

**TOWN OF CABLE
PLAN COMMISSION WORK MEETING
FOREST LODGE LIBRARY
SEPTEMBER 21, 2023 - 5:30 P.M.**

A G E N D A

- 1. Call to Order**
- 2. Attendance**
- 3. Chairman's Remarks**
- 4. Approval of Minutes – September 5, 2023**
- 5. Discussion/Decisions on Format for Comprehensive Plan Public Hearing**
- 6. Commissioner Remarks**
- 7. Next Meeting: Comprehensive Plan Public Hearing – September 26, 2023, 7:00 p.m.
Regular Meeting – October 3, 2023**
- 8. Adjournment**

**PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2023
CABLE COMMUNITY CENTRE**

MINUTES

Call to Order

Chairman Tony Erba called the meeting to order at 5:31 p.m.

Attendance:

Chairman Tony Erba; Commissioners Kristine Lendved, Tony Merrill, Sue Thurn, and Shelly Wilson; and Secretary Deanne Allen.

Commissioner David Popelka was absent.

Public:

Karl Kastrosky
Sue Rosa

Chairman's Remarks

Due to another scheduled meeting he has at 6:30 p.m., Chair Erba asked that tonight's meeting be "crisp" with the discussion so he can minimize his tardiness at his other meeting.

Approval of Minutes: Regular Meeting – August 1, 2023 and Work Meeting August 14, 2023

The following corrections were made to the August 1, 2023 minutes:

- Bottom Page 2: period after word, "development" and delete rest of sentence.
- Page 5: delete word "closed" in third and fourth paragraphs
Period after "owners" in the first sentence and delete the rest of the sentence.
- Correction to spelling of Luke Skydow to Skynow at top and bottom of page 4 and on page 5.

Motion by Commissioner Lendved, seconded by Commissioner Wilson to approve the August 1, 2023 meeting minutes as amended and the August 14, 2023 work meeting minutes as presented.

Motion carried.

Board Update

Commissioner Merrill reported that the following:

- The Town Board approved a motion to apply for a grant to put in a sidewalk from the municipal public parking lot to Kavanaugh Road that would be located on the old school site land.
- The Town Board accepted the “Welcome to Cable” sign proposal, but estimates an additional cost for the concrete needed for the bases of 3 signs, even though Mike LaBree agreed to volunteer his time for the work. The proposal will be further discussed at an upcoming Town Board work meeting.
- The short-term rental application for Jeff Will was approved. This generated further Board discussion about the number of short-term rentals that take away long-term housing opportunities.
- The request by Jim Braaken to extend the Wake Ordinance to apply to all lakes was not approved because of the difficulty of enforcement. However, the Town Board gave permission for Cable Lake Association to post a sign indicating that wake boats are not allowed.

Secretary Allen added the following:

- Town Chair Haag has spoken with representatives of Dollar General and indicated to them that Dollar General would not be a good fit for Cable.
- Chair Haag also stated that further discussion on the school property would not occur until October.
- There was a car accident at the intersection of M and Highway 63, and Chair Haag has requested additional Sheriff coverage for Highway 63.
- The Chamber of Commerce reports that room tax has increased by 26% over the last 4 years.

Discussion/Possible Action on Class A Special Use Permit – Short Term Rental – Dave Finigan 15660 County Highway M

The Commission reviewed Dave Finigan’s application for a short-term rental. The application is now complete.

Motion by Commissioner Wilson, seconded by Commissioner Merrill to recommend approval of the short-term rental application for David Finigan because it will provide the family with income and provide additional housing in accordance with our Comp Plan goals.

Motion carried.

Discussion/Possible Action on Class B Special Residence in Commercial Zone – Dr. Fogarty Property

Karl Kastrosky reported that Dr. Fogarty plans to continue providing medical service to Cable on a part-time basis. Dr. Fogarty has requested that a portion of his commercial business space be

converted to living quarters for a new business owner in the building. His property is zoned "commercial", which requires a Class B special use permit to allow living quarters. No internal walls will be changed. There is sufficient room with these living quarters to include a kitchen, bath, bedroom, and open area.

Chair Erba asked if there are two exits. He also noted that the property, consisting of three lots, two which are zoned "Residential-4". Kastrosky responded that there are two exits. All three tax IDs for the property are listed on the application. The bulk of the existing building is zoned "commercial".

Commissioner Wilson asked if parking is contained on the property. Kastrosky answered, yes, it is located on the south side of the building.

Commissioner Thurn asked if the business owner leaves this living space, would the residence be continued for a future business? Chair Erba responded that the issue before the Plan Commission tonight is whether to allow a residence in a building zoned "commercial".

Motion by Commissioner Thurn, seconded by Commissioner Lendved to recommend approval of the Class B Special Use to allow a residence in the commercially zoned Fogarty building at 43570 Kavanaugh Road because it fits the comprehensive land use plan promoting economic development in our community, and provides for residential needs.

Motion carried.

Update on Finalization Process for Comp Plan

Chair Erba shared his list of items to complete to finalize the Comp Plan:

- Repost Town of Cable website link so the Plan can be reviewed online
- Completed a fine-tooth comb review and made corrections
- Close to completing changes from submitted public comments
- Commissioner Lendved has drafted a Cable overview section for review
- Still plans to go through Plan recommendations compiled by former Secretary Jeannie Dixon
- All references to Recreation have been pulled and put in a separate chapter.
- The Design Guidelines adopted by the board will be an appendix linked to the Economic Development Chapter
- His personal deadline for a revised draft is Monday, September 18, when it will be posted on the website. That is a week in advance of the public hearing. Megan Mader is doing a cover page and table of contents that will not be ready for the public hearing, but will be ready for when the Town Board adopts the Comp Plan.

- The most up-to-date version will be posted in the shared Google folder for Commissioners to review with track changes displayed (if Google allows that).

Commissioner Lendved stated that she is planning to hold a community conversation on the Comp Plan, September 12th or 14th. Chair Erba agreed to have a revised draft done in time for the community conversation.

Update on Format for Public Hearing

Chair Erba stated that the public hearing will be Tuesday, September 26, at 7:00 p.m. He would like the format to be for people to sign in and then mingle among tables to discuss and ask questions on a Comp Plan subject of their choice (there would be a table for each Comp Plan chapter). This mingling will be for 45 minutes. Those people managing the tables will record the questions on a card for each person with the person identified on the card. Cable Today members will be asked to help at the tables. The signed-in group will be brought together, and Chair Erba will go through the cards and answer all questions.

Commissioner Lendved suggested a welcome and brief introduction/instruction about the table discussions is needed before people disperse to visit tables.

Commissioner Thurn suggested not prescribing a set time of 45 minutes for table discussion. The time needs to be flexible, as it depends on attendance and when conversations finish. Chair Erba agreed to be adaptive on when to bring the signed-in group together so questions can be answered.

Cable Today Update

Downtown Renovation Update

Commissioner Thurn reported a meeting with Bob Anderson at Bayfield County, who is very supportive of the downtown renovation concept plan. However, no one at the county can find right-of-way records for County Road M. This means a right-of-way survey has to be done to define where the renovation can occur. Cable Today is waiting for an estimate on a survey.

Commissioner Remarks

There were none.

Next Meetings:

Comp Plan Public Hearing – September 26, 2023 – 7:00 p.m.

Regular Meeting – October 3, 2023

Adjournment

Chair Erba declared the meeting adjourned at 6:41 p.m.