

**STATE OF WISCONSIN
TOWN OF CABLE
BAYFIELD COUNTY**

**RESOLUTION 2022-05
DISPOSITION OF FORMER CABLE SCHOOL BUILDING**

Whereas one of the duties of the Town of Cable is to protect the health and safety of our residents and visitors. A second duty is the promotion of the economic well-being of our community.

Whereas the former Cable School building located at 43430 Kavanaugh Road has been unoccupied for a period of over 10 years with no maintenance performed, the gymnasium roof and a portion of the North exterior wall have collapsed, the roof is leaking badly causing severe rot and corrosion, and there are no functioning mechanical systems.

Whereas this building, located central to the business sector, across from the post office, adjacent to community parking lot, and near the museum, library, churches and visitors center makes this location integral to the economic and social aspects of our community.

Whereas several potential developers have toured the building and have determined that due to uncertainty of the structural integrity and overall poor condition, renovation of the structure would be economically unfeasible.

Whereas preliminary estimates for removal of the structure far exceed the potential value of the property after removal.

Whereas the Town Board of the Town of Cable has concluded:

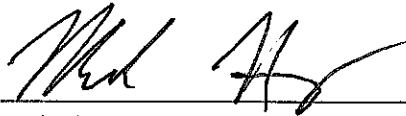
- 1) The existing condition of the property could potentially constitute a health and safety hazard due to structural uncertainty and the potential of vermin infestation.
- 2) There is a potential for hazardous materials being present.
- 3) The building being abandoned and deteriorating has a negative impact on the social and economic wellbeing of the community.
- 4) The expense of demolition exceeds the capacity of the existing owner and inhibits investment by potential developers.
- 5) Redevelopment of the site would enhance the aesthetic and economic landscape of Cable's downtown center.

Therefore in order to protect the health and safety of the downtown core and to provide for economic, aesthetic and social enhancement, the Town Board of the Town of Cable hereby resolves to enact the following action plan in regard to the former Cable School located at 43430 Kavanaugh Road:

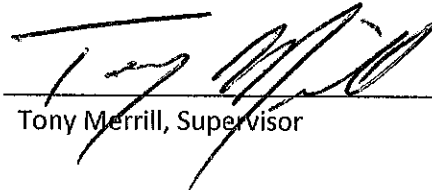
- 1) Encourage private investment to redevelop the site with limited town involvement.
- 2) Secure agreement and functional ability to proceed by entering into an exclusive option to purchase with Joy Wolski, the current owner of the former Cable School with purchase price sufficient to secure clear title.

- 3) Research to determine more exact costs of demolition and site restoration along with potential reuse/recycling or other avenues to reduce final costs and draft specifications for project completion
- 4) Apply for grants or other funding through Wisconsin Economic Development Corporation and other agencies or private investors to cover the costs of demolition and site restoration.
- 5) Should awarded grants or other finance sources be sufficient to meet the budget as determined in step 3, call for a special electors meeting to outline project and ask for approval to proceed.
Following steps are contingent upon approval of plan at a special electors meeting
- 6) Accept and enter into agreement with funding sources.
- 7) Execute option to purchase and obtain title to property
- 8) Follow bidding procedures to solicit contractors to complete demolition of former school building and restoration of site.
- 9) Offer salvage to Cable/Namakagon Historical Museum or other community groups.
- 10) Award contract and complete project.
- 11) Solicit proposals for redevelopment or reuse of site to maximize benefit to the community.

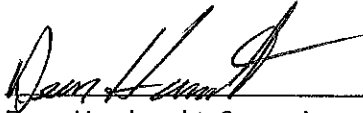
Therefore, having been discussed at a Town Board work meeting held the 2nd day of May, 2022 and following a motion for approval by Supervisor Weber, seconded by Supervisor Hambrecht and passed by unanimous vote of Supervisors, this action plan is reaffirmed by passage of this resolution at a regular Town Board of the Town of Cable meeting held this 18th day of May 2022.



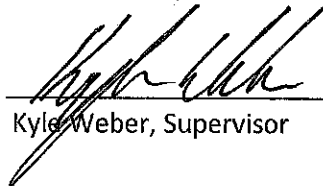
Malcolm Haag, Chairman



Tony Merrill, Supervisor



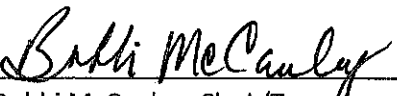
Dean Hambrecht, Supervisor



Kyle Weber, Supervisor



David Popelka, Supervisor

ATTEST: 
Bobbi McCauley, Clerk/Treasurer