

- Madison

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: May 13, 2003

FILE REF:

TO: Jane Malischke - NOR/Spooner

FROM: Dan Ryan - NOR/Spooner *DRyan*

SUBJECT: Completion of Lake Management Planning Grant Project - Town of Cable (Bayfield County) Watershed and Land Use Plan Project (Grant #LPL-614)

Attached is a Request For Payment (Form 8700-207), a Payment Request Worksheet (Form 8700-208), copies of invoices and canceled checks, and a copy of the final report "Town of Cable Land Use Plan - May 2002," submitted by the Town of Cable as a final step in their planning grant process for Grant # LPL-614.

I have reviewed the "Town of Cable Land Use Plan - May 2002," and believe this report adequately covers the activities and products of the project scope and description of deliverables as listed in the Lake Planning Aids Grant Agreement (Form 8700-209).

I am recommending that this grant close-out request be processed. A copy of the Land Use Plan will be kept in the Annex lakes grants files and a copy has been sent to the Brule office. A copy of this plan is also attached for your review and then should be routed to the Madison office. A copy of the final report on CD-R disk has been sent to the Madison office. The original file material for this project is being sent for your files.

Please keep me informed of the final regional processing of these grants and contact me if there are any questions, etc. on this grant close-out package.

- cc. Kathy Bartilson - NOR/Spooner (for Regional Approval)
- Sheila Henneger, Diane Glodoski - CF/8
- Carroll Schaal - FH/3

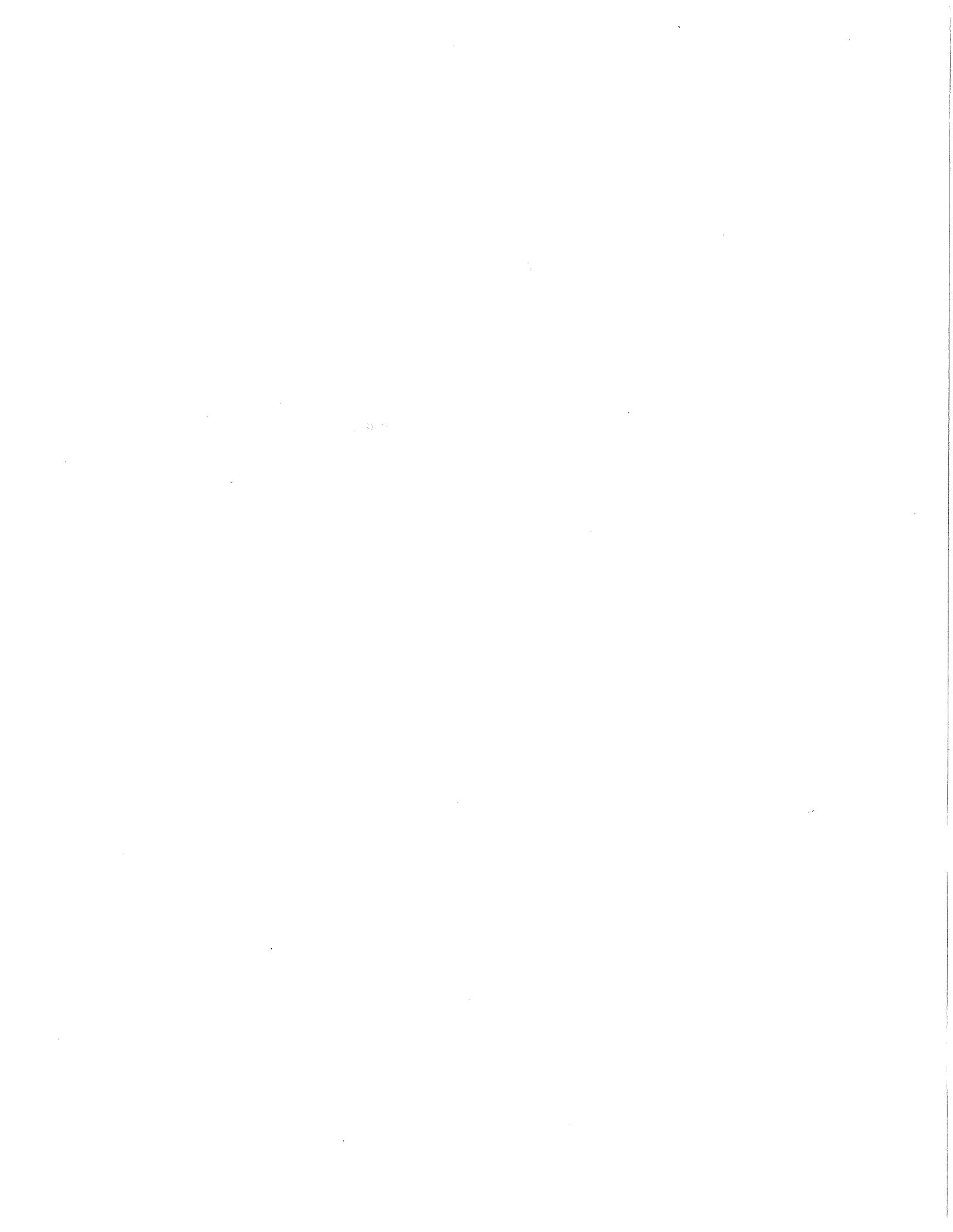
Attach.

Regional Approval:

Kathy Bartilson

Date: 5/21/03







TOWN OF CABLE

LAND USE PLAN

TOWN OF CABLE

LAND USE PLAN

May 2002

TOWN OF CABLE

LAND USE PLANNING COMMITTEE

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Special thanks to David Lee, Bayfield County Land Information Office.

Note: Funding for this project was provided in part by the Wisconsin Department of Natural Resources through a lake planning grant.

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INTRODUCTION

The Town of Cable is located in southern Bayfield County and abuts Sawyer County to the south (Figure 1).

The town is comprised of two civil townships or 6 miles by 12 miles in size. A majority of the southeastern portion of the town is Bayfield County forest lands.

Surface water resources in the town are abundant with 15 named lakes and many small, unnamed lakes. Parts of Lakes Tahkodah and Owen fall within the town. The Namakagon River that flows through the town is included in the St. Croix National Scenic Riverway with its adjacent lands administered by the National Park Service.

The Town of Cable is a co-host of several world-class recreational events such as the American Birkebiener Cross Country ski race from Cable to Hayward and the Chequamegon Fat Tire mountain bike race from Hayward to Cable. These events attract thousands of visitors annually to the area.

The demand for lakefront property and lake access has caused increased development pressure on lakes throughout the town, threatening lakes with overcrowding and the problems associated with overuse.

At the same time, the demand for off-lake development, particularly residential housing, has increased and has begun to change the character of the rural landscape within the town. Land values for off-lake property have seen substantial increases over the past several years.

The questions of maintaining "northwoods" character, maintaining and improving surface water quality of lakes, and providing economic sustainability to meet community needs were identified as major issues facing the Town of Cable.

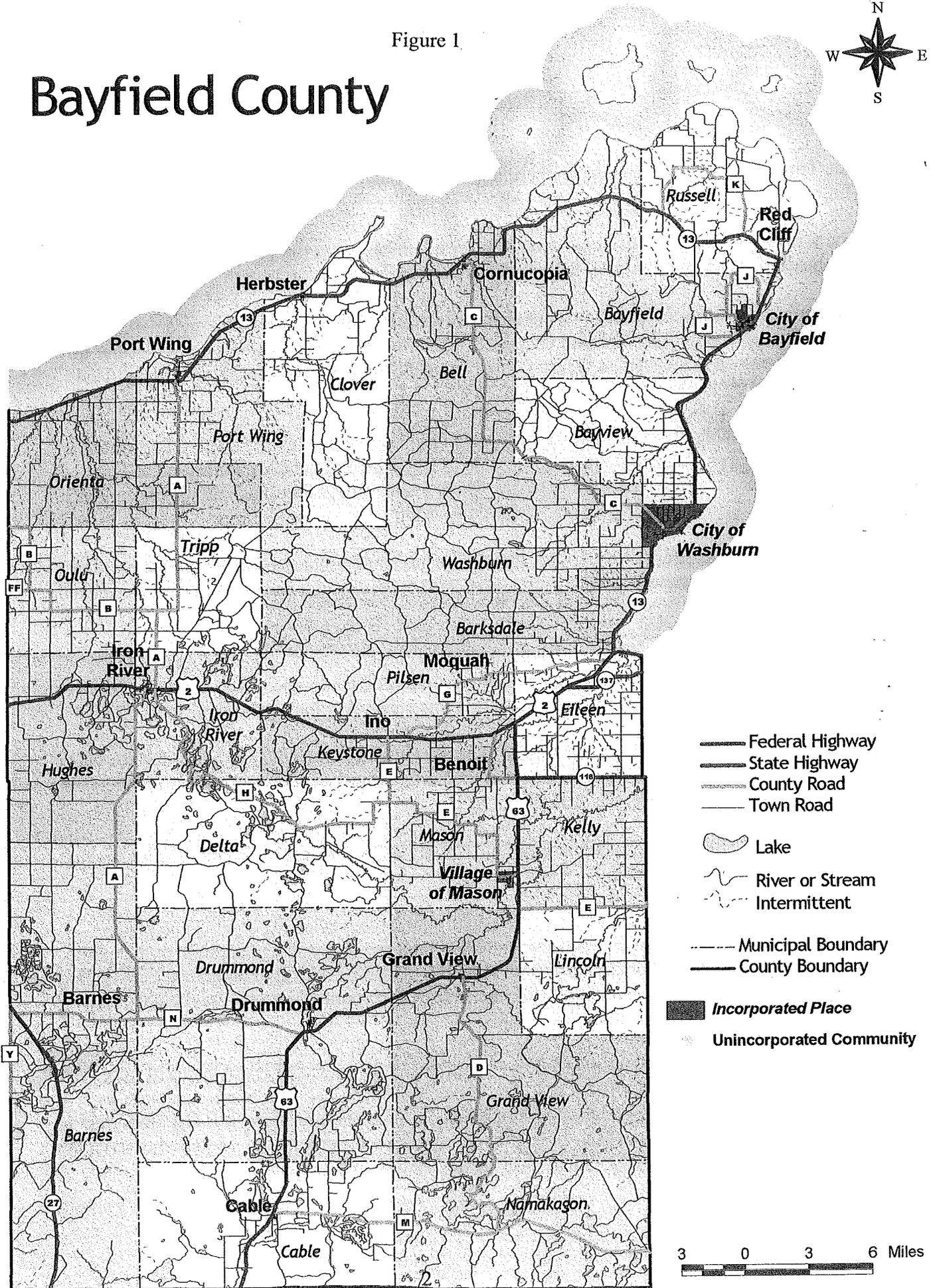
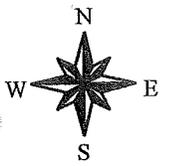
The Town of Cable is included under Bayfield County's Comprehensive Zoning Ordinance that includes shoreland ordinances.

The land use plan will provide town officials with a guide for reviewing subdivision plats, certified survey maps, rezoning requests, and other land use proposals. In addition to the public sector, the plan will also benefit the private sector by providing a level of assurance as to having a town plan. The recommendations in this plan will be incorporated into the Bayfield County Land Use Plan that will be completed in 2002.

The plan is intended to address the land use issues facing the town and is not intended to serve as a comprehensive plan for the Town of Cable. It does not specifically address issues such as housing needs, capital improvements programming, or protective services. It is also important to remember that this plan is advisory in nature and will be incorporated into a comprehensive plan for the town by 2010 to satisfy "Smart Growth" legislation in Wisconsin.

Figure 1

Bayfield County



PLANNING ASSUMPTIONS

Individual residents, local officials, groups, and businesses all take actions based upon assumptions/real or perceived. If the goal of town planning is to provide a blueprint or framework to guide and regulate new development, then a number of assumptions can be made about what to do as a result of current and pending concerns. In view of discussion of issues, a number of "assumptions" can be set forth that will serve as a basis for the components of the plan. These assumptions, in no order, are:

1. There will be an increasing demand for housing of all types in the town.
2. The existing growth rate will continue.
3. Development pressure on shorelands will continue to increase.
4. As shoreland property becomes unavailable, development pressure for off-lake property will increase, as will off-lake property values.
5. There will be an increase in the demand for additional or improved public services, roads, and facilities.
6. The town can help direct desirable new development location without additional tax dollars.
7. The town's "northwoods" character will continue to be an extremely important consideration of the economy and quality of life.
8. The Town of Cable and Bayfield County can continue a cooperative process for improving land use planning and growth management particularly within the shorelands in the town.
9. The town may increase building and other permit fees to cover the cost of ordinance generation and enforcement as necessary.
10. New retail businesses will continue to locate in the Town of Cable area and should be guided into the proposed sanitary district service area.

BACKGROUND

DEMOGRAPHIC INFORMATION

POPULATION

Introduction. Population is an important contributing factor to the pattern of settlement and development of a municipal unit. Significant increases or decreases in the number of inhabitants along with the characteristics of income, education, and age impact economic development, land use, transportation, and use of public and private services. Examining past changes and present conditions of the population enhances the ability to prepare for and understand the future.

Historical population. The area that presently comprises the Town of Cable also encompasses the area formerly occupied by the Village of Cable. The Village of Cable was dissolved in 1984, essentially fusing itself with the town to form one unit of government. The village and town were treated as separate political entities up to 1984, and federal Census data also treated them separately until that time. For purposes of clarity and continuity in this report, the former village will not be differentiated from the town in relating data prior to 1984.

Since 1950, the Town of Cable has had a variable population. The town sustained a decline to 1960; however, population grew through the next decade with the town reporting a population of 738 in the 1970 Census. For the period between 1970 and 1980, the town's population increased by 12.6 percent, reporting 831 inhabitants in the 1980 Census. This growth mirrored the 18.3 percent overall increase experienced by Bayfield County for the same period. The town's population declined again slightly by 1990 but rebounded back in 2000, and the next 20 years is projected to be a period of growth for the town.

Population projections. In Table 1, population projections for the Town of Cable generated by both the Wisconsin Department of Administration (DOA) and the Northwest Regional Planning Commission (NWRPC) are displayed through 2020. While differing in absolute numbers, the projections of both of these agencies reveal a similar pattern - a steady continued growth through the year 2020. The Wisconsin DOA projections indicate stabilization at 2015, while the NWRPC projections indicate a continued increase through 2020. It should be noted that both the DOA and NWRPC population figures are mathematical calculations only and do not establish the town's population for the coming years.

Table 1: Town of Cable & Bayfield County, Wisconsin: Historical Population and Population Projections, 1950-2020

	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
US Census ¹	680*	622*	738*	831*	817	836	---	---	---	---
WisDOA ²	---	---	---	---	---	868	874	881	881	NA
NWRPC ³	---	---	---	---	---		879	899	920	941

	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
Bayfield Co.	13,760 ¹	11,910 ¹	11,683 ¹	13,822 ¹	14,008 ¹	15,013 ¹	14,625 ²	14,835 ²	15,045 ²	15,255 ²

¹US Census Bureau

²Wisconsin Department of Administration official projections

³Northwest Regional Planning Commission Projections based upon linear regression of the following variables:

-Department of Administration official projections (1995-2015)

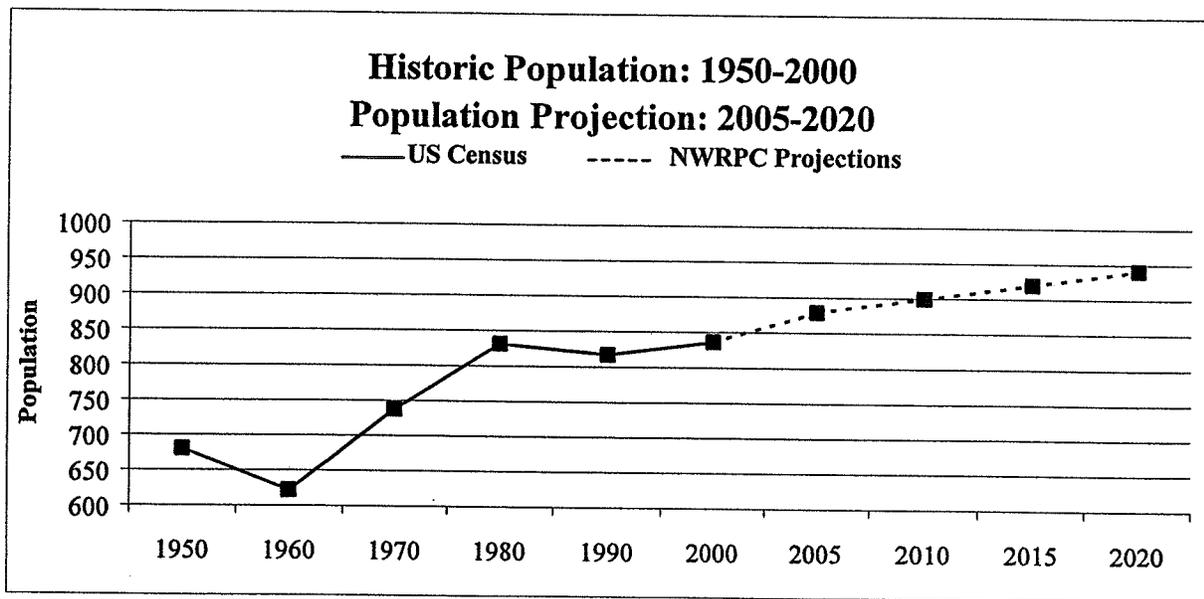
-Percentage of Bayfield County total represented by Town of Cable total (actual: 1950-1990, regression: 1995-2020)

-Actual total also includes Village of Cable total: 1950-1980)

-An index of Inhabitants per Occupied Dwelling Units multiplied by total number of Occupied Dwelling Units (actual: 1980 & 1990, regression: 1995-2020)

*These figures include the dissolved Village of Cable, dissolved in 1984

The graph below presents a visual depiction of the town's population from 1950 to the projected levels in the year 2020.



Factors affecting population change. The Town of Cable is experiencing trends common to many communities in the region - a stable population of elderly inhabitants who remain in the area after retiring, usually having family or other ties to the community; an influx of 25 to 54 year olds who are generally well educated, without children or with few children and seek a tranquil setting to reside or start businesses; and an overall decrease in inhabitants between the ages of 15 and 24, who are most likely to seek employment and educational opportunities elsewhere.

Factors contributing to the overall increase in population in the Town of Cable may include: individuals and families seeking a rural life, who also desire access to the amenities and opportunities in the nearby City of Hayward; the relatively new phenomena of home-based electronic businesses; the conversion of seasonal residences into permanent residences; and finally, the overall, ongoing ability of the town and the surrounding region to provide a high quality of life, access to goods and services, as well as regional and recreational activities to satisfy its current population and attract more residents.

AGE DISTRIBUTION & DEMOGRAPHIC TRENDS

Summary of demographic changes. In the years between 1990 and 2000, the Town of Cable experienced a decrease in the number of children ages under the age of 5, people 15-34, 65-74 and people over the age of 85. Conversely, the town experienced an increase in 5-14, 35-64 and 75-84 year olds. Table 2 illustrates percentage changes for each age group. The median age in the town is 42.4 years.

Table 2: Town of Cable Demographic Change, 1990-2000

Age category	Change in Absolute Numbers: 1990-2000	Percent Change: 1990-2000	Number of Persons 2000
85 and over	-4	-26.7%	11
75 to 84	+14	+35.9%	53
65 to 74	-14	-16.7%	70
55 to 64	+16	+18.2%	104
45 to 54	+52	+63.4%	134
35 to 44	+48	+42.5%	161
25 to 34	-57	-38.5%	91
15 to 24	-34	-40.0%	51
5 to 14	+8	+7.5%	114
Under 5	-10	-17.5%	47

Source: Calculated from US Census Bureau data, 1990 & 2000

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 in assessing future needs of the inhabitants of the community.

Households. The 2000 Census identified 381 households in the Town of Cable. Of this total, 231 (60.6%) are identified as family households.

Household trends. In reviewing the present composition of the town's households, a few notable categories emerge: married couples comprise one-half of all the town's households. Table 3, reveals in more detail the composition and characteristics of households in the Town of Cable from the 2000 Census.

Table 3: Household Characteristics, 2000

	Total	Percent of All Households
TOTAL HOUSEHOLDS	381	100.0%
Family households (families)	231	60.6%
With own children under 18 years	92	24.1%
Married-couple family	190	49.9%
With own children under 18 years	63	16.5%
Female householder, no husband present	25	6.6%
With own children under 18 years	17	4.5%
Nonfamily households	150	39.4%
Householder living alone	123	32.3%
Householder 65 years and over	44	11.5%
Households with individuals under 18 years	97	25.5%
Households with individuals 65 years and over	95	24.9%
Average household size	2.19	
Average family size	2.76	

Source: U. S. Census Bureau, 2000

OVERALL EMPLOYMENT PROFILE

Occupational categories. The 1990 Census reports 390 of the town's 817 inhabitants as currently employed, with sales occupations; service occupations; and precision production, craft and repair services as the most numerous employment categories of employed Cable residents. The following table illustrates in more detail the composition of the town's workforce.

Table 4: Workforce by Occupational Category, 1990

Occupation category	Workers employed	Percent of employed workforce
Sales occupations	65	16.6%
Service occupations, excluding protective and household services	57	14.6%
Precision production, craft and repair services	52	13.3%
Professional specialty occupations	50	12.8%
Administrative support, including clerical	44	11.3%
Executive, administrative and managerial occupations	32	8.2%
Farming, forestry and fishing occupations	26	6.6%
Handlers, equipment cleaners, helpers and laborers	19	4.9%
Machine operators, assemblers, and inspectors	16	4.1%
Transportation and material moving occupations	14	3.6%
Technicians and related support occupations	11	2.8%
Protective service occupations	2	0.5%
Private household occupations	2	0.5%

Source: U.S. Census Bureau, 1990

INCOME CHARACTERISTICS

Median income and poverty level. As of 1999, the Wisconsin Department of Workforce Development reports a median household income of \$27,930 for the Town of Cable. This figure is below both the median level of Bayfield County and that of the state, as is indicated in Table 5. As of 1999, The Town of Cable ranked 13th out of Bayfield County's 28 municipal divisions in median household income. Cable's per capita income was identified as below both state and county levels. While its poverty level was identified as slightly lower than the county's level, it was identified as twice the state's level.

Table 5: Median Household Income, Per Capita Income and Poverty Levels for the Town of Cable, Bayfield County and the State of Wisconsin

	Town of Cable	Bayfield County	State of Wisconsin
Median household income ¹	\$27,930	\$28,938	\$42,538
Per capita income ²	\$9,287	\$9,933	\$13,276

¹Wisconsin Department of Development, May 1999 ²U.S. Census Bureau, 1990

Household income. Of the town's 346 households, 35.9 percent report an annual income of over \$25,000, while the remaining households (64.1%) report annual incomes below \$25,000. The table below reports in more detail the average annual income for households in the Town of Cable.

Table 6: Annual Household and Family Income, 1990

Annual Income	Number of Households	Percent of all Households
Less than \$10,000	76	21.9%
\$10,000 to \$14,999	41	11.8%
\$15,000 to \$24,999	105	30.3%
\$25,000 to \$34,999	85	24.6%
\$35,000 to \$44,999	19	5.5%
Over \$45,000	20	5.7%
Total	346	100.0%

Source: U.S. Census Bureau, 1990

EDUCATIONAL ATTAINMENT

The 1990 Census identifies 654 town residents aged 18 and over; and of this age group, 551 (84.3%) have attained at least a high school level education. Table 7 describes in greater detail the level of educational attainment of Cable residents.

Table 7: Educational Attainment of Residents Age 18 and Older, 1990

Highest level of education attained	Number of residents	Percent of residents Age 18 and older	Percent of all Cable residents
Less than 9 th grade education	37	5.7%	4.5%
9 th to 12 th education, no diploma	66	10.0%	8.0%
High school diploma	260	39.8%	31.8%
Some college, no degree	150	22.9%	18.3%
Associate degree	30	4.6%	3.7%
Bachelor's degree	61	9.3%	7.5%
Masters's degree or professional degree	50	7.6%	6.1%

Source: U. S. Census Bureau, 1990

SUMMARY

Overall, the Town of Cable is similar to other rural towns in the northern third of the state having a reasonably stable population, in which the members aged 65 and over and aged 25 to 54 are increasing steadily. Conversely, the town is seeing an overall decline in the number of school-age children. The majority of the town's households are comprised of married couples and married couples with 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. In terms of income, Cable residents are below both state and county levels; however, when compared to all of the municipal units in Bayfield County, Cable falls into the lower range, with only one-third of the town's households having an annual income (in 1990 dollars) of \$25,000 or more.

Note: Some parts of this section contain 2000 Census data. Final 2000 Census data when available will be added as an addendum to the plan.

HOUSING & HOUSING TRENDS

INTRODUCTION

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. The following table details the responses of town residents.

Table 8: 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

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

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.

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. In 2000, the Town of Cable is expected to have 697 housing units, with projections indicating 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.

Table 9: 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 Tahkoda, 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 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. At present, the Town of Cable has no municipal water or sewer system in place. 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.

Proposals for the creation of a sanitary district. 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 would be centered on the site of the former Village of Cable (T43N, R7W, Section 18), which remains as the town most densely inhabited area. The existing systems in the area are 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 town site make 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 Namekagon River and adjoining wetlands have been designated as Outstanding Water Resources by the Wisconsin Department of Natural Resources and require protection from wastewater discharge.

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.

HOUSING TRENDS

As is indicated in the population section of this plan, the Town of Cable is expected to have an increasing population through the year 2020, while at the same time experiencing an increase in housing units. Population is of prime importance in effecting changes in housing; however, demographic changes and economic conditions also impact the construction of new homes and renovation of existing housing stock.

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 site 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.

PROGRAMS, POLICIES & EXISTING LAND RESOURCES AFFECTING HOUSING

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 countywide 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.

State Funded Housing Programs. The State of Wisconsin maintains no housing facilities in the Town of Cable; however, residents of the town and all of Bayfield County who are aged 62 and over can take part in the state funded and Social Service funded Community Options Program (COP). This program does not provide housing but does provide transportation, meals, and in-home health services to the elderly, enabling them to remain in their homes and maintain an independent lifestyle.

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*

TRANSPORTATION SUMMARY

INTRODUCTION

Vehicular (automotive) travel is the predominant mode for both residents and nonresidents of the Town of Cable and throughout Bayfield County. Scheduled air service is not available in Bayfield County and the conversion of railroad corridors throughout the county and region preclude the redevelopment of passenger rail service. The Town of Cable has recently prepared a roadway management plan for all town roads.

ROADWAY CHARACTERISTICS

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. The table below indicates the function classification of Cable's roadway network.

Table 10: 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

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.

INCREASED TRAFFIC VOLUME

The tables on page 16 indicate the rate of traffic increase and the sites of Wisconsin Department of Transportation average daily traffic recording in and around the Cable. As is indicated on the graphs on page 18, sites along US "63" and CTH "M" have demonstrated the most dramatic increase in average daily traffic in southern Bayfield County in the past 30 years.

The increase in traffic throughout southern Bayfield County can be attributed to two main factors. First, in the past 30 years, the residents of Cable and neighboring towns are simply making more car trips for shopping, commuting to work, and for recreation. Secondly is the dramatic rise in vacation homes and increased tourism trade. Individuals and families with seasonal recreational homes are predominantly from out of the area or from out-of-state and therefore increase the incoming and out-going traffic load.

**Table 11: Average Daily Traffic for Southern Bayfield County
Major Roadways, 1966-1997**

	1966	1969	1974	1977	1980	1983	1986	1990	1994	1997
Site 1:	970	850	1500	1500*	1950**	1560	1990+	1990+	2240	3800++
Site 2:	650	770	1480	1770	1930	2320	2100	2320	3300	3000
Site 3:	560^	780^	1990	1140	1170	1540	1600	1790	1790^^	2000
Site 4:	570	540	910	1250	1160	1230	1450	1450	1900	1700
Site 5:	600	420	1140	1330	1400	1430	1780	1540	2300	2300##
Site 6:	95	220	200	410	360	500	400	460	590	530
Site 7:	210	245	480	720	400	610	570	330	660	560
Site 8:	NA	1525	2020	2520	3290	4070	2710	2710#	2800	2800
Site 9:	465	865	1300	2540	2370	2640	1620	1620#	2800	2200
Site 10:	175	385	490	700	750	730	330	550	1100	730
Site 11:	115	310	340	530	370	440	370	400	690	430
Site 12:	125	290	300	250	460	370	340	370	380	380##
Site 13:	465	310	350	800	450	590	660	640	840	530
Site 14:	155	265	440	460	510	290	350	420	750	510
Site 15:	110	190	200	200	170	190	200	220	220^^	170
Site 16:	175	260	320	320	270	360	310	640	360	410

**Table 12: Change in Average Daily Traffic for Southern Bayfield County
Major Roadways, 1966-1997**

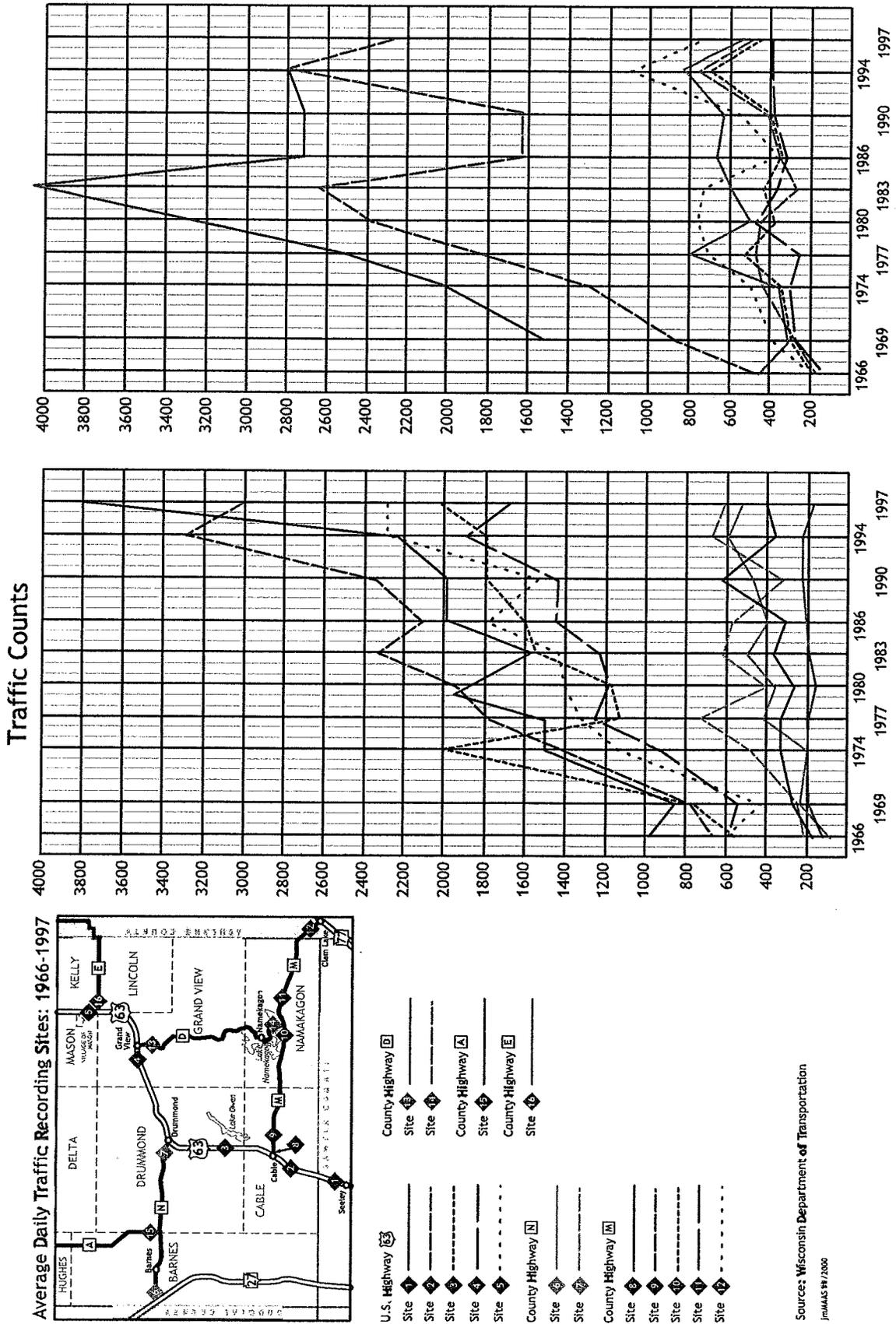
	Net Increase in Average Daily Traffic 1966-1997	Percent Change in Average Daily Traffic 1966-1997
Site 1:	2830	+291.7%
Site 2:	2350	+361.5%
Site 3:	1440	+257.1%
Site 4:	1130	+198.2%
Site 5:	1700	+283.3%
Site 6:	435	+457.8%
Site 7:	350	+166.6%
Site 8:	1275	+83.6%
Site 9:	1735	+373.1%
Site 10:	555	+317.1%
Site 11:	315	+273.9%
Site 12:	255	+204.0%
Site 13:	65	+13.9%
Site 14:	355	+229.0%
Site 15:	60	+54.5%
Site 16:	235	+134.3%

Source: Wisconsin Highway Traffic, Division of Planning & Budget, Wisconsin Department of Transportation, District 8

- Site 1: US 63 just north of Seely, 3 miles south of the Bayfield-Sawyer Co. boundary
- Site 2: US 63 2 ½ miles north of Bayfield-Sawyer Co. boundary
- Site 3: US 63 5 miles north of Cable
- Site 4: US 63 just west of the jct. with CTH "D", just west of Grand View
- Site 5: US 63 just north of the jct. with CTH "E"
- Site 6: CTH "N" just east of STH 27, (Barnes Twp.)
- Site 7: CTH "N" just west of jct. with US 63 just west of Drummond
- Site 8: CTH "M" Pine Street, just east of jct. with US 63 and west of jct. with First Street in downtown Cable
- Site 9: CTH "M" 1 mile east of jct. with US 63 just east of Cable
- Site 10: CTH "M" 10 ½ miles east of Cable, just west of jct. with CTH "D" in Cable Twp.
- Site 11: CTH "M" 1 mile east of jct. with CTH "D" in Cable Twp.
- Site 12: CTH "M" just west of jct. with Ashland CTH "GG" in Clam Lake, just east across the Bayfield-Ashland Co. boundary
- Site 13: CTH "D" just south of jct. with US 63, just south of Grand View
- Site 14: CTH "D" just north of jct. with CTH "M", in Cable Twp.
- Site 15: CTH "A" just north of jct. with CTH "N", on Drummond-Barnes boundary
- Site 16: CTH "E" just east of jct. with US 63, where the towns of Grand View, Lincoln, Mason and Kelly converge

**1974 ADT / **1979 ADT / +1985 ADT / ^^1990 ADT reading / # 1990 ADT / ##1994 ADT / ++1995 ADT
 ^1966 & 1969 ADT readings were taken approx. 3 miles south of the ADT reading site for 1974 through 1997*

Figure 2



Source: Wisconsin Department of Transportation
JRM/MS #1/2000

ROADWAY IMPROVEMENTS

Improvements to the local roadway system are crucial for maintaining an adequate and safe transport system. The table listed below indicates scheduled road improvements in and near the Town of Cable through 2003.

**Table 13: Selected Scheduled Roadway Improvements
in and near the Town of Cable, 2000 to 2003**

Year	Sponsor	Road	Location	Mileage	Type of Improvement
2001	Wisconsin DOT	CTH "D"	Pioneer Rd. to Diamond Lake Rd.	N/A	Reconstruction / resurfacing
2001	Wisconsin DOT	CTH "N"	CTH "A" to US 63	N/A	Reconstruction / resurfacing
2002	Wisconsin DOT	US 63	Drummond to Grand View	10.15 mi.	Reconstruction / resurfacing
2003	Wisconsin DOT	US 63	Grand View north to STH 118	8.63 mi.	Reconstruction / resurfacing
2003	Wisconsin DOT	-----	Long Lake Bridge (Grand View)	N/A	Bridge repair / replacement
2003	Wisconsin DOT	US 63	Cable bridge (2 mi N of cty. line)	N/A	Bridge repair / replacement

Source: Wisconsin Department of Transportation, District 8

AIRPORTS AND AVIATION

The Cable Union Airport located three miles east of USH "63" and one mile south on Telemark Road has served the area for many years. The airport is supported by the Towns of Cable, Namakagon, and Drummond and provides both local lake property owners and area visitors with the excellent facility. The airport is located adjacent to the Telemark Resort that in the past marketed itself as a fly-in resort. The nearest airports providing regular scheduled passenger flights to domestic and international destinations are located in Ironwood, Michigan (limited number of flights), Duluth, Minnesota, and Minneapolis-St. Paul, Minnesota. At present, there are five public and ten private airfields within 30 miles of the Town of Cable. Their general location and present status in listed in the following table.

**Table 14: Ashland, Bayfield and Sawyer County Airfields within
30 Miles of the Town of Cable**

Ashland County Airports/Airfields			
Airfield / Airport	Location	Owner / Operator	Status
JFK Memorial	City of Ashland; T47N, R4W, S. 18.	City of Ashland	Public
Hospital Helipad	City of Ashland; Memorial Hospital	Memorial Hospital	Private, helipad
Glidden Municipal	Jacobs Twp.; T42N, R2W, S. 13.	Town of Jacobs	Public
Clam Lake Airfield	Gordon Twp.; T43N, R4W, S. 32	Don Vecchie	Private
Mellen Municipal	City of Mellen, T44N R2W, S. 5	City of Mellen	Public

Bayfield County Airports/Airfields			
Airfield / Airport	Location	Owner / Operator	Status
Cable Union Airfield	Cable Twp.; T43N, R7W, S. 21	Town of Cable et. al.	Public
Eau Claire Lakes	Barnes Twp.; T45N, R9W, S. 28	Jerry Freirmood	Private
Bayfield County Airfield	Iron River Twp.; T47 N, R9W, S. 2	John Pearson	Public / Private
Bayfield County Hospital	City of Washburn, T49N, R4W, S. 33	Bayfield County Hospital	Private, helipad
Fourmile Creek	Washburn Twp.; T49N, R5W, S. 22	Richard Westling	Private
Batten Lake Owen SPB* Sea plane base	Drummond Twp.	(no owner listed)	Water landing
Sawyer County Airports/Airfields			
Airfield / Airport	Location	Owner / Operator	Status
Sawyer County Airport	Hayward Twp.; T41N, R9W, S. 24	Sawyer County	Public
Rainbow Airport	Ojibwa Twp.; T39N, R6W	Wayne Carpenter	Private (turf strip)
Lake Chippewa Field	Hunter Twp., T40N, R7W	(no owner listed)	Private (turf strip)
Round Lake Seaplane Base	Round Lake Twp.; T41N, R8W	John Frisbe	Private (water landing)

Source: Wisconsin Department of Transportation, Bureau of Aeronautics.

AIRFIELD IMPROVEMENTS

The Wisconsin Department of Transportation's Bureau of Aeronautics Five-Year Airport Improvement Program released in March 2000 identifies improvement for 2 of the 15 airfields within 30 miles of the Town of Cable. These improvements are listed in the following table.

Table 15: Airport Improvements

Airport / Location	Type of Improvement	Scheduled date of improvement	Cost
JFK Memorial Airport City of Ashland (Ashland County)	Additional 400 ft. of runway, taxiway, and apron	2000-2001	\$450,000
Sawyer County Airport Town of Hayward (Sawyer County)	Resurface entrance road and parking lot; Land reimbursement; Reconstruction of runway, taxiway, apron; grading for apron drainage and building area	2000-2001	\$1,820,000

Wisconsin Department of Transportation's Bureau of Aeronautics Five-Year Airport Improvement Program, March 2000.

LAND USE SUMMARY

INTRODUCTION

Land use activity is the product of the natural (physical) and cultural (human) activity on the landscape. The prime concern of land use planning is to understand this relationship by examining the past trends, present conditions, and future uses and proposals for use. Appropriate land use planning decisions should be based upon a sound understanding of past, present, and future trends for the maximum benefit to the community, protection of natural resources, and maintaining the unique character of the Town of Cable.

EXISTING LAND USE

The Town of Cable incorporates approximately 46,125 gross acres of land that is about 5 percent of Bayfield County's total land base. Forestry is the dominant land use as shown in Figure 3, page 22. Primary residential acres exist around the lakes, within and near to the built up town site in section 18. Other residential areas are located in existing developments such as Telemark and Wilde River.

Major business commercial exists within the downtown retail core, along USH 63 south, and CTH M east. The activity of development in the town has continued to increase. Land use permits issued in the town increased from 25 per year in 1990 to over 50 in 2000 as the demand for rural real estate continues to increase.

LAND OWNERSHIP

Almost 19 percent of the town is in public ownership that includes federal, state, county, and town lands (Table 16). Another 31.5 percent as shown in Figure 4, page 23 (Town of Cable Land Ownership) is in either industrial forest or corporate holdings which when combined with public lands is 50 percent of the town lands.

Table 16: 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	.9%

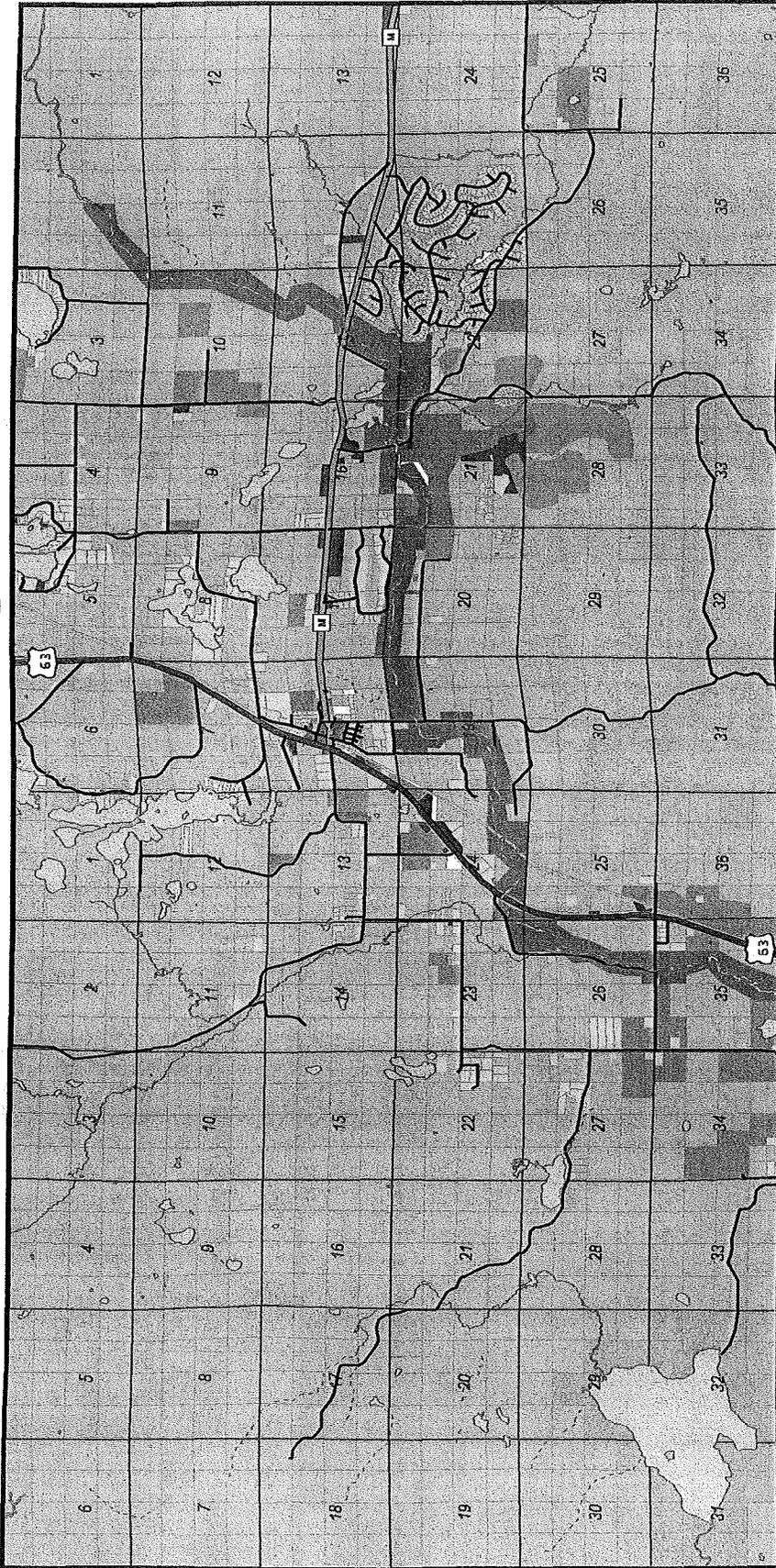
Industrial Forest	3,788	8.2%
Corporate Holdings	10,754	23.3%

Managed Forest Crop/Woodland Tax Lands

Of the 81 percent of lands in private ownership, over 5,700 acres or about 12.5 percent of the total private lands are enrolled in managed forest programs.

Town of Cable Existing Land Use

Figure 3



1:80000

Land Use Class

- Residential
- Commercial
- Mixed Use Residential / Commercial
- Agricultural
- Forestry
- Recreation / Open Space
- Industrial

Public Ownership

- Federal
- State
- County
- Other

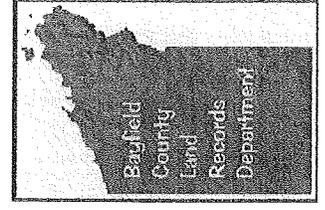
- Federal Highway
- State Highway
- County Road
- Town Road

- Stream
- Lake



Town of Cable	Town of Lincoln	Town of Marshfield	Town of Monticello	Town of Neff	Town of Northport	Town of Okauchee	Town of Parkersburg	Town of Ripley	Town of Siren	Town of Spring Lake	Town of Sun Prairie	Town of Verona	Town of Wisconsin Dells	Town of Wood County
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This map is designed to depict the existing land use for the Town of Cable. Land use data was compiled and provided by the Town of Cable Land Use Planning Committee.



TAX PARCEL TRENDS

Property in the Town of Cable as assessed by land classification is shown on Table 17 and Figures 5 and 6, pages 26-27.

The most dramatic change has occurred in residential parcels. From 1988 to 2001, the total number of parcels increased by 184 while the average parcel size also increased from 1.13 acres in 1988 to 1.6 acres in 2001.

The total value of all residential parcels increased by \$10.5 million over the same period. The increase in values has occurred both within shoreland development and off-lake.

Commercial parcels increased by 34 in the same 13-year period but have shown a decrease in total value from 1998 to 2001. At the present, there are no assessed manufacturing lands within the town.

Both agricultural and forest lands have shown declines in both the number of assessed parcels and total value with the most dramatic change occurring in agricultural lands. Between 1988 and 2001, assessed agricultural lands decreased in acres by 321 and in total value by \$362,800.

Assessed forest lands have remained relatively stable but a reassessment of town properties would more than likely show a substantial increase based on recent land value increases.

Table 17: Assessment by Land Classification, 1988-2001

A - RESIDENTIAL	1988	1998	2001
Total Parcels	1,168	1,267	1,352
Improved Parcels	566	650	682
Land Value	\$4,972,000	\$6,716,500	\$6,991,600
Improved Value	\$21,160,900	\$27,741,500	\$29,677,600
Total Value	\$26,132,900	\$34,458,000	\$36,669,200
Total Acres	1,322	1,843	2,159
Average Parcel Size	1.13	1.45	1.60

B - COMMERCIAL / MERCANTILE	1988	1998	2001
Total Parcels	140	171	174
Improved Parcels	87	119	120
Land Value	\$1,433,500	\$1,534,700	\$1,539,600
Improved Value	\$6,267,400	\$7,503,500	\$6,935,300
Total Value	\$7,700,900	\$9,038,200	\$8,474,900
Total Acres	431	504	501

C - MANUFACTURING	1988	1998	2001
Total Parcels	3	0	0
Improved Parcels	2	0	0
Land Value	\$13,500	\$0	\$0
Improved Value	\$76,600	\$0	\$0
Total Value	\$90,100	\$0	\$0
Total Acres	7	0	0

D - AGRICULTURAL	1988	1998	2001
Total Parcels	95	105	103
Improved Parcels	6	0	0
Land Value	\$486,700	\$304,000	\$291,400
Improved Value	\$167,500	\$0	\$0
Total Value	\$654,200	\$304,000	\$291,400
Total Acres	1701	1,433	1,380

E - SWAMP & WASTE	1988	1998	2001
Total Parcels	111	167	168
Improved Parcels	0	0	0
Land Value	\$84,900	\$44,330	\$44,300
Improved Value	\$0	\$0	\$0
Total Value	\$84,900	\$44,300	\$44,300
Total Acres	1,685	2,049	2,050

F - FOREST LANDS**	1988	1998	2001
Total Parcels	916	817	908
Improved Parcels	3	0	0
Land Value	\$6,554,000	\$5,730,000	\$5,896,800
Improved Value	\$19,000	\$0	\$0
Total Value	\$6,563,000	\$5,730,000	\$5,896,800
Total Acres	24,499	23,236	24,132

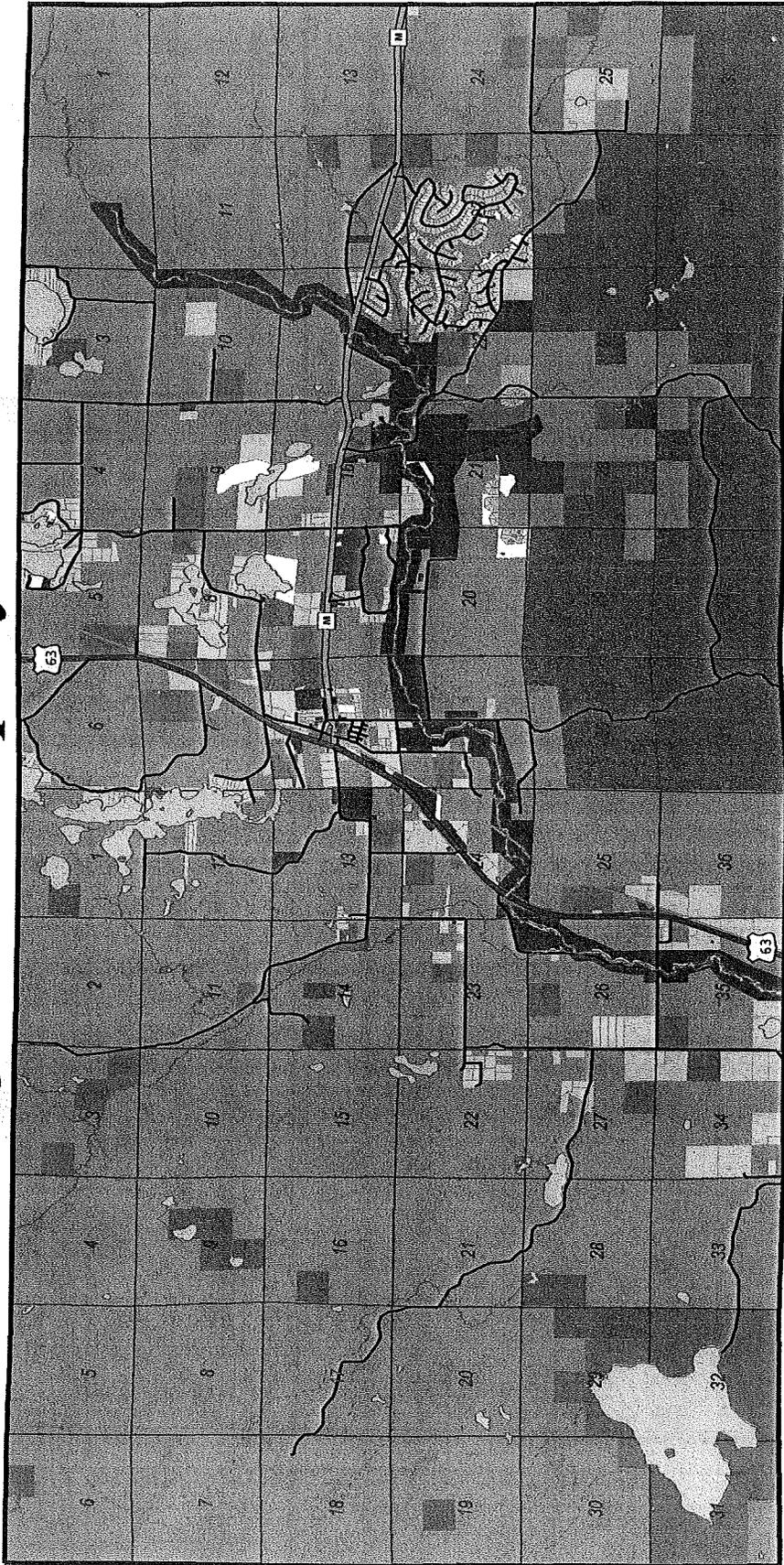
Source: Bayfield County Statistical Report of Property Values, 1988, 1998, 2001

EXISTING ZONING USE

Bayfield County adopted zoning in the early 1970s with all unincorporated towns adopting county zoning by 1991. Zoning, in broad terms, is intended to provide a level of equitable land use control and a public hearing process for proposed land use changes. As is illustrated in the existing zoning map in the town, the majority of the town falls into the F-1 (Forestry) designation. The lake areas contain a mix of residential (R-1 and R-2) and the RRB (Residential/Recreation Business) designations. Existing commercial zones are along USH 63 and CTH M. A small industrial zone is located south on USH 63. The large subdivisions of Telemark and Wilde River are in the RRB districts (Figure 7, page 28).

Figure 5

Town of Cable Property Tax Class



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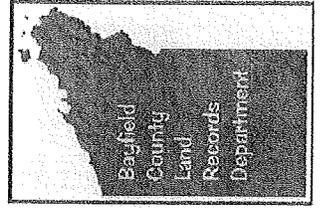
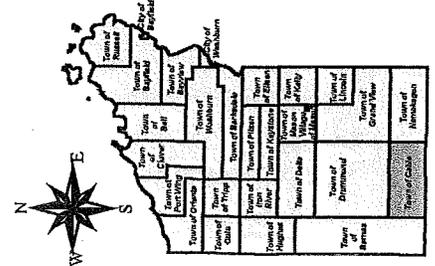


This map is designed to depict the general property tax class patterns of the town. April 4, 2008 property tax data courtesy of the Bayfield County Land Information Office.

- Federal Highway
- State Highway
- County Road
- Town Road
- Stream
- Lake

Property Tax Classification

- | | | | |
|--|--------------------------|--|---------------|
| | Agriculture | | Exempt |
| | Agriculture / Forest | | Federal |
| | Forest | | State |
| | Residential | | County |
| | Residential / Commercial | | Other |
| | Commercial | | County Forest |
| | Swamp & Waste | | |

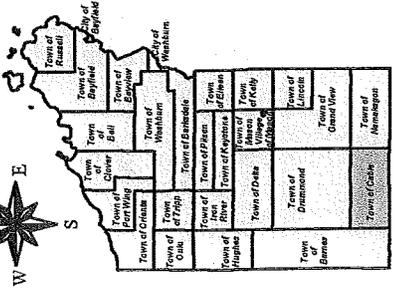


Town of Cable Zoning

Figure 7



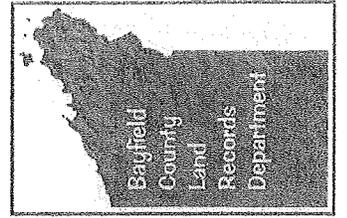
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- ### Zoning Districts
- Commercial
 - Agricultural
 - Residential 1
 - Residential 2
 - Residential - Recreational Business
 - Forestry 1
 - Forestry 2
 - Industrial
 - Conservency

This map is designed to depict the County Zoning Districts for the Town of Cable. Zoning district data was compiled and provided by the Bayfield County Land Information Office.

- Federal Highway
- State Highway
- County Road
- Town Road
- Stream
- Lake



PHYSICAL CHARACTERISTICS

LOCATION

The Town of Cable, Bayfield County, 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.

PHYSIOGRAPHY

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

CLIMATE

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

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

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

GEOLOGY

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

SOILS

The soils of Cable are upland and outwash types from glacial drift and are acidic in nature.

The chemical constituents of the surface and ground waters are reflections of the soil type of a particular region. Cable's waters tend to be acid, 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 iron 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 (see Figure 8, page 32). The total miles of lake shoreline are 25 miles with 6 miles in public ownership. Lakes Rosa, Owen and Tahkodah are only partially in the Town of Cable.

Water Quality. The chemical quality of water in streams and lakes in the county is generally very good. The lakes of Wisconsin and Bayfield County fall into four main types when classified by water source and chemistry; hard water drainage, soft water drainage, hard water seepage, and soft water seepage lakes. The other minor types of lakes include acid bog lakes, alkaline bog

lakes, and spring ponds. In terms of surface acreage, the most common type in the town is the soft water drainage lake, including Totgatic and Cable Lakes.

Groundwater Quality. Large supplies of good quality ground water are available in most of the St. Croix Basin, including the Town of Cable. Area differences in ground water 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 iron concentrations. Water from the deeper sandstone aquifers is slightly more mineralized as opposed to the surficial sand and gravel acquirers. 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.

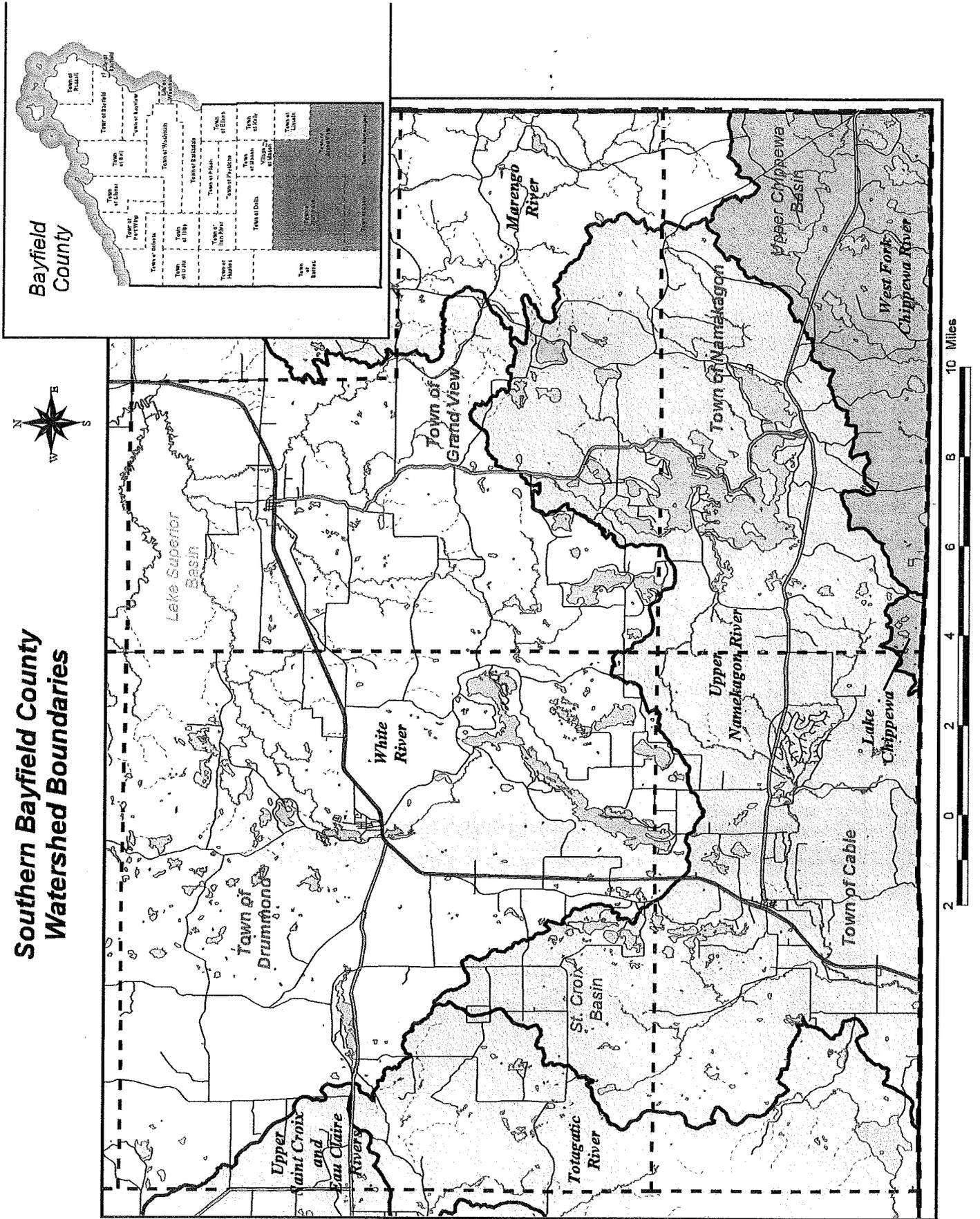
Wetland Resources. The Wisconsin Wetland Inventory is available for Bayfield County and estimates that about 7,526 acres of all types of wetlands exist in the Town of Cable This is about 16 percent of the town's area. Wetlands in Bayfield County are mapped at two acres and greater in size.

Wetlands serve several important environmental functions including flood control, water quality improvement, and groundwater recharge as well as providing habitat for fish and wildlife. Figure 9, page 33, delineates wetlands two acres and over mapped by the Wisconsin Department of Natural Resources (DNR) on its digital Wisconsin Wetland Inventory Maps and may not reflect all areas considered wetlands by the United States Department of Agriculture (USDA) or the U.S. Army Corps of Engineers.

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 (Figure 10, page 34). The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The Corps of Engineers has authority over the placement of fill materials in all shoreland wetlands. And, after the recent enactment of Wisconsin Act 6, the Wisconsin Department of Natural Resources has regulatory authority over non-shoreland wetlands. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization. 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.

Figure 8

Southern Bayfield County Watershed Boundaries



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

**ISSUES AND GOAL
DEVELOPMENT**

ISSUES AND GOAL DEVELOPMENT

The planning process involved an extensive public input element that included a community planning survey that was mailed to all property owners in the town and two public input and information meetings. The survey return was approximately 40 percent which included over 40 pages of open ended question responses.

GOAL DEVELOPMENT

The preceding sections have, through public consensus, identified citizen and local official concerns related to land use planning issues in the town. This section sets forth those goal, objective, and action statements necessary to effect the desired change. The following sections will describe in detail those policy considerations that are to be undertaken. Because this is a dynamic process, it will be possible to make additions to this plan whenever necessary to meet new or expanding issues.

Based on the community survey, public input, and planning committee contributions, the following goal, objective, and action statements were developed and used to assist the land use planning committee in developing recommendations.

1. GOAL: Minimize land use conflicts within the Town of Cable.

Objective: Guide residential, commercial, business/technology and other development into appropriate areas of the township.

Action: Encourage and promote new commercial developments to locate in or near the existing downtown Cable retail core to create a distinct community rather than conventional strip highway development.

Action: Encourage infill of new residential development into the proposed sanitary district service area.

Action: Encourage infill of residential development into existing large scale subdivisions such as Wilde River and Telemark.

2. GOAL: Protect and maintain the environmental quality and scenic beauty of the Town of Cable.

Objective: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.

Action: Address lakeshore development issues with an emphasis on preventing overcrowding which could diminish property values and the environmental

quality of the township's surface water resources and to promote the highest possible protection to sensitive lakeshore, river, and wetland areas.

Action: Protect the township's surface water quality by working to restrict the siting of commercial and residential developments in areas that would adversely affect the water resources.

Action: Encourage periodic checks of septic systems within the township to minimize adverse impacts on the township's water quality and reduce potential contamination.

3. GOAL: Provide better public communication on Town of Cable issues.

Action: Develop an informational pamphlet to inform property owners about township resources, services, and best use practices for maintaining the Town of Cable's character. *

**Information pamphlet could be used as an introductory "summary" of township resources, services, and policies as well as listing relevant contacts and agencies to answer specific landowner and homeowner questions. Subjects to be considered may include the following examples:*

- ◆ Information on use of yard fertilizers and their impacts on lakes / water quality
- ◆ County shoreline building setback requirements
- ◆ Septic system requirements and recommendations
- ◆ Boat use and boating regulations for township lakes
- ◆ Map of lakes illustrating "no wake" or "slow" areas
- ◆ Brief description of zoning ordinances
- ◆ Regulations and "code of conduct" for motorized recreational vehicle use
- ◆ Outdoor shoreland lighting recommendations
- ◆ Local emergency contact numbers including: fire, ambulance & police
- ◆ Other community services: recycling, garbage service, etc.
- ◆ Summary of "best management practices" for maintaining the township resources

4. GOAL: Maintain and improve the visual aesthetics and rural "northwoods" character of the Town of Cable.

Objective: Work to avoid the visual discord that results from poor design, management, and maintenance of buildings, structures, and other developments in the township.

- Action: Establish a set of recommended design standards for commercial signage, lighting and building developments that fit the desired aesthetic goals of the township.
- Action: Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another.
- Action: Establish guidelines for Planned Unit Developments, subdivisions, condominiums, clustered developments, and apartments so that demand for housing can be met without diminishing the quality and character of the township.
- Action: Establish rules for siting of trailers and mobile home parks in the township and establish design standards for such development.
- Action: Assess the need to establish a larger minimum lot size in rural areas of the town in an effort to control development density.

5. GOAL: Promote interaction and cooperation with adjoining and concurrent governmental jurisdictions for short-term and long-term planning.

- Action: Coordinate with Bayfield County Zoning for enforcement of local and county regulations within the township and participate in conditional use permit review to ensure the townships goals are adhered to.
- Action: Increase cooperation in planning for facilities, services, and land use policies with adjoining townships for maximum efficiency, cost reduction, and regional development consistency.
- Action: Encourage increased communication with the Bayfield County Forestry Department and WI Department of Natural Resources and National Park Service for land management and recreational use policies.
- Action: Participate with Bayfield County in development and review of the County Land Use Plan.

6. GOAL: Provide a variety of recreational opportunities and amenities to residents and visitors.

Objective: Promote appropriate and balanced usage of the township's recreational resources.

- Action: Assess the need for or revision of a township ordinance for the use of motorized recreational use (personal watercraft, ATVs, snowmobiles, water skiing) to reduce conflicts with non-motorized and other recreational uses.

Action: Continue development of town recreation facilities based on the demand for new facilities.

7. GOAL: Ensure an effective and continued public-input based land use planning process.

Action: Encourage public participation in land use planning and decision making in the Town of Cable.

Action: Provide informational public input sessions on land use planning and land use decisions so decisions reflect the best interest and will of the public.

Action: Provide continual public review and public-based amendatory process to the land use plan.

RECOMMENDATIONS

RECOMMENDATIONS

GENERAL GUIDELINES

This land use guide should be revisited and reviewed periodically if local growth trends change dramatically. It is important that this guide be integrated and used in conjunction with background information and recommendations contained in the plan document.

The future of maintaining a “northwoods” character for the Town of Cable, providing for an in-town compact business district with room for expansion, and protecting the lake and river systems from over development are all components of a guide for the Town of Cable’s future land use.

It is important to remember Cable is a rural “northwoods” town with a diverse landscape rich in history and endowed with vast natural resources. Maintaining this rural “northwoods” character is an important element of this plan. In conjunction with the public land, privately owned farm, forest, and open space lands are positive financial contributors to the local tax base. While typically these lands may generate less revenue than shoreland residential land, they also require little public infrastructure. The economic contributions inherent with agricultural or timber production provide jobs and a support system. Furthermore, the working landscape instills positive values that are hard to quantify, including quality of life, cultural heritage, wildlife habitat, water quality, and open space protections.

Growth is inevitable and important for the Town of Cable. But if it is not balanced and sensible, the town will ultimately lose intrinsic values.

A generalized land use plan for the Town of Cable is presented in the following narrative and the accompanying map. The plan identifies various land use categories, each with different land use/development objectives. In summary, it:

- Directs development away from sensitive environmental areas.
- Protects and maintains the Town of Cable’s natural resources, especially wetlands, surface waters, and forests.
- Provides for the continuance of active agricultural and forestry uses.
- Maintains rural and open landscape character, particularly by avoiding high-density development in areas other than those already established.
- Disallows retail sprawl beyond established or planned business areas.
- Recommends new commercial development be encouraged to build within the sanitary district service area.
- Business park development should be confined to industrial park areas south on USH 63.

PROPOSED LAND USE MANAGEMENT CRITERIA

Downtown Commercial

The Town of Cable has the opportunity to maintain and expand a distinct downtown retail service district that provides convenient pedestrian access to most businesses as well as community facilities. This area will be served by a sanitary district and can provide a unique “northwoods” architectural theme.

The district features prime USH 63 and CTH M access and has remained in a compact physical form.

The adoption and implementation of architectural and site design standards reflecting a “northwoods” character is important in maintaining a ‘northwoods’ image for the community. The following are examples of commercial design standards for building architecture:

- No one architectural style is required if the design falls with these guidelines.
- The *architectural character* should be rustic or present an “old style” northwoods appearance vs. a “modern” urban appearance.
- The building colors should be earthtoned. *These include muted browns, grays, dark green, terracotta, and other colors deemed appropriate by a design review committee.*
- Natural building materials should be used as façade and trim. These include natural fieldstone, brick, knotty pine, full or partial log, or wooden clapboard siding.
- Architecture details incorporated into the building’s design should be appropriate to Cable’s past and be constructed of wood, stone, or other natural materials.
- “Franchise” architecture is not acceptable to Cable’s “northwoods” design.
- Acceptable roof colors are darker earthtones unless made of natural wood shingle materials. Roofs may be of any material but designed with consideration to ice/snow fallout and pedestrian safety.
- Gas station canopies should use earthtone colored facades or incorporate natural wood or stone materials in their design.
- Flat rooflines or square type building outlines give the image of a “big box” and are not in keeping with Cable’s “northwoods” character. Gabled or gambrel roofs, rooflines with a “broken” visual character using peaks, eaves, dormers, or changes in rooflines between building sections are desirable.

Highway Commercial

The area along USH 63 both north and south from Cable and east on CTH M has the potential to become a strip highway commercial zone of development.

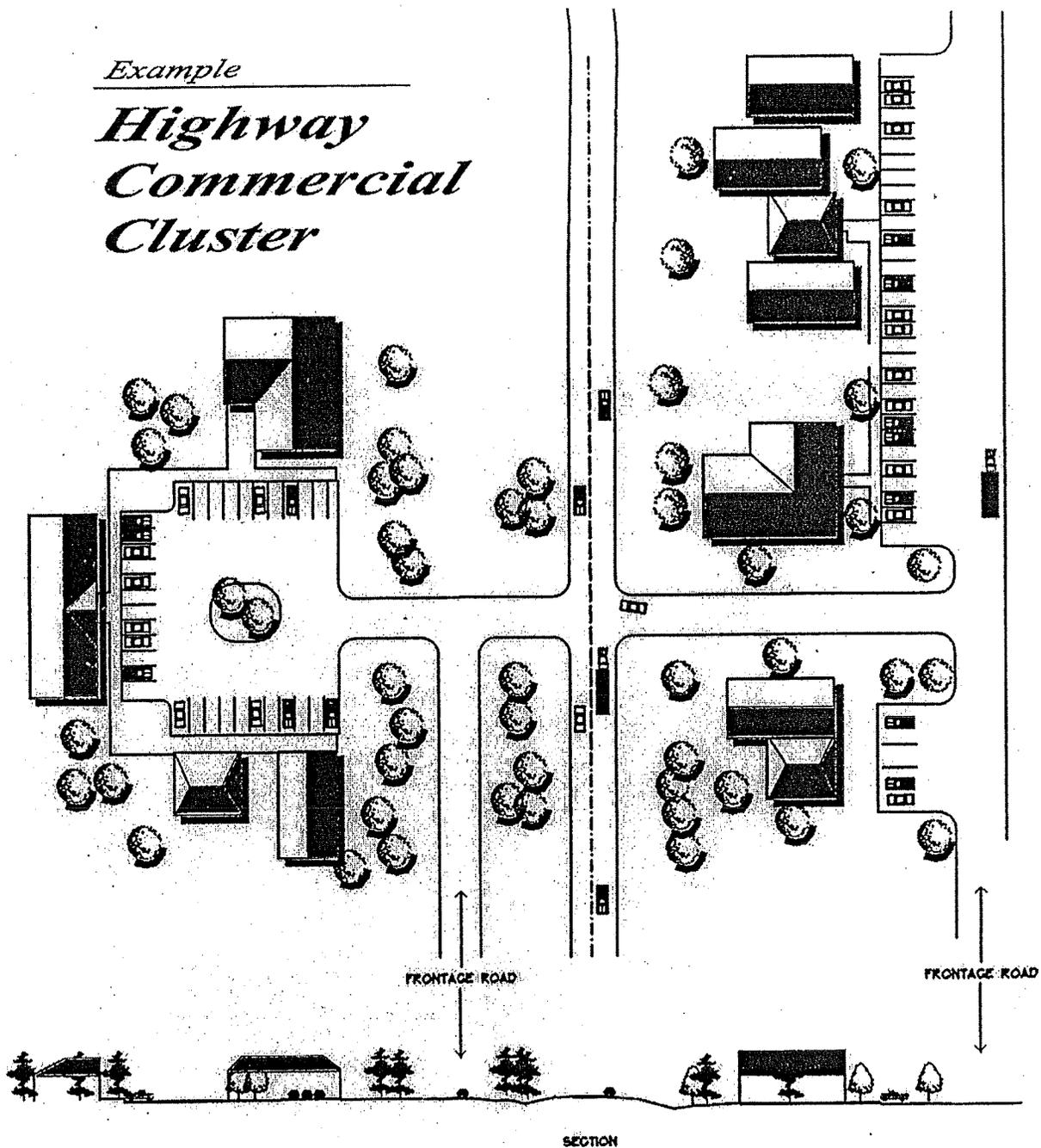
This area would lend itself to a "clustered" commercial district with commercial cluster set off the highway with highway access and separation by natural plantings and district "northwoods" landscaping. This would require a new zone district – C-2 with accompanying property development standards.

Property and site design standards can be developed and adopted. The following are examples for highway commercial development site design:

- As a minimum, a green space buffer of 20 percent of the total developed area is required when parking is at the back of the building. However, when parking is between the building and the highway, it will require a minimum of 30 percent of green space to reduce an "urban" strip development appearance. The development has the choice of:
 1. Development with parking lot(s) located to the building's rear and side yard(s) is most desirable. For design purposes, such development may be located the minimum allowable setback (distance) from the highway with a minimum of 20 percent green space provided, evenly distributed in the developed portion of the parcel, and landscaping maintained to the building's front, rear, and side yards.
 2. Development with parking lot(s) located between the building and the highway will require more green space and heavier landscaping located between the highway and the parking lot(s). As much as 20 percent of the required 30 percent minimum green space will be needed between the parking lot(s) and the highway to soften the visual impact of the parking lot(s) viewed from the highway.
- Roadside trees are very important to "northwoods" character and their removal must be absolutely minimized and supported by clear justification.

The following figure is one example of commercial development that could occur along USH 63. This cluster commercial would utilize a simple access road with common parking either in front or at the rear of the business. Ample room for landscaping or retaining existing natural vegetation is imported along with a coordinated sign graphics package for each business cluster.

Figure 11



Business/Technology District

Land should be identified for location of a business – technology park. This site would not be suited to conventional industrial development but should provide highway access and have enough room for expansion. The planning committee recommends a general location south of the USH 63 and CTH M intersection where a manufacturing facility was located and near a private fuel-distributing center.

Shoreland Residential

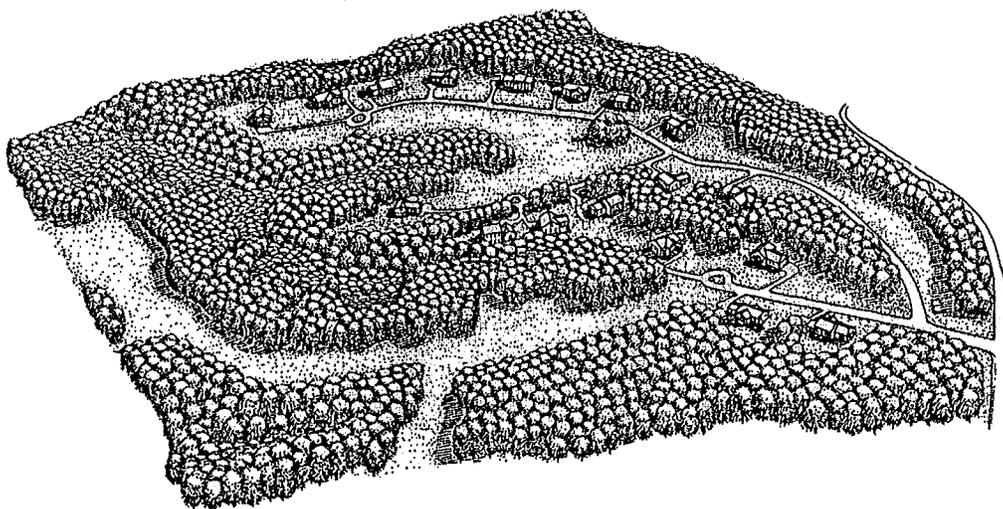
These areas consist of the shorelands adjacent to lakes, rivers, and streams in the Town of Cable. Many of the shorelands are significantly developed with both full-time and seasonal residents. Further residential development is regulated by the lakes and rivers classification development standards and accompanying shoreland ordinances administered by Bayfield County.

Rural Forested Residential/Open Areas

These areas include the lands without lake or river frontage and have experienced substantial increases in land values over the past several years. Rural residential activity has been significant as the off-lake property becomes more in demand for year-round and seasonal use. This includes marginal or abandoned farmlands that have become attractive for rural residences and private forested areas both of which may provide significant views.

- Maintain the overall rural open space/forested character of this region at a development density less than adjoining shorelands. This may be accomplished by establishing a minimum parcel size larger than what the existing zoning district allows. The existing minimum parcel size in the forestry and the agricultural zones is four and half acres.
- Promote low-density residential parcels with incentives for higher densities using cluster or conservation subdivision provisions.

Conservation subdivision provisions are a variation of cluster or planned unit development that refers to an array of tools and techniques. They are implemented through existing zoning for the preservation of open space and natural character in rural areas while allowing for residential development. Sometimes called rural clustering, conservation subdivisions require dwelling units be clustered or grouped on a select area of the parcel, leaving a significant portion of the parcel as dedicated open space. In this case an incentive is proposed that would allow, for example, a maximum number of parcels per quarter/quarter section (approximately 40 acres) with an open space deed restriction of 50 percent over the entire 40-acre parcel. The following graphic is an example of a conservation subdivision on a 40-acre parcel.



Conservation subdivisions use a variety of land use tools and techniques. Larger setback provisions, buffering and screening, and dedicated open space provisions can be used to screen dwelling units from roadways. Restricting the location of rural cluster development projects, establishing minimum and maximum project size, limiting development density, and regulating lot area dimensions and clustering of dwelling units ensure that development is consistent with maintaining the rural character.

- Discourage retail activity except for uses that are compatible with lower density residential development such as home businesses.
- Protect the integrity of wetlands, woodlands, and other natural features located within these regions.
- Promote and encourage private woodland management practices that help maintain the rural open space/forested character.
- Maintain existing agricultural land use as an important part of the rural and open space character.

Forest Areas

Existing private forest lands including properties enrolled in the forest crop law should be encouraged to be maintained for multiple use forest management practices.

Agricultural/Open Areas

These areas are located primarily in the southern portion of the town. Planning for this area should provide for protection of agricultural lands and for agricultural/open land residential development.

- 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.

Planned Unit Developments

There are several large scale residential and seasonal developments that can be classified as planned unit developments and include Telemark, Wilde River, and the Lake Owen condominiums. Development densities have been established with dedicated or recognized open space and areas set aside for recreational use. New residential development should be guided into these large existing subdivisions that have a high percentage of undeveloped parcels.

Recreational/Special Use Areas

These public facilities include the Cable recreational area on Sunset Road west of USH 63, the Cable Community Center on CTH M, the Cable Gun Club on McNaught Road and the Birkebeiner ski trail. The town also maintains boat accesses on Cable Lake, Perry Lake, and Lake Tahkodah. These facilities should be maintained for public recreational use.

In-Town Residential

This residential area is within section 18 of the former Village of Cable and is primarily the area that is in the Cable sanitary district. This area consists of smaller minimum parcel size and reflects a higher density of residential development. New residential of mixed densities should be guided into this district as higher housing densities can be accommodated by the sanitary district.

IMPLEMENTATION TOOLS

The future character of the Town of Cable and quality of life for its residents will be strongly shaped by land use choices and decisions. This plan is intended as a guide for the individuals and town and county government who will be faced with the land use choices and making the decisions. To move towards the vision, strategy, tactic and goals laid out in this plan, it is essential that the plan be understood and used by residents, the Cable Town Board, and the Bayfield County Board and Zoning Committee. It is also essential that the plan be treated as a living, dynamic document and reviewed and modified as needed to address changing conditions in the town and adjacent towns.

To implement this plan fully, the following areas of concern will all need to be addressed:

Citizen Awareness and Participation. A committee of dedicated interested citizens has developed this plan. The entire community in the town needs to be aware of the plan, to understand it, and to support it. Copies of the plan should be available to current town residents and to new residents when they move into the town. Also, it is recommended that periodically a town newsletter could be sent out, which could contain information on land use related issues and other topics. Information can also be placed on a town web site.

Developer Awareness. Potential developers in the town need to be aware of the plan and its intent. Creative development practices that will help preserve the town's "northwoods" rural/residential character need to be encouraged through education and supported by regulations at the town and county level.

Town Decision Making. It is recommend that the town board adopt this plan, and town board members need to be educated on the details of the plan. The town board should actively use the plan as a guide for decisions at the town level. The zoning committee seeks input from the town board on land use issues requiring rezoning or conditional or special use permits. Town input is influential in these cases and input that evaluates a proposed land use in terms of a land use plan is highly regarded.

Town Planning Committee. It is recommended that the town appoint a standing planning committee, representing a cross section of the community, to review development proposals in terms of the plan. The committee would review development proposals in detail and offer constructive suggestions to help proposals serve the intent of the plan. This committee would also serve to update the plan as needed to ensure that it reflects the vision and desires of the town's citizens.

Town Ordinance Adoption. The town is subject to the Bayfield County Shoreland Zoning Ordinance but has adopted its own ordinances to regulate land use in the town.

County Land Use Planning. It is essential that the Bayfield County "Smart Growth" Comprehensive Plan reflects and includes the recommendations in the Town of Cable Land Use Plan.

TOOLS TO PROTECT LAND FROM FRAGMENTATION

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today landowners, non-profits, and local governments have a variety of tools to protect habitat across the landscape.

TOOLS FOR PUBLIC CONSERVATION

Direct Purchase. Buying land and setting it aside protects unique sites and benefits recreation; but isolated nature preserves do not address fragmentation. Land acquisition remains important for critical areas, but direct purchase needs to be supplemented with other forms of land protection to connect the lands in between public lands.

Purchase of Development Rights. A PDR program takes a market approach to land protection. State or local governments can set up a program to buy the right to develop a parcel and retire that right. The landowner gets paid cash compensation for the value of the development rights and continues to live on the land as before.

Transfer of Development Rights. A technique for guiding growth away from sensitive resources and toward areas that can handle it through the transfer of development rights from one area to another.

Temporary Moratorium. A moratorium is a growth control measure that temporarily suspends development or subdivision for up to two years. Moratoria are extreme actions and can only be used to give local governments a chance to plan or prepare stronger land use regulations.

Zoning. Environmental zoning can play a critical role to prevent fragmentation. Regulations can cover a broad area relatively cheaply and quickly; however, zoning is changeable and can be revoked in the future. Zoning should be used in combination with other tools.

- ◆ Preservation overlay zoning – Overlay zoning matches the boundaries of an ecological area and imposes strict regulation only in the most ecologically sensitive region. Landowners outside the overlay area are not subject to extra restrictions, making such zoning more politically acceptable. Overlay zoning is ideal for conservation since it is tailored to fit each individual landscape.
- ◆ Large lot zoning – Large lot zoning requires a minimum lot size, typically 10, 15 or 35 acres. It has been commonly used in Wisconsin to protect open space and agricultural land and can limit intensive development and parcelization. However, large lot zoning only changes the *density* of development—it still allows fragmentation and cannot prevent building in ecologically sensitive areas. Large lot requirements can also backfire and encourage sprawl.

TOOLS FOR THE PRIVATE LANDOWNER

Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowners incentives to protect natural areas on their property and can offer permanent and parcel-specific protection.

Conservation Easements. Conservation easements allow landowners to protect land permanently and also maintain ownership. Easements generally restrict development, mining, and clearcutting and do not open the land to the public. Conservation easements are flexible documents tailored to unique site conditions and adapted to landowners' goals and wishes. Extra building sites can be reserved for the landowner's family in the future. Donations of easements also qualify landowners for an income tax deduction and may lower property and estate taxes as well. Conservation easements protect land "in perpetuity". The restrictions apply to all future owners and a designated land trust monitors and enforces the terms of the easement.

Land Management Contracts. Tax incentive-based land management contracts, like Wisconsin's Managed Forest Law, offer important temporary protection. These 15, 25 and even 50-year contracts protect forest land and open space from development and subdivision. The contracts "run with the land" and apply to future landowners until the term expires. Land management contracts delay development and shift it away from prime habitat for now.

Conservation Buyers. A conservation buyer is any private buyer interested in owning natural areas for hiking, bird watching, hunting, fishing, or other quiet enjoyment. The conservation buyer provides funds to purchase a property and typically accepts placing a conservation easement on the land. Conservation buyers also act as stewards of the property. Locating potential buyers can be difficult, but a conservation-minded real estate broker can help match buyers with ecologically sensitive land.

Bargain-sales, Donations and Bequests. Landowners can donate property during their lifetime or leave the property for conservation by will. A bargain sale is another popular option since it provides the landowner with direct income and a tax deduction as a charitable gift for the amount

of the discount if the sale is made to the government or to a qualified non-profit group. A bargain sale makes the land more affordable, thus making it more likely to be protected.

Reserved Life Estates. A reserved life estate allows private landowners to donate their land but still live on it. The land belongs to the conservation organization, but landowners reserve the right to live on the property for the rest of their lifetime and receive tax benefits from the land donation.

RECOMMENDED TOWN OF CABLE ACTIONS

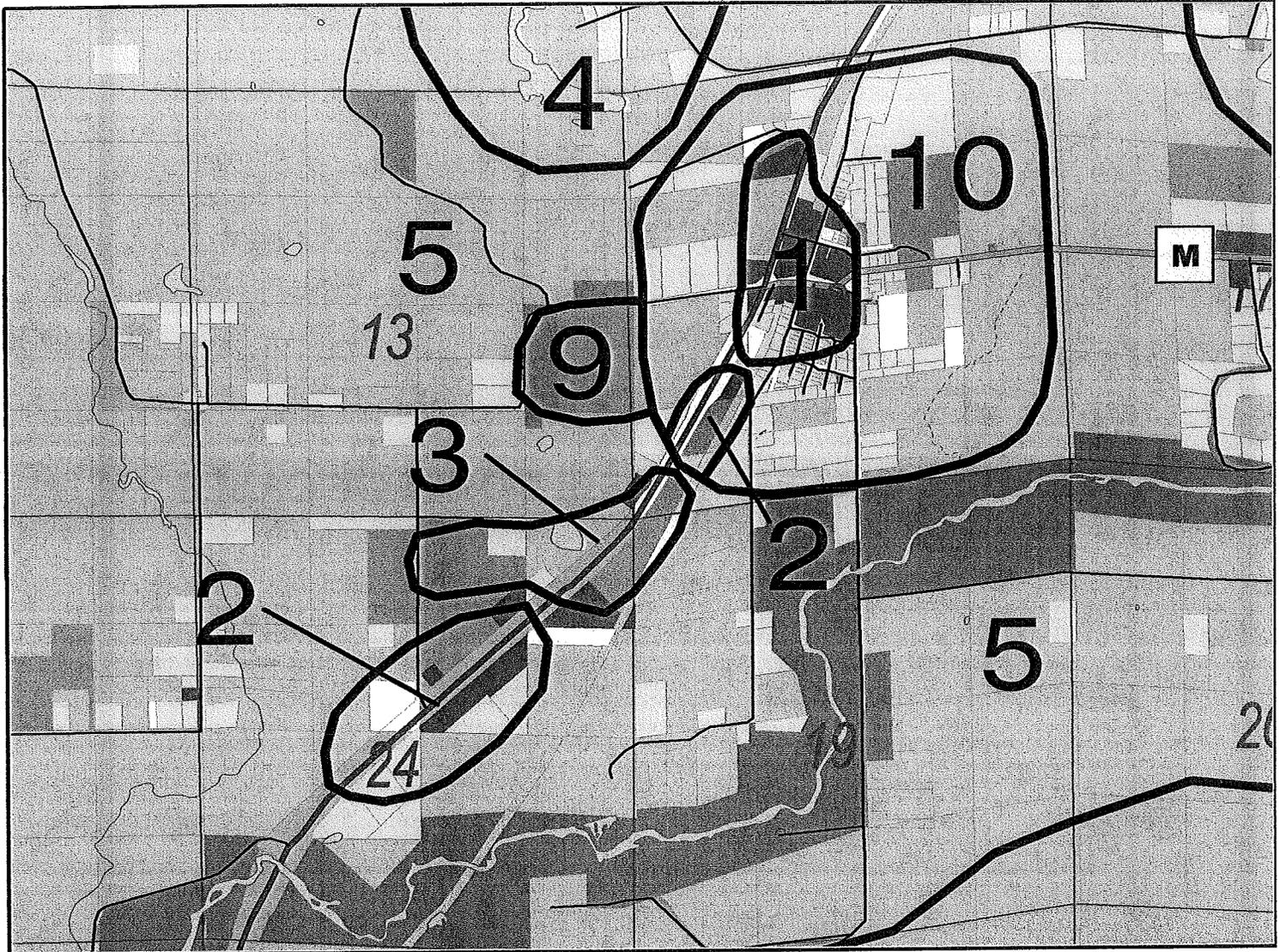
This plan and its recommendations along with the Land Use Plan Map (Figures 12 and 13, pages 50 and 51) are intended to assist local officials and town residents in land development and management issues. Foremost, its purpose is to provide a framework for updating or modifying the town's zoning ordinance and the zoning district map and direct growth to appropriate areas within the town.

Appendix A, B & C are provided as reference material only.

This plan should be reviewed periodically (at least every five years) in order to maintain its usefulness as a "current" document and provides the town board with a statutory basis for town development policy(s). The following steps are suggested as how the town should now begin to proceed in order to carry out this plan:

- Adopt the accompanying land use plan and its recommendations recognizing the goals, objectives, and action statements as overriding planning guidelines.
- Authorize a standing land use planning committee to advise and provide information to the town board regarding land use issues.
- Coordinate town planning activities with those of adjoining towns.
- Acknowledge state, federal, and locally approved plans for projects such as the Bayfield County forest ten-year plan and participate to the extent necessary to ensure consistency with the Bayfield County Comprehensive Plan.
- Continue to follow and monitor the Bayfield County Zoning Ordinances for future changes that may impact the Town of Cable.
- The town should consider adopting and implementing a set of "northwoods" design standards ordinances that would be administered by a design review committee.

Town of Cable Land Use Plan Inset



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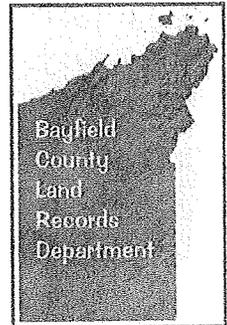
Land Use Districts

1. **Downtown Commercial**
2. **Highway Commercial**
3. **Business / Technology District**
4. **Shoreland Residential**
5. **Rural Forested Residential / Open Areas**
6. **Agricultural / Open Areas**
7. **Forested Areas**
8. **Planned Unit Developments**
9. **Recreational / Special Use Areas**
10. **In-Town Residential**

Land Use Class	
	Residential
	Commercial
	Mixed Use Residential / Commercial
	Agricultural
	Forestry
	Recreation / Open Space
	Industrial

Public Ownership

	Federal
	State
	County
	Other



APPENDIX A

NAVIGABLE WATERS IN THE TOWN OF CABLE

NAVIGABLE WATERS IN THE TOWN OF CABLE

Historical Perspective

The water laws of Wisconsin are based on the State Constitution. The Constitution established the "public trust doctrine", which maintains that all navigable water is held in trust by the state for the public.

Natural Lakes

The beds of natural lakes are owned by the state and held in trust for the public. Owners of adjoining upland have title to the land above the ordinary high watermark and a qualified right in the exposed lakebed in front of their property.

Rivers and Streams

On rivers and streams, the owners of the adjoining upland owns the streambed to the center thereof, but their right to use the stream is subject to regulation.

Navigability

Any lake or stream or other body of water that is navigable in fact is open to any member of the public for purposes of navigation, including boating, swimming, hunting, fishing, or other recreational purposes. In exercising such rights, the public may not trespass upon private property. Waters are navigable in fact under the law if, for example, the smallest recreational craft can be floated on a regularly recurring basis from year to year.

Ordinary High Water Mark (OHWM)

Is the point on the bank or shore where the water is present often enough so that the lake or streambed begins to look different from the upland. Specifically, the OHWM is the point on the bank or shore up to which the water, by its presence, wave action or flow, leaves a distinct mark on the shore or bank. The mark may be indicated by erosion, destruction of or change in vegetation or other easily recognizable characteristics.

Shoreland and Flood Plain Zoning Ordinance

Section 59.971, Wisconsin Statutes, requires counties to adopt and administer regulations to control development along the shorelands within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a river or navigable stream or to the landward side of the flood plain whichever is greater. Section 87.30, Wisconsin Statutes, also requires counties to adopt and administer regulations to control development in flood plains. Shoreland and flood plain zoning ordinances adopted by some counties govern: Permitted use of shorelands, flood plains, and wetlands; lot size; setbacks of buildings, and structures from navigable waters; tree and shrub cutting along shorelands; and location and size of waste disposal systems. County zoning administrators should be contacted in the county in which the contemplated work will be completed.

**EXTENT OF SHORELAND ZONE FOR DIFFERENT CLASSES OF WATERWAYS
IN THE TOWN OF CABLE**

<u>Waterway</u>	<u>Navigability</u>	<u>Extent of Shoreland</u>
Artificial non agricultural ponds		
Pond and its connection to navigable waters are navigable in fact.	Public and navigable	1,000 feet
Pond constructed prior to 1963 revision of s.30.19, Stats., and with no connection or a non navigable connection to navigable waters.	Not navigable and private (unless work since 1963 required s.30.19 permit)	None (1,000' if work required s.30.19 permit)
Pond not connected to and greater than 500' from the OHWM of navigable waters.	Not navigable and private	None
Pond constructed since 1963 and within 500' of OHWM or ultimately connected to navigable waters.	Public and navigable	1,000 feet
Artificial agricultural ponds	Private	None
Natural lakes and ponds with a defined bed and navigable in fact	Public and navigable	1,000 feet
Inner Harbors, turning basins, waterways, slips, and canals created by a municipality under s.30.10, Stats.	Public and navigable	300' or floodplain limit
Flowage created by dam on a non navigable stream	Not navigable and private (unless authorized by s.30.19)	None (1,000' if authorized by s.30.19)
Flowage created by dam on a navigable stream	Public and navigable	1,000 feet (upstream - extent of flowage is determined at level pool and normal flow)
Natural, navigable stream (defined bed, direction of flow and navigable in fact)	Public and navigable	300 feet or floodplain limit
Non navigable streams	Not navigable and private	None
Agricultural drainage ditch with navigable stream history	Public and navigable	300 feet or floodplain limit

<u>Waterway</u>	<u>Navigability</u>	<u>Extent of Shoreland</u>
Agricultural drainage ditches that were not navigable streams before ditching and adjacent lands maintained in nonstructural agricultural use.	Not navigable	None (s.144.26(2m) Stats.)
Nonagricultural ditch or channel constructed since 1963 revision of s.30.19, Stats., and ultimately connected to navigable waters	Public and navigable	Same as water to which connected
Navigable waterways enclosed pursuant to s.30.196, Stats.	Public and navigable	Same as water to which connected
Navigable sloughs (differentiate from oxbow lakes and ponds on a case by case basis)	Public and navigable	300 feet or floodplain limit

NOTE: Private waterways may become public if the public acquires rights to the waterway by prescription. To do this, members of the general public must use a private waterway without the owner's permission in an "open and notorious" manner for an uninterrupted 20-year period.

APPENDIX B

LAKE CLASSIFICATION SYSTEM

LAKE CLASSIFICATION SYSTEM

The Bayfield County Lakes Classification System is based on a combination of natural and man-made factors that determine lake vulnerability or environmental sensitivity.

The classification system incorporates only information that is uniformly available for all lakes. Because biological and chemical information is not uniformly available for all of the lakes in Bayfield County, these criteria have not been used in the classification system.

Environmental Factors Contributing to Lake Vulnerability

Lake Surface Area

Lake surface area is an important determinant of the ability of a lake to support shoreline development and avoid lake user conflicts. As a general rule, smaller lakes (under 50 acres in size) are more susceptible to environmental degradation and visual impacts resulting from shoreland development and intensive recreational use.

The following scoring factors are used to rank lakes based on their surface area. The lower scores indicate greater lake vulnerability.

Lake Surface Area	Scoring
Less than 50 acres	1
50 to 249 acres	2
250 or more acres	3

Maximum Depth

Lake maximum depth is used as a second indicator of vulnerability. Shallower lakes, which do not stratify, have greater circulation of dissolved nutrients that enter the lakes. These lakes tend to have a larger variety of aquatic plant communities that are valuable for a wide range of wildlife and fish. Beds of aquatic plant materials can easily be disturbed by intensive water recreation use and shoreline activities, such as cutting and chemical treatment of aquatic vegetation to create swimming and docking areas.

Shallow lakes are particularly susceptible to nutrient loading and turbidity problems, both of which can be increased by intensive shoreline development and recreational use. In general, shallower lakes are more appropriate for wildlife habitat protection and passive recreation than for motor boating, water skiing, and other more intensive lake uses associated with shoreline development.

The following scoring factors are used to rank lakes based on the maximum depth. The lower scores indicate greater lake vulnerability.

Maximum Lake Depth	Scoring
Less than 20 feet	1
20 to 39 feet	2
40 or more feet	3

Lake Type

In Bayfield County, many of the smaller lakes are seepage lakes formed by groundwater seeping into depressions in the glacial outwash plain. Most of these lakes are "landlocked" and have no external drainage. These lakes are the most vulnerable to premature eutrophication and contamination caused by development in the shoreland zone.

Drainage lakes flow into the surface water system of rivers and streams. These lakes, along with man-made impoundments, possess varying degrees of ability to naturally circulate and flush nutrients and other forms of contaminants, but generally these lakes are less vulnerable to environmental damage than the seepage lakes. A third category of lakes is spring lakes that are fed primarily by natural springs. These lakes have intermediate vulnerability.

The following scoring is used to rank lake vulnerability with respect to lake type. The lower scores indicate greater lake vulnerability.

Lake Type	Scoring
Seepage Lake (SE)	1
Spring Lake (SP)	2
Drainage Lake (DG)	3

Watershed Area

The natural ability of lakes to flush and circulate water is also a function of watershed size, lake volume, and average rainfall. Lakes with larger watersheds tend to have a higher volume of water circulating through them and may have higher flushing rates.

Lakes with smaller watersheds tend to have a lower nutrient input; however, nutrients accumulate because of longer retention times. Generally lakes with smaller watersheds and long retention times are more vulnerable to nutrient loading from activities that occur in the shoreland zone, which is a larger percentage of the total watershed area.

The following scoring is used to rank lake vulnerability with respect to watershed size. The lower scores indicate greater lake vulnerability.

Watershed Size	Scoring
Under 1 square mile	1
1 to 9 square miles	2
10 or more square miles	3

Shoreline Development Factor (SDF)

Shoreline development factor (SDF) is a convenient method of expressing the degree of irregularity of the shoreline of a lake compared to the surface area. The SDF ratio is the length of shoreline versus the circumference of a circle having the same surface area as the lake. A perfectly round lake would have a surface area of 1.00. The SDF can never be less than 1.00.

Lakes with a higher SDF have more shoreline in relation to the surface area and thus are more vulnerable to development pressures per linear foot of shoreline that is developed. These lakes can more easily become overdeveloped and are more susceptible to various types of contamination and runoff resulting shoreline development.

The following scoring is used to rank lake vulnerability with respect to the shoreline development factor (SDF). The lower scores indicate greater lake vulnerability.

Shoreland Development Factor (SDF)	Scoring
2.00 or more	1
1.50 to 1.99	2
1.00 to 1.49	3

Critical Values

Critical "cut off" values for the classification criteria were determined by statistical analysis.

Development Density

Cutoffs were determined by a frequency distribution that listed, in order, the average development density values for lakes based on lineal feet of shoreline per structure. This list was then plotted and the frequency curve analyzed for natural breaks. By comparing these breaks with existing development patterns, the following limits for the three lake classes were determined:

Classification	Development Density Feet per Structure*
1) General development	300' and less
2) Recreational development	301' to 600'
3) Natural environment	600' and greater

* A structure is determined to be any building with an emergency fire number assigned to it.

Lake Classification Scoring Criteria Summary

Lake Surface Area	Scoring
Less than 50 acres	1
50 to 249 acres	2
250 acres or more	3

Maximum Lake Depth	Scoring
Less than 20 feet	1
20 to 39 feet	2
40 or more feet	3

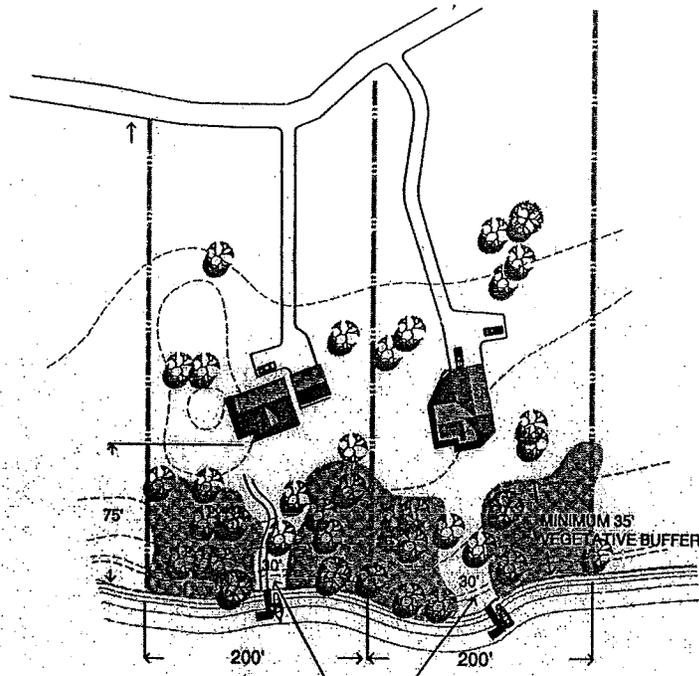
Lake Type	Scoring
Seepage Lake (SE)	1
Spring Lake (SP)	2
Drainage Lake (DG)	3

Watershed Size	Scoring
Under 1 square mile	1
1 to 9 square miles	2
10 or more square miles	3

Shoreline Development Factor (SDF)	Scoring
2.00 or more	1
1.50 to 1.99	2
1.00 to 1.49	3

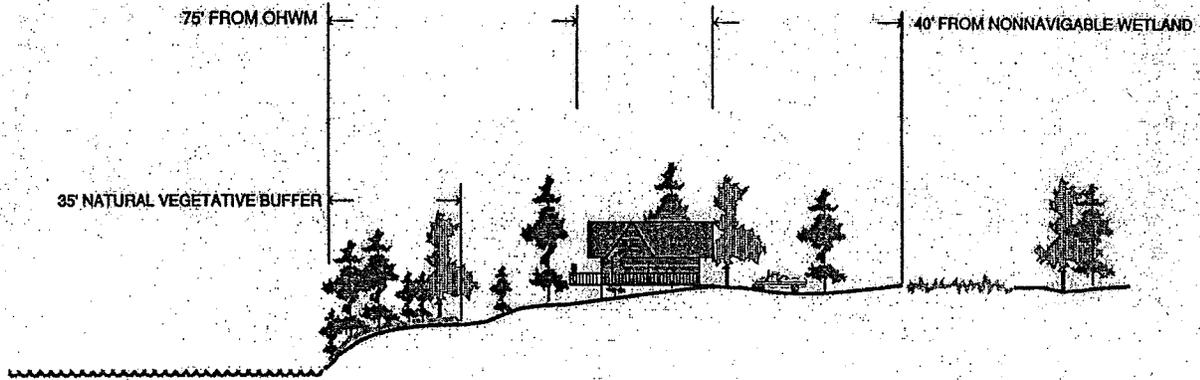
Shoreline Development Density Factor	Scoring
NS (No Structure with address)	0
Greater than 601 ft. per structure	1
301-600 ft. per structure	2
Less than 300 ft. per structure	3

Overall Vulnerability Ranking	Lake Classification
Total score 13 or over	Class 1 - General Development
Total score 10 to 12	Class 2 - Recreational Development
Total score 9 or less	Class 3 - Natural Environment



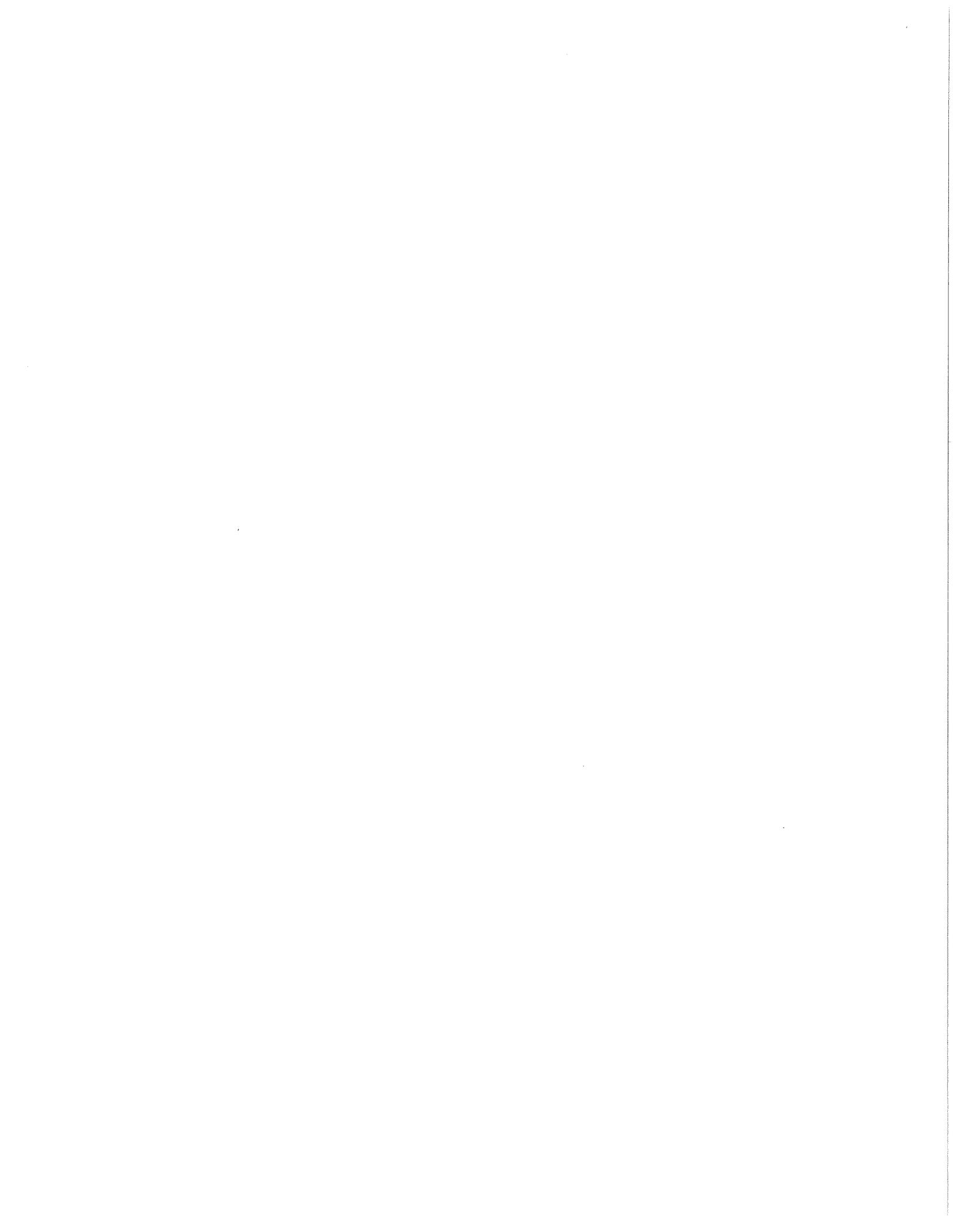
30' VIEW CORRIDOR ALLOWED EVERY 100' OF SHORELINE
 CANNOT BE CONTIGUOUS ON 200' SHORELINE

**EXAMPLE OF
 LAKE DEVELOPMENT STANDARDS**



REQUIRED SETBACKS

APPENDIX C
ZONING DISTRICTS



ZONING DISTRICTS. This section is to divide the unincorporated areas of Bayfield County into districts within which the uses of land will be mutually compatible.

R-1 RESIDENTIAL-1. This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.

R-2 RESIDENTIAL-2. This district is to require large lot residential development as a means of preserving the space characteristics of country living.

R-3 RESIDENTIAL-3. This district is to provide medium size lots for residential development as a means of preserving estate living.

R-4 RESIDENTIAL-4. This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses.

(a) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the residential district.

(b) The Residential-4 district is not intended for and shall not be applied to areas outside existing unincorporated villages.

R-RB RESIDENTIAL-RECREATIONAL BUSINESS. This district is intended to provide for permanent or seasonal residential development and associated recreational value.

F-I FORESTRY-1. This district is to provide continuation for forest programs and to permit compatible recreational development. Permanent residences in this district shall require Town Board approval.

F-2 FORESTRY-2. This district is to provide for large contiguous tracts that may be used primarily for forestry programs.

A-1 AGRICULTURAL-1. This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises and small lot residential development. Non-farm residences in this district shall require Town Board approval.

A-2 AGRICULTURAL-2. This district is to provide for large contiguous tracts that may remain in general agricultural use.

C COMMERCIAL. This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.

I INDUSTRIAL. This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Zoning Administrator or the Zoning Committee on the basis of the aforementioned grounds shall be denied, subject to appeal under 5.17.3 1.

W CONSERVANCY. This district is intended to be used to prevent destruction or alteration of natural or manmade resources, which are considered to have valuable ecological or aesthetic assets. All efforts should be made in these areas to preserve the qualities for which they have been set aside.

UVOD

UNINCORPORATED VILLAGE OVERLAY DISTRICT. The unincorporated Village Overlay District is created to accommodate the land use patterns of those established unincorporated villages where, in order to insure development consistent with the intent of this Ordinance, special provisions shall be applied.

- (a) The Unincorporated Village Overlay District shall encompass the lands contained in the Villages of Drummond, Cornucopia, Iron River, Herbster, Grand View, and Port Wing as these boundaries are delineated on the orders creating these respective sanitary districts created under the provisions of Chapter 60.3, Wis. Stats. and on file at the Register of Deeds Office.
- (b) This district shall also include toe property occupied by the former Village of Cable, less Blocks, 1, 2, 3, 4,5, 10, 13, 14, 16, 17, 18 and 19.

S-W SHORELAND-WETLAND. The Shoreland-Wetland Overlay District is created to accomplish the objectives contained in Chapter NR 115, Wis. Adm. Code and Chapter 16 of this Code of Ordinances. This district, delineated on the final Wisconsin Wetlands Inventory Maps for Bayfield County, shall superseded all zoning districts previously mapped prior to the adoption of Chapter 1.

BACKLOT ACCESS TO WATERS

In the R- 1, R-2, R-3 and R-4 zoning districts, the use of waterfront lots to provide deeded shoreline access to back lots is specifically prohibited. In these districts, no land division shall be recorded and no land use permit(s) shall be issued for a waterfront parcel unless the minimum lot areas, width, and water frontage are provided for each dwelling unit which is located or proposed to be located on the waterfront property or located on a back lot where the owner has a deeded interest in the waterfront property.

ZONING DISTRICT DIMENSIONAL REQUIREMENTS

Zoning District	Minimum Area	Minimum Frontage	Minimum Average Width	Minimum Side & Rear Yards	
				Principal Building	Accessory Building
R-RB, R-1	30,000 sq. ft.	150'	150'	10'	10'
F-1, R-2, A-1	4 ½ acres	300'	300'	75'	30'
R-3	2 acres	200'	200'	20'	20'
F-2, A-2	35 acres	1,200'	1,200'	75'	30'
I, C	20,000 sq. ft.	100'	100'	5'	5'
R-4					
(a) Sewer/Water	10,000 sq. ft.	75'	75'	10'	10'
(b) Sewer only	15,000 sq. ft.	75'	75'	10'	10'
© Water only	20,000 sq. ft.	100'	100'	10'	10'

LAKE CLASSIFICATION DEVELOPMENT STANDARDS

Lake Class	Class 1	Class 2	Class 3
Lot Size	30,000 sq. ft.	60,000 sq. ft.	120,000 sq. ft.
Lot Width	150 ft.	200 ft.	300 ft.
Lot Depth	200 ft.	300 ft.	400 ft.
Shoreline Setback	75 ft.	75 ft.	100 ft.
Shoreline Vegetation Protection Area	50 ft.	50 ft.	75 ft.
Side Yard Setback	10' min/40' min total	20' min/50' min total	30' min/60' total

