



TOWN OF CABLE



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Acknowledgments

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Paul Gilbert
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County Staff

Karl Kastrovsky, Planning Director
Mark Abeles-Alison, County Administrator
Travis Tulowitzky, County Plan
Mike Furtak, County Plan
Doug Casina, County Plan
Rob Schierman, County Plan
Tim Kane, UW-Extension Office

SEH Consultants

Michael Darrow, Project Manager
Todd Ochsner, Community Development Specialist
Allyz Kramer, Sr. Biologist
Michael Steuernagel, Sr. GIS Technician
Dan Jochum, Sr. Planner
Veronica Anderson, Land Use Planner
Jennifer Darnall, Sr. Graphic Designer
Amanda Janzen, Planning Intern

1. INTRODUCTION



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. Introduction
2. Issues and Opportunities
3. Housing
4. Transportation
5. Utilities and Community Facilities
6. Agricultural, Natural and Cultural Resources
7. Economic Development
8. Intergovernmental Cooperation
9. Land Use
10. 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 Plan offers a broad look at the elements of housing, land use, transportation, natural environment, utilities and community facilities, economic development, issues and opportunities, intergovernmental cooperation, implementation. This plan offers a “30,000 foot” elevated look at the Town related to trends and future needs through a series of goals and policies. The intent of this plan is to offer guidance to the residents, stakeholders and landowners of the Town of Cable as well as to ensure the long-term health, safety and well-being of the Town.

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The Town of Cable Plan 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.

Meeting notices for all Plan Commission meetings were advertised and open to the public. A public comment period was also used at all meetings to solicit input from residents.

In 2008, the Town of Cable began the process of updating its Comprehensive Plan. This Town Plan seeks to create goals, policies and implementation strategies for the next ten years. From August 2008 to November 2009, the Town of Cable, along with 13 other towns and Bayfield County held community meetings and sought input on the Plan process related to the Town Comprehensive Plan. It was during these meetings that input related to issues and opportunities, land use, housing, economic development, transportation, utilities and community facilities,

natural and cultural resources and implementation strategies were identified and developed.

Based upon the steering committee's input as well as an understanding of the project scope, a set of planning objectives was outlined as a part of the Comprehensive Plan process:

1. Make certain that the information presented as part of this process was developed in a transparent fashion. The use of a project website, community meetings, monthly steering committee meetings, a county-wide survey, open house meetings and a public hearing were key to the successful completion of this Plan.
2. Create uniform land use classifications that are clearly identified within the Town Plan.
3. Work with the County to ensure that the goals, objectives and implementation strategies are obtainable and realistic.

Community engagement activities were an essential aspect of the Cable Town Plan. Below is a review of the community meetings and engagement activities associated with the plan.

- Monthly community meetings held the last Wednesday and Thursday of each month from October 2008-October 2009.
- Community Survey sent to over 15,000 land owners within Bayfield County. The survey was also made available online.
- Community open house meetings held in December 2008, April 2009 and July 2009. A Public Hearing was held in December 2009.
- All information related to the plan was available through the project website as well as the Town of Cable website.



2. ISSUES AND OPPORTUNITIES



Issues and Opportunities

Key Issues

Numerous issues were discussed throughout the Plan process and preparation of the comprehensive plan. These items were formulated at during steering committee meetings throughout the Plan process.

Issues and Opportunities

- Preservation of lakes, streams and waterbodies within the Town of Cable.
- ATV and snowmobile access within the Town. Recreational user groups need to work more closely together to balance use
- Lake development and lake recreational use can lead to water quality issues
- The impact of rural residential lake development should be further studied as an action step within the Comprehensive Plan

The following list represents all of the issues that were generated by the tables of participants. The issues will be prioritized by how many votes they received.

Strengths

- New medical clinic
- Friendly small town
- Recreation and lakes
- American Birkiebenier Ski Race
- Events that focus on recreational activities
- Excellent trail systems
- Strong volunteer core
- A demographic make-up that brings a strong knowledge and skill base to the community
- Increase in the number of retirees in this area
- Geography of area – lakes, wetlands, public lands
- New medical clinic

Weaknesses

- Limited opportunities for young adults
- Little low to moderate housing
- Need better job availability
- Slow economy/lack of economic diversity
- Aging population/lack of younger economic base
- Lack of retail and industrial uses



- Need for better environmental protection

Opportunities

- New business growth
- Tourism/market outdoor growth
- Promote outdoor recreation activities
- Transparent government

The issues and comments 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 inter-related. 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 Plan 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. Chapter 2 of the Plan will

further discuss the process and recommendations for making amendments and updates to the Comprehensive Plan.

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 housing, transportation, agriculture, natural resources, and cultural resources, utilities and community facilities, economic development, intergovernmental cooperation, and land use activities in the Town.

Supporting goals and objectives for each plan element are presented in the following chapters. These vision statements, goals and objectives, and policies must be adhered to and implemented to fully achieve the future vision of the community.

Housing Vision Statement

In the future, housing choices in the Town of Cable will be sufficient to meet the supply and demands of residents. Residential development should occur in areas suitable for such development and existing infrastructure should be utilized when possible. In lakeshore areas residential development,

both year-round and seasonal, will be located and designed to complement the natural beauty of the area while minimizing impacts on water quality.

Transportation Vision Statement

The Town of Cable along with Bayfield County and WisDOT will provide a safe and efficient local, regional, and state-wide transportation system. The roadway network will complement the land use vision and provide an appropriate level of service to sustain community residents and businesses.

Agricultural, Natural, and Cultural Resources Vision Statement

The Town of Cable will retain its small town character by promoting a continued mix of open and natural areas, and lakeshore development. Development will be in harmony with the natural environment to ensure these resources are protected for future generations.

Utilities and Community Facilities Vision Statement

All developments within the Town will be served by adequate, efficient, and cost-effective utilities and community facilities, which will

be beneficial to the quality of life for residents.

Economic Development Vision Statement

Economic development will continue to be in harmony with the Town's built and natural environments, including lakeshore developments, commercial and industrial development of all sizes. A wide range of employment opportunities, which offer a living-wage, will exist for Town residents that are in close proximity to their homes.

Intergovernmental Cooperation Vision Statement

The Town will work cooperatively with the neighboring towns, Bayfield County, school districts, and state agencies to provide residents with a wide variety of cost-efficient, non-duplicative services for the betterment of all residents.

Land Use Vision Statement

The Town of Cable will maintain a high quality of life, while maintaining its "small town" atmosphere and character.

Town of Cable Demographic Profile

Historical Population and Population Projections

The population of the Town of Cable had a modest decrease of 11 people between 2000 and 2010. This was 1.3 percent decrease.

In the table below, population projections generated by the Wisconsin Department of Administration (WI DOA) – are displayed through 2030. WI DOA indicates a modest decline in population from 2010 to 2030 (-0.2%). It should be noted that these population figures are mathematical calculations only and by no means establish the town's population for the coming years. Projections are based on existing data and past trends in an attempt to foresee coming trends and do not establish exact population figures for the future.

Table 1: Historic Population and Population Projections, 1950 – 2030

	1950	1960	1970	1980	1990	2000	2010	2020	2030
U.S. Census	680*	622*	738*	831*	817	836	825		
WI DOA								835	823

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.

Since 1980, the town has maintained a relatively stable population. The Census 2010 indicates a population of 825 permanent year-around residents and projections indicate a decline to 823 permanent residents for the year 2030. This modest decrease may be best attributed to the aging population.

Age Trends

Several age cohorts have lost population as a percentage. The following cohorts experienced losses as a percentage: Under 5, 5 to 9, 10-14, 25 to 34, and 35 to 44. The most significant loss occurred in the 35 to 44 year old cohort where there was an approximately nine percent decrease from 2000 to 2010. While the other decreases in percentage of population are rather small and can more than likely be attributed to normal changes in demography, the nine percent decrease in the 35 to 44 year old cohort has other factors. The most obvious reason for the decline in this age cohort

is the lack of high paying quality jobs for young professionals and families. This trend is happening throughout the County where young educated professionals are going to larger Metropolitan Areas to find jobs. This trend is somewhat alarming because if this cohort is leaving there is likely to be fewer children in the future because these people are going elsewhere to raise families, as we are seeing in the youngest age cohorts. This area is also a popular retirement destination, which is reflected in the increases in population seen in all of the age cohorts of above the age of 44.

Table 2: Age Distribution 2000 and 2010

Sex and Age	2000		2010	
	Number	Percent	Number	Percent
Male	428	51.2	432	52.4
Female	408	48.8	393	47.6
Under 5 years	47	5.6	26	3.2
5 to 9 years	57	6.8	41	5.0
10 to 14 years	57	6.8	37	4.5
15 to 19 years	34	4.1	38	4.6
20 to 24 years	17	2.0	25	3.0
25 to 34 years	91	10.9	56	6.8
35 to 44 years	161	19.3	84	10.2
45 to 54 years	134	16.0	195	23.6
55 to 59 years	53	6.3	76	9.2
60 to 64 years	51	6.1	66	8.0
65 to 74 years	70	8.4	94	11.4
75 to 84 years	53	6.3	66	8.0
85 years and older	11	1.3	23	2.8
Median Age (years)	42.4	100.0	51.4	100.0

Education Levels

According to the 2010 Census, approximately 90 percent of Town of Cable residents were high school graduates or higher. Approximately 18 percent had a bachelor's degree or higher. By comparison, 92 percent of Bayfield County residents are at least high school graduates and 27 percent have a bachelor's degree or higher.

In 2000, approximately 86 percent of residents were high school graduates or higher. Approximately 20 percent has a bachelor's degree or higher.

These numbers have remained basically unchanged from 2000 to 2010 and are also very similar to the average for Bayfield County.

EDUCATIONAL ATTAINMENT	Number	Percent
Less than high school diploma	67	10.3%
High school graduate	232	35.5%
Some college, no degree	179	27.4%
Associate Degree	57	8.7%
Bachelor's Degree	83	12.7%
Graduate or Professional Degree	35	5.4%
High School Graduate or Higher	586	89.7%

Income Levels

The median family income for the Town of Cable was \$31,759 according to the 2010 Census. This compares to \$43,176 for all of Bayfield County. In 2000 the median family income for Cable was \$51,806. This is an increase of almost 43 percent between 2000 and 2010.

Household Characteristics

An analysis of the households of a community helps establish an understanding of the community's character and provides insight into community life. Understanding household composition and conditions is essential to assessing future needs of the inhabitants of the community.

The 2010 Census identifies 412 households in the Town of Cable. Of this total, 231 (approximately 56 percent) are identified as family households. This is an increase of 32 households from 2000 (381 in 2000). This is a 8.4 percent increase which represents a significant housing investment in the Town of

Cable from 2000 to 2010. The Town is projected to see an approximate 3 percent increase in households from 2010 to 2030.

The following table projects the number of households from 2000 to 2030.

Table 3: Town of Cable Household Projections: 2000 to 2030

Census 2000	Census 2010	2015 Projection	2020 Projection	2025 Projection	2030 Projection
381	412	414	423	427	423

Source: WI DOA

Employment Characteristics

Nearly 23 percent of Cable residents are employed in the arts, entertainment, recreation, accommodation, and food services industries. This is reflective of the seasonal and tourist-oriented economy that is seen in northern Wisconsin. 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. Other population industries among Cable residents are construction, education, and retail trade.

INDUSTRY EMPLOYMENT	Number	Percent
Agriculture, forestry, fishing and hunting, mining	9	2.4%
Construction	60	16.0%
Manufacturing	22	5.9%
Wholesale Trade	3	0.8%
Retail Trade	53	14.1%
Transportation, and warehousing, and utilities	3	0.8%
Information	10	2.7%
Finance and insurance, and real estate and rental and leasing	13	3.5%
Professional, scientific, and management, and administrative and waste management services	42	11.2%
Educational services, and health care and social assistance	56	14.9%
Arts, entertainment, and recreation, and accommodations and food services	85	22.7%
Other Services, Except Public Administration	13	3.5%
Public Administration	6	1.6%
	375	100.0%

Cable residents tend to be employed equally between management, service and sales occupations. Again – this is reflective of the tourist-based economy.

OCCUPATIONS EMPLOYMENT	Number	Percent
Management, business, science, arts	101	26.9%
Service	98	26.1%
Sales and Office	97	25.9%
Natural Resources, Construction, and maintenance operations	62	16.5%
Production, transportation, and material moving	17	4.5%
	375	100.0%

The Northwest Wisconsin Workforce Development Area (WDA) employment by industry projections are shown below. The industry in this region expected to have the highest growth rate from 2008 to 2018 is Hospitals, with an expected increase of nearly 17 percent. This is reflective of the aging population, and the need for services that allow elderly populations remain in the area throughout their retirement years. The other industry expected to grow substantially by 2018 is the Education and Health Services industry, with a projected increase of over 13 percent.

Northwest Wisconsin Workforce Development Area Industry Employment Projections, 2008-2018

Industry Title	Employment(1)			
	2008 Estimate	2018 Projection	Change	% Change
Total, All Nonfarm Industries	68,200	70,380	2,180	3.2%
Construction/Mining/Natural Resources	3,130	3,270	150	4.6%
Manufacturing	12,360	11,280	- 1,080	- 8.8%
Wood Product Manufacturing	4,380	4,040	- 340	- 7.7%
Machinery Manufacturing	1,800	1,730	- 70	- 4.1%
Food Manufacturing	1,430	1,430	0	0.1%
Trade	10,420	10,400	- 30	- 0.2%
General Merchandise Stores	1,950	2,030	90	4.4%
Transportation and Utilities (Including US Postal)	4,210	4,360	140	3.4%
Financial Activities	2,180	2,220	30	1.6%
Education and Health Services (Including State and Local Government)	13,370	15,130	1,760	13.2%
Educational Services (Including State and Local Government)	5,850	5,930	80	1.3%
Hospitals (Including State and Local Government)	2,120	2,480	360	16.9%
Leisure and Hospitality	7,960	8,430	470	5.9%
Information/Prof. Services/Other Services	6,690	7,170	480	7.2%
Government (Excluding US Postal, State and Local Education and Hospitals)(2)	7,880	8,130	250	3.2%

Occupation employment projections for the Northwest Wisconsin WDA indicate that the largest occupational employment increase is projected to be in Healthcare Support Organizations and Personal Care and Service occupations, both expected to see over 22 percent increases in employment. Again, this is consistent with an aging population. The Food Preparation and Serving Related occupations are projected to have the most annual openings. As seen, there are relatively low paying occupations that do not typically require much training, therefore persons filling these positions tend to be very mobile when better opportunities present themselves.

Northwest Workforce Development Area Occupational Projections, 2008-2018

Occupational Title	Estimated Employment(1)	Annual Openings	Estimated Salary and Wages							
	2008	2018	Change	% Change	New Jobs	Replacements(2)	Total(3)	25th percentile	50th percentile	75th percentile
Management Occupations	2,640	2,600	- 40	- 1.5%	0	70	70	\$ 21.45	\$ 30.87	\$ 42.40
Business and Financial Operations Occupations	2,360	2,560	200	8.5%	20	50	70	\$ 16.48	\$ 22.29	\$ 28.84
Computer and Mathematical Occupations	810	880	70	8.6%	10	20	30	\$ 20.51	\$ 25.02	\$ 30.58
Architecture and Engineering Occupations	920	910	- 10	- 1.1%	0	20	20	\$ 19.73	\$ 25.25	\$ 31.88
Life, Physical, and Social Science Occupations	580	620	40	6.9%	<5	20	20	\$ 17.40	\$ 23.06	\$ 30.50
Community and Social Services Occupations	920	1,050	130	14.1%	10	20	30	\$ 13.89	\$ 18.00	\$ 22.54
Legal Occupations	240	250	10	4.2%	<5	<5	<5	\$ 15.24	\$ 17.56	\$ 20.31
Education, Training, and Library Occupations	4,120	4,320	200	4.9%	20	90	110	\$ 13.48	\$ 19.57	\$ 25.42
Arts, Design, Entertainment, Sports, and Media Occupations	690	740	50	7.2%	10	20	30	\$ 9.86	\$ 13.77	\$ 19.23
Healthcare Practitioners and Technical Occupations	3,100	3,560	460	14.8%	50	60	110	\$ 16.38	\$ 23.99	\$ 33.23

Northwest Workforce Development Area Occupational Projections, 2008-2018 (continued)

Occupational Title	Estimated Employment(1)	Annual Openings	Estimated Salary and Wages							
	2008	2018	Change	% Change	New Jobs	Replacements(2)	Total(3)	25th percentile	50th percentile	75th percentile
Food Preparation and Serving Related Occupations	7,060	7,500	440	6.2%	40	250	290	\$ 7.44	\$ 8.42	\$ 10.10
Building and Grounds Cleaning and Maintenance Occupations	2,140	2,090	- 50	- 2.3%	0	40	40	\$ 8.93	\$ 11.23	\$ 13.96
Personal Care and Service Occupations	2,170	2,650	480	22.1%	50	50	100	\$ 7.79	\$ 9.06	\$ 11.27
Sales and Related Occupations	6,530	6,540	10	0.2%	<5	220	220	\$ 7.95	\$ 9.51	\$ 14.37
Office and Administrative Support Occupations	9,560	9,570	10	0.1%	<5	210	210	\$ 10.35	\$ 13.34	\$ 17.06
Farming, Fishing, and Forestry Occupations	120	120	0	0.0%	<5	<5	<5	\$ 12.18	\$ 13.70	\$ 15.12
Construction and Extraction Occupations	2,920	3,000	80	2.7%	10	50	60	\$ 14.67	\$ 18.44	\$ 23.79
Installation, Maintenance, and Repair Occupations	2,740	2,790	50	1.8%	10	50	60	\$ 13.31	\$ 17.06	\$ 23.01
Production Occupations	7,990	7,540	- 450	- 5.6%	0	160	160	\$ 11.29	\$ 14.29	\$ 18.61
Transportation and Material Moving Occupations	6,230	6,110	- 120	- 1.9%	0	150	150	\$ 10.19	\$ 13.44	\$ 18.01
Total, All Occupations	68,200	70,380	2,180	3.2%	220	1,630	1,850	\$ 9.65	\$ 13.74	\$ 19.91

Summary

Overall, the Town of Cable is similar to other rural towns in the northern third of Wisconsin having a reasonably stable population, in which members age 45 and over are increasing steadily. Conversely, the town is seeing an overall decline in the number of school age children. Cable residents are generally well educated and continue to provide a stable labor force for employers in the town and in the surrounding region.

3. HOUSING



Housing

This element shall identify specific policies and programs that promote the development and redevelopment of housing for residents and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and maintain or rehabilitate the existing housing stock. The element shall assess the age, structural value, and occupancy characteristics of the existing housing stock and produce a compilation of goals, objectives, policies, and programs to provide an adequate housing supply that meets existing and forecasted housing demand.

Adequate housing is the cornerstone of every community. The ability of a municipality to address the demand for housing is key to its economic viability and the well being of its inhabitants. By studying changes in the number of housing units and other housing characteristics, we are able to gain insight into changes taking place in the community.

Housing Survey

In a survey of residents of the Town of Cable conducted by the Northwest Regional Planning Commission in October 1999, survey respondents we asked to list

what types of housing should be encouraged in the Town of Cable. Table 3-1 details the responses of Town residents.

Additionally, Town residents were asked a number of other questions relating to housing issues and the direction the Town should take in coming years. Their responses are as follows:

- 79.1 percent of survey respondents believed the Town should adopt a policy for controlling the construction or expansion of temporary dwellings (mobile homes).
- 82.0 percent favored the adoption of design standards for mobile and manufactured homes.
- 75.9 percent favored restrictions of the number condominiums, duplexes, and apartments to control density.
- 71.9 percent believe the Town should adopt a plan or policy for future subdivision development.
- 89.9 percent favored restrictions on the size and number of mobile home parks.

Table 3-1 Town Resident Housing Type Preference

Type of Housing	Percentage of survey respondents who favor it
Single-family homes	78.6%
Housing for elderly residents	58.9%
Seasonal dwellings	34.2%
2-family units, duplexes	20.2%
Apartments	18.5%
Lodging for seasonal workers	16.5%
Condominiums	9.6%
Subdivisions	9.6%
Mobile home parks	4.7%

Source: Town of Cable Survey, conducted by NWRPC, October 1999

Existing Housing Conditions

In 2000, The U.S. Census Bureau recorded a total of 697 housing units in the Town of Cable. Of these, 381 were recorded as occupied. Of the total occupied housing units, 314 (82.4%) were recorded as owner occupied and 67 (17.6%) were recorded as renter occupied. Of the 316 vacant housing units reported, 284 (40.7% of total housing units) were designated as seasonal/recreational use dwellings. The Bayfield County Housing Authority has eight housing units in the Town of Cable at its Whispering Pines facility.

This facility receives funding through WHEDA (Wisconsin Housing and Economic Development Administration), the Wisconsin Department of Administration-Division of housing and through additional affordable housing programs. There is enough land that another eight housing units could be added to Whispering Pines Facility in the future.

For the period 1990 to 2000, the Town of Cable exhibited a 5.5 percent decrease in total housing units, a 25.6 percent increase in owner occupied housing units and a 30.2 percent decrease in renter occupied units. The Town of Cable is expected to have 817 units by 2010 and 897 by 2020 (Table 3-2). The projected growth indicates an average of 10 new housing units per year through the year 2020.

Table 3-2: Past Housing Counts, 1980-1990 and Housing Projections, 2000-2020

	1980	1990	2000	2005	2010	2015	2020
Total Housing Units	537	738	697	777	817	857	897
Total Occupied Housing Units	231	346	381	431	469	506	544
Inhabitants/Occupied Housing Unit	3.59	2.36	2.9	2.87	2.83	2.8	2.77
Owner Occupied Housing Units	177	250	314	349	384	418	452
Renter Occupied Housing Units	54	96	67	82	85	88	91
Vacant & Seasonal Housing Units	229*	392	316	377	399	421	442
Total Vacant/Seasonal Units	229*	293	284	309	323	337	351
Total Vacant (Not in use or abandoned)	---	99	89	79	69	59	49

Source: US Census Bureau 2000 & NWRPC projections

*The 1980 Census had no specific category for seasonal housing units; the 1980 figure is the number of year around housing units subtracted from the total number of housing units. The projections calculated from these figures therefore carry with them the differing categorizations presented in the Census data. The projections presented here reflect a good faith effort to accurately portray the potential number of seasonal housing totals through 2020, despite the discrepancies in the data. The 1980 figures also include the housing counted for the Village of Cable which was merged with the Town of Cable in 1984.

Housing Occupancy Characteristics

Owner Occupied Housing Units

The majority of housing units in the Town of Cable are owner occupied. In 2000, 314 (82.4%) of all occupied housing units were identified as owner occupied, representing a 25.6 percent increase from 1990. Projections indicate that owner occupied units will continue to comprise over three-fourths of all occupied units in the Town through the year 2020.

Renter Occupied Housing Units

Renter occupied units comprised only 96 of all occupied housing units in the Town of Cable in 1990. Projections indicate an additional 126 renter occupied units to be developed in the Town by the year 2020. Of the 96 total renter occupied units in 1990, 63 are identified as paying cash rent. Of these, 49 pay \$250 or less per month in contract rent, and the remaining pay between \$250 and \$499 per month in contract rent. The median monthly rent in 1990 was reported as \$279. The Census identifies 2.32 persons per rental unit and a median of 4.7 rooms per rental unit.

Seasonal/Recreational Housing

The 2000 Census identifies 284 (40.7% of total housing units) housing units in the Town of Cable for seasonal or recreational use. Seasonal and recreational housing units have increased steadily since the 1970s in the Town of Cable, and projections indicate that by 2020 seasonal and recreational housing units will climb to 351.

Waterfront Property Summary

The Town of Cable has numerous lakes in varying states of development. The shoreline of the Town's largest lake, Totogatic Lake, is all in 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 and Price 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. The Namakagon River flows through the Town from the northeast to the southwest. Nearly all of the river's frontage is in federal ownership, precluding its development as

The Town of Cable is expected to have 817 units by 2010 and 897 by 2020. The projected growth indicates an average of 10 new housing units per year through the year 2020.

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.

Housing Stock

Age of housing stock and structural characteristics. The 1990 Census reports that 174 of all housing units in the Town were constructed between 1980 and 1990, while 416 were constructed between 1940 and 1980 and 148 were constructed in 1939 or earlier. Even with the projected 487 additional housing units for the period from 1990 to 2020, 33.9 percent of the Town's existing housing stock will be at least 40 years old by 2020, with 12 percent of its houses over 80 years old by 2020. The 1990 Census reports that of the 731 total housing units, 112 (15.2%) have 1 or no bedrooms, 511 (69.7%) have 2 or 3 bedrooms, and 108 (14.7%) have 4 or more bedrooms. Of the total housing units, 532 (72.0%) are 1 detached units and 49 (6.6%) are reported as mobile homes or trailers. Of the 49 mobile homes and trailers reported, 23 (46.9%) were reported as vacant.

Water and Sewer Access

The 1990 Census reports that of the 738 total housing units in the Town, 589 units (79.8%) utilize drilled wells for water, 25 (3.4%) make use of dug wells, while 124 (16.8%) have access to water through either a public or private water system. As of 1990, 20 (2.7%) of Cable's housing units make use of a public sewer system, 624 (84.6%) make use of a septic tank or cesspool and 94 (12.7%) make use of some other means of waste disposal. A feasibility study was conducted in October 1999 by Foth & Van Dyke (a consulting and engineering firm based in Green Bay, Wisconsin) for the potential development of a sanitary district in the Town of Cable. The proposed district was centered on the site of the former Village of Cable (T43N, R7W, Section 18), which remains as the Town's most densely inhabited area. At the time, the existing systems in the area were all on-site systems, primarily consisting of a septic tank and drain field. Small lot sizes and the moderate to high density of residences in the site made the continuation of the present system less than adequate for the Town's long-term needs. A sanitary survey conducted for the feasibility study

identified several problems existing with the present sewer situation, including overflows, odors, back-ups, and the overall lack of reliability of the aging systems. The establishment of a sanitary district would also assist in water quality protection for the Town. The Namakagon River and adjoining wetlands have been designated as Outstanding Water Resources by the Wisconsin Department of Natural Resources and require protection from wastewater discharge. In October, 2004 the Town of Cable Sanitary District #1 opened its new wastewater collection and treatment facility. The Town of Cable received a USDA Rural Development grant and loan combination totaling over three million dollars in April, 2002. Rural Development funds were used to construct the new wastewater collection and treatment facility to replace the existing failing septic systems. The new sewer system alleviated potential health and sanitary problems, and met the health and sanitary standards required by the WI Department of Natural Resources. Additional funding for the project was received from the State of WI in the form of a \$500,000 Community Development Block Grant.

Heating

Of the 346 occupied housing units, 155 (44.8%) are identified as using bottled, tank, or LP gas as their primary source of heat, while 20 (5.8%) utilize electricity, 42 (12.1%) utilized kerosene or fuel oil, 2 (0.5%) use utility gas, and 127 (36.7%) utilized wood or other means for heating.

Value

Nearly 35 percent of the Town of Cable's housing is valued between \$100,000 and \$149,999. Another 48 percent is valued about \$150,000. This is most likely due to the number of homes that are situated on area lakes.

HOUSING VALUE	Town of Cable	
	Number	Percent
Less than \$50,000	11	3.3%
\$50,000 - \$99,999	47	14.1%
\$100,000 - \$149,000	115	34.4%
\$150,000 - \$199,999	57	17.1%
\$200,000 - \$249,999	57	17.1%
\$300,000 - \$499,999	37	11.1%
\$500,000 or more	10	3.0%
	334	100.0%
Median Value	\$146,400	

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.

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 a number of 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.

Land Resource Issues Affecting Housing

- Availability/price of lakefront property
- Availability of wooded/secluded sites
- Property taxes becoming prohibitive for local residents to afford lakeshore or large parcels of land
- Discussion of survey results regarding land issues and home construction

Source: 2002 Town of Cable Land Use Plan



Housing Goals and Objectives

The following goals and objectives have been developed to guide housing decisions in the Town of Cable. Implementation of the identified actions will assist in achieving the housing vision stated above. Some of the goals and objectives discussed in the other plan elements will also have an affect on housing.

Goal

The housing stock in the Town of Cable should provide an adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents.

- Objective: Maintain viable, properly zoned areas that are available for new residential development.
- Objective: Coordinate the provision of all public services and utilities with new residential development in the Town.
- Objective: Sidewalks should be a component of all new housing developments.
- Objective: Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.
 - Support efforts of private and non-profit organizations to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the Town.
 - Assess the need and potential for funding for another eight housing units at the Whispering Pines facility to create additional, affordable housing to individuals and families within the municipalities of Bayfield County.
- Objective: Increase the supply of alternative housing opportunities to serve residents of all ages, including but not limited to, independent and assisted living facilities for elderly and disabled residents.
 - Support efforts and new programs that will provide additional elderly and disabled resident housing opportunities and services. When possible, senior housing should be located in the downtown area.

Goal

Guide new housing development into areas that minimize impacts on sensitive natural resources (lakes and wetlands) so that the Town continues to be an attractive place to reside.

- Objective: Encourage development in areas that will not result in property or environmental damage.
 - Utilizing information in the Agricultural, Natural, and Cultural Resources Element, the Town shall inventory and map sensitive resources that should be preserved to the greatest extent possible.
 - Encourage “low-impact” development that strives to retain natural vegetation that can help reduce stormwater runoff and minimize impact on water quality. Encourage the retention of natural vegetation, especially along lakeshores.

Goal

Improve the existing housing stock to enhance quality, livability, and character of the Town.

- Objective: Encourage the elimination of substandard, blighted, or deficient housing throughout the Town, which will benefit housing values over time.
 - Support the enforcement of residential codes and nuisance ordinance standards that restrict and/or prohibit the accumulation of junk and debris.
 - Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.

Assessment of Future Needs

It is not feasible, from an economic perspective, for the Town of Cable to develop alternative housing choices as outlined in the goals section of the plan. However the Town could seek out private developers or other funding sources to determine if a market need is present and they can explore the ability to establish these facilities. The Town should support the development of an assortment of housing alternatives over the next 20 years.

Housing Programs

The Wisconsin Comprehensive Plan legislation requires that all local governments completing comprehensive plans compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. Following is a partial listing of programs that are available.

Bayfield County Housing Authority

To address housing needs of communities in the county, the Bayfield County Housing Authority (BCHA) was established in 1973. Headquartered in Washburn, the central purpose of the BCHA is to create and maintain affordable housing to individuals and families within the municipalities of Bayfield County. The BCHA has eight housing units in the Town of Cable at its Whispering Pines facility. This facility receives funding through WHEDA (Wisconsin Housing and Economic Development Administration), the Wisconsin Department of Administration-Division of housing and through additional affordable housing programs. A subsidy program available to qualifying residents of

the Town of Cable and to all other municipal divisions of the county is the federally funded Housing and Urban Development (HUD) Section 8 Voucher program. These vouchers administered county-wide by the City of Washburn Housing Authority enable residents to secure rental units from private stock at a fixed rate. At present, there are 58 active HUD Section 8 Vouchers in Bayfield County.

Community Development Block Grant (CDBG) Housing Rehabilitation

Housing rehabilitation funds are made available through the federal Department of Housing and Urban Development (HUD). The CDBG program and associated funds provides grants to local governments for housing rehabilitation initiatives that primarily benefit low- and moderate-income households. Funding can be used to assist homeowners and landlords in making essential improvements to properties and can also assist rental households in purchasing homes. The Bayfield County Housing Authority administers a CDBG program on behalf of Bayfield County.

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.

Community Options Program (COP)

COP helps people who need long-term care to stay in their own homes and communities. The program's purpose is to provide cost-effective alternatives to expensive health care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. The Wisconsin Department of Health and Family Services administers this program through the Bayfield County Department of Health and Human Services.

Historic Home Owner's Tax Credits

A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic or non-income-producing personal residences, and who apply for and receive project approval before beginning physical work on their projects. This program is administered by the Wisconsin Historical Society.

Home Investment Partnership Program (HOME)

HOME is a federal housing program to support the provision of low-cost housing. A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR)

Impact Seven

Impact Seven is a private nonprofit community development corporation dedicated to increasing the economic opportunity of Wisconsin people. Impact Seven develops and finances affordable housing in coordination with communities or other non-profit organizations.

Property Tax Deferred Loan Program (PTDL)

This state program provides loans to low- and moderate-income elderly homeowners to help pay local property taxes so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

Section 8 Program

This federal program provides rent assistance to eligible low-income households based on family size, household income, and fair market rents. Typically, a tenant's share of the total rent payment does not exceed 30 percent of his/her annual income. The Bayfield County Housing Authority administers Section 8 programs in the County.

Wisconsin Community Action Program (WISCAP)

WISCAP and its member agencies are dedicated to advancing safe and affordable housing by developing resources, providing training, and housing opportunities. The organization serves as an advocate for policy and program development and provides technical assistance on housing issues.

Wisconsin Home Energy Assistance Program (WHEAP)

The Energy Services Bureau oversees Wisconsin's Low Income Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below the federal poverty level may be eligible for energy supply assistance. Many households with income from farms, offices, factories and other work places receive LIHEAP assistance.

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.

Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repairs, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants.

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.

4. AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES



Agricultural, Natural, and Cultural Resources

The Town of Cable is geographically located in the northern highland province of Wisconsin and lies a short distance south of the continental divide that separates the St. Lawrence and Mississippi River Drainage Systems.

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.

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 of the river's frontage is in 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 Totogatic is all in 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



Namakagon River



Cable Lake

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

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.

There are 15 named lakes in the Town of Cable along with numerous unnamed lakes. These water resources lie mostly within the Upper Cable River and Totagatic River watersheds. The total miles of lake shoreline are 25 miles with 6 miles in public ownership.

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.

Water Resources

Surface Waters

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. The following are designated by the Wisconsin Department of Natural Resources as Outstanding Water Resources:

- Big Brook
- Namakagon River from the outlet of Lake Namakagon to the Sawyer County Line, including Cap Creek, Spring Creek, and Five Mile Creek
- Lake Owen
- Totogatic Lake and River

Cable Lake is listed as an Area of Special Natural Resource Interest.

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 Totogatic and Cable Lakes.

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 ground water 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 or not 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.

Large supplies of good quality groundwater are available in most of the St. Croix Basin, including the Town of Cable.

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 with 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.

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 the following important waterfowl, furbearers, and game animals:

- Beaver
- Black Bear
- Blue-wing Teal
- Bobcat
- Common Loon
- Coyote
- Fisher
- Mallard
- Mink
- Muskrat
- Otter
- Raccoon
- Red Fox
- Ringnecked Duck
- Ruffed Grouse
- Sharptailed Grouse
- Snowshoe Hare
- Timber Wolf
- White Tailed Deer
- Wild turkey
- Wood Duck
- Woodcock

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 type 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.

Land Resources Goals

Goal

Promote a sustainable community. The following are general characteristics that describe communities that are sustainable places to live and work.

- Promote informed decision-making;
- Maintain natural and cultural assets;
- Promote local and regional economic prosperity;
- Promote a mutually supportive network of businesses;
- Account for the full environmental, social, and economic costs of new development;
- Plan, finance and provide public facilities that are energy efficient
- Develop a balanced transportation system that offers people choices to meet their diverse needs and energy-efficient, low-cost modes of travel;
- Use natural resources in a way that sustains them over time;
- Foster livable communities;
- Preserve community character.
- Minimize its overall energy use and maximize energy efficiency
- Optimize virgin resource use, reuse existing materials, use recycled and recyclable materials, and use wastes as feedstock or turn them safely back into the soil
- Reduce any existing use of persistent toxic substances;
- Maintain ecological processes and biological diversity;
- Work with our neighbors in tackling these issues.

Goal

Avoid disturbing sensitive areas. If impacts are unavoidable, then development should be designed to minimize impacts and limit disturbance to points of least sensitivity.

Goal

Acknowledge and interact with state, federal, and locally approved plans for projects such as the Bayfield County forest ten-year plan, or St. Croix National Scenic Riverway plans, and participate to the extent necessary to ensure consistency with those plans.

Goal

Maintain and develop natural buffers between public lands and human development.

Goal

Develop new guidelines to prevent introduction or translocation of exotic and invasive species.

Goal

Develop means to assess visual impact from new developments. In addition to assessing the visual impact, local communities can develop design guidelines for new structures. Assess the need to develop and implement local ordinances to protect valued viewsheds.

Goal

Work to provide a balanced use of public roads and lands that meets the needs of recreational user groups.

Goal

Direct campground development away from sensitive natural areas and encourage primitive campgrounds over contemporary campgrounds.

Goal

Participate in any discussions regarding any future alternative use of public lands (for example, leasing public land for private use) at the county, state or federal level.

Agricultural Resources Goals and Objectives

Goal

Encourage multi-generational harvesting and use of lands, investing in long-term productivity of land.

- Objective: Encourage local farming and food production.
- Objective: Encourage community groups to identify interest or ability to provide specialty agriculture, for example, organic food, maple syrup, specialty cheeses.
- Objective: Encourage participation in future bioenergy production.
- Objective: Encourage efforts to bridge local food businesses, grocery stores, health care providers, or area schools with locally produced foods.

Goal

Protect agricultural land and open spaces

- Objective: Promote an agricultural /conservation subdivision option that would provide higher density incentives for dedicated or deed restricted open space. This would be accomplished through open space zoning provisions or rural clustering of residential units. An incentive is recommended that would allow for more parcels than the existing allowable five acre minimum in an agricultural zone per quarter/quarter (approximately 40 acres) if at least 50 percent of the original 40 acres is deed restricted for open space.

Cultural Resources Goals and Objectives

Goal

Encourage cultural diversity that represents the Town of Cable, building upon its rich history.

- Objective: Assist the Forest Lodge Library through work of the Library Board in facility and collections improvements.
- Objective: Evaluate and, if appropriate, designate specific natural or cultural locations in the Town as scenic viewsheds. The purpose of this would be to work with landowners to protect those viewsheds. Identify appropriate, unique visual resources as "rural roads."
- Objective: Encourage the development of a walking tour of historic, cultural or natural resources.
- Objective: Encourage community groups to assess any appropriate places for historical markers or plaques available through Wisconsin State Historic Society Division of Historic Preservation to honor the community's significant historical events. Also assess the need for a historic preservation ordinance as a regulatory tool to protect historic landmarks.
- Objective: Encourage community groups to establish a local plaque program to promote local landmarks and recognize local properties and owners of historic landmarks in the Cable community.
- Objective: Encourage community groups to use public art to depict the value of our natural resources.
- Objective: Identify a community site where individuals and community organizations could recognize individuals for their contributions and service to the Cable community.

Groundwater Protection Goals and Objectives

Goal

Protect groundwater quality and quantity.

- Objective: Designate Section 18 as a special concern for protection of groundwater resources.
- Objective: Develop methods and techniques to educate water consumers, especially those residing in Section 18, about possible sources of non-point pollution that can result in groundwater contamination.
- Objective: Encourage citizen's participation in Section 18 in monitoring the water quality of private wells.
- Objective: Any zoning change that requires an environmental impact analysis shall include information on the quantity of water used and the impact to the environment.
- Objective: Encourage water conservation to protect available groundwater resources
- Objective: Protect groundwater by limiting high capacity wells in the Town of Cable and restricting high capacity wells in Section 18.
- Objective: Identify aquifer recharge areas in the Town of Cable.
- Objective: Assess how we might develop education or regulatory, fiscal, acquisition or private action tools to protect groundwater resources
- Objective: Avoid disturbing sensitive areas. If impacts are unavoidable, then development should be designed to minimize impacts and limit disturbance to points of least sensitivity.
- Objective: Monitor drinking water quality through comprehensive testing methods for a broad spectrum of contaminants.
- Objective: Inventory potential contaminant sources within the recharge area for wells.
- Objective: Determine if it is necessary to adopt a Wellhead Protection Ordinance.

- Objective: Encourage use of management ideas that create incentives such as: decreasing water consumption and decreasing potential contaminants, using Clean Sweep or other programs to reduce waste products, working with farmers to use best management practices, promoting water conservation, setting aside park land or open space within the wellhead protection area to protect groundwater recharge, developing a contingency plan in case one or more wells becomes contaminated, establishing design standards for facilities within the wellhead protection area and using capacity development to strengthen system capacity for the long term.
- Objective: Consider alternative storm water management goals, policies, and objectives.
- Objective: Identify landfills as potential contaminants for groundwater.

Surface Water Protection

Goal

Maintain and/or improve the quality of surface water.

- Objective: Use existing resources to educate about non-point source pollution prevention and construction site and erosion control programs designed to improve water quality of the surface waters. Consider use of public landings as a site for distribution of materials.
- Objective: Work with Lake Districts and lake associations to protect our surface water resources. Design new and replacement bridge crossings with fish passage and long-term stream dynamics in mind.
- Objective: Support conservation development designs. Encourage developers to design developments that result in less runoff.
- Objective: Encourage buffers between public waters and human development.
- Objective: Continue to maintain aquatic invasive species (AIS) control program for surface waters
- Objective: Direct development away from sensitive environmental areas.
- Objective: Direct commercial development away from area lakes that have no such development, with the exception of home-based businesses that have a low-impact on the lake.
- Objective: Consider development of a lake or river protection plan. Grants are available through the WDNR. They provide up to 75 percent of the funding for planning and carrying out protection and restoration projects.
- Objective: Evaluate stormwater run-off issues in village area and develop a long-term management plan.
- Objective: Consider development of a water trail on any of the Town of Cable's lakes to highlight and educate about natural or cultural features.
- Objective: Consider a watershed approach to lake protection.
- Objective: Be aware of St. Croix National Scenic Riverway long-term plans for the Namakagon River and work in partnership to protect this waterway and its tributaries.



5. TRANSPORTATION



Transportation

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 Highways and the Local Transportation System

The Town of Cable's roadway network is comprised of 88.00 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 4-1 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 4-1 Functional Classification of Roadways within the Town of Cable

Road Type	Total Miles	Percent of total roadway network
Principal arterials USH "63"	6.53 miles	7.4%
Major collectors (state highways)	0.00 miles	0.0%
Major collectors (CTH "M")	5.82 miles	6.6%
Municipal (town) local roads	75.65 miles	86%
Total	88.00 miles	100%

Source: Wisconsin Department of Transportation, District 8





Transit

Currently, Namakagon Transit has only 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 bicycle, pedestrian and other recreational uses.

Railroads

There is no rail service in Cable.

Air Transportation

The Cable Union Airport is located 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. Current projects filed with the Wisconsin Department of Transportation as part of the 5-year Improvement Plans include: Conduct Master Plan for runway reconstruction, Land Acquisition to Meet Runway Safety Area, Replace/Rehabilitate Rwy 16/34 Lighting, Install Deer-Resistant Fencing, Construct terminal building.

Transportation Goals and Objectives

Transportation goals and objectives should reflect the Town's transportation vision of a safe and efficient transportation system. Listed below are the goals and objectives that shall be applied and assessed when considering potential transportation improvements throughout the Town of Cable.

Goal

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

- Objective: Coordinate with other jurisdictions in enhancing transportation services.
 - Establish open lines of communication with Bayfield County, WisDOT, and local or regional transit authorities to maintain and enhance transportation facilities throughout the Town.
 - Continue to establish a local network of roads that is connected, coordinated, and affordable that will link residents to important community facilities and regional highways.
 - Address plans to improve safety for traffic or other transportation users, especially in thinking about the future expansion of businesses in the Cable corridors (south on Hwy 63 or east on Hwy M.) Advocate with Dept. of Transportation or County as is appropriate for turn lanes or other assistance.
- Objective: Consider how to establish a better funding base for road reconstruction.
- Objective: Continue Town of Cable policies of open and clear right-of ways with proper slopes and drainage to provide safe, healthy and easily maintained roads.
- Objective: Continue to keep roads at 20 to 22 feet to allow for pedestrians, bicycles, and other recreational users to provide a safer road system.
- Objective: Identify municipal parking sites and determine the feasibility of those sites to assist with local economic development.

- Objective: Develop ride-share site(s). Identified possible ride share sites include: the wayside on 63 S., the area at the old Union 76 Station, behind Rondeau's in between the store and the Laundry Mat, behind St. Ann's Church, the Cable Community Centre parking lot, and the property just South of the Cable Corner Bar.
- Objective: Educate about traffic laws to improve the safety and comfort of all road users, with a focus on attitudes that promote multiple use and minimize road use conflicts. Consider a courtesy code for downtown area that is distributed through the Chamber or other high traffic areas.

Goal

Transportation improvements shall balance environmental factors with transportation needs, using best reconstruction guidelines, and the desired land uses as identified in the future land use section of the Comprehensive Plan.

- Objective: Alternate routes should be considered through the Town to make better connections when necessary.
- Objective: Plan, design, and construct transportation improvements that respect the natural environment and reflect the aesthetic character and values of the Town.

Goal

The future transportation system should be flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Cable.

- Objective: Support efforts to expand walking, bicycling, transit, and other modes of transportation.
 - Work with local organizations interested in walking, bicycling, and other modes of transportation.
 - Encourage bicycle trails in new developments.
 - Create a multi-community committee to develop a plan for connecting bicycle corridors between Cable, Namakagon and Drummond.

- Objective: Develop landscape design plans that include signage in downtown Cable area to improve pedestrian or traffic “comfort” and safety.
- Objective: Encourage the development of bicycle connectors from residential areas to the downtown area.
- Encourage all organizations to look for funding for bicycle and pedestrian facility development.
- Objective: Encourage community groups to develop long-term plans that might include bicycle maps, historic walking paths, and neighborhood rides.
- Objective: Work with Namakagon Transit or other public transportation providers to continue improving public transportation.
- Objective: Encourage development of airport facilities to a minimum of 3,000 feet if funding allows.

Assessment of Future Needs

In general, the local and regional transportation system in the Town of Cable is presumed to be adequate to serve projected traffic volumes within the Town. Ongoing maintenance and minor safety improvements are expected on local, county, and state roadways.

Please see the future land use map in chapter nine of this document which guides the future development of various transportation modes or the transportation section of the existing conditions report that shows a transportation classification map.

Transportation Policies **Wisconsin State Highway Plan** **2020**

The Wisconsin State Highway Plan 2020 prioritizes highway construction and improvement needs and investments. It was adopted by the Wisconsin Department of Transportation (WisDOT) in February, 2000. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.

Wisconsin Bicycle Transportation Plan - 2020

This is the State's primary plan for developing and integrating bicycles into the transportation system. The plan was adopted by WisDOT in 1998 and presents a blueprint for creating a system of bikeways using suitable routes along County and State Highways. The plan includes two goals which may be pertinent to transportation Plan in Bayfield County:

- Increase levels of bicycling throughout Wisconsin, doubling the number of trips made by bicycles by the year 2010.
- Reduce crashes involving bicyclists and motor vehicles by at least 10% by the year 2010.

State Recreational Trails Network Plan

This plan was adopted in 2001 by the Wisconsin Department of Natural Resources as an amendment to the Wisconsin State Trail Strategic Plan. The purpose was to identify a network of trail corridors throughout the state, which would consist of more than 4000 miles of trails known as the Trail Interstate System.

Wisconsin Pedestrian Policy Plan 2020

This plan was completed in 2001 by WisDOT and lays out State policies for the provision of pedestrian facilities which address coordination with existing transportation facilities and pedestrian-friendly development. 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.

Wisconsin State Airport System Plan 2020

The Wisconsin Department of Transportation identifies the maintenance and improvement programs for public-use airports in the State Airport System.

6. UTILITIES AND COMMUNITY FACILITIES



Utilities and Community Facilities

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 local residents but persons 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.

Telecommunication Facilities

A number of companies are available to provide telecommunication and Internet services to Town residents and businesses. In addition, access to wireless communication facilities is becoming more and more important. The demand for and construction of these facilities are expected to increase. The Town should actively work with local

communications providers and Bayfield County to ensure that area residents have access to the latest technology and that future siting of these facilities is done in the best interest of the Town and its residents.

Power Plants and Transmission Lines

Town 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.

Natural Gas

Gas services are available in the Town.

Fire & Rescue

The Town of Cable is serviced by the Cable Fire Department. This service is anticipated to continue over the next 20 years and should be expanded if demand warrants it.

Medical Facilities

The Town of Cable has a new medical facility located in Town. 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 sewer, 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.

Storm Water 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.

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 waters from contamination.

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.

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 Birkie trail system as well. This system is located near Cable.

Telemark

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

ATV's

ATV trail riding is a 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 not snow on the ground. In addition, there are several trails on the Apostle Islands and along lakeshore throughout the County.

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 Novado. Most areas are served by cable television, but many areas only have satellite television options. Wireless telephone service is available through 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 on 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. Below is a list of the known cemeteries that was obtained from the Bayfield County USGENWEB. Smaller cemeteries, family plots, and Native American burial sites may inadvertently been omitted from this list.

Town of Cable	Cable Township/ St. Anne's Catholic Cemetery
	Greenwood Cemetery

Dams

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

Law Enforcement

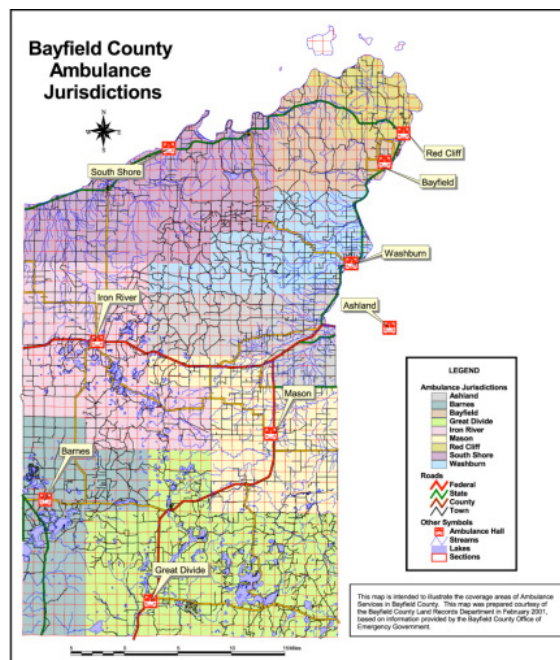
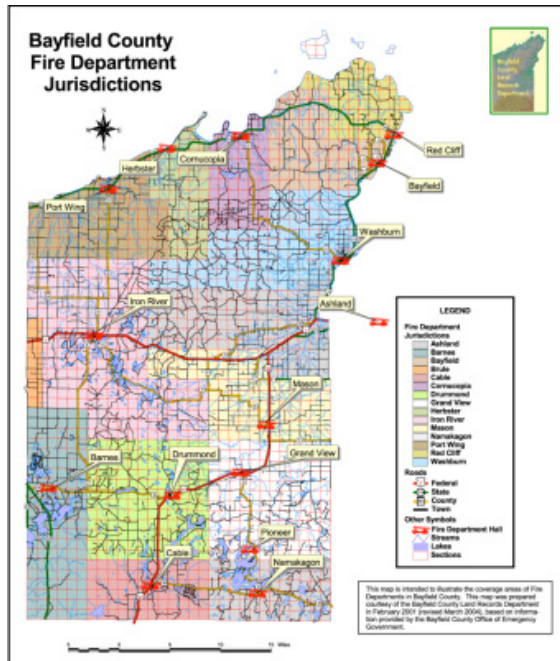
There are several law enforcement departments that serve Bayfield County and its communities. At the state level, the State Patrol primarily monitors and enforces traffic regulations on the State Highways through Bayfield County. Incorporated communities throughout Bayfield County primarily rely on local 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. Much 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 response. 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 5-3.

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.

Bayfield County Assisted Living Facilities

Facility Name	Type	Capacity
Mishomis House	CBRF	12
Oaks at Northern Lights	CBRF	17
Willow Manor	CBRF	8
Chequamegon Area Assisted Living	RCAC	12
Northern Lights Health Care Center	NH	75

Libraries

Bayfield County residents have several area libraries (shown in Table 5-4) available to them throughout the County. The communities of Bayfield, Cable, Drummond, Iron River and Washburn have public libraries. All of 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 suite 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 facilities 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.

Library Name	Municipality	Total Service Population 2009	Square Footage of Library	Needed Square Footage for Current Population	Excess or (Deficiency)
Bayfield Carnegie Library	Bayfield	4,671	4,100	4,671	-571
Forest Lodge Library	Cable	1,354	1,008	1,354	-346
Drummond Public Library	Drummond	1,089	2,700	1,089	1,611
Evelyn Goldberg Briggs Memorial Library	Iron River	4,206	2,304	4,206	-1,902
Washburn Public Library	Washburn	5,091	4,845	5,091	-246

The “Needed Square Footage for Current Population” column is based on an average of one square foot per person in the service population. This is a generalized estimate of need. While not a substitute for a complete library needs analysis, it serves as an indicator of current and future library needs.

All five of these libraries are open at least five days per week, and provides 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.

Drummond Area School District Enrollment

District	State Rank (District) (Out of 447)	County Name	School	Low Gr	High Gr	2010 Enrollment
Drummond Area School District	352	Bayfield	Drummond Elementary	K4	6	232
		Bayfield	Drummond Junior High	7	8	71
		Bayfield	Drummond High	9	12	140
					TOTAL	443

Some children in Cable are also homeschooled. In 2009-10, there were 28 children homeschooled who would qualify for public school enrollment in the Drummond Area School District. The number of homeschooled children and which public school district they would attend if they were enrolled in public schools is shown below. This equates to approximately 6.3 percent of the current public school enrollment.

Drummond Area School District Homeschooled Children

School District	Number Homeschooled	Percent of District Enrollment
Drummond Area	28	6.3%

Source: Wisconsin Department of Public Instruction

ACT scores show the Bayfield County average is less than one point lower than the Wisconsin average in all categories. Ashland and Washburn School Districts have average ACT scores that exceed the state average in every category.

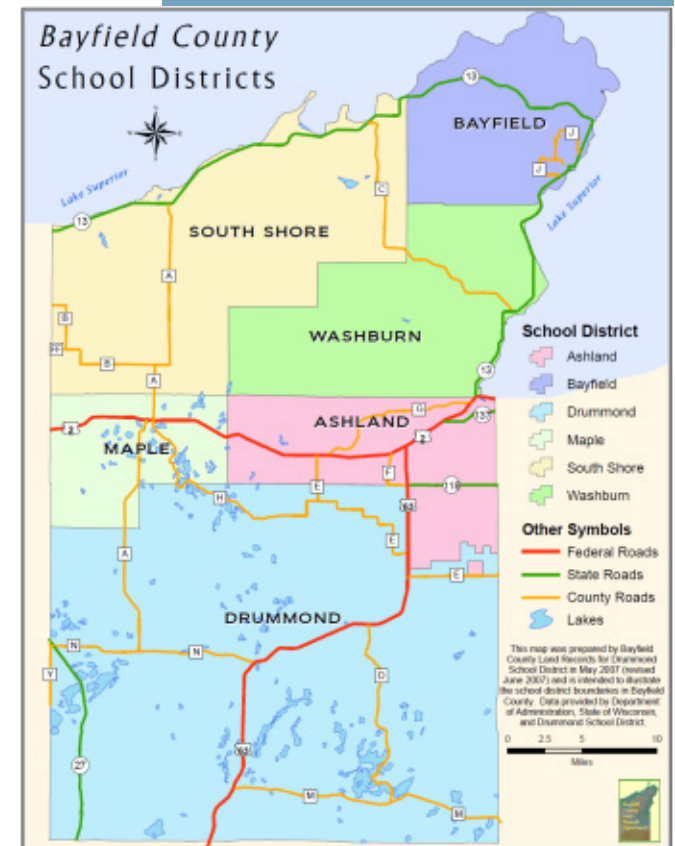
Colleges

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 Care Facilities

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.

Bayfield County
School District Boundaries



Source: Bayfield County
Land Records Department

There are thirty-five 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.

Bayfield County Licensed Child Care Facilities

Day Care Name	Capacity
Country Bears Daycare	8
Little Sprouts Daycare	8
Milk & Honey Daycare, LLC	8
Smiling Faces Child Care & Preschool	30
Sunset Acres Day Care	8
Ms. Krissys Child Care Center	8
Northwoods Preschool	18
Family Forums HS Center #5	20
Red Cliff Early Childhood Center	82
Family Forum Early HS Center #7	16
Family Forum Head Start Center #7	76
Little Friends of Jesus Child Care	40
Tadpoles & Tutus Child Care Center	17
Tree Top Child Care Center	32
ABC Learning Center Day Care	8
Bebeaus Day Care	8
Building Blocks Child Care Center	8
Di Dis Little Rascals	8
Discovery Kids Daycare	8

Day Care Name	Capacity
Happy Hearts Childcare	8
Home Sweet Home Daycare	8
Jackie's Play Care	8
Kids Korner Day Care	8
Kids R My Business	8
Kids R Us Daycare	8
Kinder Cottage Day Care	8
Learning Express Preschool	8
Nicole's Home Care	8
Patti's Family Daycare	8
Ready-Set-Grow Preschool	8
Sheil's Day Care	8
Smart Start Preschool	8
Susanne's Small World Child Care	8
The Beaser Bambino's Family Daycare	8
Training Wheels Day Care Center	8
<i>Source: Wisconsin Department of Children and Families</i>	

Assessment of Future Needs

Much of the infrastructure in place is the responsibility of the Town of Cable. Many services that residents throughout Cable receive are provided privately, such as much of the LP Gas and electric service. The Town has a limited in role when discussing future actions and needs of these services and facilities. Working cooperatively and maintaining open lines of communication with the operators of public facilities that County residents utilize is key to ensuring the continuance of shared services.

In the coming decades, Cable's population will continue to age and become less mobile. It is important that all Town residents have equal opportunities to obtain basic levels of services. In addition to age, the number of persons will impact the adequacy of the existing facilities and services that are available throughout the Town.

LP Gas and electric utilities appear to be serving the communities well. If the population within the Town begins to expand in concentrated areas that are not served with natural gas, there may be an increasing desire or need to run a pipeline to serve these areas. However, for the time being, many residents have come to rely on LP gas for their fuel, and this appears to be adequate.

While there are not an abundant number of companies providing local telephone service, residents are able to get this service, and it is reliable. However – cellular phone reception is not as reliable. Many in the Town would like to see cellular phone reception and service improved. However, the balance between putting up unsightly towers and providing this service County-wide has yet to be established. Increasingly nationwide, homes are canceling their home phone service and relying solely on cellular phones to remain connected. This is not reliably possible yet in Bayfield County. In the coming months and years, ongoing discussions regarding the location and placement of cell towers will continue to be held. The County and local towns should consider placement of these towers in as minimally intrusive areas as possible. Verizon has recently constructed a new cell tower in Cable, and the reception is continuing to increase in and around the Town.

Emergency services are sufficient throughout the Town. There is a lack of health care facilities in the County; however there are very good hospitals and clinics in nearby communities, including the Cities of Ashland, Hayward and Superior.

Schools and libraries adequately serve the needs of Cable families. The Drummond Area School District performs well in comparison to state averages, and the school size is relatively small, allowing for students to get good teacher-student interaction, with an average of 14 students per teacher. Libraries are well located throughout the County. Although some of these facilities are slightly undersized, there likely is not going to be a strong need to increase their size in the near future. However, if an influx of residents occurs, these facilities will continue to be stressed, which will lead to the need for additional space.



Utilities and Community Facilities Goals and Objectives

Local public facility systems often work in conjunction with other public service providers in the region to help ensure that the needs of current and future residents are being met. Local community facilities and services would include the Town Hall, area schools, the new medical clinic, libraries, and health care facilities. The following set of goals and objectives reflect the Town's vision to enhance the quality of life of residents.

Goal

Implement a Grey Water Management Plan

- Objective: The Town of Cable in association with Bayfield County will work to develop a comprehensive greywater management plan for the area.
- Objective: Work with area lake associations and the Tahkodah Lake District to create awareness about water quality issues in Cable.

Goal

Maintain essential emergency services to protect the public health, safety and welfare of the community.

- Objective: Ensure there are adequate emergency services of police, fire, rescue, hazardous event responders and emergency medical services.

Goal

Maintain and enhance community facilities and services, that contribute to the quality of life for area residents.

- Objective: Continue to evaluate Cable's Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.
 - Develop and catalog an inventory of equipment having the potential to be shared between units of government.
 - Consider ways to improve a purchasing system by purchasing in larger bulk quantities.
 - Encourage cost sharing between the county and local jurisdictions when beneficial.

- Continue to encourage county-wide tourism efforts and promotional efforts through Chambers of Commerce.
- Continue to seek grants, loans, and other sources of intergovernmental funding sources.
- Objective: Coordinate with Forest Lodge Library, Bayfield County and area school districts to ensure that Cable residents' library demands are being satisfied and determine ways to ensure the community library remains successful.
- Objective: Communicate with area school districts to discuss issues associated with growth and development as it relates to potential changes in student enrollment.
- Objective: Continue to support having good health care and education facilities within the Town of Cable.

Goal

Utility improvements shall be planned in a collaborative way with surrounding jurisdictions.

- Objective: Utility improvements shall balance environmental factors with the need to rehabilitate and expand services and/or utility networks.
- Objective: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendations.
- Objective: Maintain existing shared service agreements with neighboring communities and explore opportunities for additional joint efforts to provide public services. When possible and appropriate, the Town of Cable will seek to enter into written agreements with other jurisdictions or agencies to formalize arrangements to share services and facilities.

7. INTERGOVERNMENTAL COOPERATION



Intergovernmental Cooperation

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. It will also identify existing and potential conflicts between the Cable and other governmental units.

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.

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 located 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.

Intergovernmental Cooperation Goals and Objectives

The following set of goals and objectives have been prepared to encourage the Town to cooperatively work with adjoining and overlapping jurisdictions to provide essential services in the most efficient and cost-effective manner.

Goal

Improve communication with neighboring towns, Bayfield County, area school districts, and state agencies

- Objective: Notify the area school districts about proposed residential developments so the districts may plan accordingly. Encourage the school district to provide input into these decisions.
- Objective: Notify appropriate state agencies of proposed land use changes and development plans.
 - WisDOT of proposed development projects adjacent to state trunk highways so they can plan accordingly for future improvements.
 - Coordinate with WisDOT and WDNR to ensure transportation facilities are safe and natural resources are protected.
- Objective: Seek ways to share community facilities and services with neighboring communities and coordinate on multi-jurisdictional applications whenever possible.
 - Inventory equipment and services of adjacent jurisdictions.
 - Develop formal agreements when sharing and developing services.
 - Explore the potential for mutual services with neighboring towns including road development/maintenance, garbage collection, etc.
 - Seek funds for housing rehabilitation in coordination with other jurisdictions.
- Objective: Identify existing or potential conflicts between local governmental units, including future land use trends, and describe processes to resolve such conflicts.
 - Establish a conflict resolution process with adjoining and overlapping jurisdictions.

- Work with Bayfield County and the surrounding Towns on land use and zoning issues. Address potential annexation and boundary adjustments with neighboring municipalities before they become an issue.
- Continue to coordinate four-town meetings on a quarterly basis or as needed.
- Invite UW-Extension, Bayfield County Land and Water Conservation, or other local agencies to work with Forest Lodge Library in displaying education materials available to private landowners.
- Continue 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. Continue to disseminate information to the public regarding issues related to these bodies.
- Continue to maintain the Town of Cable website and Email to disseminate information.
- Interact and cooperate with the St. Croix National Scenic Riverway, a unit of the National Park Service, Chequamegon-Nicolet National Forest, or other federal agencies. Encourage coordination in protecting the environmentally sensitive areas these agencies are protecting and/or managing.
- Coordinate transportation needs and improvements with both the County and WisDOT to assure the established goals and land use plans for the Town of Cable are adequately met.
- Continue to maintain and develop communication with County Zoning Department.
- Respond to the changing needs of the Drummond Area School District to ensure a high quality education.
- Be aware of County or WisDNR regarding any regional habitat and water quality protection projects.
- Cooperate with other local governments, special units of government including school and library board, private service providers, and Bayfield County, if requested, to help determine

suitable locations for public and quasi-public facilities, such as parks, schools, libraries, and healthcare facilities.

- Monitor development patterns in adjacent communities and assess potential for expansion of the existing transit system. Interact as appropriate with public transportation providers.
- Support the efforts of Bayfield to adopt and implement county comprehensive plans encompassing principles of their comprehensive plans.
- Execute intergovernmental cooperation memorandums of understanding or other permits with other government jurisdictions with the Town of Cable.
- Initiate efforts with local jurisdictions to provide leadership in convening discussions for the Plan to apply consistent standards in updating zoning, subdivision, or other related land use issues.
- Request Bayfield County apply for funding for grants to continue conducting household and agricultural chemical hazardous waste Clean Sweep programs.
- Request that Bayfield County work with pharmacies, medical centers and veterinarians in the Town of Cable to begin an annual county-wide recycling program for unused pharmaceuticals.
- Request that Bayfield County study the feasibility of providing a permanent County household hazardous waste drop-off site for use by all County residents.
- Continue to offer quality Cable Gun Club facilities for law enforcement training.
- Continue existing cooperation and consider future planning efforts with other local governments and Bayfield County.
- Support the Northwoods Economic Development Council or other initiatives to promote economic development in our region.

Assessment of Future Conditions

In the future, it is hoped that an open and continuous dialog between the Town, Bayfield County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services and open communications. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

Intergovernmental Plans, Agreements, and Relationships

The number of existing intergovernmental plans, agreements, and relationships involving the Town of Cable is somewhat limited. The primary intergovernmental agreements and relationships involve schooling and emergency services.

The Town has no cooperative boundary agreements as defined under State Statute 66.0307. A regional master plan as defined under State Statute 66.0309 is being completed by the Northwest Wisconsin Regional Planning Commission (NWRPC). Other indirect relationships exist between neighboring jurisdictions, the Drummond Area School District, Bayfield County, the NWRPC, WDNR, WisDOT, and several other state agencies/departments. Enhancing the relationship of the Town with all adjoining and overlapping jurisdictions can and will advance dialogue and actions necessary to ready the Town for future changes in land use and growth pressures.

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.

8. ECONOMIC DEVELOPMENT



Economic Development

The element shall assess categories or particular 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 presented 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

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.

Overall, the Town of Cable is similar to other rural towns in the northern third of Wisconsin having a reasonably stable population, in which members age 65 and over and age 35 to 54 are increasing steadily.

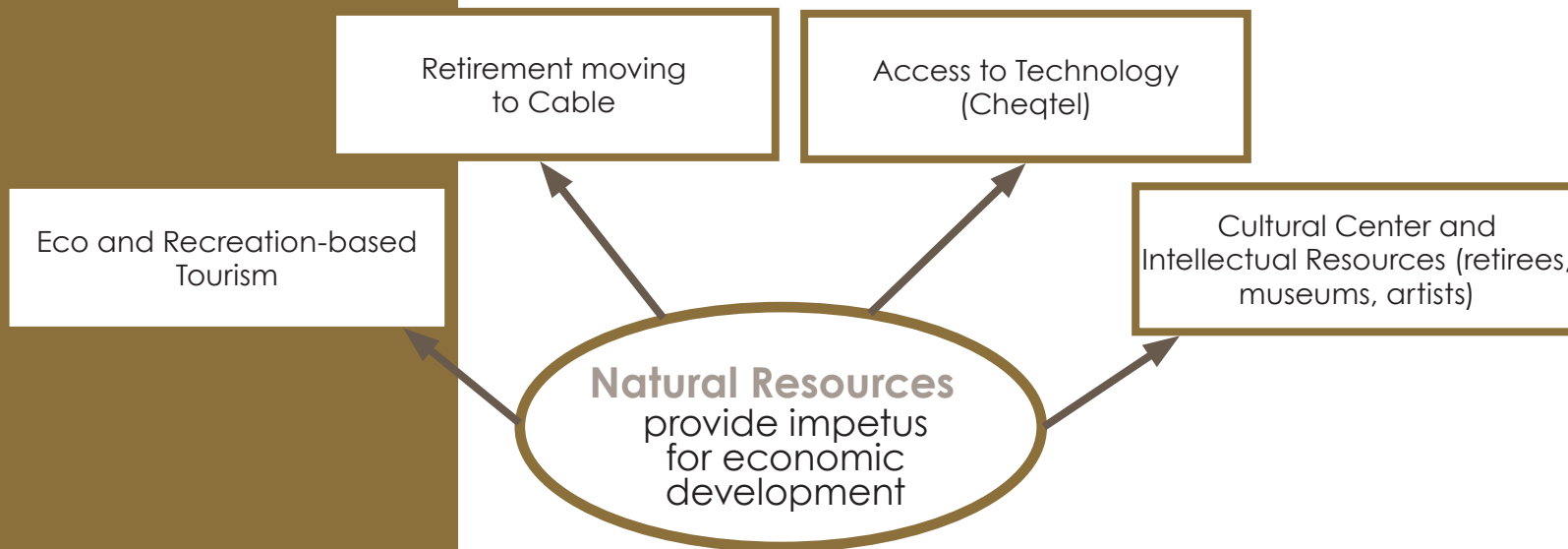
Surveys such as the 2000 Census showed the Town of Cable unemployment was 7.7 percent as compared to Bayfield County's 5.3 percent. Also, over 86.8 percent of residents of the Town of Cable possessed at least a high school diploma.

The median household income in the Town of Cable is \$36,250 of the Bayfield County \$33,390, and Wisconsin \$43,791.

The medical services in the area provide quality life saving and life enhancing care to our rural community: we are proud to provide Fogarty Surgical Center, as well as hospitals and clinics in Hayward, Ashland and a regional trauma center in Duluth; Wisconsin's first rural ambulance service staffed 24/7 by both EMTs and paramedics; Life flight helicopter; two flourishing chiropractic practices; a Veterinary clinic with 24-hour critical care and an animal chiropractor; and two massage therapy practitioners.

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 Birkiebeiner 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 fairly 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.

Chequamegon Communications is an integral part of our region, providing access to excellent technology, currently planning investing over \$30 million into technology infrastructure. This investment opens the door for attracting higher-paid technology-based employment and supporting opportunities of home-based businesses due to advancement of technology accessibility.

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





Construction and arts, entertainment, recreation, accommodation and food services were the top two industries Cable residents were employed by in 2000 according to the United States Census. Construction represents 21.3 percent of employment and arts, entertainment, recreation, accommodation and food services represents 18 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.

Labor Force	2000	2010
Persons 16 and Over	724	741
In Labor Force	507	427
Percent in Labor Force	70.0%	57.6%
Employed	451	375
Unemployed	56	52
Percent Unemployed	7.7%	7.0%

Brownfield Redevelopment Sites

A search of the WDNR BRTS database revealed that the Town of Cable has 33 sites that have been contaminated. Of these, 22 sites are "Closed," meaning that the sites have been satisfactorily cleaned according to state standards. There are eight "No Action" sites, which means that based upon the action or site attributes, no action needs to be taken to clean-up the site. There is one "General Property" site, meaning that further clarification is needed for status confirmation. There is one site that is "Open," meaning clean-up is still needed. This site is located at the Half Moon Resort. However, this being listed in the Town of Cable is likely an error by the WDNR, as this is situated in the Town of Drummond.

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.

Economic Development Goals and Objectives

The primary goal and objective of economic development is to enhance the quality of life for residents through expanding the local tax base, supporting existing businesses and attracting new complimentary businesses, and to attract jobs that provide a living wage. Combining economic development efforts with other units of government and related organizations leverages public investment and often increases the success of economic development initiatives. The following set of recommended goals, objectives, and action steps has been developed to assist in the overall economic development efforts of the Town.

Goal

Ensure that new development is compatible with maintaining scenic views and local character, and have low-impact on the environment.

- Objective: Encourage Eco-friendly tourism.
- Objective: Encourage new businesses with year round employment.
- Objective: Encourage the development of businesses that are outside the tourism industry.
- Objective: Encourage health care facilities and/or other senior services in the Town of Cable.
- Objective: Explore ways to link technology to future business development and focus this effort as a core niche for Cable.
- Objective: Allow home occupations in residential areas provided they fit into the character of the neighborhood.
- Objective: Encourage development of sustainable agriculture, forestry and cottage industry.
- Objective: Promote development of public recreational opportunities in Town.
- Objective: Utilize local natural resources to produce value added products to support sustainable home-based businesses.
- Objective: As appropriate provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new companies.

- Objective: Maintain infrastructure that supports telecommunications, quality of life and lodging establishments.
- Objective: Develop and implement voluntary architectural and site design standards that focus on the historic and natural resource-based nature of our community that could include: appropriate building materials, buffer zones, setbacks from natural resources, signage, lighting, landscaping, Green or LEED certification features, energy efficiency, etc.
- Objective: Determine the need for an ordinance or standards to address recreational vehicles or other types of temporary or non-permanent structures.

Goal

Support the retention and enhancements of existing businesses through various means including, but not limited to provision of necessary services and utilities at the lowest possible cost and efficient access to surface transportation.

- Objective: As appropriate provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new companies.
- Objective: Encourage business retention and assist when feasible with expansion.
- Objective: Utilize Tax Increment Financing (TIF) if appropriate to eliminate blighted areas and/or revitalize downtown.
- Objective: Support downtown Cable as a distinct opportunity for commercial and service establishments and housing. Encourage a variety of retail services for area residents.
- Objective: Continue to revitalize the downtown.
- Objective: Develop committees to address downtown beautification and associated downtown issues.
 - Assist and facilitate economic development plan and coordination between all active local and regional partners.

Goal

Encourage all job development, but especially those jobs that will appeal to young professionals and their families or the aging population.

- Objective: Assess and identify ways this could happen.
- Objective: Partner with local assets, businesses, and resources to assist with bringing in young professionals.
- Objective: Maximize our aging population by surveying this population for skills and resources to enable us to provide appropriate services and identify opportunities.

Assessment of Future Conditions

Future commercial and industrial development in the Town of Cable is most likely to occur in the downtown or newly identified areas. The development of this Comprehensive Plan is seen as an important step to plan for the type, size and location of development. New business will be important for the Town of Cable to continue to grow and prosper. It will also increase the tax base for the Town.

Economic Development Policies

- Policy: Limit commercial strip development to existing commercial areas.
- Policy: Encourage development that limits negative impacts on natural resources.
- Policy: Direct development away from sensitive natural areas.
- Policy: Provide for the continuance of active agricultural and forestry uses.
- Policy: Maintain rural and open landscape character, particularly by avoiding high-density development in areas other than those already established.
- Policy: Recommend new commercial development be encouraged to be built within or with access to the sanitary district service area.
- Policy: New commercial and industrial activities should be limited to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use, particularly residential use.
- Policy: Encourage new development to build facilities that reflect the characteristics of the Town (i.e. appropriate building materials, buffer zones, setbacks from natural resources, signage, lighting, landscaping, Green or LEED certification features, energy efficiency, etc.)

Local Plans and Programs

There are a variety of local, regional and statewide economic development tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. In addition, there are programs available for individual businesses to assist in start-up and expansion. What follows is a list with description of agencies, programs, and resources that can assist the Town of Cable with its economic development efforts. This is not intended to be a complete list, but rather the most likely tools to be used by Cable.

At the state level, economic development took on the form of creating a strategic framework that refines the state's priorities, renews commitment to existing programs, and presents new programs. Released by Governor Doyle in September of 2003, the "Grow Wisconsin" initiative focuses on four areas:

1. Fostering a competitive business climate to create fertile conditions for growth.
2. Investing in people to help families climb the economic ladder.

3. Investing in Wisconsin businesses to encourage job creation.
4. Making government responsive to reform regulations and unleash the economic power of our companies without sacrificing our shared values.

A variety of programs and tools are available to locally pursue economic development that aligns with these strategies. Tools include tax increment financing (TIF), grant/loan funding, job creation, impact fees, tax abatement, low-interest business loans and business incubators.

Effectively using these tools requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available from the state, county and other organizations.

Economic Development Administration

The U.S. Department of Commerce, Economic Development Administration offers two programs for assistance with economic development that apply to the Town. 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 within the region.

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

At least four programs are available to local units of government through the Wisconsin Economic Development Corporation.

The first program is the Community Development Block Grant for Economic Development (CDBG-ED). The program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Economic Development Corporation awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). It is a federally funded program designed to assist communities with expanding or upgrading their infrastructure (i.e., streets, sewer mains, water mains, etc.) to accommodate businesses that have made a firm commitment to create jobs and invest in the community. It is administered by the Wisconsin Economic Development Corporation (WisCOMM).

The third program available from the Wisconsin Economic Development Corporation is the Community Development Block Grant - Blight Elimination and Brownfield Development (CDBG-BEBD) Program. The program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or under used industrial or commercial facility or site in a blighted area. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.

The fourth program available is the Community Development Block Grant for Public Facilities (CDBG-PF). It is a federally funded program designed to assist communities with expanding or upgrading their infrastructure (i.e., streets, sewer mains, water mains, etc.), Library, Senior Center, Handicap Accessibility projects, downtown improvements, Fire Stations among others. Eligible applicants must meet one or more of the following criteria, Low to Moderate Income equal to or greater than 51%, be a slum and blight project, or be an Urgent Local Need.

Wisconsin Department of Transportation

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

Enterprise Development Zone (EDZ) 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. In order 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.

Transportation Economic Assistance and Development (TEA-Grant) Program

The Transportation Economic Assistance (TEA) program provides 50 percent state grants to governing bodies, private businesses, and consortiums 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 business firms in Wisconsin and thus create or retain jobs. The businesses cannot be speculative and local communities must assure that the number of jobs anticipated from the proposed project will materialize within three years from the date of the project agreement and remain after another four years. The program is designed to implement an improvement more quickly than normal state programming processes allow. The 50% local match can come from any combination of local, federal, or private funds or in-kind services.

Bayfield County Economic Development Corporation

The Bayfield County Economic Development Corporation 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. Additional economic development information can be obtained at www.bayfieldcountyedc.net.

Wisconsin Indianhead Technical College

The Wisconsin Indianhead Technical College (WITC) 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.

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 to economic development by providing access to the real estate market and relocation services for business and people.

9. LAND USE



Land Use

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 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

Real Estate Class	2006	2011	2006 - 2011 Change						
	Parcels	Acres	Acres - Percent of Total	Parcels	Acres	Acres - Percent of Total	Parcels	Acres	Acres - Percentage Change
Residential	1,360	2,829	9.2%	1,378	2,336	7.8%	18	-493	-17.4%
Commercial	167	357	1.2%	166	262	0.9%	-1	-95	-26.6%
Manufacturing	0	0	0.0%	0	0	0.0%	0	0	0.0%
Agricultural	101	1,525	5.0%	109	1,518	5.1%	8	-7	-0.5%
Undeveloped	191	2,532	8.3%	368	4,474	14.9%	177	1,942	76.7%
Ag Forest	74	1,285	4.2%	95	1,805	6.0%	21	520	40.5%
Forest	830	22,112	72.2%	813	19,584	65.3%	-17	-2,528	-11.4%
Other	4	4	0.0%	3	3	0.0%	-1	-1	-25.0%
Real Estate Totals	2,727	30,644	100.0%	2,932	29,982	100.0%	205	-662	-2.2%

Table 7-2 2001 Real Estate Class Acreage

Municipality	Year	Total Assessed Acres*	Residential Acres	Commercial Acres	Manufacturing Acres	Agricultural Acres	Swamp Acres	Forest Acres
Town								
Cable	2001	30,221	2,158	501	0	1,380	2,050	24,132

Table 9-1 Land Ownership		
Public Ownership	Acres	Percent of Township
Park Service	1,346	3.0%
State	1,087	2.5%
County	5,859	12.7%
Town	404	0.9%
Industrial Forest	3,788	8.2%
Corporate Holdings	10,754	23.3%
		CABLE
ACRES (TOWN BOUNDARY ACREAGE)		45,588
FLU CODE		
A	Public Forest	6,459
B	Industrial (or Private) Forest	21,500
C	Forest –Limited Residential	3,904
D	Agricultural Core	2,540
E	Agricultural – Limited Residential	616
F	Rural – Moderate Residential	1,914
G	Shoreland – Concentrated Residential	1,162
H	Shoreland Recreation	0
I	Village Mixed Use	764
J	Village Residential	0
K	Commercial	241
L	Industrial	0
M	Mining Overlay	93
N	Natural Resources Protection	4,572
O	Tribal Lands Overlay	0
P	Municipal/Institutional	352
LAKES		1,555
TOTAL		45,672

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, commercial, 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.

Land Value per Acre	Cable		Bayfield County	
	2006	2011	2006	2011
Residential	\$12,658	\$16,633	\$46,367	\$58,694
Commercial	\$13,418	\$18,152	\$43,522	\$47,948
Manufacturing	n/a	n/a	\$17,731	\$19,000
Agriculture	\$103	\$109	\$2,392	\$2,514
Undeveloped	\$195	\$315	\$2,420	\$3,254
Ag Forest	\$904	\$986	\$8,868	\$13,802
Forest	\$1,900	\$1,932	\$30,694	\$39,654
Other	\$3,200	\$3,500	\$4,890	\$8,473

Future Conditions

New classifications for the land use categories has been developed in accordance in accordance to future demands and vision for the Cable. Next is an overview of each land use classification and recommendations for each 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 have to be managed in a manner that is beneficial to area residents and the environment.

Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local 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 2010 to 2030 have been developed to assist in predicting future development activities relating to 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 are anticipated.

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 place, where development and redevelopment can be easily directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

Public Forest

This category encompasses and is divided into Federal, State and County forests. The purpose of this district is to recognize the County's large areas of publicly-held forest land and provide for the continuance of forestry and recreational activities.

Primary and Secondary Land Use

Primary–Forestry

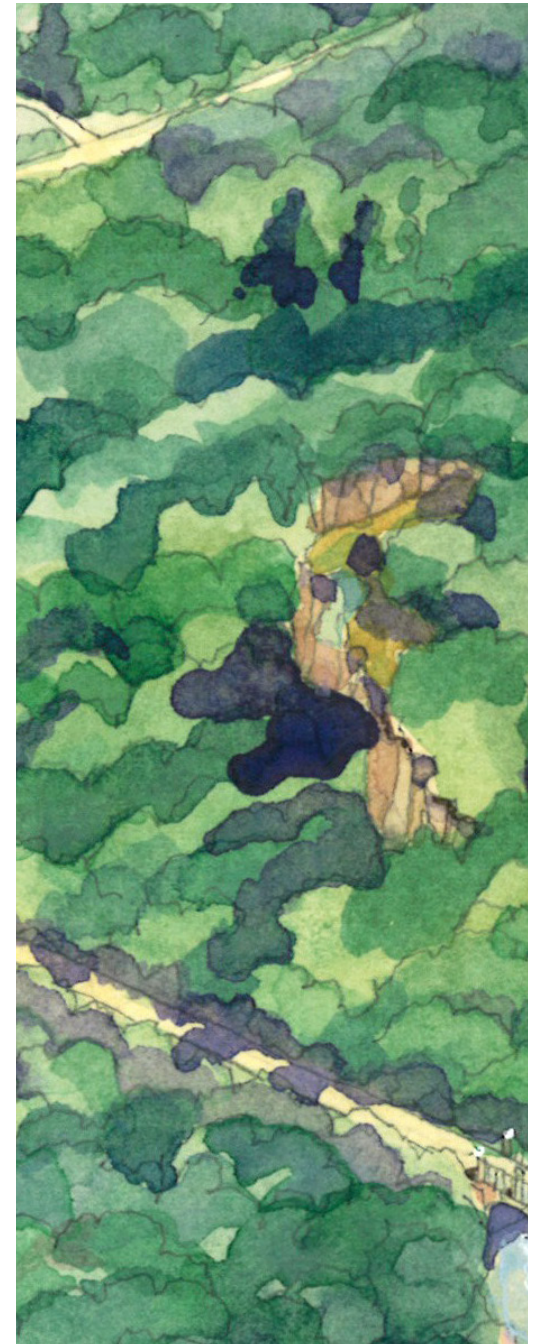
Secondary–Recreation, camping, hiking, skiing, fishing, etc.

Performance Standards

Management by federal, state and/or county agencies.

Recommendations

The overall goal of the public forest land use classification is to preserve and protect public forest lands for future generations. Development within this land use classification is prohibited unless the land use map is amended.





Industrial (or Private Forest)

Areas designated for long-term forest management and low-impact recreation. Not intended for mixed forestry and residential uses.

Primary and Secondary Land Use

Primary–Forestry

Secondary–Recreation, very limited residential

Performance Standards

Forest management practices; natural and scenic resource protection guidelines

Recommendations

Timber harvesting is an essential form of income for the County. The County forestry department should continue to work cooperatively with the commercial forest industry to encourage sustained commercial use of forestlands. Best Management Practices (BMPs) should be utilized so that timber harvesting is conducted in a manner that minimizes the adverse impacts on watersheds and wildlife habitat.

Forest-Limited Residential

Areas designated for mixed forestry and very low-density residential / recreational uses.

Primary and Secondary Land Use

Primary–Forestry

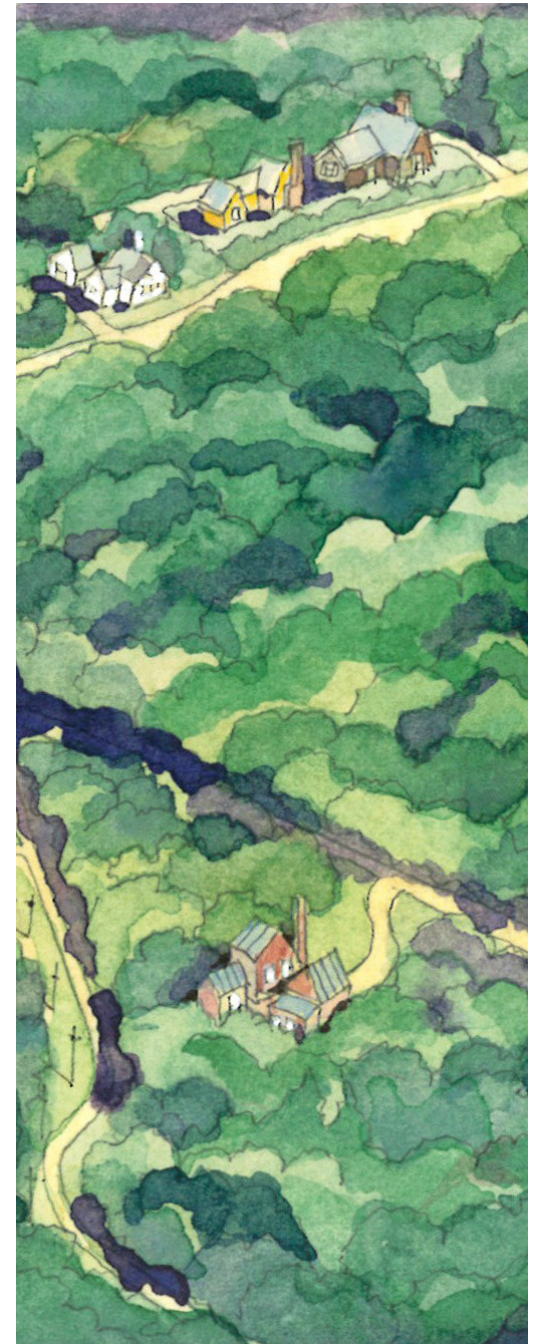
Secondary–Low Density residential, recreation, home-based businesses.

Performance Standards

View-shed standards to protect views. Encourage conservation design in order to protect natural resources, scenic qualities and forestry activities.

Recommendations

In order to ensure that the forest region of Bayfield County is preserved while still allowing for development, cluster zoning and conservation design practices will be required within the forest-limited residential land classification of Bayfield County.





Agricultural Core

Areas where agriculture is well-established and intended to be permanent.

Primary and Secondary Land Use

Primary—Agriculture, low-density residential. Minimum density is 1 unit per 35 acres

Performance Standards

Encourage this land use pattern and preserve working farmland

Recommendations

Active farming is the primary land use for the agricultural core land use classification. As a means of protecting active farmland within this land use, the County should incorporate the Land Evaluation Site Assessment (LESA) tool. 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. Then, a relative value is determined for each group.

Agricultural-Limited Residential

Agricultural areas that are transitioning into other uses; areas where small-scale or specialized agriculture are compatible with low-density residential development.

Primary and Secondary Land Use

Primary–Agriculture, low density residential. Minimum density is 1 unit per 10 acres.

Performance Standards

Encourage conservation design in order to protect agricultural operations, scenic qualities and natural resources.

Recommendations

In order to ensure that active agricultural areas are preserved and protected, cluster housing and conservation design will be promoted within the agricultural-limited residential land classification.





Rural-Moderate Residential

Areas designated for large-lot or clustered residential in a rural, largely wooded setting.

Primary and Secondary Land Use

Primary—Large-lot or clustered residential.

Secondary - Forestry, recreation, limited home-based businesses. Maximum density is 1 unit per 5 acres.

Performance Standards

Encourage conservation design and view-shed standards to protect scenic views and rural character.

Recommendations

Where designated rural residential lands are adjacent to lands protected for resource use, a reasonable dwelling setback from the resource land should be required and any other means used to minimize the potential for conflicts between accepted resource management practices and rural residents should be incorporated.

Shoreland-Concentrated Residential

Areas that include existing and potential shoreland development, encouraging future development at intensities that will protect water quality and natural habitat.

Primary and Secondary Land Use

Primary–Residential.

Secondary–Limited, low-impact recreational uses; limited multi-family or attached residential.

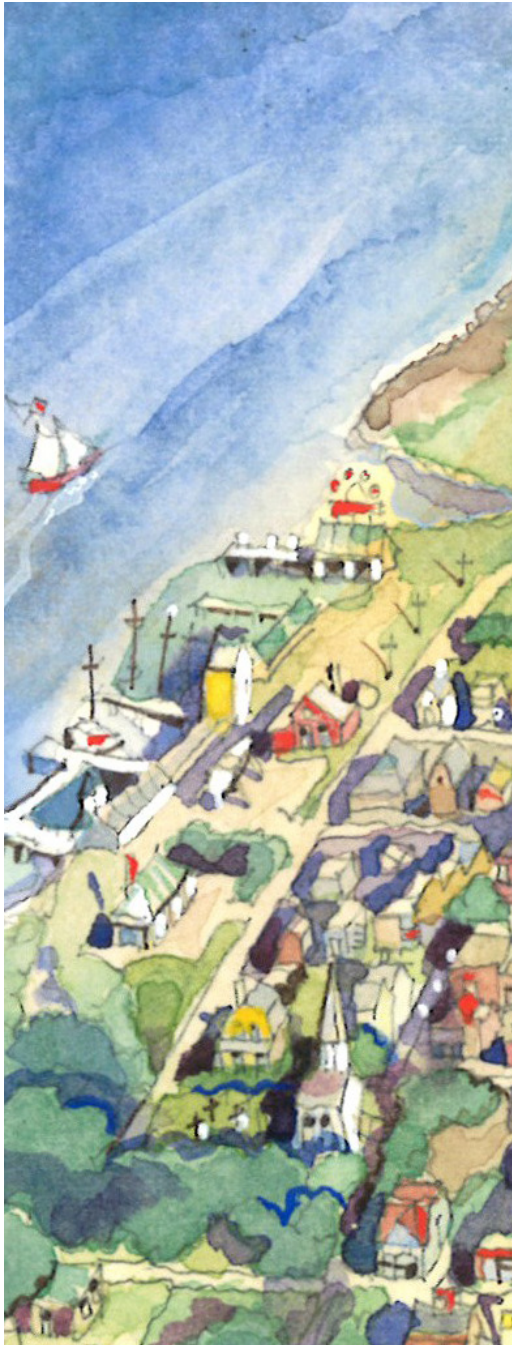
Performance Standards

Vegetative buffers and clearance requirements.

Recommendations

In order to balance growth with the natural beauty of the many lakes, streams, wetlands, and rivers within Bayfield County, residential development with this land use classification should incorporate cluster development, conservation design and vegetative buffer standards. As a means to achieve these goals, the County should consider developing Shoreland Development Master Plan Design Guidelines for the entire County that specifically addresses driveway access, setback standards, vegetative buffer setbacks and conservation design guidelines within these areas.





Shoreland Recreation

Areas that are or will be developed with a combination of commercial recreation and residential use.

Primary and Secondary Land Use

Primary—Resort development, commercial recreation, residential uses, including limited multi-family or attached residential.

Performance Standards

Vegetative buffers and clearance requirements.

Recommendations

Shoreland recreational areas are intended to blend small-scale commercial with residential uses. Both of these uses should follow the recommendations set forth as part of the Shoreland-Concentrated Residential land use classification.

Village Mixed Use

Unincorporated village centers, including those with central utilities.

Primary and Secondary Land Use

Primary—Mixed commercial, residential, institutional uses.

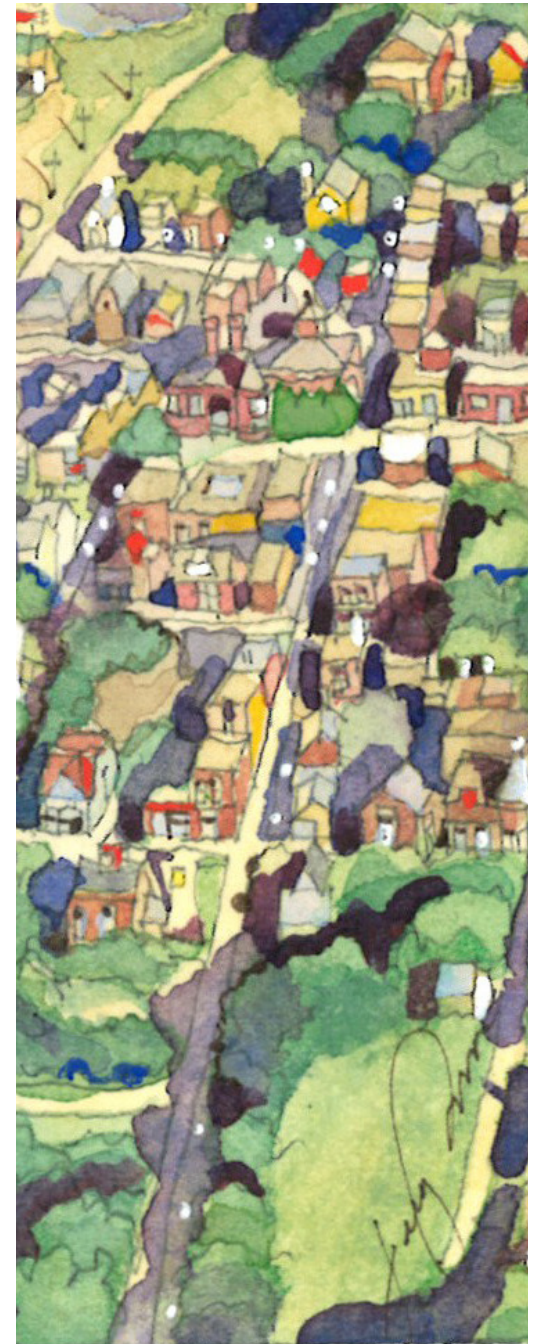
Secondary—Recreational, institutional.

Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.

Recommendations

Higher density development should be designated in traditional village centers or municipal areas. The County will encourage individual design standards on a town-by-town basis within village mixed-use areas.





Village Residential

Residential neighborhoods within unincorporated villages; many include potential expansion areas.

Primary and Secondary Land Use

Primary—Single-family residential.

Secondary—Other types of residential, senior housing, etc.

Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.

Recommendations

Residential development within the Village Residential land use classification should be developed in a fashion that meets the size, scale and context of surrounding areas.

Commercial

Existing highway-oriented commercial.

Primary and Secondary Land Use

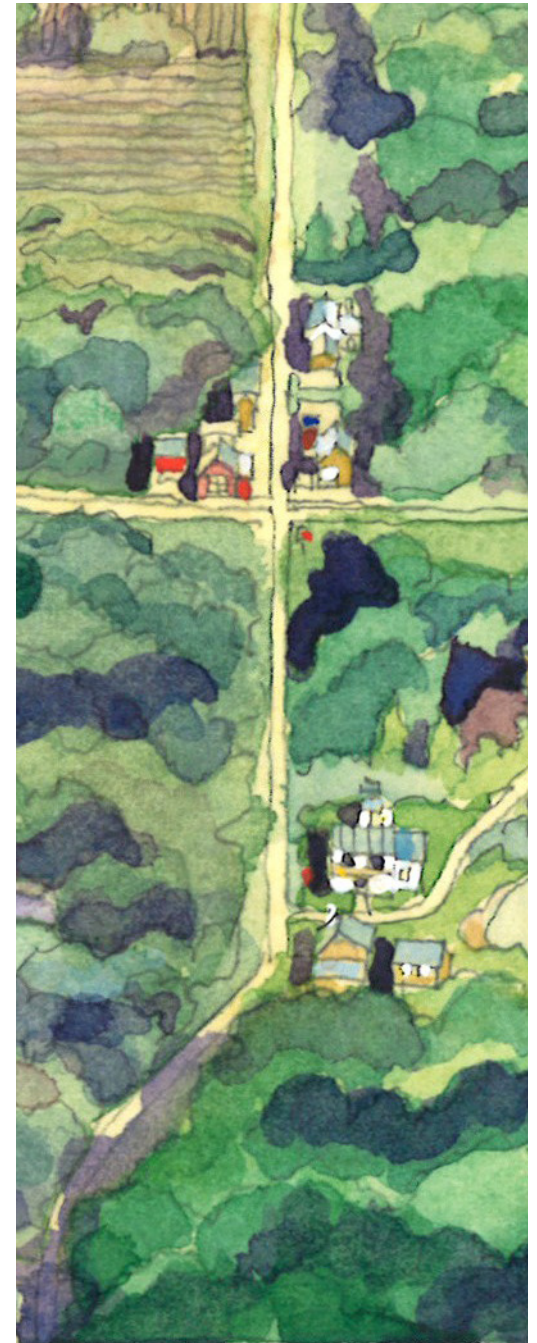
Primary—Commercial and small-scale office uses.

Performance Standards

Examine potential design standards to improve aesthetics and vehicular and pedestrian access.

Recommendations

New commercial development will be encouraged in core communities throughout the County. Where limited commercial is proposed, it should be developed in small rural residential clusters and near major intersections throughout the County.





Industrial

Recognizes existing industries and potential new business park locations.

Primary and Secondary Land Use

Primary–Industrial

Secondary–Limited commercial.

Performance Standards

Review and updated performance standards for environmental protection.

Recommendations

New industrial development will be encouraged in core communities throughout the County. Design standards and guidelines for industrial land uses will be encouraged throughout the County.

Mining Overlay

Existing sand and gravel operations will be treated as a temporary use, with land to be eventually reclaimed.

Primary and Secondary Land Use

Primary–Extraction.

Performance Standards

Performance standards for management and reclamation of sites. Try to avoid conflicts with residential development.

Recommendations

Where needed, a mitigation and restoration plan will be required for mining areas within the County.



Natural Resources Protection

Identified priority natural resource areas to be protected, including wetlands, steep slopes, rivers, lakes, streams, bluffs, floodplains, and other features to be determined.

Primary and Secondary Land Use

Primary—See underlying zoning district.

Performance Standards

Performance standards differ depending upon the specific resource.

Recommendations

Where development is proposed, a master plan will be required prior to formal review by the County.

Tribal Lands Overlay

An overlay upon various other land use categories indicating Trust lands within the Red Cliff Band of Lake Superior Chippewa Indian Reservation.

Primary and Secondary Land Use

Primary—See underlying land use or zoning designation.

Performance Standards

Recognize Tribal Plans and Land Uses

Recommendations

Land use classifications within this area are made by the Tribal Council. As a part of the intergovernmental cooperation portion of this plan, land use decisions within both Tribal Lands and lands abutting the Tribal Lands Overlay are encouraged to be reviewed jointly.



Municipal

Areas that are owned or operated by the county, town, school district or intergovernmental agency or organization.

Primary and Secondary Land Use

Primary—County, Town or School owned or operated facilities.

Performance Standards

Examine potential design standards to improve aesthetics and vehicular and pedestrian access.

Recommendations

Municipal land use classifications include Town Halls, schools, churches, airports and other Town, County or municipal-owned or operated lands.

Land Use Goals and Objectives

The land use goals are idealized end results that the Comprehensive Plan strives to accomplish in managing future growth while protecting social, economic, and natural resources. The land use objectives represent the official position and action items that the Town will follow with respect to implementing controlled growth strategies.

The Town of Cable anticipates slow growth to meet the projected population demands as outlined in Chapter 2 of the Bayfield County Comprehensive Plan. In order to ensure that future growth and changes in land use do not adversely affect the rural character or natural resources of the area, the Town of Cable has developed the following goals and objectives.

Goal

Preserve the Town's existing character.

- Objective: Encourage rural residential development and densities to be clustered.
 - 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.
- Objective: Coordinate with neighboring towns and Bayfield County regarding anticipated future growth and day-to-day planning activities.
 - Regularly meet with officials from adjacent towns and Bayfield County to discuss future planning activities and developments that may impact all communities.

- Objective: Encourage low-impact development especially in areas near sensitive natural resources.
 - Coordinate with Bayfield County to consider additional requirements for conservation considerations in lakeshore areas. These requirements and best management practices should establish a minimum percentage of area that shall be preserved in a development and create buffers zones and screens along roads and sensitive natural resources (i.e. steep slopes, wooded areas, wetlands, lakes, etc.).
 - Develop light-imprint standards that will provide standards for minimizing the environmental impact on residential, commercial and industrial uses.
 - Develop over-lay requirements for sensitive areas in conjunction with Bayfield County.
- Objective: Provide continual public review and a public-based amendatory process to the comprehensive plan.
 - Conduct a review of the comprehensive plan at least every five years.
 - Utilize the plan commission to inform the Town Board on recommended changes needed within the comprehensive plan as land use patterns or trends change.

Assessment of Future Conditions

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 have to be managed in a manner that is beneficial to area residents and the environment.

Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local 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 2010 to 2025 has been developed to assist in predicting future development activities relating to agricultural, residential, and forestland use. According to the U.S. Census, the Cable will experience a small increase in total housing units and only a small increase in the total number of households.

The future land use map is intended to serve as a guide to the plan commission and Town Board in matters concerning land use

activities. As a decision-making tool it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map.

Almost 19 percent of the Town is in public ownership that includes federal, state, county, and town lands (Table 9-1). Another 31.5 percent is in either industrial forest or corporate holdings which when combined with public lands is 50 percent of the town lands.

Opportunities for Redevelopment

Specific opportunities were not discussed and will be handled on an as need basis. Decisions on redevelopment will be based on the Zoning Ordinance and Comprehensive Plan.

Land Use Conflicts

There are no known land use conflicts. The existing land use map has been reclassified with new land use classifications as part of the future land use map.

Boundaries of Service Areas of Public Utilities

The boundaries for the public utilities mirror the Town limits shown on the land use map.

Land Use Policies

The Town of Cable will routinely review and amend the future land use map and comprehensive plan. The Town recognizes that a comprehensive plan is not a static document and that it must evolve to reflect current conditions. In some situations, it may even be desirable to amend the Town's plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological changes, or environmental changes may also impact the plan.

Any change to the plan (including the plan maps) will be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. When amendments are considered the Town will initiate a formal public hearing and distribution

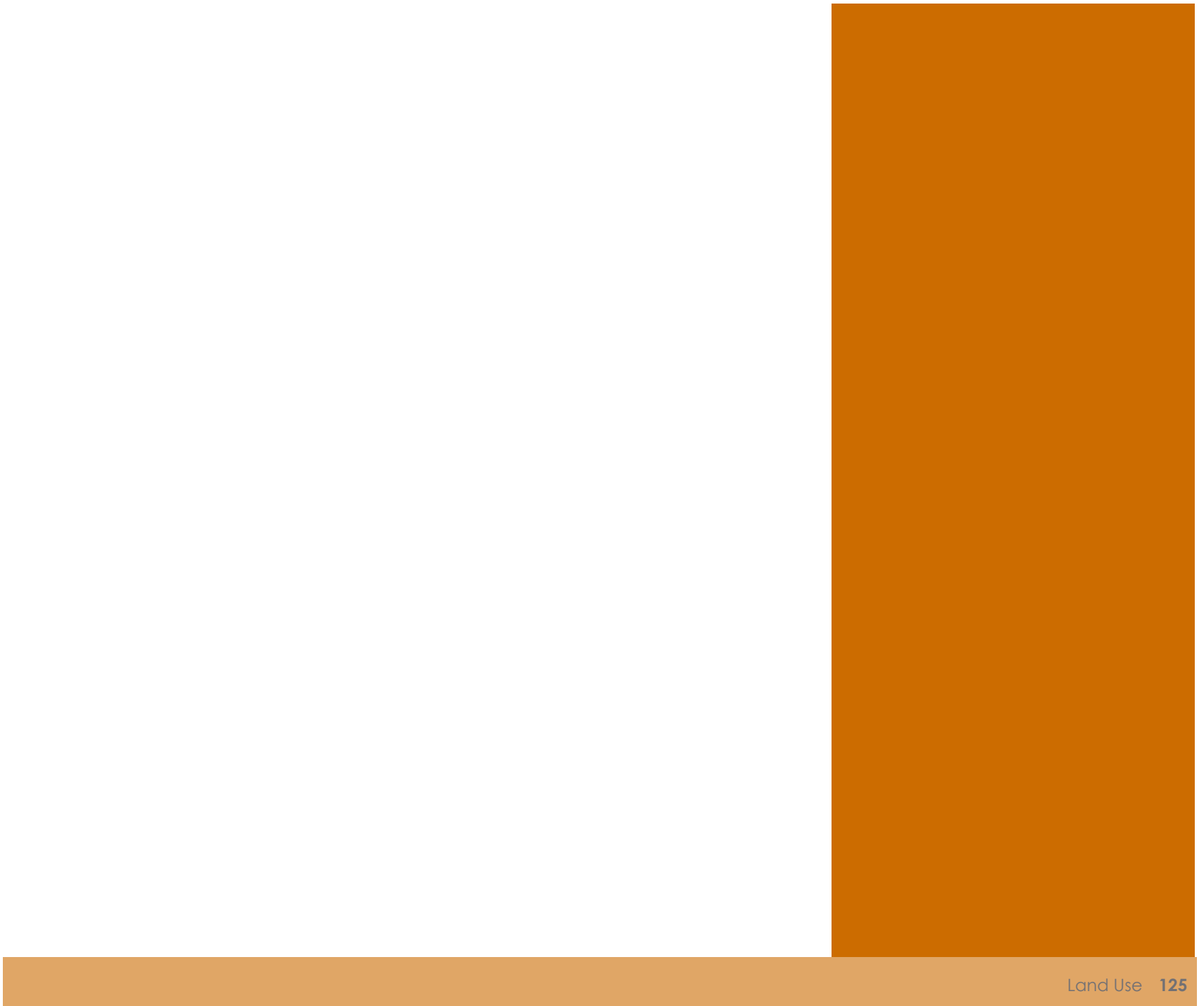
per the requirements of the Wisconsin Smart Growth Law. Any amendment to the Comprehensive Plan (including maps) will first be reviewed by the Plan Commission and a recommendation will be given to the Town Board for their consideration of approval.

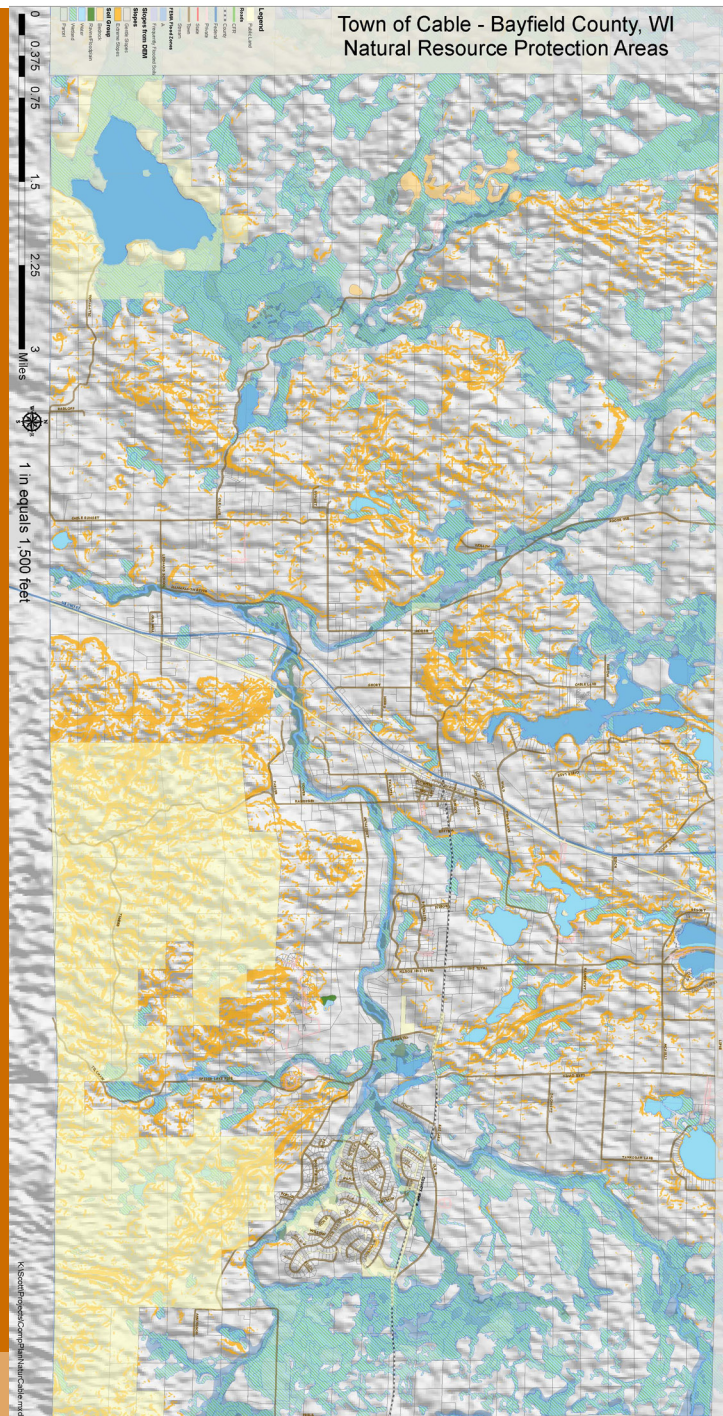
Land Use Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs.

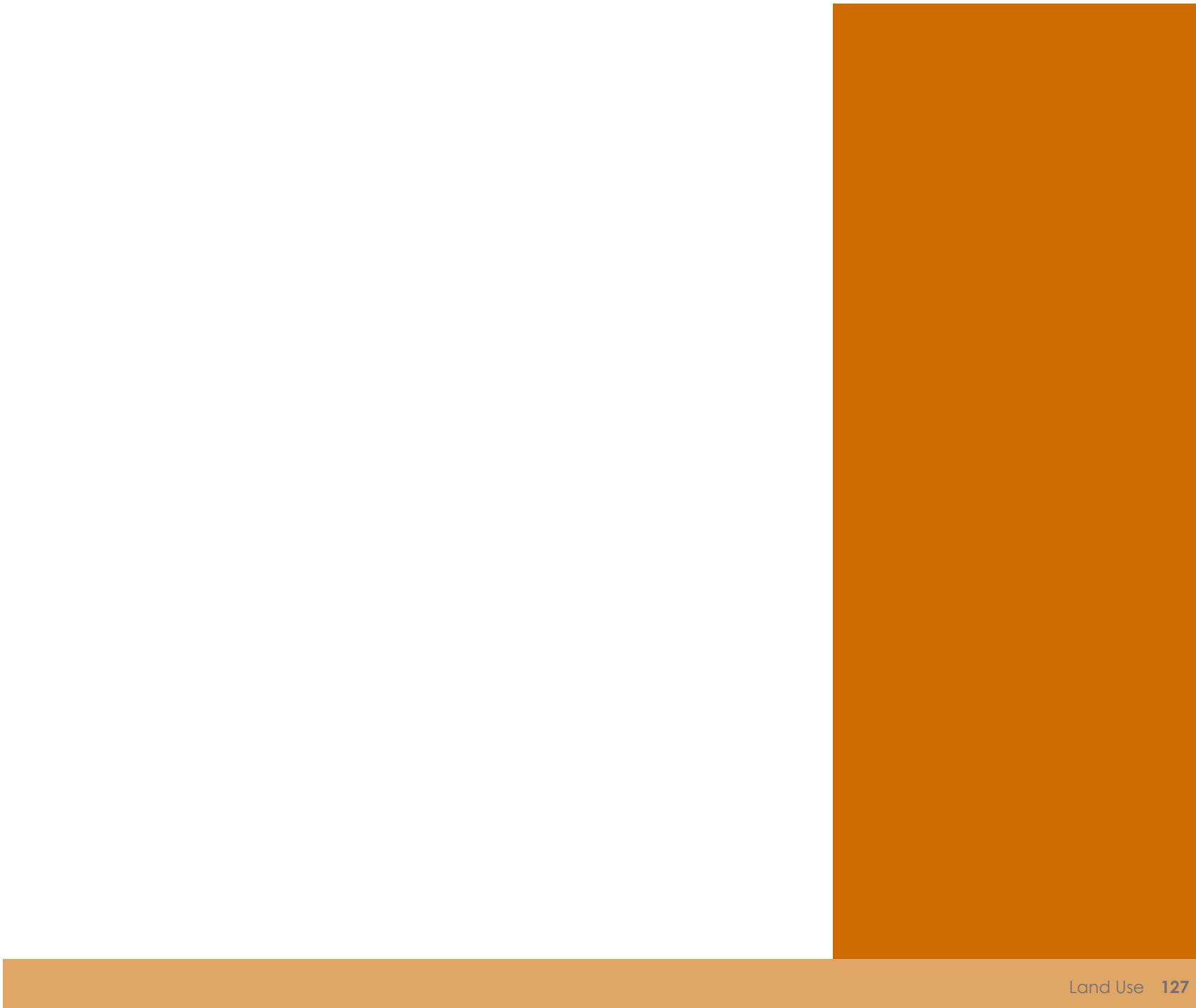
University of Wisconsin

The UW-Madison has a department of Urban Planning that can provide research and outreach Planning services to area communities. For more information visit www.wisc.edu/urpl.





**Development should generally be avoided, or extra precautions taken, on parcel within natural resource areas, as represented on this map by wetlands, flood zones, and extreme slopes.*



10. IMPLEMENTATION



Implementation

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 areas 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.

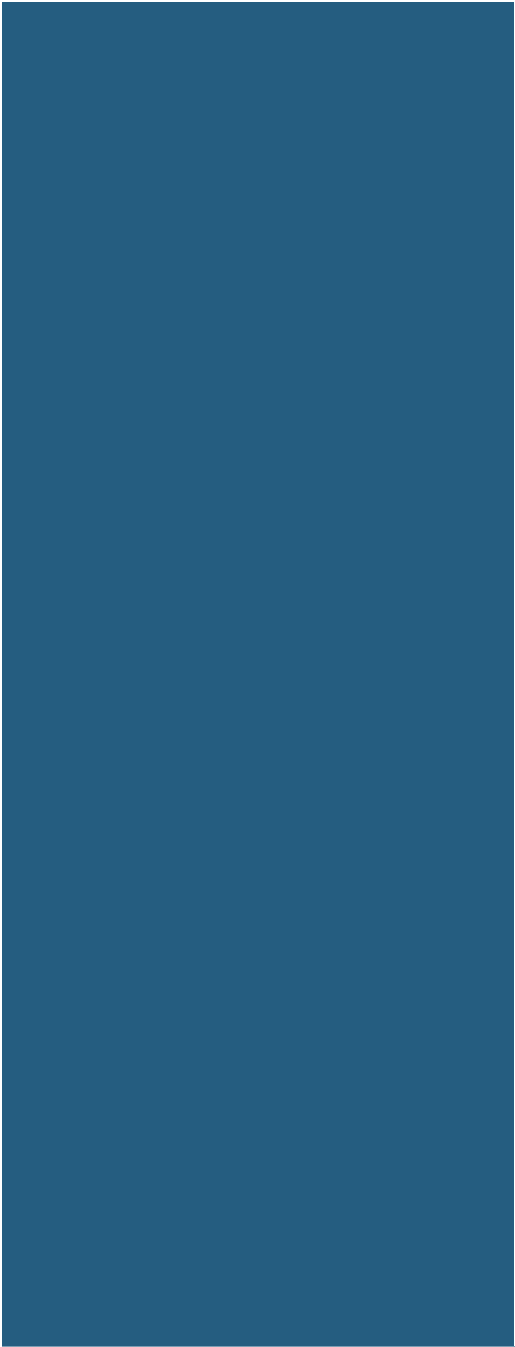
The Cable Plan Commission, Town Board, and citizens in reviewing all proposals pertaining to development in the Town of Cable should utilize the Comprehensive Plan. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part 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 or not 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 in order 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

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.



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 number of 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 is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order 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.

Table 10-1 Housing Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: The housing stock in the Town of Cable should provide an adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents.	
Objective: Maintain viable, properly zoned areas that are available for new residential development.	Ongoing
Action: Support efforts of private and non-profit organizations to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the Town.	Ongoing
Objective: Increase the supply of alternative housing opportunities to serve residents of all ages, including but not limited to, independent and assisted living facilities for elderly and disabled residents.	2010-2015
Action: Support efforts and new programs that will provide additional elderly and disabled resident housing opportunities and services. Such housing should be centered in the downtown area.	2010-2015
Goal: Guide new housing development into areas that minimize impacts on sensitive natural resources so that the Town continues to be an attractive place to reside.	
Objective: Encourage development in areas that will not result in property or environmental damage.	Ongoing
Action: Utilizing information in the Agricultural, Natural, and Cultural Resources Element, the Town shall inventory and map sensitive resources that should be preserved to the greatest extent possible.	2010-2011
Action: Encourage "low-impact" development that strives to retain natural vegetation that can help reduce storm water runoff and flooding.	Ongoing
Action: Encourage landscaping and natural screening between building sites within the downtown area.	Ongoing
Goal: Improve the existing housing stock to enhance quality, livability, and character of the Town.	
Objective: Encourage the elimination of substandard, blighted, or deficient housing throughout the Town, which will benefit housing values over time.	Ongoing
Action: Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.	Ongoing
Action: Promote the preservation and rehabilitation of the existing housing stock.	Ongoing

Table 10–2 Transportation Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: The transportation system in the Town of Cable shall facilitate the safe and efficient movement of its citizens within the Town while preserving the identity of the community.	
Objective: Coordinate with other jurisdictions in enhancing transportation services.	Ongoing
Action: Establish open line of communication with Bayfield County, WisDOT, and local or regional transit authorities to maintain and enhance transportation facilities throughout the Town.	Ongoing
Action: Continue to establish a local network of roads that is connected, coordinated, and affordable that will link residents to important community facilities and regional highways.	Ongoing
Goal: Transportation improvements shall balance environmental factors with transportation needs and the desired land uses as identified in the future land use section of the Comprehensive Plan.	
Goal: The future transportation system should be flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Cable. Work with Bayfield County in the development of a comprehensive trail plan.	2010-2012
Objective: Support efforts to expand walking, bicycling, transit, and other modes of transportation.	Ongoing
Action: As demand grows for multi-modal transportation services the Town of Cable should designate routes for trails and transit corridors within the community.	Ongoing

Table 10–3 Utilities and Community Facilities Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: Maintain essential emergency services to protect the public health, safety and welfare of the community.	
Objective: Ensure there are adequate emergency services of police, fire, rescue, hazardous event responders and emergency medical services.	Ongoing
Goal: Maintain and enhance community facilities and services, which contribute to the quality of life for area residents.	
Objective: Continue to evaluate the Town of Cable Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.	Ongoing
Objective: Coordinate with Bayfield County and area school districts to ensure Town residents' library demands are being satisfied and determine ways to ensure the community library remains successful.	Ongoing
Objective: Communicate with area school districts to discuss issues associated with growth and development as it relates to potential changes in student enrollment.	Ongoing
Objective: Continue to support having good health care and education facilities within the Town.	Ongoing
Objective: Determine the need for new community facilities that will be needed in the future.	Ongoing
Goal: Utility improvements shall be planned in a collaborative way with surrounding jurisdictions.	
Action: Meet with representatives of utility companies to seek system upgrades in a timely and cost-effective manner when they are necessary.	Ongoing
Action: Coordinate with Bayfield County to ensure that the county standards related for telecommunication towers provide adequate protection and provisions for the Town of Cable. If deemed necessary, work with the county to update the standards to further encourage co-location, stealth technologies, and other techniques to minimize the visual impact of tall telecommunication towers.	2010-2015
Objective: Utility improvements shall balance environmental factors with the need to rehabilitate and expand services and/or utility networks.	Ongoing

Table 10–4 Agricultural, Natural, and Cultural Resources Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: Conserve, protect, manage, and enhance the Town's natural resources, including but not limited to, lakes, rivers/streams, wetlands, groundwater, forestlands, and other wildlife habitats in order to provide the highest quality of life for the Town of Cable citizens and visitors.	
Objective: Enforce setback requirements for water resources by enforcing Town shoreland standards when applicable.	Ongoing
Action: Educate residents about the importance of natural areas and wildlife corridors.	Ongoing
Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to educate shoreland and basin property owners on the appropriate safe levels, application, timing and safe types of fertilizers and pesticides applied to lawns and fields in the Town.	Ongoing
Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to restore altered shoreland vegetation and prohibit removal of natural vegetation in critical shoreland areas.	Ongoing
Objective: Promote the establishment and maintenance of natural buffers along water resources.	Ongoing
Action: Encourage Bayfield County and the Wisconsin Department of Natural Resources to fund buffer strips along streams and the lakeshores.	Ongoing
Action: Collaborate with state and local organizations whose charge is to enhance water quality. In conjunction with the County, develop greywater policies for the Town.	Ongoing
Objective: Educate the public on best management practices that will ensure the protection of natural resources.	Ongoing
Action: Publish or obtain information that can be distributed to residents on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.	Ongoing
Objective: Protect and manage local forested areas and other wildlife habitats.	Ongoing
Action: Encourage selective cutting in forest stands.	Ongoing
Action: Coordinate with WDNR to identify and protect wildlife habitats.	Ongoing
Action: Inventory and map sensitive resources that should be preserved to the greatest extent possible.	2010-2011
Action: Encourage "low-impact" development that strives to retain natural vegetation.	Ongoing
Action: Discourage habitat fragmentation by encouraging development on the fringes of identified habitat areas.	Ongoing
Action: Work and cooperate with local land trust and similar organizations on forest and wildlife habitat protection, management, and preservation.	Ongoing
Goal: Preserve and enhance cultural resources, including historical and archeological sites and resources.	
Objective: Coordinate with the Bayfield County Historical Society to update the inventory of historic properties in the Town of Cable and share this information with the State of Wisconsin Architecture and History Inventory.	2010-2012
Action: Develop a list of eligible or registered historical places in the Town.	2010-2012
Action: Work with private landowners on the preservation of historic buildings.	Ongoing

Table 10–5 Economic Development Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: Cable should be a strong economic center.	
Objective: Support the retention and enhancements of existing businesses through various means including provision of necessary services and utilities at the lowest possible cost and efficient access to surface transportation.	Ongoing
Objective: As appropriate provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new companies.	Ongoing
Objective: Coordinate the provision of transportation and utility improvements necessary to develop or redevelop industrial areas.	Ongoing
Objective: Support downtown Cable as a distinct opportunity for commercial and service establishments and housing. Encourage a variety of retail services for area residents.	Ongoing
Objective: Support the establishment of business incubators for technology-related activity and other business and industrial pursuits.	Ongoing
Objective: Ensure that future commercial development is compatible with the existing character of the Town of Cable.	Ongoing
Objective: Prevent uncontrolled commercial strip development in areas outside of the downtown.	Ongoing
Action: Ensure that the zoning code adequately addresses development standards that reflect the characteristics of the Town (e.g. appropriate building materials, setbacks from natural resources, signage, lighting, landscaping, etc.).	Ongoing
Action: New commercial activities should be limited to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use, particularly residential use.	Ongoing

Table 10–6 Intergovernmental Cooperation Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: Improve communication with neighboring towns, Bayfield County, area school districts, and state agencies	
Objective: Notify the area school districts about proposed residential developments so the districts may plan accordingly. Encourage the school district to provide input into these decisions.	Ongoing
Objective: Notify appropriate state agencies of proposed land use changes and development plans.	Ongoing
Action: WisDOT regarding proposed development projects adjacent to state trunk highways so they can plan accordingly for future improvements.	Ongoing
Action: Coordinate with WisDOT and WDNR to ensure transportation facilities are safe and natural resources are protected.	Ongoing
Objective: Seek ways to share community facilities and services with neighboring communities and coordinate on multi-jurisdictional applications whenever possible.	Ongoing
Action: Inventory equipment and services of adjacent jurisdictions.	2010-2011
Action: Develop formal agreements when sharing and developing services.	2010-2011
Action: Explore the potential for mutual services with neighboring towns including road development/maintenance, garbage collection, etc.	Ongoing
Action: Seek funds for housing rehabilitation in coordination with other jurisdictions.	Ongoing
Objective: Identify existing or potential conflicts between local governmental units, including future land use trends, and describe processes to resolve such conflicts.	Ongoing
Action: Establish a conflict resolution process with adjoining and overlapping jurisdictions.	Ongoing
Action: Work with Bayfield County and the surrounding towns on land use and zoning issues. Address potential annexation and boundary adjustments with neighboring municipalities before they become an issue.	Ongoing

Table 10-7 Land Use Implementation Schedule	
Goal, Objective, Action	Target Date
Goal: Preserve Cable's existing rural character.	
Action: Develop and administer a site plan review process to ensure a uniform image throughout the community.	2010
Action: Determine if existing zoning classifications are sufficient to meet the future needs of the Town.	2010
Objective: Coordinate with neighboring municipalities (towns and cities) regarding anticipated future growth and day-to-day planning activities.	Ongoing
Action: Regularly meet with officials from adjacent towns and Bayfield County to discuss future planning activities and developments that may impact all communities.	Ongoing
Objective: Encourage low-impact development especially in areas near sensitive natural resources.	Ongoing
Action: Coordinate with Bayfield County to consider additional requirements for conservation considerations in lakeshore areas. These requirements and best management practices should establish a minimum percentage of area that shall be preserved in a development and create buffers zones and screens along roads and sensitive natural resources (i.e. steep slopes, wooded areas, wetlands, lakes, etc.).	Ongoing
Objective: Provide continual public review and a public-based amendatory process to the comprehensive plan.	Ongoing
Action: Conduct a review of the comprehensive plan on an annual basis.	Ongoing
Action: Develop light-imprint standards within overlay areas of the Town.	2010-2011
Action: Utilize the plan commission to inform the Town Cable recommended changes needed within the comprehensive plan as land use patterns or trends change.	Ongoing

Plan Amendments and Updates

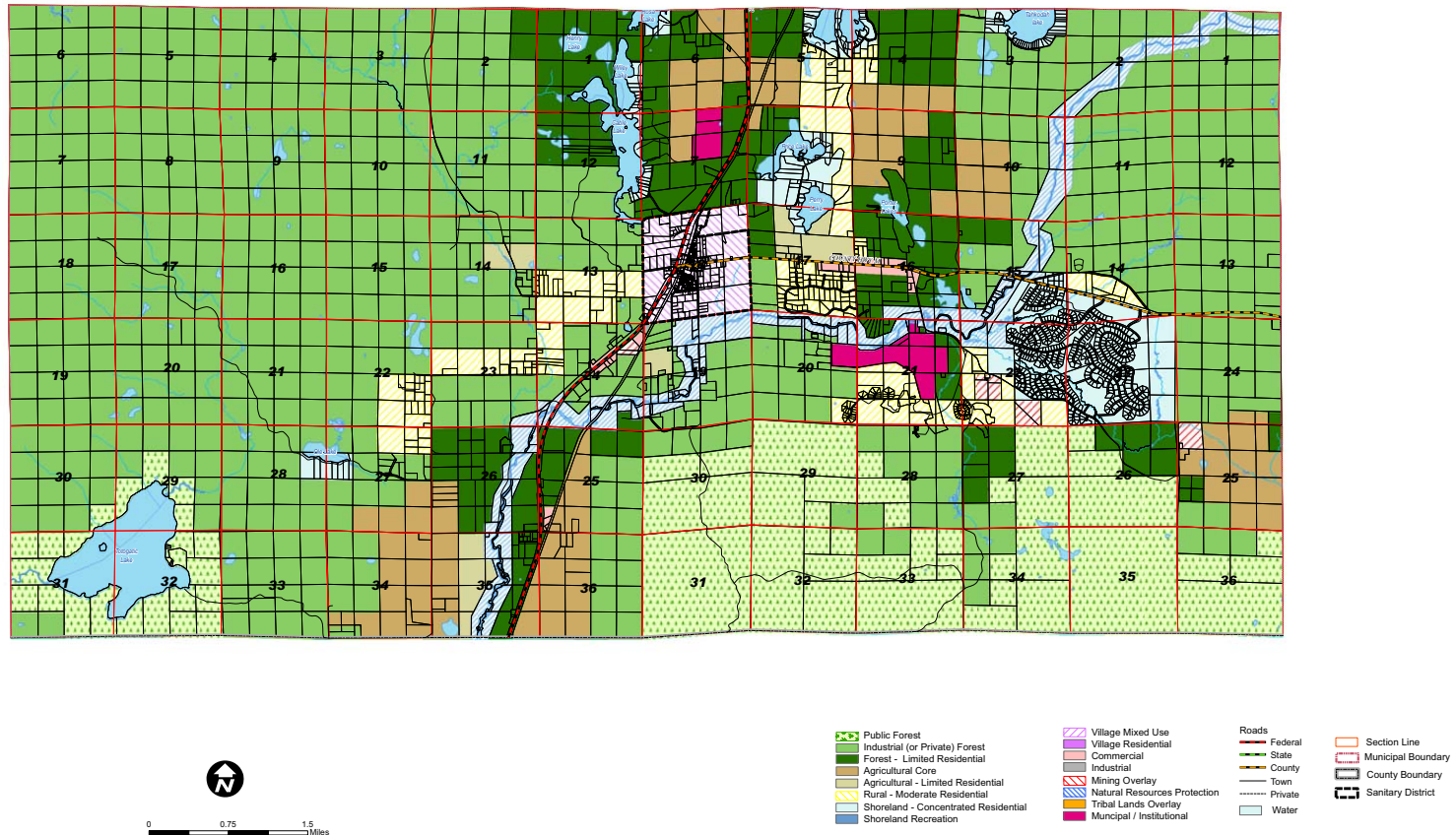
Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the plan requires updating and amendments. The time that elapses between the completion of the plan and the need to amend the plan depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and too 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.

APPENDIX

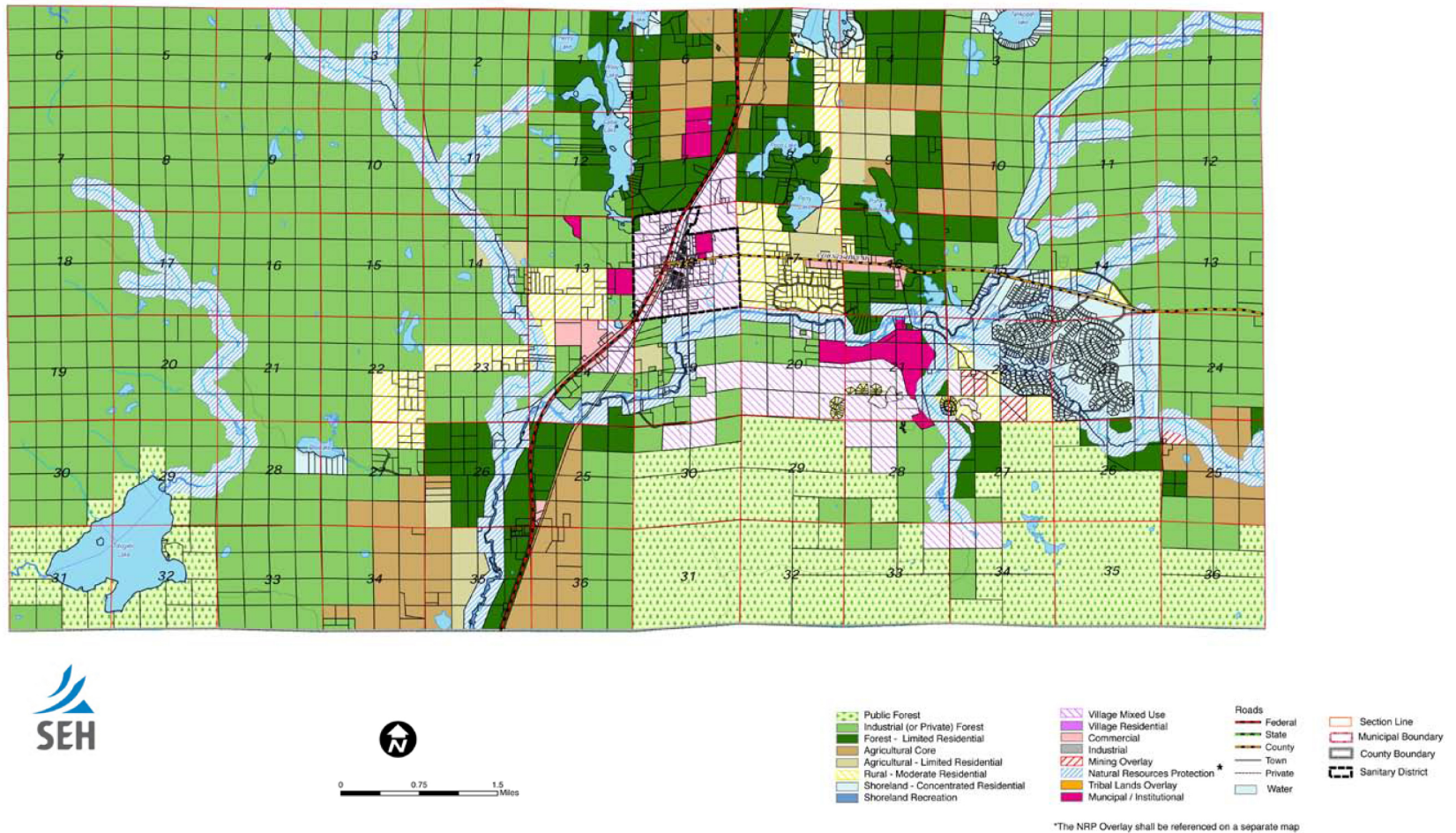
Town of Cable – Aerial map



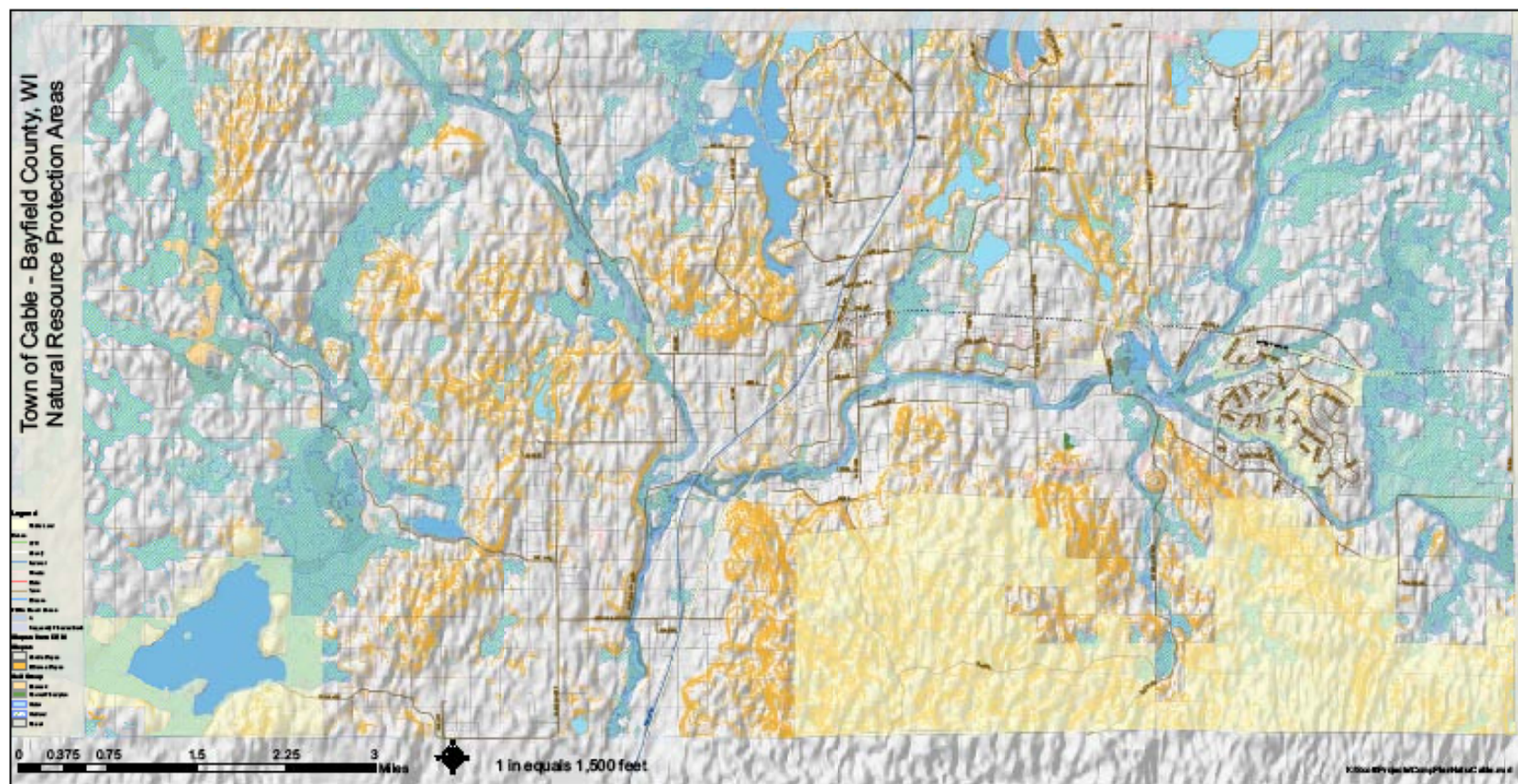
Town of Cable Existing Land Use



Town of Cable Future Land Use



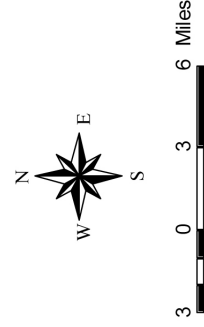
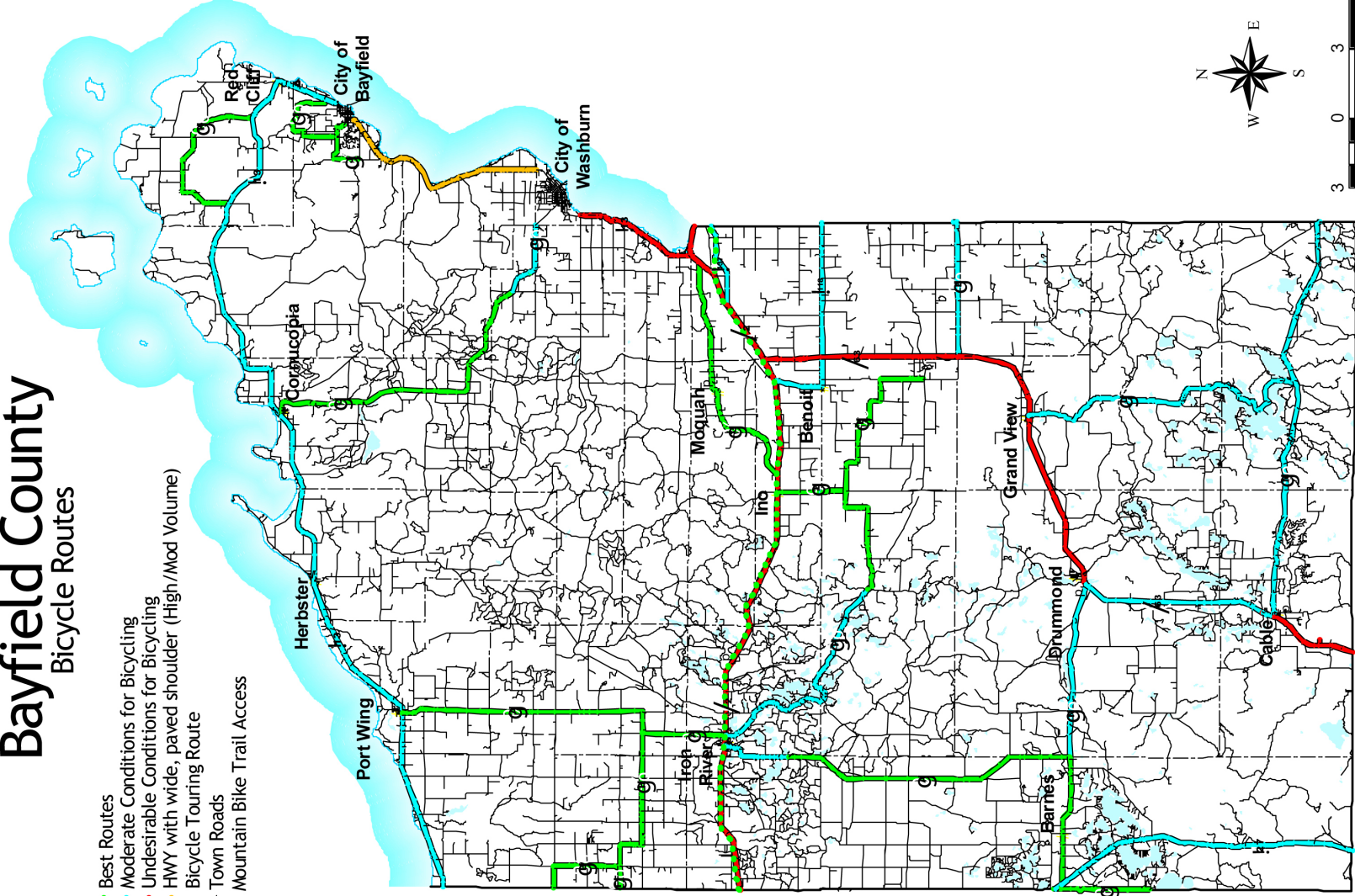
Map Source: Town of Cable 2009 Comprehensive Plan prepared by SEH.



Bayfield County

Bicycle Routes

- Best Routes
- Moderate Conditions for Bicycling
- Undesirable Conditions for Bicycling
- HWY with wide, paved shoulder (High/Mod Volume)
- ... Bicycle Touring Route
- Town Roads
- p Mountain Bike Trail Access



SOURCE: Wisconsin Bicycle Map (Wisconsin Department of Transportation, Wisconsin Bicycle Federation)