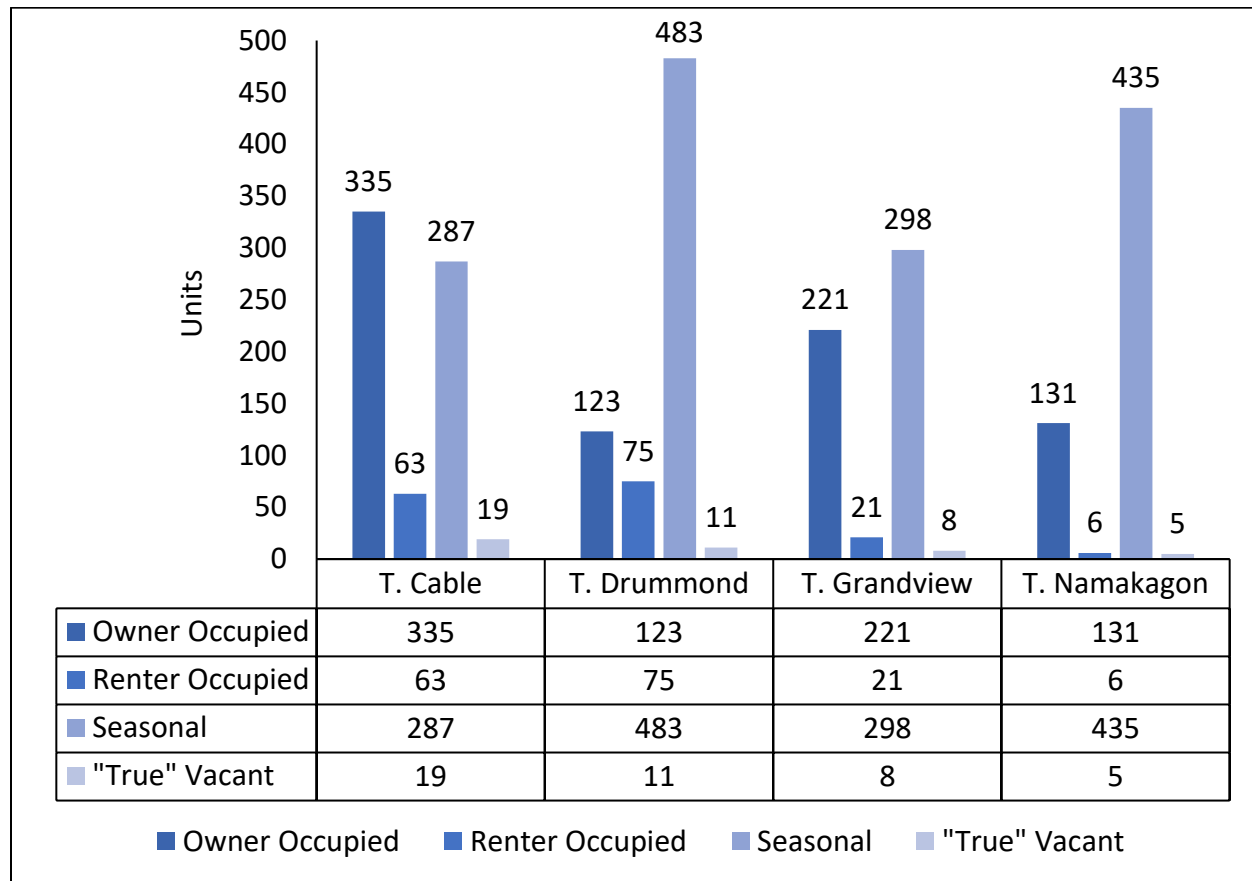


Figure 3-2: Housing Unit Classifications

Source: American Community Survey 5-Year Estimates 2016-2020

Average Household Size

A gradual decline of inhabitants per occupied household is occurring throughout Bayfield County and northern Wisconsin. However, the Town of Cable had an average of 1.99 persons per household, according to the American Community Survey 5-Year Estimates 2016-2020, and an average of 1.97 persons per household according to the American Community Survey 5-Year Estimates 2011-2015. This may be an outlying trend relative to the surrounding area because the general trends causing this decline include the out migration of inhabitants over the age of 18 for work or school, overall smaller family sizes, fewer families with children moving into the town, and fewer children being born to town residents. Additionally, many households are composed of retired couples or are single person households.

Occupancy Status

Since the Town of Cable, like much of Bayfield County, is a vacation and retirement destination, the number of seasonal, recreation, or occasional use housing units is comparable to that of occupied housing units. As occupied housing units increased from 1980 to 2020, vacant housing units increased at a slower rate, indicating the rising prevalence of converting seasonal, vacation, and retirement home into year-round occupied housing (**Figure 3-3**).

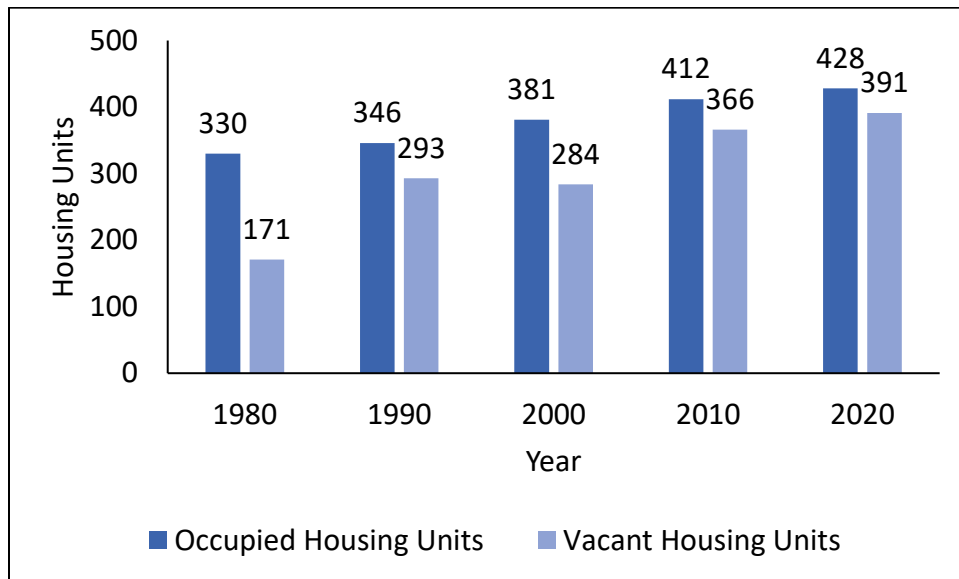


Figure 3-3: Town of Cable Occupied and Vacant Housing Units, 1980-2020

Source: American Community Survey 5-Year Estimates 2016-2020

Housing Stock Characteristics

Understanding the relative age of the housing stock in a community is a good indicator of the condition of the available housing units. **Figure 3-4** lists the percentage of homes built for a given time. Recent trends following 2020 may not be reflected in **Figure 3-4** due to the recent changes in the volume of construction related to increased development in the area following the COVID-19 pandemic. The median year built for homes in Cable is 1974 (+/- 4 years).

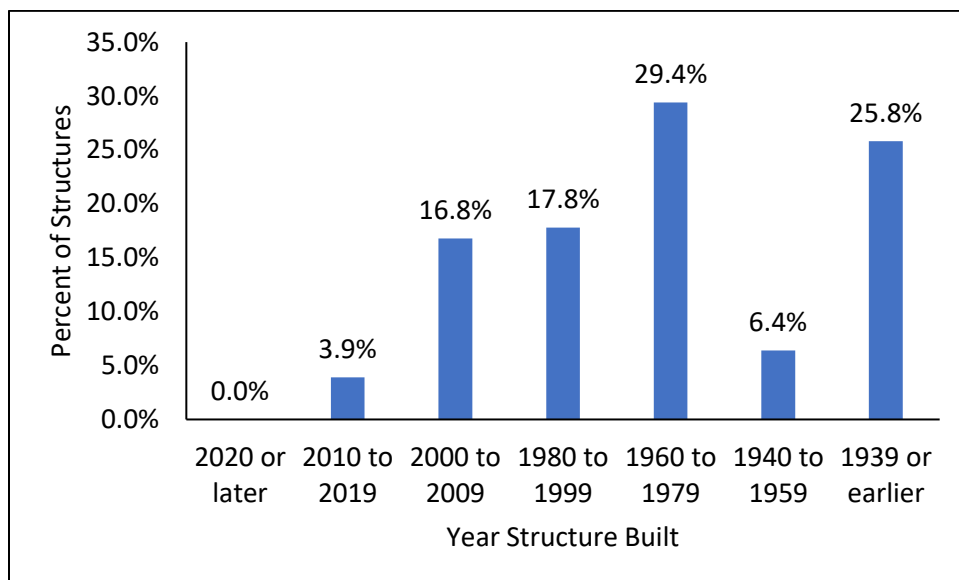


Figure 3-4: Age of Housing Stock

Source: American Community Survey 5-Year Estimates 2016-2020

Owner-occupied homes in the Town of Cable are valued at a median range of \$142,900 +/- \$29,530 (**Figure 3-5**). Of the 335 units, 32.5% were valued between \$50,000 to \$99,999. These estimates are subject to a moderate margin of error due to changing housing markets, construction costs, and other regional trends.

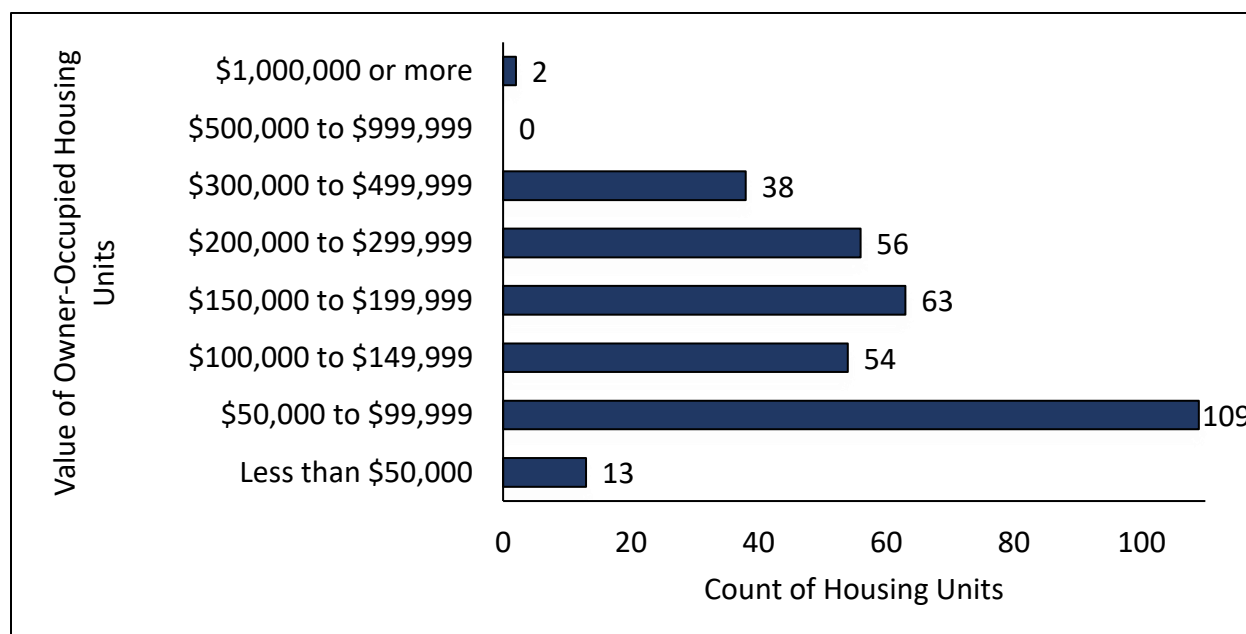


Figure 3-5: Town of Cable Housing Value

Source: American Community Survey 5-Year Estimates 2016-2020

Affordability of owner and renter occupied units is critical to sustaining population and employment levels for local businesses. According to the U.S. Department of Housing and Urban Development (HUD), affordable housing costs including utilities, taxes, mortgage or rent payments, and insurance should not be greater than 30% of the total household income. If the housing costs are greater than 30%, households may have difficulty making ends meet. **Table 3-1** shows the monthly owner costs as a percent of household income, as reported by the American Community Survey 5-Year Estimates 2016-2020. In the Town of Cable, 14.6% of housing units with a mortgage cost 30% or more of the monthly household income (9 units could not be computed in the American Community Survey 5-Year Estimates 2016-2020).

Table 3-1: Monthly Owner Costs as a Percent of Household Income

Percent of Household Income	Units	Percent of Units
Less than 20%	107	55.7%
20.0 to 24.9%	16	8.3%
25.0 to 29.9%	30	15.6%
30.0 to 34.9%	11	5.7%
35.0% or More	28	14.6%
Total Housing Units	335	100.0%

Source: American Community Survey 5-Year Estimates 2016-2020

Rental costs vary based on many factors, including the quality of housing, number of bedrooms, and overall size of the housing unit. **Table 3-2** gives the number of renter-occupied units by amount of gross rent according to the American Community Survey 5-Year Estimates 2016-2020. During that timeframe, there were 42 occupied units paying rent, and the median gross rent was estimated at \$636.

Table 3-2: Renter-Occupied Housing Units by Gross Rent

Gross Rent	Units	Percent of Specified Units
Less than \$500	-	-
\$500 - \$999	38	90.5%
\$1,000 - \$1,499	4	9.5%
\$1,500 - \$1,999	-	-
\$2,000 - \$2,499	-	-
\$2,500 - \$2,999	-	-
\$3,000 or more	-	-
Total Housing Units	42	100.0%
No Rent Paid	11	-

Source: American Community Survey 5-Year Estimates 2016-2020

Structural Characteristics

Table 3-3 references the type of structural housing units in the Town of Cable as estimated by the American Community Survey. One-unit detached homes are the typical housing unit for the town, with an estimated 87.6% of town housing units being 1-unit, detached dwellings. This was followed by 3 or 4 units per structure at 4.1%.

Table 3-3: Units in Structure

Units in Structure	Number	Percent
1-unit, detached	617	87.6%
1-unit, attached	19	2.7%
2 units	3	0.4%
3 or 4 units	29	4.1%
5 to 9 units	10	1.4%
10 to 19 units	12	1.7%
20 or more units	3	0.4%
Mobile home	11	1.6%
Boat, RV, van, etc.	0	0.0%
Total Housing Units	704	100.0%

Source: American Community Survey 5-Year Estimates 2016-2020

Table 3-4 shows the number of rooms in total housing units for the Town of Cable as estimated by the American Community Survey. The median number of rooms was estimated at 5.4, which follows the general trend of moving towards larger dwellings with more rooms.

Table 3-4: Number of Rooms in Housing Units

Units in Structure	Number	Percent
1 room	0	0.0%
2 rooms	24	3.4%
3 rooms	33	4.7%
4 rooms	91	12.9%
5 rooms	219	31.1%
6 rooms	118	16.8%
7 rooms	98	13.9%
8 rooms	35	5.0%
9 rooms or more	86	12.2%
Total Housing Units	704	100.0%

Source: American Community Survey 5-Year Estimates 2016-2020

Demographic Changes Affecting Housing

The continued increase of Town residents aged 65 and over is an important factor affecting housing as older residents often forgo home ownership for apartment living, assisted living facilities, or move to be closer to family or health care facilities. The growth of this age group in the Town of Cable can be attributed to two main reasons. First, the Town maintains a stable, aging population. Secondly, many retirees and a few seasonal homeowners have chosen to make the Town of Cable their permanent place of residence.

Seasonal Homes

The Town of Cable is well situated within easy traveling distance from several popular tourism and recreation destinations ranging from the Hayward area in Sawyer County to the Lake Superior Shore and Bayfield Peninsula to the north. Closer to the Town itself, there are numerous lakes, rivers, and forest resources for recreation. Because of its proximity to these sites, the Town has been a tourism site and experienced substantial seasonal home construction over the years. This trend is expected to continue in the coming years. As ideal sites on lakefront or in wooded seclusion become unavailable or too expensive, areas within the Town of Cable or existing undeveloped subdivision lots emerge as a new site of seasonal home construction.

Numerous world-class events throughout the year take place in the area to attract visitors in all four seasons. The large number of seasonal properties in the Town proper and in surrounding communities has an important impact on the local economy and tax base.

A trend taking place throughout northern Wisconsin in the past 10 to 15 years, which may also be impacting the Town of Cable, is the conversion of seasonal homes into permanent residence, especially by individuals at retirement age.

Housing Programs

The Wisconsin comprehensive planning legislation requires the Town of Cable to compile a list of programs to provide an adequate housing supply that meets existing and forecasted housing demand. Below are housing programs available to developers, citizens, or the Town Board.

Bayfield County Housing Authority

The Bayfield County Housing Authority administers the county's Section 8 Housing Choice Voucher program and the Rural Development Multifamily program. The Voucher program provides rental assistance to clients who rent through private landlords but need help paying rent. The Rural Development program provides income-based rent for two- and three-bedroom units in Washburn, Bayfield, Port Wing, Iron River, Drummond, Grand View, and Cable. The Housing Authority also owns rental units that do not require income restrictions.

Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

USDA-Rural Development

Rural Development administers federal funds to help secure loan options to assist low- to moderate-income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

Bayfield County Housing Rehabilitation Program

Housing rehabilitation funds are made available through the Department of Housing and Urban Development, Washington, DC as a pass through to the State of Wisconsin. Rehabilitation funds are available to municipalities to help offset rehabilitation costs by eligible homeowners, renters, and landlords.

Bayfield County has a housing rehabilitation loan program targeted to income-eligible permanent residents. These loan funds may be used for home rehabilitation purposes such as replacing heating systems, shingles, windows, siding, doors and adding insulation. Funds are also available to assist eligible individuals with down payment and closing costs on purchasing a home in the county. Funds are provided to recipients in the form of deferred payment zero percent interest rate loans.

Community Development Block Grant Emergency Assistance Program (CDBG-EAP)

Emergency assistance funds are available to assist local governments in responding to emergency housing needs. The funds are provided to low to moderate income families who are homeless due to natural disasters, as well as family groups who meet the state definition of homeless.

Northwest Affordable Housing

Northwest Affordable Housing is a 501(C)(3) non-profit organization that can obtain funds that are not available to the public for the purpose of promoting affordable and accessible housing for low- and moderate-income persons. These loan funds may be used for major home rehabilitation needs or for down payment and closing costs when purchasing a home. Funds are provided to recipients in the form of deferred payment zero percent interest rate loans.

Northwest Regional Planning Commission

The Northwest Regional Planning Commission (NWRPC) administers several housing rehabilitation and down payment/closing cost assistance programs within the towns, villages, and cities located in Ashland, Bayfield, Burnett, Douglas, Iron, Rusk, Sawyer, Taylor, and Washburn Counties. The NWRPC Housing Cost Reduction Initiative Program provides housing assistance to low and moderate-income households, the HOME Homebuyer and Rehabilitation Program provides essential home purchase assistance and necessary home rehabilitation for low and moderate-income households, and the Community Development Block Grant-Small Cities Housing Program provides grants to towns, villages, and cities with populations less than 50,000 for housing unit rehabilitation, homebuyer assistance, and small neighborhood public facility projects.

Housing Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the housing situation in Cable. It should be assumed that any housing development, construction, and reconstruction will comply with the Town, County, and State requirements. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Housing Vision Statement

Housing availability and occupancy in the Town of Cable is suitable for all income and age levels. Housing developments in all locations reflect a desirable living environment, integrating the area's natural beauty while respecting the environment's integrity (particularly water quality). Cable's housing exhibits a Northwoods personality while also fostering contemporary living considerations (e.g., telecommuting opportunities).

GOAL: The housing stock in the Town of Cable has an appropriate range of housing opportunities to meet the income levels and age groups of existing and future community residents.

OBJECTIVE: Maintain viable, properly zoned areas that are available for new residential development.

OBJECTIVE: Coordinate all public services and utilities so they are available for new residential development in the Town.

ACTION: Incorporate sidewalks as a design component of all new housing developments in Section 18.

OBJECTIVE: Discourage unregulated short-term rentals to maximize available housing opportunities.

OBJECTIVE: Proactively engage private and non-profit organizations to create additional housing for individuals/families of all income levels, age groups, and persons with special needs when developing housing within the Town.

ACTION: Assess the need and potential for funding for another eight housing units at the Whispering Pines facility

ACTION: As opportunities arise, locate senior housing in the downtown Cable area.

GOAL: New housing developments do not adversely affect sensitive natural resources (lakes and wetlands), emphasizing the Town of Cable as an attractive place to reside.

OBJECTIVE: Emphasize “low impact” development (i.e., retain natural vegetation) to reduce stormwater runoff and minimize impact on water quality, especially along lakeshores and wetlands.

ACTION: Inventory and map sensitive natural resources so they are preserved (to the greatest extent possible) when development adjacently occurs.

GOAL: Existing housing stock in Cable displays the quality (market value), livability, and character of the Town.

OBJECTIVE: Proactively eliminate substandard, blighted, or deficient housing throughout the Town.

ACTION: Aggressively enforce residential codes and nuisance ordinance standards that restrict and/or prohibit the accumulation of unsightly debris.

ACTION: Encourage the use of available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.

4. Agricultural, Natural, Cultural, & Recreational Resources

Introduction

This element provides a baseline assessment of the Town of Cable's agricultural, natural, cultural, & recreational resources and covers all the information required under Wisconsin Statute 66.1001. Information includes productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, cultural, & recreational resources in the Town of Cable.

The most distinguishing landscape characteristics of the Town are the glacial lakes set in hilly conifer and hardwood forests. Picturesque hills, scenic wild rivers and streams, spruce bogs, and scattered farmlands add variations to the landscape. The Namakagon River Valley is a dominant landscape feature. The development of cottages, resorts, and homes have not yet reduced the shoreline scenic qualities on all the lakes; however, several of the larger lakes, first settled over 100 years ago, show signs of aesthetic deterioration.

The Town of Cable, like other communities in Bayfield County, has an abundance of high-quality natural resources worth protecting for the economic, recreational, and ecological needs of current and future residents. Throughout the planning process, specific resources within the Town of Cable will be better understood and goals will be updated to support their protection and maintenance over time.

Existing Conditions

Key natural and cultural areas or organizations that make the Town of Cable unique include the following:

1. Namakagon River and St. Croix Wild and Scenic Riverway. The Namakagon River flows through the Town from the northeast to the southwest. Nearly all the river's frontage is under federal ownership, precluding its development as waterfront property for private residences. The main tributaries of the Namakagon in the Town include Cap Creek, Spring Creek, and Big Brook, which flow through a combination of private and publicly held lands.
2. A variety of lakes with varied characteristics, and with good fisheries. Lake Totagatic is all under public ownership and is managed as a natural area for wildlife by the Wisconsin Department of Natural Resources. The remaining large and medium sized lakes in the Town—Cable Lake, Wiley Lake, Perry Lake, Price Lake and Ole Lake—all have partially developed shorelines with a combination of seasonal and year-round dwellings. Additionally, three other lakes—Lake Tahkodah, Rosa Lake, and Lake Owen—fall partially into the Town. The shorelines of these lakes are also developed. Other lakes are privately owned property.
3. Abundance of forested land, both private and public.
4. Scenic roads
5. A rich variety of recreational trails for snowshoeing, cross country skiing, hiking and mountain biking that include Telemark's trail system, the North End trails, the American Birkebeiner ski trails, the CAMBA trail system and snowmobile and ATV routes and trails.

6. A good mix of amenities and modern conveniences but still very remote, not disconnected from nature, but in partnership with it.
7. Access to two Museums: The Cable Natural History Museum, the only natural history museum in the upper Great Lakes Region; and the Cable/Namakagon Historical Museum

Agricultural Resource Inventory

The following section details some of the important agricultural resources in Sawyer County as most farming and agricultural data is not collected at the town level. However, assumptions can be made based on data collected at the County level. The information comes from a variety of resources including the U.S. Census of Agriculture. Several other relevant plans exist (i.e., Sawyer County Farmland Preservation Plan, 1982) and should be consulted for additional information.

Agriculture in Bayfield County

In the mid to late 1880s, with the major forest cut-over nearly complete, prospective development of farming the now cleared land was marketed not only locally, but nationally. Small, ready-to-go farms (with a home, pigs, chickens, etc.) were available for people to purchase and instantly start a farm. Agricultural activity over the past four decades has remained relatively constant compared to the sharp declines in both acres of land in farming and total number of farms during the period from 1940-1980. Agricultural land use within Bayfield County represents a small percentage of the total land area. WISCLAND 2 land cover data indicates that two percent or approximately 12,156 acres of the County's land base is farmland. The total number of farms within Bayfield County has declined significantly since 1940. However, during the period from 1980 to 2017, the total number of farms has stayed relatively the same.

Based on 2023 Town of Cable assessment data, only four parcels were assessed as agricultural, totaling 100 acres. By comparison, the Existing Land Use Map has a total of 161.5 acres represented on the map.

Productive Agricultural Areas

Productive or prime agricultural lands is defined by the Natural Resources Conservation Service (NRCS) as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The land must also be available for these uses (cropland, pastureland, forestland, or other land but not water or urban built-up land)."

Prime farmland has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. The Town of Cable is generally not an agriculturally productive area. However, based on soil types and other conditions, some areas of the town may have the ability to sustain crop development. **Map 5.1** represents prime farmlands. Most of the land area identified on **Map 5.1** would not be considered developable for agricultural purposes due to ownership under federal status. According to the NRCS, prime farmland generally:

- has an adequate and dependable water supply from precipitation or irrigation,
- has a favorable temperature and growing season,
- has acceptable acidity or alkalinity,
- has few or no rocks,
- is permeable to air and water,
- is not excessively erodible,
- is not saturated with water for long periods of time, and
- does not flood frequently or is protected from flooding.

Natural Resource Inventory

The following section details some of the important natural resources in the Town of Cable and Bayfield County. This information also comes from a variety of resources including the Wisconsin Department of Natural Resources and the Bayfield County Land and Water Conservation Department.

Physiography

Continental glaciation is responsible for the present topography of Bayfield County. Where the ice stopped, it deposited terminal moraines - huge accumulations of rock, gravel, sand, and clay pushed along by or carried on the front of the ice sheet. One of these terminal moraines was deposited between two lobes of the Lake Wisconsin Ice Sheet along the western border of Bayfield County. The resulting topography can only be described as rough and is distinguished in the hills south of the Namakagon River from Telemark Resort to U.S. Highway 63. Lakes and swamps occupy many of the deeper kettle holes and it is noticeable that many of the lakes in Bayfield County are in this morainic area. Ground moraine forms the greater part of the topography east and south of the moraine. This was deposited in a broad sheet by the ice, which melted away beneath it; and the present surface is rolling with low ridges and shallow depressions, occupied by swamps rather than lakes.

Climate

The climate in southern Bayfield County is classified as continental, a climate type characterized by large seasonal and daily ranges in temperatures. Winters are long, cold, and snowy. Summers are relatively short and warm with brief periods of hot, humid weather. Summer days are usually warm and sunny, while nights are cool. Spring and fall are often short with sharp day-to-day temperature changes. All seasons have frequent weather changes as alternate high- and low-pressure systems move across the continent from west to east. The long-term annual average temperature is 41 degrees Fahrenheit (F.). December through March temperatures generally average below 32 degrees F. The growing season averages about 120 days. Average monthly temperatures range from a low of 9.6 degrees F. in January to 66 degrees F. in July. Annual precipitation, including snowfall, is about 32 inches. Snowfall averages between 60 and 70 inches per year.

Prevailing winds are from westerly directions from late fall through early spring and from southerly directions the remainder of the year. April is the windiest month with an average of about 13 miles per hour, while July and August are the least windy with an average of 9 miles per hour.

Possible sunshine averages 60 percent from late spring through early fall, near 40 percent in late fall, and early winter, and between 50 and 60 percent for the remaining months.

Geology

Igneous and metamorphic rocks of Precambrian age underlie Bayfield County. The principal surface deposits are glacial drift and alluvial sand and gravel. It varies in thickness throughout the county ranging from a few feet to 250 feet.

Soils

The soils of Cable are upland and outwash types from glacial drift and are acidic in nature. The chemical constituents of the surface and ground waters are reflections of the soil type of a particular region. Cable's waters tend to be acidic, like its soils, and low in the essential nutrients necessary for organic life. Phosphates, potassium, and magnesium levels are lower than in other soil types of the state, while the less essential calcium occurs in excessive and often detrimental amounts. Low nutrient levels or fertility is also accentuated in the landlocked lakes where the water source is principally from precipitation with little ground water inflow. Geologic characteristics that greatly affect water quality in the landlocked lakes are the uneven nature of the underlying granitic bedrock formation and deposits of impervious masses of clay in the glacial till. The lakes which form in these pockets tend to have stabilized water levels, which combined with the acidic nature of the soil contributes to the development of encroaching bogs on lakeshores.

Topography & Slope

The Northern Highland was once a mountain range similar to the Alps or Rocky Mountains of today. Over hundreds of millions of years, these mountains were worn and flattened out by erosion and glaciation. The region is mostly a smooth plain, but it remains higher than the rest of the state and some hilly regions continue to exist.

Surface elevations in Cable range from a maximum of 1,674 feet at Mt Telemark to a minimum of 1,280 feet near along the Namakagon River near the Sawyer County line. Steeply sloping lands can present challenges or pose barriers to development. Steepness of topography is commonly expressed as percent slope. Generally, slopes more than 20% are of greatest concern for any land disturbing activity. Steep slopes do not necessarily preclude all forms of development, although costly engineering and site preparation/mitigation measures are required to minimize potential adverse impacts.

Forests

Forests are one of the most defining characteristics of northern Wisconsin and play a significant role in the Town of Cable. This resource represents significant cultural, social, environmental, and economic assets to citizens and communities. Forests provide a range of benefits including wildlife habitat, forest products, recreational opportunities, aesthetics, and other benefits. According to existing land use data, over 65% of the land in Cable is some type of forest.

Surface Water Resources

The total inland surface water area of Bayfield County is 23,676 acres. Of this, approximately 1,400 acres are found in the Town of Cable. There are 15 named lakes in the Town of Cable along with numerous unnamed lakes. These water resources lie mostly within the Upper Namakagon River and Totagatic River watersheds. The total miles of lake shoreline are 25 miles with six miles in public ownership. Lakes Rosa, Owen and Tahkodah are only partially in the Town of Cable.

Water Quality

The chemical quality of water in streams and lakes in the county is generally very good. The lakes of Wisconsin and Bayfield County fall into four main types when classified by water source and chemistry: hard water drainage, soft water drainage, hard water seepage, and soft water seepage lakes. The other minor types of lakes include acid bog lakes, alkaline bog lakes, and spring ponds. In terms of surface acreage, the most common type in the Town is the soft water drainage lake, including Totagatic and Cable Lakes. The following are designated by the Wisconsin Department of Natural Resources as Outstanding Water Resources:

- Big Brook
- Lake Owen
- Little Brook
- Namakagon River
- Totagatic River

Groundwater Quality

Large supplies of good quality groundwater are available in most of the St. Croix Basin, including the Town of Cable. Area differences in groundwater quality are due to the composition, solubility, and surface area of the particles of soil and rock through which the water moves and its speed of movement. Minor water use problems are caused by hardness and locally high calcium concentrations. Water from the deeper sandstone aquifers is slightly more mineralized as opposed to the superficial sand and gravel aquifers. The concentration of nitrate in the groundwater of the Town is generally low.

Floodplains

Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property. Effective in 1981, the Flood Hazard Boundary Map (FHBM) for Bayfield County is the most recent source for identifying areas subject to flooding in the Town of Cable; these flood hazard maps are available from the Bayfield County Zoning Office. The FHBM is intended to be general in nature and additional field checking may be required to determine whether a given area is in the floodplain before development is authorized or denied.

Wetland Resources

Wisconsin Wetland Inventory data for Bayfield County indicates that approximately 7,526 acres of wetlands, of various types, are present in the Town of Cable. This accounts for about 16 percent of the Town's total area. Wetlands in Bayfield County are mapped at two acres and greater in size.

Wetlands serve several important environmental functions including flood control, water quality improvement, and groundwater recharge as well as providing habitat for fish and wildlife.

A complex set of local, state, and federal regulations place limitations on the development and use of wetlands. The Shoreland/Wetland Zoning Ordinance adopted by Bayfield County regulates shoreland use and development within 300 feet of navigable streams and 1,000 feet of lakes. The U.S. Army Corp of Engineers and Wisconsin DNR regulate the placement of fill in wetlands and the alteration of wetland resources. Before proceeding with any activities that affect wetlands, these agencies must be contacted, and the appropriate authorization must be received. Wetlands are scattered throughout the Town of some of significant size. These wetlands include a wide diversity of wetland types from emergent/wet meadow to scrub/shrub to deciduous and coniferous forest.

Watersheds

The Town of Cable is located on the border of the continental divide separating the Mississippi River drainage basin and the Lake Superior drainage basin. The area covered by these two drainage basins covers much of central North America. A watershed, as defined by the University of Wisconsin-Extension, is “the entire physical area or basin drained by a distinct stream or riverine system, physically separated from other watersheds by ridge top boundaries”.

Parts of four watersheds are in the Town of Cable. Most of the town is covered by the Headwaters Namakagon River watershed. Other watersheds that cover small portions of the town area include the White River, Totagatic River, and Lake Chippewa watersheds.

Biological Communities

A community is an assemblage of different plant and animal species, living together in a particular area, at a particular time in specific habitats. Communities are named for their dominant plant species. The following biological communities are found in the area:

- Northern Forest: Contains mixed deciduous and coniferous forests found in a distinct climatic zone that occurs north of the tension zone.
- Wetlands: Characterized by soils or substrate, which is periodically saturated or covered by water.
- Aquatic Communities: Including springs, ponds, lakes, streams, and rivers.

Wildlife

The local area provides habitat for a variety of wildlife species including culturally important waterfowl, furbearers, and game animals.

Two important rare and threatened species, the bald eagle and osprey inhabit the area. The osprey is listed as threatened by the WDNR. The two most popular game animals are the whitetail deer and ruffed grouse. These two species are primarily associated with the aspen forests in the area.

The most common nesting waterfowl are mallard, wood ducks, and blue-winged teal. Less common are the hooded and American mergansers and ring-necked ducks.

The most abundant migratory waterfowl during the spring and fall seasons in Bayfield County are scaup, ring-necks, coot, and mallards. Less common are goldeneyes, buffleheads, redheads, canvasbacks, black ducks, and blue-winged teal.

Besides the waterfowl and beaver inhabiting the local wetlands and waters, muskrats, mink, and otter are also important resources.

Threatened & Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to: 1) take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List; 2) process or sell any wild plant that is a listed species; and 3) cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

Within the Town of Cable, there are several species listed as endangered, threatened, or special concern such as the bald eagle (bird), American bittern (bird), golden-winged warbler (bird), Blanding's turtle (turtle), Vasey's pondweed (aquatic plant), and the yellow banded bumblebee (bee). For a full review of listed species known to occur in Cable, Bayfield County, and Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Northwest Wisconsin Flood Impact Study: Bayfield County

On July 11-12, 2016, multiple rounds of severe thunderstorms impacted seven counties in northwest Wisconsin, including Ashland, Bayfield, Burnett, Douglas, Iron, Bayfield, and Washburn Counties, as well as the Bad River Band of the Lake Superior Chippewa. During a 24-hour period, parts of the region received historically heavy rainfall, with 8 to 12 inches of precipitation falling in some areas. The heavy rainfall caused flash flooding and widespread and severe damage to roads and infrastructure, homes, businesses, and public facilities across the region. Travel across much of northwestern Wisconsin was not advised due to inundated roadways and washouts. The timing of these storms also coincided with the peak of tourist season in the region. Regionwide, the flood event impacted over 350 homes and left behind tens of millions of dollars in public sector damage.

In response to the disaster, the Wisconsin Emergency Operations Center was elevated to Level 1 (full activation), with agency personnel from the Department of Administration, Department of Transportation, Department of Natural Resources and other state, federal and volunteer agencies coordinating resources. On July 12, 2016, a state of emergency was declared for the affected counties. On August 9, 2016, Presidential Disaster Declaration DR-4276 for public assistance was granted for the counties of Ashland, Bayfield, Burnett, Douglas, Florence, Iron, Bayfield, and Washburn, and the Bad River Band of the Lake Superior Chippewa.

In 2018, the Northwest Wisconsin Flood Impact Study was completed by the Northwest Regional Planning Commission (NWRPC). The full Northwest Wisconsin Flood Impact Study and links to interactive 100-year and 500-year flood event maps are located on the project webpage available at: <http://nwrpc.com/986/Map-Servers>. The study area included the counties of Ashland, Bayfield, Burnett, Douglas, Iron, Bayfield, and Washburn, all of which were declared in the 2016 Presidential Disaster Declaration DR-4276. NWRPC prepared a Level 2 (customized) flood inundation analysis for the affected counties using FEMA's HAZUS software to demonstrate the potential impacts of historic flood events, pre-identify likely impact areas, and assesses the economic impacts to communities, businesses, and residents. The study focused on building community economic resiliency through a broad range of strategies and mechanisms needed to reduce risk and vulnerability. The study is also incorporated into the Bayfield County Hazard Mitigation Plan and serves as a point of reference to guide flood mitigation activities across the county.

Through this analysis, two tables were generated, one table representing 100-year flood loss estimates and the other representing 500-year flood loss estimates.

Table 4-1: Bayfield County 100-Year Flood Estimates

Municipality	Structures Impacted	Estimated Building Losses	Estimated Content Losses	Estimated Inventory Losses	Debris Generated (tons)
T. Barksdale	3	\$3,160.00	\$1,252.00	\$ -	31
T. Barnes	25	\$386,859.00	\$137,575.00	\$ -	313
T. Bayfield	2	\$30,064.00	\$9,891.00	\$ -	17
T. Bayview	1	\$ -	\$ -	\$ -	6
T. Bell	7	\$844.00	\$9,553.00	\$ -	44
T. Cable	2	\$24,705.00	\$8,864.00	\$ -	6
T. Clover	6	\$32,384.00	\$11,146.00	\$ -	44
T. Delta	2	\$54,462.00	\$17,211.00	\$ -	15
T. Drummond	8	\$127,962.00	\$47,133.00	\$ -	84
T. Grand View	3	\$15,400.00	\$4,026.00	\$ -	36
T. Iron River	2	\$28,498.00	\$12,049.00	\$ -	20
T. Kelly	1	\$18,585.00	\$14,018.00	\$ -	27
T. Keystone	1	\$1,680.00	\$161.00	\$ -	41
T. Lincoln	7	\$33,580.00	\$12,866.00	\$ -	48
T. Orienta	2	\$15,115.00	\$6,402.00	\$ -	44
T. Port Wing	5	\$16,898.00	\$6,698.00	\$ -	360
V. Mason	1	\$6,580.00	\$41,904.00	\$ -	3
Total	78	\$796,776.00	\$340,749.00	\$ -	1,139

Table 4-2: Bayfield County 500-Year Flood Estimates

Municipality	Structures Impacted	Estimated Building Losses	Estimated Content Losses	Estimated Inventory Losses	Debris Generated (tons)
T. Barksdale	3	\$3,160.00	\$1,245.00	\$ -	31
T. Barnes	37	\$777,918.00	\$271,633.00	\$ -	718
T. Bayfield	4	\$66,238.00	\$21,015.00	\$ -	40
T. Bayview	2	\$0.00	\$0.00	\$ -	18
T. Bell	9	\$2,785.00	\$19,087.00	\$ -	46
T. Cable	4	\$45,260.00	\$20,142.00	\$ -	25
T. Clover	7	\$40,251.00	\$12,818.00	\$ -	49
T. Delta	3	\$84,348.00	\$27,697.00	\$ -	19
T. Drummond	12	\$197,339.00	\$66,737.00	\$ -	121
T. Eileen	1	\$490.00	\$980.00	\$270.00	4

T. Grand View	4	\$17,950.00	\$6,897.00	\$ -	54
T. Iron River	5	\$247,964.00	\$66,407.00	\$ -	142
T. Kelly	1	\$21,468.00	\$18,015.00	\$ -	27
T. Keystone	1	\$1,680.00	\$161.00	\$ -	41
T. Lincoln	7	\$60,070.00	\$18,486.00	\$ -	57
T. Namakagon	2	\$0.00	\$0.00	\$ -	22
T. Orienta	2	\$5,680.00	\$2,304.00	\$ -	31
T. Oulu	1	\$0.00	\$0.00	\$ -	2
T. Port Wing	7	\$23,871.00	\$8,798.00	\$ -	372
T. Tripp	1	\$6,236.00	\$2,268.00	\$ -	26
V. Mason	1	\$7,326.00	\$47,000.00	\$ -	3
Total	114	\$1,610,034.00	\$611,690.00	\$270.00	1,848

The flood inundation analysis concluded that 6-7 structures in the Town of Clover would be impacted in both a 100-year scenario and a 500-year scenario flood. A 100-year flood has an annual exceedance probability of 1%, meaning it's likely to occur once every 100 years. The annual exceedance probability of a 500-year flood is 0.2%, meaning an event at this magnitude is likely to occur once every 500 years.

Map 4.1: Regional Flood Study T39 &40N, R7W

Map to be added prior to plan finalization.

Map 4.2: T39 & 40N, R6W

Map to be added prior to plan finalization.

Cultural Resource Inventory

Sites

Cultural sites and features are important community resources documenting a community's rich history. Countywide, there are over 100 culturally or historically significant landmarks, buildings, or areas. There are countless other cultural and historical resources that remained undocumented by either past fur trader villages or Native American settlements along rivers and lakes.

The Wisconsin Architectural and Heritage Inventory (AHI) includes historical and architectural information on over 120,000 properties throughout Wisconsin. The AHI contains data on buildings, structures and objects that illustrate the unique history of Wisconsin and local communities. The AHI is a permanent record maintained by the Wisconsin Historical Society.

The archaeological site inventory (ASI) maintained by the Wisconsin Historical Society is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. Listed are the archaeological sites, cultural sites, and cemeteries in Bayfield County, Wisconsin.

Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. There are no active metallic mineral mines in Cable. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (refer to the Bayfield County Department of Zoning). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary to minimize nuisance complaints by neighboring users and to identify areas that may have additional transportation needs related to trucking. There are two non-metallic sites within the Town of Cable.

Recreational Resources

Between hiking, cross-country skiing, ATV/snowmobiling, camping, hunting, fishing, etc., there are nearly endless recreational opportunities in the Town of Cable and the surrounding area. In 2018, a Comprehensive Outdoor Recreation Plan was adopted by the Cable Town Board. This Recreation Plan outlines foreseeable outdoor recreation programs and facilities in the Town of Cable to meet the needs of Cable residents and visitors. The following summarizes recreational opportunities and events associated with the Cable area. Please see the *Bayfield County Comprehensive Outdoor Recreation Plan 2020- 2024* for more information on the area's recreational opportunities.

Town Recreational Facilities

The Cable Area Recreational Park (located ½ mile west of Cable) has ballfields, picnic areas, playground equipment, restrooms, walk-in campsites (5 sites), a pavilion, and more. The Cable Rod & Gun Club has a trap range, club house, pistol range, rifle range, and skeet range. The Community Center has playground equipment, basketball hoops, and three (3) kilometers of hiking/snowshoe/fat-bike trails.

Motorized (ATV/Snowmobiling) Trails

Bayfield County has several motorized trails throughout the Chequamegon-Nicolet National Forest area, and these are best found utilizing the Chequamegon-Nicolet National Forest's Motor Vehicle Use Map available for free on a smartphone or tablet Avenza Maps app or available from National Forest offices throughout the region.

Ski Trails, Hiking, Walking and Biking Trails

The Town of Cable is known for its trail system and races. The American Birkebeiner and several other world-renowned races are held in Cable (and the surrounding area).

The North End Ski Club provides a warming cabin, ski/snowshoe/hiking trails, and a pit toilet.

The American Birkebeiner Ski Foundation Trailhead (located on McNaught Rd) is the home of the start of the legendary American Birkebeiner ski race, the American Birkebeiner Trailhead is the jewel in the crown that is the Birkebeiner Trail. It's a great launching point for the Birkebeiner Skate and Classic trails, as well as the North End Trails. Enthusiasts will experience glacial potholes, ridges, and a continuous series of rolling hills. Amenities at the American Birkebeiner Trailhead include the Derksen Cabin, a beautiful warming shelter available 24/7, complete with heat, water, and a flush toilet. The American Birkebeiner Trailhead's Great Hall, also located at the trailhead, is a hub for a variety of events all-year-through.

The Timber Trail Trailhead has rolling hills in either direction that provide the ultimate training ground for those seeking a good workout. Plan to stop at the trailside cabin to warm up or for a picnic lunch.

The American Birkebeiner Ski Foundation (ABSF) Trails have over 20 kilometers of ski trails, most of which can be used year-round, on ABSF property and County Forest land.

The Chequamegon Area Mountain Bike Association (CAMBA) has many miles of trails throughout Bayfield and Sawyer County.

Events

The Town of Cable and the surrounding area hosts several events that are of recreational importance to the identity of the Town.

The American Birkebeiner is the largest cross-country skiing race in North America. It debuted in 1973 and is a founding member of the Worldloppet federation of cross-country ski

marathons. The two premier events are the 50-kilometer skate and the 55-kilometer classic races from Cable to Hayward, Wisconsin. There are additional events within the Birkebeiner weekend as well.

The Fat Bike Birkie, presented by Freewheel Bike, is the premier snow bike event in North America. Riders test their skill and endurance on the professionally groomed American Birkebeiner Ski Trail.

The Chequamegon 100 is the first endurance event to be held on the CAMBA system trails. There is an option to race either one hundred or sixty-two miles, with the great majority of it on single-track trails.

The Tour de Chequamegon is designed to be a self-supported ride. It is a 3-day, 109 mile ride from start to finish that traverses the hills and gravel roads of the area.

The Chequamegon Mountain Bike Festival has several mountain bike race events over a weekend in September. The races range from 40 miles to 16 miles and traverse the Birkebeiner Ski trail, forest roads, and snowmobile routes.

The Seeley Hills Classic, started in 1992, is the second-largest annual classic cross-country ski event on the Birkebeiner Trail. The 42 kilometers race is an American Birkebeiner qualifying race.

The Epic Bike Fest is a challenging, single track mountain bike race from Hayward to Cable, Wisconsin, a challenging gravel race on the Birkebeiner trails. Participants can choose between a full single-track race of 37 miles, a half single-track race of 18 miles, a full gravel race of 75 miles, or a short gravel race of 27 miles.

The North End Snowshoe Classic is a 5- or 10-kilometer race that covers segments of the North End Classic Ski Trail through rolling hills in the remote North End Ski Trail System.

Lakes and Rivers

There are several public boat landing sites on Cable's lakes and rivers with additional public access locations. Perry Lake has restrooms, changing rooms, a picnic area, and a swimming area. Cable Lake and Tahkodah Lakes have seasonal restrooms. Other lakes in the town offer additional opportunities for fishing, paddling, and boating activities. The Namakagon River flows through Cable and offers a world class fishery that is wadable or floatable. The river can be accessed at Randysek Road where there is a canoe landing, picnic tables, and restrooms.

Agricultural, Natural, Cultural, & Recreational Resources Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the environment- and cultural-related situations in Cable. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Agricultural, Natural, and Cultural Resources Vision Statement

The Town of Cable is a friendly, small town, where people (both residents and visitors) feel they are part of the community. Personal investment in the community results in meaningful outcomes. Cable's open space and surrounding natural environment reflect a sense of pride with appropriate land use and recreational activities while conserving resources for future generations. The community's visual appeal and curiosity represent investments in the arts and continuous learning.

GOAL: Agriculture, Natural, and Cultural Resources in the Cable area are a demonstration of an attractive and sustainable community, which is aware of its impact on the environment.

OBJECTIVE: Design development (including housing) to minimize or avoid adverse environmental impacts, especially to sensitive areas (especially lakeshores and wetlands).

ACTION: Develop campgrounds away from sensitive natural areas

OBJECTIVE: Develop (and maintain) natural buffers between public lands and human development.

ACTION: Develop guidelines to prevent the introduction or translocation of exotic and invasive species associated with human actions (e.g., development or recreational uses).

OBJECTIVE: Develop guidelines to assess visual impact associated with new developments and structures.

ACTION: Develop and implement local ordinances to protect valued viewsheds.

GOAL: The long-term productivity of the land demonstrates the investments by people of multiple generations (such as, timber harvesting, agricultural production, and bioenergy production).

OBJECTIVE: Encourage community groups to identify interests and pursue specialty agriculture products (for example, organic food, maple syrup, specialty cheeses).

OBJECTIVE: Encourage efforts to bridge local food businesses, grocery stores, health care providers, or area schools with locally produced foods.

GOAL: Agricultural land and open spaces are prevalent across the Cable area in balance with residential and commercial development.

OBJECTIVE: Promote higher density residential development that avoids adversely impacting existing open spaces

ACTION: For large parcel holdings (e.g., 40 acres), provide an incentive to reduce the minimum building lot size when subdividing IF at least 50 percent of the large parcel is retained as “open space”.

GOAL: The rich cultural diversity and history of Cable is readily apparent to residents and visitors.

OBJECTIVE: Support local artist projects that demonstrate their passion for the arts and learning.

OBJECTIVE: Assist the promotional efforts by the Forest Lodge Library Board to improve the library’s facility and function while retaining the library’s historical significance to Cable.

OBJECTIVE: Work with landowners to identify and protect specific natural or cultural locations in the Town as scenic viewsheds.

ACTION: Designate unique visual resources as “rural roads” to emphasize Cable’s cultural history.

ACTION: Develop a walking tour of historic, cultural, or natural resources throughout the downtown Cable area.

OBJECTIVE: Increase the awareness of Cable’s significantly historical events with assistance from the Wisconsin State Historic Society Division of Historic Preservation.

ACTION: Encourage community groups to identify appropriate local properties and owners for historical markers or plaques.

ACTION: Develop a historic preservation ordinance to protect historic landmarks.

OBJECTIVE: Encourage publicly displayed art throughout Cable to depict the value of the Town’s natural and cultural resources.

ACTION: Regularly recognize individuals for their contributions to and/or curation of Cable’s culture and history.

GOAL: Cable’s groundwater is high quality and available to supply current and future resident needs.

OBJECTIVE: Encourage water conservation (including best management practices for farmers) to protect available groundwater resources.

OBJECTIVE: Encourage residents in areas with high density development to participate in monitoring the water quality of private wells.

ACTION: Designate Section 18 as a “special concern” for protection of groundwater resources.

ACTION: Educate water consumers, especially those residing in areas with high density development, about possible sources of nonpoint pollution that can result in groundwater contamination.

ACTION: Limit high-capacity wells in the Town of Cable and specifically restrict high-capacity wells in Section 18.

ACTION: Identify and map aquifer recharge areas in the Town of Cable.

ACTION: Consistently monitor publicly available drinking water quality through comprehensive testing methods for a broad spectrum of contaminants.

OBJECTIVE: Diversify management approaches that result in protecting Cable’s groundwater.

ACTION: Use Clean Sweep or other programs to reduce waste products that contaminate groundwater.

ACTION: Where appropriate, set aside park land or open space within the wellhead protection area to protect groundwater recharge.

ACTION: Develop a contingency plan in case one or more wells becomes contaminated.

ACTION: Establish water protection design standards when developing facilities within the wellhead protection area.

GOAL: Cable’s surface water is high quality and is managed at a watershed scale for proper hydrologic function that sustains the watershed’s aquatic life.

OBJECTIVE: Prevent nonpoint source pollution through construction site and erosion control programs.

ACTION: Use of public boat landings to distribute educational materials.

OBJECTIVE: Support Lake Districts' and lake associations' efforts to protect their surface water resources.

OBJECTIVE: Emphasize fish passage and long-term stream dynamics when designing new and replacement bridge crossings.

OBJECTIVE: Support conservation development designs that establish protection buffers around public waters (Example: encourage developers to design water capture instead of water runoff into a lake).

OBJECTIVE: Direct impactive commercial development away from area lakes that have no such development (Exception: home-based businesses that have no impacts on lake resources).

ACTION: Develop a lake or river protection plan through a WI DNR grant.

OBJECTIVE: Work cooperatively with the Town of Cable Sanitary District to evaluate stormwater run-off issues in the Cable downtown area and develop a long-term management plan.

OBJECTIVE: Maintain a sustainable aquatic invasive species (AIS) control program for local lake waters (i.e., Clean Boats, Clean Waters).

ACTION: Develop lakeshore trails on any of the Town of Cable's lakes to highlight and educate about water-related features.

GOAL: High-quality outdoor recreation areas, facilities, and activities in the Town of Cable meet current and future needs/desires of Town citizens and visitors.

OBJECTIVE: Proactively evaluate outdoor recreational needs by engaging local recreation groups/organizations.

OBJECTIVE: Support existing and create new economically viable and environmentally sustainable events and activities that encourage community engagement and well-being.

ACTION: Require organizers of new and existing recreational events to coordinate with the Town Special Event coordinator to address emergency medical preparedness, public safety, available Town resources, and local business needs.

OBJECTIVE: Provide desired recreational areas and facilities through partnerships with other governmental and regional entities (Town, County, State).

OBJECTIVE: Promote a balance of recreational opportunities that meet the needs of recreational user groups on trails (motorized and non-motorized), pedestrian walkways, and public roads and lands and within the Town's business district.

ACTION: Regularly update Town of Cable's Outdoor Recreation Plan to address the community's outdoor recreational needs.

ACTION: Emphasize primitive campground design over contemporary campgrounds when considering new campground development.

5. Transportation

Introduction

This element includes a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future development and maintenance of transportation systems within the Town. This element also compares the Town's transportation policies and programs to other local, state, and regional transportation plans as required under Wisconsin State Statutes 66.1001.

Existing Conditions

Vehicular travel is the primary form of transportation within the Town of Cable as few other forms of transportation are available. Mass transit options are substantially limited due to the rural nature of the town. However, strides are being made to make transit more available to residents.

The Town of Cable's roadway network is comprised of 88.0 miles of highways and town roads. Roads within the Town are classified by their functional use that indicates the type and amount of traffic they are intended to carry. **Table 5-1** indicates the function classification of Cable's roadway network.

In the Town of Cable, County Trunk Highway "M" is categorized as a "major collector". This roadway corridor serves as the primary road route into, out of, and through the Town. The principal highway, USH "63" carries the highest traffic numbers in the Town.

Table 5-1: Functional Classification of Roads

Classification	Roadway Miles	Percent of Total
Principal Arterials (USH 63)	6.5	7.4%
Major Collectors (State Highways)	0.0	0.0%
Minor Collectors (CTH M)	5.8	6.6%
Municipal Local Roads	75.7	86.0%
Total	88.0	100.0%

Source: Wisconsin Department of Transportation

Public Transit

Currently, Namakagon Transit has only a weekly route that travels through the Town of Cable. Namakagon Transit makes one stop in downtown Cable and connects to the public transportation system in Hayward, 17 miles south in Sawyer County. The Town, in conjunction with Bayfield County seeks to create greater transportation and transit alternatives through partnerships with Bay Area Rural Transit (BART) and other agencies, as needed.

Bicycles

There are no dedicated on-road bicycle facilities. Bicycling can occur on the Town streets but is limited due to the small overall scale of the Town. However, the Town's policy since 2000 is

to reconstruct wider roads to accommodate bicycles, pedestrians, and other recreational uses. Bike trails and events are highly popular in the area and provide a culturally significant source of recreation.

Railroads

There is no rail service in Cable.

Air Transportation

The Cable Union Airport is in the eastern portion of the Town. The airport provides a needed transportation alternatives for Cable, Drummond and Namakagon. There are currently no plans for expansion of this facility.

Commuting To Work

Commuting is the process of traveling between one's place of residence and regular place of work. According to the American Community Survey, 404 of the town's residents were 16 years or older and working. About 84% of these residents traveled to work in a car, truck, or van, while 4.2% walked, and 10.4% worked from home. It takes an average of 16.6 minutes for residents to get to work (**Table 5-2**).

Table 5-2: Commuting to Work

Means of Transportation to Work	Percent Using Transportation Mode
Car, truck, or van -- drove alone	83.7%
Car, truck, or van – carpooled	13.8%
Public transportation (including taxicab)	0.3%
Walked	4.2%
Other means	1.4%
Worked at home	10.4%
Mean travel time to work (minutes)	16.6

Source: American Community Survey 5-Year Estimates 2016-2020

State, Regional, and Other Transportation Plans

State, regional, and county agencies have developed guidance and improvement schedules for roadways or infrastructure under their responsibility. It is important that the Town of Cable and these agencies communicate on proposed implementation schedules and coordinate local and regional activities. State, regional, and county plans applicable to this element have been reviewed and are summarized to reflect their overlapping jurisdictional control or recommendations. A regional transportation plan has not been developed.

Connect 2050

Connect 2050 is a multimodal long-range plan which will facilitate decision-making for improvements to and investments in all modes and means of transportation in Wisconsin, including cars, roads, transit, biking, walking, rail, aviation, and water transport. No conflicts with the Town of Cable comprehensive plan have been identified in association with Connect 2050.

Wisconsin State Airport System Plan 2030

The Wisconsin State Airport System Plan 2030 and its accompanying Environmental Evaluation (SEE) are the statewide long-range airport transportation plan. The identification of potential projects in the plan is not a commitment for federal or state project funding, nor does it provide project justification.

Wisconsin Active Transportation Plan 2050

The Wisconsin Department of Transportation (WisDOT) is updating the Wisconsin Bicycle Transportation Plan and the Wisconsin Pedestrian Policy Plan, which were adopted in 1998 and 2002, and combining them into the Wisconsin Active Transportation Plan 2050. The Active Transportation Plan will be a statewide long-range plan focused on human-powered modes of transportation, such as bicycling and walking. This plan will evaluate the state's active transportation opportunities and needs, resulting in policies and actions that will align with and further Connect 2050, Wisconsin's statewide long-range transportation plan.

Wisconsin Bicycle Transportation Plan 2020

The Wisconsin Bicycle Transportation Plan 2020 presents a blueprint for improving and expanding bicycle transportation routes throughout the state. No identified bicycle route expansion or development is detailed in the plan for the Town of Cable. However, when town, county, and state transportation roadways are reconstructed, consideration of bicycle lanes should be discussed.

Wisconsin Pedestrian Policy Plan 2020

This plan provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin. No specific recommendations exist in the plan for the Town of Cable. However, when town, county, and state transportation roadways are reconstructed, consideration of pedestrian access could be discussed.

Wisconsin State Freight Plan

The State Freight Plan is a long-range multimodal plan that addresses the state's freight transportation needs and provides a vision for WisDOT's freight program for the next eight years. The State's Freight Plan is updated every four years so that it accurately reflects, considers, and addresses current and future freight needs. The current State Freight Plan was adopted in 2018 and will be updated before the end of 2022.

Wisconsin Rail Plan 2050

The Wisconsin Rail Plan 2050 includes policies for railroad crossings, freight rail, Wisconsin's state-owned rail system, long distance passenger rail, intercity rail, and commuter rail. The plan will specifically discuss rail data trends, existing and possible future service levels, rail system conditions, and commodity freight movements. There are no foreseeable plans to expand rail lines into the town.

Wisconsin DOT Projects

The Wisconsin Department of Transportation has plans to update multiple roadways. They will rehabilitate US 63 from Drummond Lake Road to US 2. Rehabilitation plans include installing rumble strips, replacing culverts, adding gravel and rip rap to shoulders, replacing guardrails, and marking the pavement. The DOT will also be updating Sand River Bridge on WIS 13 in Bayfield; addressing deteriorating culverts on WIS 13 from County H in Douglas County to Bark Point Road in Bayfield County; replacing the pavement on WIS 13 from Thompson Creek to Washington Avenue in the city of Washburn; and replacing deteriorate pavement on WIS 137 between US 2 and WIS 112.

Transportation Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the transportation situations in Cable. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Transportation Vision Statement

The Town of Cable's road network provides safe and efficient travel for both residents and visitors. Road conditions are appropriately maintained and constructed commensurate with their expected use. Renowned and diverse trail mileage (both motorized and non-motorized) is unparalleled in providing entry to, and passage through the area's natural resources.

GOAL: The transportation system in the Town of Cable facilitates the safe and efficient movement of its citizens within the Town while preserving the identity of the community.

OBJECTIVE: Continue Town of Cable policies of open and clear right-of ways with proper slopes and drainage to provide safe and easily maintained roads.

OBJECTIVE: Design new Town road construction for road widths of 20 to 22 feet that safely allow multiple uses (i.e., pedestrians, bicycles, and other recreational users).

OBJECTIVE: Maintain existing, and design new, municipal parking sites to facilitate local economic development.

OBJECTIVE: Promote multiple use and minimize road use conflicts through traffic law education.

ACTION: Develop a courtesy travel code of ethics for the Cable downtown area and distribute it through the Chamber of Commerce and local businesses.

GOAL: The Town of Cable is well-coordinated with other jurisdictions when maintaining, enhancing, and improving transportation services.

OBJECTIVE: Establish open lines of communication with Bayfield County, WisDOT, and local or regional transit authorities to maintain, enhance, and improve transportation facilities throughout the Town.

OBJECTIVE: Design a local network of roads that is connected, coordinated, and affordable, linking residents to important community facilities and regional highways.

ACTION: Improve safety for vehicle traffic, transportation users, and pedestrians, especially in thinking about the future expansion of businesses in the significant Cable travel corridors (south on Hwy 63 or east on Hwy M.)

ACTION: Advocate for desired travel corridor modifications (i.e., turn lanes, bicycle lanes) in coordination with WI Dept. of Transportation or Bayfield County.

ACTION: Develop ride-share site(s) to allow efficient use of transportation services. Identified possible ride-share sites include:

- the State wayside on Highway 63 South.,
- Town parking lot adjacent to restrooms
- the Cable Community Centre parking lot.

OBJECTIVE: Collaborate with Namakagon Transit, Bay Area Regional Transit (BART), or other public transportation providers, to provide reliable public transportation.

GOAL: Transportation improvements are a balance of environmental interest, transportation needs, and desired land uses (as described in the “future land use” section of the Land Use element).

OBJECTIVE: Plan, design, and construct transportation improvements that respect the natural environment and reflect the aesthetic character and cultural values of the Town.

GOAL: The future transportation system is flexible and provides diverse transportation opportunities for citizens, visitors, and businesses in the Town of Cable.

OBJECTIVE: Expand walking, bicycling, and motorized modes of transportation.

ACTION: Work with local businesses and organizations to develop pedestrian, bicyclist, and ATV/UTV/snowmobiles travel ways that facilitate movement around the Cable downtown area.

ACTION: Encourage trail connections in new developments and retain existing trail corridors to already established non-motorized and motorized trail systems.

ACTION: Develop bicycle and walking connectors from recreational hubs and residential areas to the Cable downtown area.

ACTION: Develop bicycle maps, historic walking paths, and neighborhood rides to assist visitor enjoyment of the Cable community.

OBJECTIVE: Design multiple-use non-motorized corridors that connect Cable, Namakagon, and Drummond.

OBJECTIVE: Focus landscape design plans on signage in downtown Cable area that improves pedestrian safety and driver awareness.

OBJECTIVE: Develop airport facilities that support airplane travel commensurate to a runway of at least a minimum of 3,000 feet.

6. Utilities & Community Facilities

Introduction

This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Cable.

Existing Conditions

The Town of Cable relies on services of Bayfield County, the Forest Lodge Library, a joint library with the Town of Namakagon and adjoining school districts. Community facilities are public or quasi-public facilities that offer services to all residents and in some cases serve specific needs of a segment of the local population. Some community facilities such as health care and schools offer services to a population outside the corporate limits. The Forest Lodge library's services primarily serve residents but people from outside the community can utilize some services when visiting Cable.

This section evaluates anticipated needs for utilities and community facilities serving the Town of Cable. Based on an inventory and assessment of the existing conditions, the plan recommends only minor improvements to ensure that services are adequate to meet local population demands over the next 20-year planning period. In most cases, existing services will continue to provide adequate service to the community. However, as development patterns or other influences effect change, it may be necessary to recommend and/or implement improvements to such things as a municipal water supply, sewers, solid waste removal, recycling, parks, telecommunication facilities, power plants, cemeteries, health care facilities, fire and rescue services, libraries, schools, and other government facilities.

Utilities

Telecommunication Services

CenturyLink, Alliance Communication, and Chequamegon Telephone Cooperative provide telephone services. These providers also offer other amenities such as broadband internet services. Additionally, national telephone companies provide long distance and internet services.

Access to wireless communication facilities is becoming more and more important. Over the 20-year planning horizon, it is not expected that the Town of Cable will engage in the development of communication facilities. However, it is expected the town will actively participate in discussions and planning with local communication providers and Bayfield County to ensure that area residents have access to the latest technology, and any future siting of these facilities is done so in the best interest of the town.

Power Plants, Substations, and Transmission Lines

Cable has a substation and transmission lines that transmit power to other communities.

The Town's electric demand is served by the 161/69 kV Bay Front-Stone Lake line via a distribution substation on the east side of Cable.

Over the 20-year planning horizon, the town does not anticipate the development of their own power plants, substations, or transmission lines. However, the town does wish to coordinate and discuss future development of power plants, substations, or transmission lines with entities proposing such facilities to ensure the local quality of life and environmental integrity is not harmed due to poor design or siting of facilities.

Electricity and Natural Gas

North Central Power Company Inc. and Jump River Electric Cooperative provide electricity to most of the town's residents and businesses. Natural gas utilities are available in the Town. In the next 20 years, it is expected the town will engage in discussions and planning with companies providing or proposing such facilities to ensure siting is done in the best interests of the community.

Fire & Rescue

The Town of Cable is serviced by the Cable Fire Department. The Cable Fire Department is an all-volunteer department that provides 24 hours a day 7 days a week fire and rescue services to the Town of Cable. The fire department's primary jurisdiction is the 72 square miles that make up the Town of Cable. Cable Fire Department also provides mutual aid assistance to its neighboring fire departments. This service is anticipated to continue over the next 20 years and should be expanded if demand warrants it.

Medical/Health Care and Other Facilities

The Town of Cable has an active medical facility located in the downtown area. It is anticipated that the clinic will provide a much-needed service for the area residents.

High quality utilities and community facilities help increase property values, stabilize taxes, and positively affect many aspects of quality of life in a community. Utilities may include sanitary sewers, water systems, stormwater, as well as electricity, natural gas, telecommunications, and solid waste disposal. Local and distinguishing features such as parks, schools, libraries, cemeteries, and protective services are community facilities that help define a community. Special services such as daycare centers and assisted living facilities may also be considered community facilities.

The availability and level of utilities and community facilities vary greatly depending on ability to pay for them and citizen or taxpayer interest. This element is designed to assess the current utility and community facility situation and analyze its effectiveness in meeting the current and future demand. Utilities can shape the future development within our communities, as well as establish a community identity. Combined with roads, the construction, maintenance, and operation of utilities and community facilities are often the largest portion of a community's budget.

Sanitary Sewer Service

The Town of Cable has a small sanitary district that provides services to a portion of the Town of Cable. In some areas, residents utilize on-site septic systems to treat wastewater. Septic systems are wastewater treatment systems that collect, treat, and dispose of wastewater that is produced by

homes or businesses. The wastewater is treated on-site, rather than collected and transported to a community-wide wastewater treatment plant.

A septic system consists of two main parts – a septic tank and a soil absorption system, which is more commonly called a drain field, leach field, or disposal field. The system is connected with pipes, and a sewer pipe connects the home or business to the system.

When properly designed, installed, and maintained, septic systems can be the most cost-effective and efficient method of wastewater treatment. A typical septic system has a minimum life expectancy of 20 to 30 years, depending on soil conditions and the amount of use. Septic systems are often more economical than a municipal sewer system in rural areas where lots are larger, and potential sewer system users are spread further apart. Because wastewater is treated on-site, usually in a homeowner's backyard, there is no need to install miles of sewer infrastructure, which reduces the cost needed for installation, and lessens the disruption to the environment.

The traditional septic system is simple in design, which makes it somewhat less expensive to install and maintain. Recently, many innovative designs for septic systems are making it possible for them to be installed in areas with shallow soils or other environmental conditions that would make it difficult for a traditional system to be installed.

The Wisconsin Economic Development Corporation (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage treatment systems in the state. In 2000, the state adopted a revised private system policy called COMM 83 that allows for conventional systems and advanced pre-treatment systems. Under COMM 83, Bayfield County regulates on-site sewage treatment systems through sanitary codes. All private domestic wastewater must enter a private sewage system unless the County grants an exception. Holding tanks are a method of last resort. If any COMM 83 approved system can be installed, a holding tank will not be allowed.

Stormwater Management

Most of Bayfield County uses ditches and culverts to route and manage stormwater. For new developments that will disturb an acre or more of land, the Wisconsin Department of Natural Resources (DNR) requires landowners to obtain a stormwater discharge permit and have an erosion control plan in place. County-wide, there are increased concerns regarding new development's impacts on storm water erosion and the sediments that are carried into the lakes, rivers, streams, and other receiving water bodies.

Over the 20-year planning horizon, stormwater management will likely become an issue in the Town of Cable as continued development occurs. The Town of Cable must work cooperatively with the DNR and Bayfield County to mitigate the adverse impacts of stormwater runoff and ensure that environmental resources are adequately protected. Reviewing construction site erosion control, stormwater management practices and regulations is an important first step in reducing site erosion and storm

water management issues. Implementation of NR216 and following Best Management Practices on construction sites can help minimize the possible impact of runoff to local waterways.

Water Supply

Bayfield County residents receive their water from groundwater sources. These sources include drilled, dug, or screened wells, including those with or without gravel packs.

Unincorporated community residents rely on private wells to obtain their water. The County requires that all new wells must be permitted. These wells utilize groundwater for the water source. In general, private wells are not nearly as deep as municipal wells and are therefore more susceptible to contamination. Property owners are encouraged to protect surface and ground water from contamination.

Facilities

Recycling

Wisconsin State Statute 287 encourages waste reduction and recycling in the state by requiring that certain items be recycled. This law assigns responsibilities for recycling to municipalities and provides grant assistance to support local recycling programs.

All municipalities in Bayfield County have developed and now manage a recycling program. Under these programs each municipality arranges for transport of recyclables to processors and pays the cost for materials delivered from their municipality. These costs are in turn paid through tax levy appropriations, grants, and other fees implemented through local budgeting procedures. Most municipalities have developed a drop-off program at a local recycling center or local transfer station, which a few have negotiated contracts with haulers to provide a curbside recycling program.

The County also tries to provide an annual special collection program to recycle hazardous household products, appliances, computers, and tires.

Over the next 20-year planning horizon, it is not anticipated the town will provide its own curbside pickup of garbage, recyclables, brush, or white-goods. The town will continue to provide additional options for waste management and services through its recycling center if the cost to provide these services is efficient. In the future, an opportunity to partner with adjoining townships to participate in the collection and recycling of yard waste may be possible.

Solid Waste

Solid waste, or garbage disposal, is important to the health and quality of life of residents and business owners. Private property owners must contract their own solid waste collector.

All local landfills in Bayfield County have been closed. Most local communities send solid waste to a local transfer station facility where the materials are stored and then transferred to regional landfills in Sarona, Wisconsin or Ontonogan, Michigan.

Many communities maintain their own transfer site locations for residents to come and drop off their solid waste and recycling materials. These local sites typically charge a small per bag fee for non-recycled materials. Many offer the ability of residents to drop off recycling materials for free.

Parks and Recreational Areas

Bayfield County is the second largest county in Wisconsin. Over half of the land in the Bayfield is publicly owned, making for abundant park and recreational opportunities for residents and tourists alike. There are six federal areas and twelve state owned natural and wildlife areas.

Cable Town Park

The Cable Town Park offers playground equipment, ballfields, and a pavilion. It is available for rent to the public.

Trails

There are several trails throughout the County that allow for a variety of activities.

Birkebeiner Ski Trail. This trail ends runs through a portion of the County and is the site of the annual ski race that attracts thousands of competitors from all over the world to the area. Racers ski from Cable to Hayward along this trail in February every year.

North End Trails

There are over 13 kilometers that connect to the Birkebeiner trail system as well. This system is located near Cable.

Telemark

Telemark resort has several trails open yearly. The trails are groomed by volunteers from local ski clubs.

ATV/UTVs

ATV/UTV trail riding is very popular in the Bayfield County region during the summer months. ATV organizations prepare and monitor trail conditions to ensure they are safe and passable. ATV trails reach throughout the entire county; however, they are not often allowed on roads. ATV users must carefully follow trail signs to ensure that they are in allowable areas.

Bicycles

The Chequamegon Area Mountain Bike Association (CAMBA) has over 300 miles of off-road routes.

Hiking Trails

There are several marked hiking trails throughout Bayfield County. Nearly all skiing trails are used as hiking trails during the months when there is no snow on the ground. In addition, there are several trails on the Apostle Islands and along the lakeshore throughout the County. The North Country Trail is also a significant hiking trail in the area.

Snowmobile Trails

As popular as ATVing is during the summer months, snowmobiling is equally as popular during the winter months. Many local businesses depend on snowmobilers to support local economies during the winter months, as seasonal residents tend to disperse, leaving expendable income reduced. There are over 600 miles of groomed trails, and over 1,000 miles of ungroomed forest roads for riding enjoyment.

Telecommunication Facilities

Connectivity to local, regional, and even global locations is important for individuals in terms of quality of life and public safety, but this is also vital to business survival. Local telephone and internet services within the Town of Cable are provided primarily by CenturyTel and Norvado. Most areas are served by cable television, but many areas only have satellite television options. Wireless telephone service is available throughout most of the County, and there is a tower in downtown Cable. There are several dead areas, however. Additional towers have been constructed over the past several years, but there are still significant areas that do not have cellular coverage.

Power Plants and Transmission Lines

Power plants generate electricity for distribution to a large area. Substations are industrial installations at which electricity is received from one or more power stations for conversion, reducing the voltage or switching before distribution by a low-tension network for general consumption. Transmission lines are the largest electric lines in the landscape. These lines generate the most public interest because they are the most noticeable electric lines and because of the potential human and animal hazards that can be associated with them. Transmission lines transport electricity from power plants to substations and operate at several thousand volts. They often stand between 60 and 100 feet tall and serve several hundred thousand customers.

Electric Utilities

There are two primary companies that provide electric service to the Town of Cable. These include Xcel Energy (Northern States Power) and Bayfield Electric Cooperative.

Natural Gas

The Town of Cable relies on LP Gas for fuel. LP Gas must be purchased from private providers, and is used by residents to heat their homes, cook their food, and warm their water. Some residents rely on wood stoves for heating purposes.

Cemeteries

The Town of Cable has two cemeteries. The known cemeteries obtained from the Bayfield County USGENWEB are the Cable Township/St. Anne's Catholic Cemetery and the Greenwood Cemetery. Smaller cemeteries, family plots, and Native American burial sites may inadvertently be omitted from this list.

Dams

Bayfield County is in a water-rich area of Wisconsin, and for this reason, it has quite a few dams. However, the Town of Cable does not own or maintain any of them.

Law Enforcement

There are several law enforcement departments that serve Bayfield County and its communities. At the state level, the State Patrol primarily monitors and enforces traffic regulations on the State Highways through Bayfield County. Incorporated communities throughout Bayfield County primarily rely on local law enforcement agencies and departments to protect their communities. Unincorporated communities, however, rely on the Bayfield County Sheriff's Department to protect their communities. Therefore, a great deal of communication and coordination occurs with Bayfield County for this service in these communities. The Bayfield County Sheriff's Department is responsible for providing 24-hour service to an area that covers 1,500 square miles. The Town also hires a law enforcement official for basic law enforcement issues.

Bayfield County Emergency Management provides additional support to the County's emergency response providers and local governments through emergency operations planning, training, coordination, crisis response, and recovery.

Fire

Fire protection within Bayfield County is handled by 16 fire departments. Wildfires are typically handled by the DNR. Many of the dispatch services for fire departments are handled by Bayfield County. The Cable Volunteer Fire Department serves a portion of the very southern edge of Bayfield County.

Rescue

There are nine ambulance services in Bayfield County that provide emergency medical responses. These come from Ashland, Barnes, Bayfield, Great Divide, Iron River, Mason, South Shore, Red Cliff, and Washburn. The Town of Cable is serviced by the Great Divide Ambulance service. This is the first ambulance service in the state to provide a top-notch hybrid service that provides EMT and Paramedic care to our region, bringing a higher quality service to the community.

Medical/Health Care Facilities

As the population of Bayfield County ages, medical facilities are becoming increasingly important assets to local communities. There are no hospitals in Bayfield County. People needing services provided by hospitals can use Memorial Medical Center in Ashland, the Hayward Area Memorial Hospital in Hayward, or St. Mary's in Superior. Helicopters are available from Superior and Duluth hospitals for extreme emergencies. There is a local medical services provider in the City of Washburn. In addition, the Cable community benefits from the Fogarty Health Care Clinic, as well as two chiropractic care facilities. The Bayfield County Health Department also provides immunizations and prenatal care coordination.

Assisted Living Facilities

Senior care facilities are becoming an increasingly important regional asset to meet the changing needs of our aging population in a manner that permits residents to age with dignity. Many area residents who grew up and have spent a large portion of their lives in Bayfield County will wish to remain here during their retirement years. In addition, the rural atmosphere has led northern Wisconsin to attract a lot of transplant retirees. These individuals occasionally need assisted living facilities. Without an adequate supply of facilities to accommodate these individuals, Bayfield County could lose that segment of their population.

There are five assisted living facilities throughout Bayfield County. These are categorized into groups, which are briefly described below. The full list is shown in **Table 6-1**.

Adult Day Care (ADC) provides services for a portion of a day in group settings. These facilities are not licensed but may be certified.

Adult Family Homes (AFH) provide residence care for up to four adults who are not related to the operator.

Community-Based Residential Facilities (CBRF) are residential facilities serving five or more adults with treatment, care, and services that are beyond the room and board level.

Residential Care Apartment Complexes (RCAC) are independent living facilities for five or more adults. These may be attached portions of nursing homes or community based residential facilities.

Nursing Homes (NH) provide constant care to residents that have significant difficulty completing daily living activities.

Table 6-1: Bayfield County Assisted Living Facilities

Facility Name	Address	Gender	Capacity
Community Based Residential Facilities			
The Oaks at Northern Lights	702 Bratley Dr Washburn, WI	M/F	17
Willow Manor	68290 N District St Iron River, WI	M/F	8
Residential Care Apartment Complexes			
Birch Haven North RCAC	320 Superior Ave Washburn, WI	M/F	13
Chequamegon Area Assisted Living	320 Superior Ave Washburn, WI	M/F	12
Nursing Homes			
Northern Lights Health Care Center	706 Bratley Dr Washburn, WI	M/F	50 beds
Home Health Agencies			
Avanti Home Care	1601 Beaser Ave Ashland, WI	M/F	NA
Interim Healthcare Lake Superior	322 West Superior St, Suite 204 Duluth, MN	M/F	NA
International Quality Homecare of Wisconsin LLC	15614 Windrose Ln, Suite 300 Hayward, WI	M/F	NA
St. Luke's Home Health Service	220 N 6th Ave East Hayward, WI	M/F	NA

Source: Wisconsin Department of Health & Family Services

Libraries

Bayfield County residents have several area libraries available to them throughout the County. The communities of Bayfield, Cable, Drummond, Iron River, and Washburn have public libraries. All these libraries are members of the Northern Waters Library Service. This system covers eight counties in northern Wisconsin and allows and assists libraries to share materials with each other to better suit the requests of the users. Cable residents most likely will use the Forest Lodge Library, located right in Cable. The Forest Lodge Library is a joint library of the Cable and Namakagon communities and is located on County Highway M in downtown Cable. This facility is open six days per week and its services and programs are available to area patrons and visitors alike. The library shares a campus with the Cable Natural History Museum. This library facility is unique in that it is the only log cabin library in the state and is on the National Register of Historic Places.

All five of these libraries are open at least five days per week, and provide internet access, books, magazines, newspapers, videos, and books on tape. With a population increase, there may be some deficiencies that these libraries face in terms of space needed to adequately serve their user population. Based on the above numbers, it appears that all libraries except the Drummond Public Library could use additional space to accommodate their service populations.

Schools

Bayfield County is served by a wide assortment of educational facilities at the elementary, primary, secondary, vocational, and postsecondary levels. In addition, some facilities offer preschool, kindergarten, special education, religious, business, industrial, trade and vocational training. Schools not only provide a place for education they also provide several recreational opportunities for the community and are an important source of employment.

Children that live in Cable attend the Drummond Area School District (**Table 6-2**).

Table 6-2: Drummond Area School District Enrollment

District	School	Grades	Type	Municipality	Enrollment
Drummond Area School District	Drummond Elementary	K4-6	Public	Drummond	162
	Drummond Junior High	7-8	Public	Drummond	50
	Drummond High	9-12	Public	Drummond	113
				Total	325

Some children in Cable are also homeschooled. In 2022-23, there were 45 children homeschooled who would qualify for public school enrollment in the Drummond Area School District. This equates to approximately 14 percent of the current public-school enrollment.

Colleges

No adult education centers that offer higher education and continuing education classes and programs are located directly in Bayfield County. However, there are abundant opportunities through Northland College and Wisconsin Indian Technical College facilities in Ashland, and the University of Wisconsin-Superior, in the City of Superior.

Child/Daycare Services

Child-care facilities are an important community asset to many individuals. Dual-earner households with young children need locations for their children to during the day if both parents are working. Single-parent households also need a place for their children to go when the parents go to work.

There are six licensed child-care facilities located throughout Bayfield County. A list of these is provided below. Many of these facilities are family facilities, meaning they have a capacity of eight children or less. However, about half are group facilities, which allow for nine or more children. The status depends on the size of the facility and the staffing available during the hours of operation.

Many of the facilities listed below are in Ashland; however, they are listed under Bayfield County as well because they are the primary services for residents in Bayfield County.

Table 6-3: Bayfield County Childcare Facilities

Facility Name	Municipality
Northwoods Preschool	Cable
Smiling Faces Child Care-Preschool	Iron River
Family Forum Hs Center 5	Bayfield
Red Cliff Early Childhood Center	Bayfield
St. Louis Early Childhood Center	Washburn
Washburn Early Learning Center	Washburn

Utilities and Community Facilities Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the utility and facility situations in Cable. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Utilities and Community Facilities Vision Statement

The Town of Cable's quality of life is enhanced by efficient, reliable, and appropriately priced utilities. Connectedness to the outside world is available through forward-thinking Internet and fiber optic coverage. Community facilities provide amenities and services in a pedestrian-friendly town center while also providing infrastructure for highly reputed recreation events.

GOAL: Gray water from facilities does not adversely impact the high-water quality in the Cable area (see "surface water" goal in the "Agricultural, Natural, Cultural, & Recreational Resources" element).

OBJECTIVE: In association with Bayfield County, develop comprehensive gray water and storm surface water management plans for the Cable area to ensure high water quality.

GOAL: Essential health and emergency services are readily available to respond to the public health, safety, and welfare of the community.

OBJECTIVE: Ensure appropriate emergency assistance (e.g., police, fire, rescue, hazardous event responders and emergency medical services) are sustainable to provide long-term service to the community.

ACTION: Ensure Town Board representation on the Great Divide Ambulance Board so the Town's expectations are well known.

OBJECTIVE: Support local health providers to provide responsive and effective health care and education facilities with the Town of Cable.

OBJECTIVE: Support the Cable Rod and Gun Club continued importance to the local law enforcement firearm training.

GOAL: Community utilities, facilities, and services are well maintained and staffed to serve the needs of area residents.

OBJECTIVE: Regularly evaluate existing facilities, and potential new facility opportunities, for their effectiveness to serve the Cable community.

ACTION: Develop and catalog an inventory of equipment having the potential to be shared between units of the Town government.

OBJECTIVE: Encourage use of Town services to support county-wide tourism efforts and promotional efforts through Chamber of Commerce.

OBJECTIVE: Coordinate with Forest Lodge Library, Bayfield County, and area school districts to ensure that Cable residents' library needs are satisfied

OBJECTIVE: Collaborate with the Forest Lodge Library to ensure the community library is sustainable in providing a diversity of library-related services.

OBJECTIVE: Regularly communicate with area school districts to discuss potential changes in student enrollment and their effect on community facility growth and development.

GOAL: Utility infrastructure is in balance with environmental resources, especially when maintaining, rehabilitating, or expanding utility services or networks.

GOAL: Shared service agreements with neighboring communities provide appropriate public services.

OBJECTIVE: Regularly review existing shared service agreements to (a) assess their effectiveness in providing public services and (b) explore opportunities for additional joint community efforts to provide public services.

OBJECTIVE: When appropriate, enter into written agreements with other government jurisdictions or agencies to formalize arrangements that share services and facilities.

7. Intergovernmental Cooperation

Introduction

Per the requirements of Wisconsin's comprehensive planning legislation, this element of the comprehensive plan includes a compilation of goals, objectives, actions or policies, and programs for joint planning and decision making with other jurisdictions. This section takes a closer look at intergovernmental cooperation between Cable and adjacent local governmental units, school districts, the State of Wisconsin, Federal agencies. It also identifies existing and potential conflicts between the units of government, and some probable solutions to resolve those conflicts.

Adjacent Jurisdictions

The Town of Cable maintains a cooperative relationship with all adjoining towns. There have been some issues regarding annexation with the surrounding townships.

Overall, there are no major conflicts between the adjoining towns. Existing and future land use activities and community facility developments are not anticipated to impact the Town or its residents or property owners. As the need to provide services to an increasing population and housing density, cooperative ventures between the Town of Cable and the towns must be explored.

County and Regional Agencies

The Town of Cable is in Bayfield County. Therefore, the Town and the County interact on certain issues. The relationship between the Town of Cable and Bayfield County can be characterized as one of general agreement. Likewise, Cable has attempted to maintain open communication with Bayfield County. Continued coordination and cooperation will be important as it relates to zoning as a tool to realize the vision of this plan.

State Agencies

WDNR and WisDOT are the primary state agencies the Town of Cable must coordinate with to achieve the goals and objectives of this plan. WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands, and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this plan. Additional information is also available on-line at www.dnr.state.wi.us.

WisDOT is also a key player in the planning and development of transportation facilities in the Town of Cable. WisDOT is responsible for the maintenance of State Highways. For additional information about WisDOT activities in the Town of Cable, refer to the Transportation Element (Chapter 5) of this plan. Additional information is also available online at: www.dot.state.wi.us. Open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation in the future.

Possible Future Cooperation Efforts

While none are currently identified, opportunities will be explored as future efforts may be identified.

Existing/Potential Conflicts

Intergovernmental issues between municipalities sometimes surface over several different matters. The comprehensive planning process examined the existing and potential conflict situation(s) in the Town of Cable.

Existing Conflicts

None currently identified.

Potential Conflicts

None currently identified.

Conflict Resolution Procedures

The Town recognizes the importance of coordinating with neighboring communities. If conflicts arise, initial attempts to resolve such conflicts could involve written or face-to-face communication between elected or appointed community officials. If these efforts do not result in a mutually satisfactory agreement, more formal conflict resolution methods could be explored, such as mediation or arbitration. Additional conflict resolution techniques are available in Wisconsin State Statute 802.12.

Intergovernmental Cooperation Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the intergovernmental cooperation in Cable and surrounding governmental entities. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance. Finally, this element is organized by the different governmental levels, helping the reader understand how the guidance relates to a specific governmental level.

Intergovernmental Cooperation Vision Statement

The Town of Cable works in strong collaboration with the surrounding Towns of Drummond, Grand View, and Namakagon on topics/issues that jointly affect them. The Town of Cable demonstrates cooperative behavior when working with local school districts, Bayfield County, and Wisconsin state agencies. Intragovernmental cooperation is facilitated by the “Cable Today” committee - a group of energized and committed volunteers dedicated to Cable’s well-being.

GOAL: Cooperation and communication with area school districts, State agencies, neighboring towns, Bayfield County, Town government, federal agencies, and academic institutions are regular and transparent.

School Districts

OBJECTIVE: Assist with the changing needs of the Drummond Area School District to ensure a high-quality education.

OBJECTIVE: Involve the area school districts when considering proposed residential developments so the districts may provide input and plan accordingly.

State agencies

OBJECTIVE: Coordinate with WisDOT and WDNR to ensure transportation facilities comply with the Town's goals and land use plans, are safe, and protect natural resources.

ACTION: Notify appropriate State agencies of proposed land use changes and development plans.

ACTION: Notify WisDOT when proposed development projects are adjacent to state trunk highways so they can plan accordingly for future improvements.

Neighboring Towns

OBJECTIVE: Proactively share community facilities and services with neighboring communities for mutual benefit (e.g., road development/maintenance, garbage collection, etc.).

OBJECTIVE: Coordinate on multi-jurisdictional topics whenever possible.

ACTION: Stay apprised of equipment and services of adjacent jurisdictions when considering sharing equipment/services.

ACTION: Continue to participate/coordinate Four-Town meetings on a quarterly basis (or as needed).

ACTION: When collaborating on a multi-jurisdictional topic, establish intergovernmental cooperation memorandums of understanding with other government jurisdictions with the Town of Cable.

OBJECTIVE: Proactively identify existing or potential conflicts between local governmental units, including future land use trends, to minimize conflicts.

ACTION: Establish a conflict resolution process with adjoining and overlapping jurisdictions.

County Government

OBJECTIVE: Cooperatively work with Bayfield County and the surrounding Towns on land use and zoning issues.

ACTION: Proactively address potential annexation and boundary adjustments with neighboring municipalities before they become an issue.

ACTION: Use the Forest Lodge Library to display and distribute educational materials available to the public from local agencies (e.g., UW-Extension, Bayfield County Land and Water Conservation, etc.).

OBJECTIVE: Coordinate transportation needs and improvements with the County to ensure the established goals and land use plans for the Town of Cable are adequately met.

OBJECTIVE: Leverage Bayfield County authority to provide desired resources at the Town level.

ACTION: Request Bayfield County grants to continue conducting household and agricultural chemical hazardous waste Clean Sweep programs.

ACTION: Request that Bayfield County initiate an annual county-wide recycling program for unused pharmaceuticals in cooperation with local pharmacies, medical centers, and veterinarians.

ACTION: Request that Bayfield County provide a permanent County household hazardous waste drop-off site for use by all County residents.

OBJECTIVE: Continue to offer quality Cable Gun Club facilities for law enforcement firearm training.

Town Government

OBJECTIVE: Facilitate communication between the Town Board and its governing bodies: Plan Commission, Fire Department, Sanitary District, Forest Lodge Library Board of Trustees, and the Airport Commission.

ACTION: Disseminate information through multiple media platforms to the public regarding information/issues related to the Town's governing bodies.

OBJECTIVE: Determine suitable locations for public and quasi-public facilities (e.g., parks, schools, libraries, and healthcare facilities) through cooperation with other local governments, Town governing bodies (i.e., school and library board), and private service providers.

Federal Government

OBJECTIVE: Actively cooperate in protecting the environmentally sensitive areas within federal agencies' jurisdiction/responsibilities.

University of Wisconsin

OBJECTIVE: Continually support the Northwoods Economic Development Council, the WI-Extension Housing Specialist (Bayfield County), or other WI-Extension initiatives to promote economic development in the Cable area.

8. Economic Development

Introduction

The element shall assess categories or types of new businesses and industries desired by the Town, assess strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. County, regional and state economic development programs that apply to the Town shall also be identified.

Existing Conditions

The Town of Cable's vision regarding economic development is:

- A vital and attractive community working together to provide a healthy, diverse, stable economy that preserves our Northwoods resources, lifestyles, and attitudes for our current and future populations.

A Unique Quality of Life

In many respects the quality of life enjoyed by the Northwoods Area residents is unique:

- An excellent public school system PreK-12
- Access to County and Chequamegon National Public Forests
- Lakes and scenic river ways
- Resorts, hotels, cabins, and camping
- Retail business offering a wide range of high-quality products made by local artisans.
- Restaurants and recreational activities
- Access to a full range of medical services
- Clean air, clean water and people who care.

Economy

The solid Northwoods economy is represented by:

- Vacation resorts, retail shops, trail systems for both silent and motorized sports
- A creative environment for sculptors, painters, photographers, potters as well as other artists and artisans
- Government activities associated with education and natural resources management
- Construction and its supporting elements
- Local auto repair, grocery, and hardware stores
- Quality workforce

Overall, the Town of Cable is like other rural towns in the northern third of Wisconsin with its reasonably stable population, in which members aged 65 and over and age 35 to 54 are increasing steadily. Surveys such as the American Community Survey show the Town of Cable unemployment was

3.6 percent as compared to Bayfield County's 4.6 percent (as of April 2020). Also, over 94.1% of residents of the Town of Cable possessed at least a high school diploma.

The median household income in the Town of Cable is \$61,250, while Bayfield County's median household income is \$57,257 and Wisconsin's \$63,293. Cable's mean household income is \$63,724.

Labor Force Profile

Labor force characteristics reflect the population of the Town of Cable (**Table 8-1**). Nearly 66% of the population of the Town of Cable, 16 years and over, are in the labor force.

Table 8-1: Labor Characteristics

Characteristic	Town of Cable	Bayfield County	Wisconsin
Total Population (ACS)	853	16,217	5,895,908
Civilian Labor Force	639	13,620	4,773,326
Unemployment Rate	3.6%	3.9%	3.5%
Labor Participation Rate	65.6%	55.7%	65.1%
Bachelor's Degree or Higher (25 & over)	27.0%	33.5%	32.5%
Cost of Living Index	-	92.7	89.9
Median Household Income (2020)	\$47,313	\$57,257	\$67,125
Poverty Rate (ACS)	10.7%	10.9%	10.8%
Median Age (ACS)	58.9	52.8	40.1

Source: American Community Survey 2016-2020

Current Businesses/Industry/Government

There are several large employers/businesses located in the Town of Cable, including Cheqtel and Telemark. There are also several smaller businesses that employ persons in the services, retail, realtors, restaurant, museum, grocer, hardware, banking, tavern, outdoor recreation, logging, vehicle service, car dealership and specialty services. There are also many local, county, state, and federal government employees in the Town of Cable.

The Town of Cable has several healthy businesses and industries where Natural Resources are the driving factor. For example, the tourism industry can participate in the following: Canoe the wild and scenic Namakagon River; outdoor activities in the 850,000 acres of public forests; golf on one of several courses in the area; cross country ski the world famous Birkebeiner Trail or North End Ski Trails; trap, skeet and sporting clays ranges at our gun club; snowshoe, snowmobile, or four wheel on area trails; mountain bike on over 300 miles of mountain biking trails; visit the Cable Natural History Museum or

Cable/Cable Historical Museum; read at the Forest Lodge Library; attend the Chequamegon Children's theatre productions; or participate in a conference or program with Telemark Education Foundation. The ripple effect of this tourism is felt by the local grocer, restaurants, service station, lodging, etc.

Residents have easy access to current businesses as well as other service businesses in Town, as the downtown is compact. The downtown is diverse but is also partially dependent upon the tourism seasons for continued success. Several retail businesses depend on a customer base of full and part-time residents and vacationers. These retailers promote Cable as a shopping destination to bring in potential visitors from outside of the immediate area. These businesses employ primarily part-time people from the immediate area.

The increasing retirement population creates both service opportunities and intellectual and community resources.

Educational services and health care and social assistance; retail; and arts, entertainment, recreation, accommodation, and food services were the top three industries Cable residents were employed by in 2020 according to the United States Census. Educational services and health care and social assistance represent 17.7 percent of employment and retail and arts, entertainment, recreation, accommodation, and food services combined is 32.0 percent of employment by industry.

Information about the Town's labor force is presented in the Issues and Opportunities element. The labor force is that portion of a population that is 16 years or older who are employed, or unemployed but actively seeking employment opportunities. As a business, it is helpful to know information about the population that will be depended on to fill open positions in the future.

Table 8-2: Labor Force Participation

Labor Force	2010	2020
Persons 16 and over	741	639
In Labor Force	427	419
Percent in Labor Force	57.6%	65.6%
Employed	375	404
Unemployed	52	15
Percent Unemployed	7.0%	2.3%

Brownfield Redevelopment Sites

A search of the WDNR BRRS database revealed that the Town of Cable has 9 "Closed" sites meaning that the sites have been satisfactorily cleaned according to state standards. There is one site that is "Continuing Obligations Apply," meaning continued clean-up actions apply.

Education

The Cable Area is proud of the fine education children receive from the local school system: Students perform at or above state and national levels on the ACT; there are small class sizes; 75 percent of the graduates attend either a two- or four-year college; and there is a short commute to colleges and continuing education.

Issues, Opportunities, and Constraints

The availability of quality natural resources within the Town of Cable offers a wide array of outdoor recreational opportunities that support the local tourism industry.

Because the local economy is primarily based on tourism, many jobs in Bayfield County are lower paying jobs in the service and retail trade sectors. That fact likely accounts for the Town of Cable lower than the statewide average Median Household Income (MHI) levels. The lower wages from these jobs challenge households to afford basic needs, including housing, goods, and services. On the other hand, Bayfield County does not have an excess of qualified workforce to fill the available jobs within the area; and, as a result, many employers, to attract employees, are beginning to pay more for the same work than they paid in past years. There is clearly an upward pressure on the hourly rate of pay for lower wage jobs in Bayfield County as employers compete to attract workers. Bayfield County employers may soon feel a tangible impact from the upward pressure on wages; however, such jobs in Bayfield County typically lack fringe benefits, which are often costly to employers.

Economic Development Programs

There are several regional, state, and federal economic development related programs available to the Town of Cable, surrounding communities, Bayfield County, local economic development organizations, and/or local businesses.

Bayfield County Economic Development Corporation

The Bayfield County Economic Development Corporation (BCEDC) provides economic development services to the communities of Bayfield County. It plays a coordinating role for economic development issues that affect Bayfield County and its communities, helps with retention and recruitment, and assists in marketing the County to business and industry. The corporation has a revolving loan fund, provides site selection services for industrial and technology parks, and can be a conduit for state and federal funding.

BCEDC staff and board offer the following services:

- Business Planning
- Funding Assistance
- Coaching and Mentoring
- Marketing Assistance
- Site Selection

- Business Advocacy
- Management and Staff Training
- Workforce Search
- Single point contact for referrals to local, regional, and nationwide • resources
- Online services related to business resources, business bookstore, • export, agriculture business, stimulus funding, nonprofit, business start-up, business finance, legal, marketing, statistics, and industry specific
- BCEDC has additional online data related to:
 - Planning
 - Statistics

Additional information can be obtained at: bayfieldcountyedc.com/

To contact BCEDC:

409 West Bayfield Street
PO Box 704
Washburn, Wis. 54891

Northwood Technical College

Northwood Technical College (NTC) provides educational programs in support of business and industry in the region. It not only provides customized training and technical assistance programs. It also runs an affiliate center of the Northwest Wisconsin Manufacturing Outreach Center which helps manufacturers access and use modern tools and strategies.

- NTC offers over 100 career programs and over 60 certificates
- Ashland, WI is home to a NTC campus
- 24-Hour Phone: (800) 243-9482
- Additional information can be obtained at: northwoodtech.edu/

Northwest Regional Planning Commission

On a multi-county level, the Northwest Wisconsin Regional Plan Commission conducts economic development, transportation planning and project development. The Commission is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for 10 northwest Wisconsin counties and the tribal nations of Bad River, Red Cliff, Lac du Flambeau, Lac Courte Oreilles, and St. Croix. The Commission provides local economic strategies, industrial site analyses, economic development financing, county economic and population profiles, and community and industrial park profiles.

NWRPC staff provides the following services:

- Planning
- Grant Writing
- Revolving Loan Fund Administration

- Additional information can be obtained at: nwrpc.com/
- To contract NWRPC:
1400 South River Street
Spooner, WI 54801
(715) 635-2197

Realtors Association of Northern Wisconsin

The Realtors Association of Northern Wisconsin is the local association of real estate brokers. This organization plays an important supportive role in economic development by providing access to the real estate market and relocation services for business and people.

Economic Development Administration

The U.S. Department of Commerce and the Economic Development Administration offers two programs for assistance with economic development that apply to the County and municipalities within the County where partnerships can be formed. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield (contaminated) sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to: (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss; and (2) demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

Rural Development

The USDA Rural Development Community Facility Loan Program provides funds to local units of government to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns.

Wisconsin Economic Development Corporation

The Wisconsin Economic Development Corporation (WEDC) leads economic development efforts for the state by providing resources, operational support and financial assistance to companies, partners, and communities in Wisconsin. Working with more than 600 partners across the state, including regional economic development organizations, academic institutions, and industry clusters, WEDC develops and delivers solutions that help businesses, communities and people maximize their potential in Wisconsin.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation administers the Transportation Economic Assistance (TEA) Program. The Tea Program provides matching state grants to governing bodies for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. The goal of the TEA program is to attract and retain businesses in Wisconsin and thus create and increase the number of jobs. The business cannot be

speculative and local communities must ensure that the number of jobs anticipated from the proposed project will materialize within three years from the date of the project agreement and remain for another four years.

Enterprise Development Zone Program

The Enterprise Development Zone Program provides tax incentives to new or expanding businesses whose projects will affect distressed areas. Based on the economic impact of a proposed business project, the Department of Commerce will be able to designate an enterprise development zone. A zone is “site specific” and applies to only one business. To participate in the program, a business should work with one of Commerce’s Area Development Managers and complete a prospect data sheet to submit to the Department. Projects must affect distressed areas suffering from high unemployment, low-incomes, declining population, and declining property values.

Community Development Zones

The Wisconsin Community Development Zone Program can help to expand businesses, start a new one, or relocate a current business to Wisconsin. The Community Development Zone Program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

Economic Development Goals, Objectives, & Actions

These goals, objectives, and actions are developed to assist with Town decisions that affect the economic development conditions in Cable. The following guidance is displayed in a nested format to highlight how each item is related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Economic Development Vision Statement

The Town of Cable leverages its natural resource assets to attract economic opportunities (i.e., desirable living environment for telecommuters). Employment opportunities are sustainable, appropriately compensated, and attractive for long-term residency. Businesses offer a diverse mix of employment opportunities, including service, retail, commercial, and industrial.

GOAL: Economic development is diverse (i.e., not just tourism-centric), maintains scenic views and local community character, has a low-impact on the environment, and is well-supported by the Town, thus enhancing its sustainability.

OBJECTIVE: Encourage Eco-friendly tourism.

OBJECTIVE: Encourage a variety of retail services with year-round employment.

OBJECTIVE: Actively seek health care facilities and/or other senior services in the Town of Cable to serve the community’s senior population.

OBJECTIVE: Emphasize technology opportunities to future business development, highlighting the telework niche that Cable provides.

ACTION: Establish an effective partnership with Norvado to allow a Northwoods lifestyle while keeping a strong technological connection with the world.

OBJECTIVE: Allow home-based businesses in residential areas provided they fit into the character of the neighborhood.

OBJECTIVE: Provide guidance for property owners who wish to use their residential structures as a short-term rental (*NOTE: Bayfield County issues short-term rental permits; property owners with permitted short-term rentals are expected to comply with Town of Cable guidance and pay the requisite room tax to the Town Treasurer*).

OBJECTIVE: Actively promote public recreational opportunities in the Town of Cable (as well as the surrounding areas).

OBJECTIVE: Partner with existing and new companies to seek financial assistance and/or incentives (i.e., State, and federal grants, low interest loans and other relevant financial instruments) that sustain and/or create economic opportunities.

OBJECTIVE: Regularly engage businesses to use Town-adopted architectural and site design guidance that highlight the historic and natural resource-based nature of Cable (examples: visually appropriate building materials, buffer zones, setbacks from natural resources, signage, lighting, landscaping, Green or LEED certification features, energy efficiency, etc.).

ACTION: Create an ordinance to address recreational vehicles or other types of temporary/nonpermanent structures.

OBJECTIVE: Provide existing businesses with the necessary services and utilities are the lowest possible cost to enhance retention.

OBJECTIVE: Recommend new commercial development be built within or with access to the sanitary district service area.

ACTION: Utilize available tools and resources to eliminate blighted areas and/or revitalize the downtown area.

OBJECTIVE: Market downtown Cable as a distinct opportunity for commercial and service businesses and housing.

OBJECTIVE: Locate commercial strip development to existing commercial areas.

ACTION: Limit new commercial and industrial activities to appropriate areas displayed on the Future Land Use Map to minimize adversely impacting residential areas.

OBJECTIVE: Actively promote downtown beautification and associated downtown aesthetic opportunities.

OBJECTIVE: Coordinate economic development planning between active local and regional partners.

GOAL: Job opportunities in the Cable area appeal to young professionals and their families or the community's senior population.

OBJECTIVE: Partner with local businesses and influential citizens to market Cable economic opportunities at young professionals.

ACTION: Complete a survey of the Cable senior population that evaluates their skills and resources, as well as their service needs.

ACTION: Use the Cable senior population survey to identify appropriate services and employment opportunities.

OBJECTIVE: Promote the Cable area's telecommuting capabilities and opportunities at local and regional economic development events.

ACTION: Create a pamphlet highlighting Cable's telecommuting capabilities and opportunities with the Chamber of Commerce.

9. Land Use

(TO BE UPDATED WITH MAPS OF EXISTING AND FUTURE LAND USES)

Introduction

The Land Use Chapter is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, policies, and actions. This land use element must be defined and utilized in conjunction with the other eight planning elements and will serve as a guide to future growth and development within the Town of Cable.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny. As required, this Chapter contains a listing of the amount, type, and intensity of existing uses of land and discusses opportunities for redevelopment within the Town. This chapter will analyze existing trends in the supply, demand, and price of land and contains a future land use map that identifies the community's vision for future land uses.

Existing Land Use

The Town of Cable is largely forested. According to 2011 assessment records, over 65 percent of the Town is forested, with another 15 percent being undeveloped. Developed uses (residential, commercial³, and manufacturing) make up approximately nine percent of the Town's assessed acreage.

Between 2006 and 2011, 18 residential parcels were created, a 1.3 percent increase. Commercial parcels decreased by one, while there was no change in manufacturing.

When looking at assessments, some land is valued less in Cable than elsewhere in Bayfield County. Most of this likely has to do with high value lots and structures located along lakes in other communities throughout the County. All land classes saw increases in their value per acre from 2006 through 2011 in both the County and the Town of Cable.

Future Conditions

New classifications for the land use categories have been developed in accordance with future demands and the vision⁴ for the Cable. Below is an overview of each future land use category and intentions for future land use found within this plan. The use of land is the most important factor in managing the future growth of any community. Land use trends indicate what changes are occurring regarding type, location, and intensity of land uses over time. It is these changes that must be managed

³ "Commercial" refers to businesses intended to make a profit.

⁴ See each element's vision statement to understand the "vision" for Cable.

in a manner that is a sustainable balance of Cable's three primary components (e.g., People, Planet, Prosperity) to area residents and the environment.

Future land use activities and their resulting change to the landscape over the next 10-year period is difficult to predict. Changes in the local, regional, State, or national economy, natural disasters, and the overall change in year-round residents are some of the factors that will influence how land use activities may change in the future. Future land use changes for the period 2023 to 2033 have been developed to assist in predicting future development activities relating to Cable's agricultural, residential, and forestland use. According to the U.S. Census, the County will experience a small increase in total housing units and only a small increase in the total number of households; therefore, no significant land use changes associated with housing are anticipated. However, as Cable continues to be a recreation and tourism destination, it is expected that changes to land use will occur as more people become familiar with the community landscape.

Wisconsin Chapter 66.1001 requires local communities to explore and plan for redevelopment options and identifying potential smart growth areas. Smart Growth Areas are areas with existing infrastructure and services in places where development and redevelopment can be easily directed. These areas may also be recently developing land contiguous to existing development where public service costs are low, both now and into the future.

Land Jurisdictions

Cable has several jurisdiction ownership patterns that influence land use. As such, these jurisdictions are mapped separately from the below listed future land use categories.

The surrounding landscape is dominated by public lands (federal, State, and County), comprising greater than 65% of the landscape. The overall purpose of these mostly forested public lands is to conserve and protect public forest lands for future generations⁵. As such, the public lands offer opportunities to responsibly harvest the existing resources (such as timber) while also providing access to desirable activities, such as camping, hunting, fishing, trail use (motorized and non-motorized) as well as simply enjoying the natural environment. It is important to understand that the Town of Cable does not have the authority to alter how these public lands are used.

The Town of Cable does have municipal property to support Town services. These properties may be individually owned by the Town of Cable or cooperatively owned with another government entity, such as an adjacent Town. Examples of Cable municipal property include:

- Town of Cable Office
- Cable Fire Hall/Station
- Cable Community Center
- Town of Cable maintenance yard and garbage/recycling facility
- Cemeteries (or other religious facilities)

⁵ The reader is encouraged to review the land use plans associated with each jurisdiction to understand how those lands are to be managed.

- Cable Union Airport
- Town of Cable Sanitary District #1

Future Land Use vs. Zoning

Confusion can arise when comparing future land use categories to zoning regulations. Which of these planning instruments takes precedence in deciding whether land uses are to be approved/disapproved? Table 9-1 presents a comparison that clarifies how each planning tool is to be used in decision making.

Table 9-1: Comparison of “future land use” and “zoning”

Future Land Use	Zoning
<p>The Future Land Use Categories (plus Map) are planning tools required by state statutes to enact zoning. The categories are adopted by Town Board resolution as part of this Comprehensive Plan.</p> <p>The categories do not carry the weight of the law, but are used as a guide (i.e., does not require compliance) when making land use decisions. The Future Land Use Categories are <u>general in nature</u> and describe preferred land use actions and locations for those actions. However, Future Land Use Categories can highlight which land uses are inconsistent with the desired conditions described by the Comprehensive Plan.</p>	<p>Zoning is the regulatory tool to implement the Comprehensive Plan. It is adopted by ordinance and is an enforceable law.</p> <p>Zoning is the law regarding land use. It establishes districts with <u>specific regulations</u> for land use, lot sizes, setbacks, and heights. Zoning enforces compliance with acceptable land uses.</p>

Future Land Use Categories

The below future land use categories describe the desired housing density for a category where residential development is appropriate. The following definitions of residential housing density illustrate the expectations of how much open space should be available associated with a residential structure. Thus, a **minimum** parcel size to construct a residence is identified for each category. Additionally, the density definitions describe how close people may live to each other.

- **Dense Housing**
 - Zoning District R-1 – 30,000 sq ft lots in outlying neighborhoods, including lakeshore parcels
 - examples are Nordmore, Village Kame, Wilde River, Lake Districts
 - Zoning District R-4 – 20,000 sq ft lots in areas included in a Sanitary District or centralized sewer/water
 - examples are the Village (aka, Section 18) and existing condo developments

- **Standard Housing** - 30,000 sq ft to 2.5 acre lots
- **Rural Housing** - 2.5 to 4.9 acre lots
 - Zoning Districts R1 and R3
 - Examples are homes along Riverside Road, County Highway M, & Highway 63
- **Limited Housing** - 5 acre lots and larger
 - Zoning Districts R-2, AG, Forestry
 - Examples are the majority of the Town of Cable

A map showing where the future land use categories are located is under development.

Agricultural

Suitable lands allocated for ongoing, well-established agricultural uses as well as intended permanent agricultural use, including aquaculture.

Primary Use	Secondary Use	Minimum Parcel Size
Agriculture	"Limited Housing"	10 acres

Intention

Land is actively managed for agricultural purposes, including idle crop rotations and pastureland. Residences are present when they are associated with agricultural uses. As a means of protecting active agricultural land, the County should incorporate the Land Evaluation Site Assessment (LESA) tool⁶.

Constraints

- No commercial businesses are allowed other than farm-related business.
- No intense animal husbandry or fertilizer/herbicide/pesticide use adjacent to rivers, streams, and lakes.

Conservation

Natural resource areas reserved for conservation and public recreation. They include wetlands, steep slopes, rivers, lakes, streams, bluffs, floodplains. Other natural resource features may be determined as desired. These areas can also include parks and public (non-commercial) recreation areas.

Primary Use	Secondary Use	Minimum Parcel Size
See underlying zoning district	~	Not applicable

⁶ In determining agricultural land evaluation, soils are rated and placed into groups ranging from the best to the least suited for a specific agricultural use, such as cropland, forestland, or rangeland.

Intention

These areas are prioritized for protection from development to remain in an undeveloped condition using special restrictions. However, these areas remain available for recreational use. Primary designation is for properties along the Namakagon River.

Constraints

- Residential development is inappropriate.
- When development is proposed, a master plan will be presented to the Cable Town Board prior to requesting a formal review by the County.

Forested

Land that has a predominant forested condition that includes woodlands, wetlands, and infrequent open spaces. The land is producing, or can produce, commercial forest products (if desired) when pursuing conservation objectives.

Primary Use	Secondary Use	Minimum Parcel Size
Forested landscape	"Limited Housing"	10 acres

Intention

Forested areas are kept intact for their aesthetic and recreational use opportunities (dispersed and trail-related, such as ATV/UTV, snowmobile, skiing, snowshoeing, hiking, etc.). These areas also provide "Limited Housing" opportunities (year-round homes or seasonal cabins). Additionally, forested land use areas may offer home-based recreation business opportunities if a residence is developed.

Constraints

- No commercial businesses.
- Employ view-shed standards to protect views.
- Encourage conservation design to protect natural resources, scenic qualities, recreation opportunities, and forestry activities.

General Mixed Use

Suitable lands allocated for a mixture of residential⁷, commercial⁸, governmental, and utilities. These areas are typically associated with unincorporated village centers, including those with central utilities.

⁷ See "Residential" future land use category below for details.

⁸ Commercial opportunity within the Town of Cable should be confined to:

- South along Kavanaugh Road to Philippi Road
- North along Kavanaugh Road to Perry Lake Road
- East from the Town Recreation Park on Cable Sunset Road, through Cable on County Highway M to the bottom of the hill east of Walker Street.
- Within the Highway 63 corridor, from Perry Lake Road at the northern end to Leonard School Road at the southern end.

Where appropriate, sand and gravel operations are treated as temporary use, with the land eventually being reclaimed.

Primary Use	Secondary Use	Minimum Parcel Size
Mixed commercial, institutional uses	“Standard Housing”	$\frac{3}{4}$ acre

Intention

These lands provide a wide variety of land uses. Example uses can include office buildings, retail sales businesses, rental storage facilities, “Standard Housing”, service stations, and town parks. The commercial aspect refers to businesses intended to make a profit. The uses typically occur within or adjacent to community centers.

Constraints

- Higher density development should be designated in traditional village centers or municipal areas.
- Contextual design standards may be considered to avoid out-of-scale development.
- Discourage large utilities (example: high-voltage power line) that will adversely affect the rural character of residential neighborhoods.
- For sand and gravel operations, a mitigation and restoration plan will be required.

Industrial

Suitable lands that recognize existing industries and manufacturing, which produce goods for sale. These lands offer potential new business park locations. These lands can also include gravel pits and salvage operations.

Primary Use	Secondary Use	Minimum Parcel Size
Industrial	Limited commercial	Not applicable

Intention

These lands offer the opportunity to manufacture goods for sale.

Constraints

- Residential development is inappropriate.
- Design standards and guidelines for industrial land use will be encouraged throughout the County.
- Review and update design guidelines for environmental protection.

Open Space

Undeveloped land not used for agricultural purposes. These lands can exist within forested areas under private ownership and private forest woodlots.

Primary Use	Secondary Use	Minimum Parcel Size
Non-development	Conservation, Recreation, “Limited Housing”	5-40 acres

Intention

Keep intact Cable’s landscape character of rural open spaces that offer outstanding recreational opportunities and viewing vistas. “Limited Housing is an opportunity.

Constraints

- Avoid subdividing large parcels for commercial or “Dense Housing” interests.

Residential

Residential neighborhoods within the Cable unincorporated village that have single-family structures including permanent or seasonal housing units. The structures are served by a municipal sanitary district as well as other available services and utilities. Short-term rentals may be offered by individual property owners.

Primary Use	Secondary Use	Minimum Parcel Size
Single-family “Dense Housing”	Other types of “Dense Housing”, senior housing, etc.	Zoning District R1 = approx. $\frac{3}{4}$ acre (30,000 sq. ft.) * Zoning District R4 = approx. $\frac{1}{2}$ acre (20,000 sq. ft.) **

* See Bayfield County zoning regulations (Title 13, Chapter 1, Article D (Section 13-1-60 (a)))

** See Bayfield County zoning regulations (Title 13, Chapter 1, Article D (Section 13-1-60 (f)))

Intention

Residential developments occur on individual small lots, occurring within the Cable community as well as Wilde River, Nordmoor, and Village Kame. Development on “Dense Housing” lots should meet the size, scale, and context of the Cable landscape. Multi-family (i.e., two-family attached units and town homes) developments may be considered to address housing needs in the community.

Constraints

- Designated mobile home parks are not appropriate, nor are individual recreational vehicles used for housing.
- Design standards should be considered to avoid out-of-scale development.

Rural Residential

Areas designated for large-lot residential structures in a rural setting. Landscape character can be agricultural, open lands, or forested,

Primary Use	Secondary Use	Minimum Parcel Size
Large-lot or clustered “Rural Housing”	Forestry, recreation, limited home-based businesses	5 acres

Intention

Encourage conservation design and viewshed standards to protect scenic views and rural character. Larger residential lots strive to provide a “feel right at home” experience.

Constraints

- Discourage multi-family use and housing developments.
- Campgrounds are inappropriate.
- Where designated “Rural Housing” lands are adjacent to lands protected for resource use, a reasonable dwelling setback from the resource land should be required.
- Minimize the potential for conflicts between accepted rural resource management practices and rural residents.

Shoreland Residential

Suitable areas to develop shoreland for residential purposes while also encouraging protection of water quality and natural habitat. Small-scale commercial resorts provide recreational opportunities.

Primary Use	Secondary Use	Minimum Parcel Size
“Dense Housing” (including limited multi-family residential)	Limited, low-impact recreational uses; limited small-scale commercial	Approximately $\frac{3}{4}$ acre (30,000 sq. ft.) ⁹

Intention

Provide the opportunity to capture the historical culture associated with lakeshore resorts. Conserve the natural beauty of shorelands with lakes, streams, and rivers while balancing residential development.

Constraints

- Incorporate cluster development, conservation design and vegetative buffer standards.
- Refer to County and Town of Cable guidance for driveway access, setback standards, vegetative buffer setbacks and conservation design guidelines within these areas.

Land Use Goals, Objectives, Actions, Policies, and Programs

These goals, objectives, and actions are developed to assist with Town decisions that affect the land use in Cable. The following guidance is displayed in a nested format to highlight how each item is

⁹ Several Cable area lakes currently have large parcels along the shoreline. This “future land use” category does not direct that these parcels be reduced to the minimum parcel size. If those large parcels were to be subdivided, the minimum parcel size should be $\frac{3}{4}$ acre; however, a subdivided parcel could remain larger than the minimum parcel size.

related to the other items. The reader should refer to Footnote 1 in Section 1 to understand the hierarchy of this guidance.

Land Use Vision Statement

Land use in the Town of Cable emphasizes connectivity among its residents, a casual lifestyle that draws people to live and recreate. Local land use reflects the community's vibrancy as well as its uniqueness, especially with the emphasis on arts and continuous learning. People are amazed at the diversity of the available opportunities to enjoy the surrounding landscape.

GOAL: Cable's landscape character of rural open spaces remains intact, offering outstanding recreational opportunities and "feel right at home" experiences.

OBJECTIVE: Encourage clustered rural residential development and densities to avoid adversely impacting existing open spaces.

OBJECTIVE: Monitor zoned areas for their impact on new land use development.

ACTION: Develop and administer a site plan review process to ensure a uniform image throughout the community.

ACTION: Determine if existing zoning classifications are sufficient to meet the future needs of the Cable.

OBJECTIVE: Coordinate with neighboring towns and Bayfield County anticipating how future growth could affect Cable's landscape.

ACTION: Develop with Bayfield County additional requirements for conserving Cable's lakeshore areas (e.g., preserving a minimum percentage of area, creating buffers zones and screens along roads and sensitive natural resources (i.e., steep slopes, wooded areas, wetlands, lakes, etc.)).

ACTION: Develop overlay requirements in conjunction with Bayfield County to create special protection provisions for sensitive areas.

OBJECTIVE: Using the Plan Commission's regular review of the Comprehensive Plan, consider recommended land use changes based on use patterns or changes in use trends.

10. Implementation

Introduction

This element serves as a “priority” list for implementing and realizing the plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the plan. The plan addresses many important components critical to sustaining a healthy community while preserving the area’s rural character, natural resources, and history. As change is inevitable, the plan may need to be amended to appropriately reflect land use changes.

Action Plan

The Town of Cable comprehensive plan is intended to help guide land use decisions within the Town. The plan is an expression of the Town’s wishes and desires and provides a series of policies for assisting the community in attaining its visions, goals, and objectives. The plan is not an attempt to predict the future, but rather an attempt to document the community’s values and philosophies that citizens of the Town of Cable share. The plan guides a variety of community issues including housing, transportation, land use, economic development, and intergovernmental cooperation.

The Cable Plan Commission, Town Board, and citizens in reviewing all proposals pertaining to development in the Town of Cable should utilize the comprehensive plan. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis to determine consistency.

Plan Integration and Consistency

Within this implementation element, it is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Cable Plan Commission and Town Board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the Town of Cable encourages early dialog between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

Plan Monitoring and Evaluation

As part of the comprehensive planning process, a few goals, objectives, and action items were developed that when implemented are intended to build stronger relationships and give direction to the Town Board and its residents. The goals are the “purpose or end” that provides direction for the Town and other governmental organizations, such as Bayfield County. Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short term several others will be continuous or ongoing and do not have a specific implementation target date. As stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, to ensure that the Town’s plan is an effective management tool, the Town of Cable Plan Commission will review the plan goals and objectives annually to track those activities that have been completed to realize its accomplishments and identify areas where additional resources or actions are needed. Part of this effort will also include addressing conflicts which may arise between the elements of the plan.

As a means of measuring progress towards achieving the goals of the comprehensive plan, an implementation schedule has been developed that assigned a target date to the plans’ objectives and actions.

Plan Amendments and Updates

Evaluating the comprehensive plan is an ongoing process and will, at some time, lead to the realization that the plan requires updating and amendments. The time that elapses between the completion of the plan and the need to amend the plan depends greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the plan’s goals, objectives, and actions reflect the current conditions, needs, and concerns. The comprehensive planning legislation requires plan updates at least every 10 years. The Town of Cable Plan Commission will remain flexible in determining when and how often the plan should be updated. A tremendous amount of change can occur in a community over just a couple of years and the Town of Cable will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

Conclusion

The Town of Cable comprehensive plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires of the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the comprehensive plan provides a guide and policy framework for the development of the Town of Cable.

Implementation Schedule of Actions by Element

Housing

Action	Page reference	Target Date
Incorporate sidewalks as a design component of all new housing developments in Section 18.		
Assess the need and potential for funding for another eight housing units at the Whispering Pines facility		
As opportunities arise, locate senior housing in the downtown Cable area.		
Inventory and map sensitive natural resources so they are preserved (to the greatest extent possible) when development adjacently occurs.		
Emphasize “low impact” development (i.e., retain natural vegetation) to reduce stormwater runoff and minimize impact on water quality, especially along lakeshores and wetlands.		
Aggressively enforce residential codes and nuisance ordinance standards that restrict and/or prohibit the accumulation of unsightly debris.		
Encourage the use of available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.		

Agricultural, Natural, Cultural, Recreational Resources

Action	Page reference	Target Date
Develop campgrounds away from sensitive natural areas		
Develop guidelines to prevent the introduction or translocation of exotic and invasive species associated with human actions (e.g., development or recreational uses).		
Develop and implement local ordinances to protect valued viewsheds.		
For large parcel holdings (e.g., 40 acres), provide an incentive to reduce the minimum building lot size when subdividing IF at least 50 percent of the large parcel is retained as “open space”.		
Designate unique visual resources as “rural roads” to emphasize Cable’s cultural history.		
Develop a walking tour of historic, cultural, or natural resources throughout the downtown Cable area.		
Encourage community groups to identify appropriate local properties and owners for historical markers or plaques.		

Action	Page reference	Target Date
Develop a historic preservation ordinance to protect historic landmarks.		
Regularly recognize individuals for their contributions to and/or curation of Cable's culture and history.		
Designate Section 18 as a "special concern" for protection of groundwater resources.		
Educate water consumers, especially those residing in areas with high density development, about possible sources of nonpoint pollution that can result in groundwater contamination.		
Limit high-capacity wells in the Town of Cable and specifically restrict high-capacity wells in Section 18.		
Identify and map aquifer recharge areas in the Town of Cable.		
Consistently monitor publicly available drinking water quality through comprehensive testing methods for a broad spectrum of contaminants.		
Use Clean Sweep or other programs to reduce waste products that contaminate groundwater.		
Where appropriate, set aside park land or open space within the wellhead protection area to protect groundwater recharge.		
Develop a contingency plan in case one or more wells becomes contaminated.		
Establish water protection design standards when developing facilities within the wellhead protection area.		
Use of public boat landings to distribute educational materials.		
Develop a lake or river protection plan through a WI DNR grant.		
Develop lakeshore trails on any of the Town of Cable's lakes to highlight and educate about water-related features.		
Require organizers of new and existing recreational events to coordinate with the Town Special Event coordinator to address emergency medical preparedness, public safety, available Town resources, and local business needs.		
Regularly update Town of Cable's Outdoor Recreation Plan to address the community's outdoor recreational needs.		

Action	Page reference	Target Date
Emphasize primitive campground design over contemporary campgrounds when considering new campground development.		

Transportation

Action	Page reference	Target Date
Develop a courtesy travel code of ethics for the Cable downtown area and distribute it through the Chamber of Commerce and local businesses.		
Improve safety for vehicle traffic, transportation users, and pedestrians, especially in thinking about the future expansion of businesses in the significant Cable travel corridors (south on Hwy 63 or east on Hwy M.)		
Advocate for desired travel corridor modifications (i.e., turn lanes, bicycle lanes) in coordination with WI Dept. of Transportation or Bayfield County.		
Develop ride-share site(s) to allow efficient use of transportation services. Identified possible ride-share sites include: <ul style="list-style-type: none"> the State wayside on Highway 63 South., Town parking lot adjacent to restrooms the Cable Community Centre parking lot. 		
Work with local businesses and organizations to develop pedestrian, bicyclist, and ATV/UTV/snowmobiles travel ways that facilitate movement around the Cable downtown area.		
Encourage trail connections in new developments and retain existing trail corridors to already established non-motorized and motorized trail systems.		
Develop bicycle and walking connectors from recreational hubs and residential areas to the Cable downtown area.		
Develop bicycle maps, historic walking paths, and neighborhood rides to assist visitor enjoyment of the Cable community.		

Utilities & Community Facilities

Action	Page reference	Target Date
Ensure Town Board representation on the Great Divide Ambulance Board so the Town's expectations are well known.		
Develop and catalog an inventory of equipment having the potential to be shared between units of the Town government.		

Intergovernmental Cooperation

Action	Page reference	Target Date
Notify appropriate State agencies of proposed land use changes and development plans.		
Notify WisDOT when proposed development projects are adjacent to state trunk highways so they can plan accordingly for future improvements.		
Stay apprised of equipment and services of adjacent jurisdictions when considering sharing equipment/services.		
Continue to participate/coordinate Four-Town meetings on a quarterly basis (or as needed).		
When collaborating on a multi-jurisdictional topic, establish intergovernmental cooperation memorandums of understanding with other government jurisdictions with the Town of Cable.		
Establish a conflict resolution process with adjoining and overlapping jurisdictions.		
Proactively address potential annexation and boundary adjustments with neighboring municipalities before they become an issue.		
Use the Forest Lodge Library to display and distribute educational materials available to the public from local agencies (e.g., UW-Extension, Bayfield County Land and Water Conservation, etc.).		
Request Bayfield County grants to continue conducting household and agricultural chemical hazardous waste Clean Sweep programs.		
Request that Bayfield County initiate an annual county-wide recycling program for unused pharmaceuticals in cooperation with local pharmacies, medical centers, and veterinarians.		
Request that Bayfield County provide a permanent County household hazardous waste drop-off site for use by all County residents.		

Action	Page reference	Target Date
Disseminate information through multiple media platforms to the public regarding information/issues related to the Town's governing bodies.		

Economic Development

Action	Page reference	Target Date
Establish an effective partnership with Norvado to allow a Northwoods lifestyle while keeping a strong technological connection with the world.		
Create an ordinance to address recreational vehicles or other types of temporary/nonpermanent structures.		
Utilize available tools and resources to eliminate blighted areas and/or revitalize the downtown area.		
Limit new commercial and industrial activities to appropriate areas displayed on the Future Land Use Map to minimize adversely impacting residential areas.		
Complete a survey of the Cable senior population that evaluates their skills and resources, as well as their service needs.		
Use the Cable senior population survey to identify appropriate services and employment opportunities.		
Create a pamphlet highlighting Cable's telecommuting capabilities and opportunities with the Chamber of Commerce.		

Land Use

Action	Page reference	Target Date
Develop and administer a site plan review process to ensure a uniform image throughout the community.		
Determine if existing zoning classifications are sufficient to meet the future needs of the Cable.		
Develop with Bayfield County additional requirements for conserving Cable's lakeshore areas (e.g., preserving a minimum percentage of area, creating buffers zones and screens along roads and sensitive natural resources (i.e., steep slopes, wooded areas, wetlands, lakes, etc.)).		
Develop overlay requirements in conjunction with Bayfield County to create special protection provisions for sensitive areas.		