Interested in the Town of Manitowish Waters' Future?

Please Attend the Comprehensive Planning Workshop

When: 6:00 - 8:30 p.m., Tuesday, July 10, 2001

Where: Manitowish Waters Town Hall, STH 51 and Airport Road

Why: This is your opportunity to identify and prioritize issues, concerns and opportunities which must be addressed as part of the Town of Manitowish Waters' comprehensive (land use) planning process. Workshop results will be utilized to help guide future land use decisions in the town. Your input is valued and needed to make the planning process a success.

Who: Residents, property owners;

For more information, call the Town Hall,
(715) 543-8400

Town of Manitowish Waters
NEWS RELEASE
June 08, 2001

Contacts:
Dan Sleight, Chairman, Town Zoning Committee
Town of Manitowish Waters
Phone: (715) 543-2140

John D. Williams, AICP, Lead Planner, Foth & Van Dyke
Phone: (920) 497-2500
E-mail: JWilliams@foth.com

FOR IMMEDIATE RELEASE

Town of Manitowish Waters to Hold a Comprehensive Planning Workshop to Kick Off the Year 2020 Comprehensive Plan.

Manitowish Waters, WI -The Town of Manitowish Waters will hold a public informational meeting and workshop, Tuesday, July 10, 2001 from 6:00 to 8:30 a.m. at the Town Hall in Manitowish Waters. The meeting will provide the public an opportunity to identify and prioritize land use issues and concerns which must be addressed as part of the Town's Comprehensive Plan. A Comprehensive Plan is a policy document to help guide future conservation and development within the Town. A presentation will be given by the Town's planning consulting firm of Foth & Van Dyke beginning at 6:00 p.m., followed by the workshop.

According to Town Zoning Committee Chairman, Dan Sleight, the Zoning Committee is spearheading development of a comprehensive plan that represents the interests of seasonal and year-round residents, property owners, and the business community. He said, "The Town has been working on planning and zoning issues in some respect for the last 4-5 years. Due to the state planning requirements, and with Vilas County in the middle of a county plan, we need to work together to get a town plan completed that represents what is best for the Town of Manitowish Waters. Thus far, we have organized what we need to do, but how we do it and what the focus will be needs to be determined by the public. Sleight added, "This meeting is about involving the folks in Manitowish Waters right up front. We want to keep residents and property owners informed and involved in our planning process. We're hoping to get a lot of people to attend."

The public is strongly encouraged to attend the July 10th meeting and workshop. Refreshments will be provided.

Manitowish Waters Zoning Puts LAND USE on Front Burners –

The Town of Manitowish Waters Zoning Committee, with the support of its Town Board, has undertaken the development of a Comprehensive Land Use Plan. The purpose of the plan is to encourage the orderly use and development of the land within the town. The Plan has two very important goals:

1. Meet the intent of Wisconsin's Smart Growth Planning Statute.
2. Satisfy Property Owners Concerns regarding the Growth and Development of the Town.

To continue the effort to keep the lines of communication open between government and land owners, the Manitowish Waters Zoning Committee would like to take this opportunity to introduce the Committee and briefly detail the Town's past, present and future efforts toward the process of recommending a widely accepted Land Use Plan to its Town Board for adoption.

The current Committee has five members;

1. **Dan Sleight, Chairman**; Occupation; Cranberry Grower, Resort Owner, Plumbing Contractor. Property Owner, Island Lake.
2. **John McGraw, Secretary**; Occupation; Resort Owner, Property Management Contractor. Property Owner on Manitowish Lake.
3. **Mike Bartling**; Occupation; Cranberry Grower, Resort Owner. Property Owner on Alder Lake.
4. **Chuck Kramer**; Occupation; Excavating Contractor. Property Owner, Trout River.
5. **Chuck Rayala**; Occupation; Automobile Repair Service. Property Owner, Little Star Lake.

A majority of the committee has a long standing history of residence and land ownership in Manitowish Waters and all the members are dedicated to developing a Land Use Plan that properly balances GROWTH, ECONOMIC OPPORTUNITY & PROPERTY RIGHTS while protecting WATER QUALITY, ENVIRONMENT & COMMUNITY CHARACTER.

The Committee urges **all** Manitowish Waters Land Owners to keep abreast of this very important process and asks that comments, suggestions, advice and support regarding Land Use Planning be directed to the committee in writing either by mail or via the internet. The mailing address is Manitowish Waters Zoning Committee, P.O. Box 267, Manitowish Waters, WI 54545. The email address is mwzoning@centurytel.net

The Past – Though initial planning started in the late 1970's, it wasn't until a 1995 community-wide survey generated enough momentum draft a Land Use Plan in 1996. However, the planning process lost momentum in favor of a Comprehensive Zoning Ordinance Revision. As a result, the draft plan was never recommended to the Town Board for adoption.

In 2001, the Committee revitalized the effort in response to new state requirements under the "Smart Growth Initiative" and hired the consulting firm Foth & Van Dyke to assist them with both the completion and the funding of the plan. An analysis was performed to determine the gap between the existing draft plan of 1996 and what was required in the final plan by Wisconsin's new Smart Growth Law. A public participation plan was developed to facilitate a process for

integrating the much needed public support during the planning process. The project scope and cost estimate was completed along with a timeline and management strategy to maintain focus and maximize efficiency. On the funding side, two (2) planning grants were applied for in 2001 and were subsequently awarded to the Town this fall to offset roughly 64% of the planning costs. The planning process was re-launched this past summer with a public participation workshop that was held July 10th to solicit some basic input from area residents. The results of that workshop are available upon written request from the Zoning Committee.

The Present – It is now time to start developing the plan, compiling some from the existing draft with the new requirements of Smart Growth. Nine (9) elements must be addressed both individually and collectively and they include: **Issues & Opportunities, Housing, Transportation, Utilities & Community Facilities, Agriculture, Natural & Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use** and **Implementation.**

The Future – Once the elements have been addressed, it will be time for additional Public Informational Meetings, Workshops and Newsletters as outlined in the Public Participation Plan. The first informational meeting is scheduled for June of 2002. However, Land Use Planning Progress will be discussed at the Committee's regular meetings every 3rd Tuesday of the month. We encourage you to attend these meetings or request copies of the minutes if you are unable to attend. You can also write the committee to request an update on the progress of the planning process, which may be a more effective way to obtain the information.

The committee has set a deadline to complete the process no later than March of 2003; however, they feel strongly that the plan will be completed much earlier. Participation from the public on various issues will help speed the process, so do not hesitate to get involved, either in person or by written forum.

Once the planning process is complete, the plan will be forwarded to the Town Board for a decision on adoption. If adopted, the plan can then be implemented and all decisions thereafter that "affect land use" will, by law, be consistent with this plan.

There will be several tough choices ahead as some of the most controversial issues begin to surface and receive debate. It is the Committee's sincere hope and desire to obtain the greatest amount of public participation possible. This will help to identify the issues, debate the consequences and derive widely accepted solutions. The Committee is asking all Land Owners in Manitowish Waters to be **involved, diligent and steadfast in your resolve** to have your issues heard. The Committee looks forward to working with you and appreciates your valued attention to this very important process.

MA OWISH WATERS ZONING COMMITTEE
F S LAND USE ON THE FRONT BURNER

PLEASE PROVIDE YOUR PERSONAL INPUT!

NAME: _____ **PARCEL COMPUTER NUMBER:** _____

WINTER ADDRESS: _____

WINTER TELEPHONE NUMBER: _____ **M.W. FIRE NUMBER:** _____

YOUR MOST IMPORTANT ISSUE WHEN CONSIDERING LAND USE PLANNING:

_____

_____

CAN WE CONTACT YOU BY EMAIL:

(EMAIL ADDRESS): _____ @ _____ . _____

THANK YOU, MANITOWISH WATERS ZONING COMMITTEE. 11-30-2001-001

Manitowish Waters Comprehensive Plan Update

Background

The Town of Manitowish Waters Zoning Committee, with the support of the Town Board has undertaken the development of a Comprehensive (Land Use) Plan. The purpose of the plan is to encourage the orderly use and development of lands in the town. The plan has two very important goals:

1) Satisfy property owners' concerns regarding the growth and development of the town.
2) Meet the intent of Wisconsin's Smart Growth planning statute.

To continue the effort to keep the lines of communication open between government and landowners, the Manitowish Waters Zoning Committee would like to take this opportunity to briefly update landowners on the accomplishments to date and communicate what we have learned and what we have left to do in the town's efforts toward recommending a widely accepted Comprehensive Plan to the Manitowish Waters Town Board for adoption.

Where We Are

Last November the Zoning Committee sent all town property owners a letter that summarized the planning process. Many of you responded to the request for input, and we thank you for your time and ideas. The copy of the introduction letter can be viewed via the Zoning Committee's web site at Home.Centurytel.net/ManWtrsZoning. If you want, please leave us your e-mail address as we have created an e-mail database to increase communication and hopefully better serve your interests.

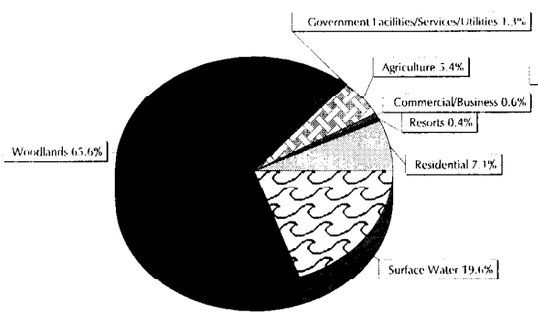
Over the past five months, the Zoning Committee has been working with John Williams, a planning consultant and lead planner from Foth and Van Dyke (see their web site at www.Foth.com). Foth and Van Dyke has been assisting us to compile and review information specific to the nine comprehensive plan elements that must be addressed both individually and collectively. Individually, much of the background inventory work has been completed. Collectively, the committee must now apply the information to start developing the plan.

Existing Conditions - Quick Facts

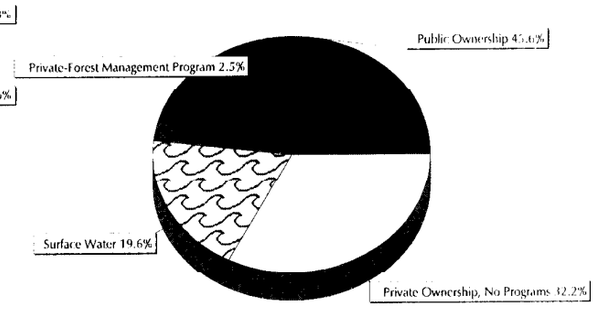
- Generally stated, most of the Manitowish chain and other lakeshore areas are developed residentially with resorts and vacation accommodations dispersed throughout the chain.
- Community commercial and local businesses are mostly located along STH "51" and CTH "W" in the downtown area. Businesses and resorts account for 1.0 percent of total land use.
- 9.5 percent of the town is developed. 90.5 percent of the town is not developed.
- 19.6 percent (4,502 acres) of the town is covered in surface water.
- Nearly half (45.6 percent, 10,463 acres) of the town is held in public ownership, a majority of that in the Northern Highland American Legion State Forest.
- 65.5 percent (15,012 acres) of the town is forested.
- The town has averaged 12 new homes per year since 1980.

- The town has averaged one new business per year since 1980.
- 2001 estimated permanent population is 647 persons; summer (seasonal) estimated population is 4,882 persons.
- 70 percent of the housing units are seasonal, up from 61 percent in 1990.
- Manitowish Waters year 2000 median age equals 51.1 years; Vilas County equals 45.8 years; State of Wisconsin equals 36.0 years.
- The town has its own zoning code and zoning map, which reflects and is largely consistent with the existing land use pattern.
- Most of the lakeshore areas are zoned single family residential, and the majority of the STH "51" corridor is zoned commercial.
- The town has the largest agricultural use (cranberry production) in the county.

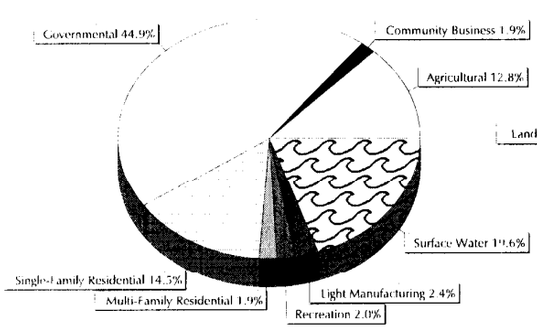
Existing Land Use



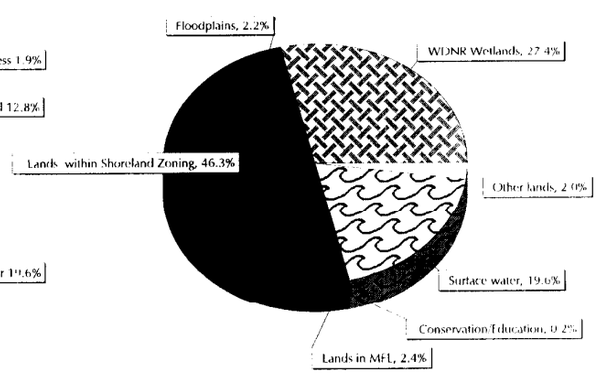
Existing Land Ownership



Existing Zoning



Environmental Features



Where We Are Going

The goal is to develop a workable plan that will be both effective and implemented. The plan must account for the existing development pattern as well as current market factors and conditions that shape where and how land is and will be developed. The combination of land use controls (existing regulations and zoning), private market demands, existing land ownership, land and resource management programs, public opinion, and the natural environment are all contributors to both the development pattern and the character of Manitowish Waters.

The town will also be facing, and we should plan for, the following trends and conditions:

- Lakeshore areas will continue to receive the bulk of the residential development pressure. Residential will also occur on larger lot, off-water, forested areas.
- Commercial development demands are anticipated along STH "51" corridor and CTH "W" in the downtown area.
- Permanent population is not projected to grow through the year 2020; seasonal population growth is expected to increase.
- It is estimated between 200 and 250 new homes will be developed in the town over the next 20 years.
- The town will continue to see larger houses along the lakeshore and increased demand for higher density developments on lakefront property.
- Traffic volumes are forecasted to increase significantly along the STH "51" corridor.
- Increased demand for services and housing related to the aging population will occur over the next 20 years.
- The town's economic strengths are expected to continue in the service and retail sectors.

What We Do From Here

The zoning committee's next task is to incorporate the existing conditions, trends, public input, and previous planning efforts into ideas that address how the town should manage growth. This involves developing 'preferred land use classifications' that address the preferred use, location, and density of lands in the town. The preferred land use classifications will allow the public and local officials to view the proposed conditions that affect land use and **allow us to communicate on how those proposed conditions relate to all of our ideas on growth and development.** The committee is currently working toward a June 27, 2002 public informational meeting to discuss the preliminary ideas on preferred land uses in the town. The meeting will be held at 7:00 p.m. at the Manitowish Waters Town Hall on Airport Road and STH 51. We are also working on another mailing to all property owners that will be sent in early June in preparation for the June 27th meeting. The committee urges **all** Manitowish Waters landowners to keep abreast of this very important process and asks that comments, suggestions, advice, and support regarding planning be directed to the committee in writing either by mail or via the internet. The mailing address is:

Manitowish Waters Zoning Committee, P.O. Box 267, Manitowish Waters, Wisconsin 54545. The e-mail address is mwzoning@centurytel.net.

The committee anticipates two public informational meetings this summer. The first to be held June 27, as previously stated, and the second to be held in late summer to finalize the plan. The committee has set a deadline to complete the process no later than March 2003; however, they feel strongly that the plan will be completed earlier. Participation from the public on these issues will help speed the process, so please do get involved either in person or by written form. Once the planning process is complete, the plan will be forwarded to the Town Board for a decision on adoption. If adopted, the plan can then be implemented and all decisions thereafter that "affect land use" will, by law, be consistent with the plan.

There will be several tough choices ahead as some of the most controversial issues begin to surface and receive debate. It is the committee's sincere hope and desire to obtain the greatest amount of public participation possible. This will help to identify the issues, debate and consequences, and derive a widely accepted solution. **The committee is asking all landowners in Manitowish Waters to be involved, diligent, and steadfast in your resolve to have your issues heard.** The committee looks forward to working with you and appreciates your valued attention to this very important process.

If you wish to participate, the zoning committee meets regularly for land use planning. The meetings are typically scheduled for every third Tuesday of the month at 7:00 p.m. unless otherwise noted.

Thanks for your time and we hope to see you in June!

Sincerely,

The Manitowish Waters Zoning Committee

Public Notice

Interested in the Town of Manitowish Waters' Future?

Please Attend the Comprehensive Planning Public Informational Meeting

When: 7:00 p.m., Thursday, June 27, 2002
7:00 p.m. Presentation - Doors open at 6:30

Where: Town of Manitowish Waters Town Hall, Airport Road & STH 51

Why: To discuss and review the Town of Manitowish Waters' Year 2022 Comprehensive Plan. The meeting will focus on the draft Year 2022 Preferred Land Use Map which displays the preferred use, location, and density of property in Manitowish Waters. Please attend to see how this information could be used to help guide future decisions about property development.

Who: Residents, property owners. A quorum of the Manitowish Waters' Zoning Committee and Town Board may be present.

TOWN OF MANITOWISH WATERS

YEAR 2022 PREFERRED LAND USE PLAN

The Year 2022 Preferred Land Use Map represents the desired arrangement of preferred land uses on the Town of Manitowish Waters landscape 20 years into the future. Each classification broadly identifies the desired future condition of lands defined within the class boundary. This plan is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town. **The following preferred land use classifications are proposed to allow discussion and debate. The classifications are not zoning districts and do not have the authority of zoning. Although advisory, the map and preferred land use classifications are intended to be used by town officials as a guide when reviewing lot splits, re-zoning requests, and revisions to the town zoning map.**

Single Family Residential (yellow)

- Preferred Use & Location? Single-Family residences located along and in proximity to lakeshore areas and developed areas with road and highway access.
- Density? Low density residential area; one additional guest house possible.
- Lot size? 2.0 acre backlots, 50,000 sq. ft. lake lots with 200' minimum frontage; includes lots of record under 200' wide created prior to1986 town regulations.
- Conditional Uses? Home Occupations in accordance with existing zoning standards.
- Purpose? Quiet, comfortable living.
- 13.4% of total preferred land use.

Multiple Family Residential (orange)

- Preferred Use & Location? Multiple residences grouped together, including condos, apartments, & townhouses; limited single family uses. Located generally along or in close proximity to STH 51; limited lakeshore development.
- Density? Higher than single family; Planned Unit Development (P.U.D.) requirements to allow town review.
- Lot size? Proposed on-water lots: 60,000 sq. ft., 300' lot width at the shoreline. Single family dwelling unit needs additional 15,000 sq. ft. + 30' additional lot width.
- Conditional Uses? Limited recreational uses; Home Occupations.
- Purpose? Community living at higher density using P.U.D. review.
- 1.0% of total preferred land use.

Resort & Recreation (red with Green x-hatch)

- Preferred Use & Location? Existing resorts, family & seasonal recreation/lodging; Limited single family uses; Planned for areas with lake and highway access. Limited to existing areas of the town.
- Density? Seasonally high.
- Lot size? On water: 60,000 sq. ft., 200' lot width with 10,000 sq. ft. & 100' lot width per additional dwelling unit; Off water: 60,000 sq. ft., 100' lot width.
- Conditional Uses? Limited commercial.
- Purpose? Preserve existing establishments and plan for tourism and recreational development.
- 2.4% of total preferred land use.

Community and Highway Business (red)

- Preferred Use & Location? Business & commercial uses, tourist-dependent highway uses and community service, recreational developments, & possible light industrial uses (off-water only); Located primarily along the STH 51 corridor with highway/road access.
- Lot size? On water: 60,000 sq. ft., 200' lot width; Off water: 40,000 sq. ft., 100' lot width; Recreational developments would follow additional guidelines as suggested under the Resort and Recreation Classification.
- Conditional Uses? Residential development.
- Purpose? Planned to primarily concentrate commercial uses that may require road access with limited weight restrictions, 3-phase power, and gas service.
- 2.9% of total preferred land use.

Downtown Business District (light red)

- Preferred Use & Location? Mixed commercial business, multi-family and recreational developments, business condos, & community service; use of shared resources such as parking, signage, and driveways; Located in the downtown area.
- Density? High.
- Lot size? On water: 60,000 sq. ft., 200' lot width; Off-water lots proposed at 20,000 sq. ft.
- Conditional Uses? Single Family residential.
- Purpose? Build a sense of community and place of activity destination in close proximity to residential areas.
- 0.3% of total preferred land use.

Forestry (green)

- Preferred Use & Location? Forestry, single family residential, and animal husbandry; Generally includes both public and private forest lands, lands enrolled in forest management programs, lands with limited residential development or road access, & lands that have substantial environmental features that preclude intensive development.
- Density? Low. Lot size? One dwelling unit per minimum 10 acres.
- Conditional Uses? Limited commercial i.e contracting; Five acre residential estates if clustering a development near existing roads to reduce cost of providing public services.
- Purpose? Management & preservation of woodland areas while allowing limited, low density development; encourage large tracts of forested areas and to be consistent with minimum enrollment requirements of forestry management programs.
- 47.3% of the total preferred land use.

Agriculture (brown)

- Preferred Use & Location? Farming based on the environmental characteristics of the land; limited commercial uses.
- Density? Very low. Lot size? 35 acre minimum.
- Conditional Uses? None.
- Purpose? Protection and preservation of farmland and standard agricultural practices; Discourage fragmented development.
- 10.4% of total preferred land use.

Parks & Education (blue)

- Preferred Use & Location? Public facilities for youth; Community recreation and education facilities; existing park areas. Trail development and linkage to future town and county network to be explored.
- Density & Lot size? N/A
- Conditional Uses? N/A
- Purpose? Provide lands for community recreation and education.
- 0.1% of total preferred land use.

Government/Institutional (purple)

- Preferred Use & Location? Current and planned location of government facilities and services.
- Density & Lot size? None
- Conditional Uses? N/A
- Purpose? Perform government functions necessary for town operations.
- 2.7% of total preferred land use.

Environmental Features/Conservancy (Dot Pattern)

- Environmental Features include wetlands (6,282 ac./27.4% of total town area) and 100-year flood plains (506 ac./2.2%).
- This classification is intended to identify those features that are "un-buildable" and potentially regulated by county, state or federal agencies.

Key features of the recommended Environmental Features policies include:

- No building or development except as allowed by law.
- Development should be steered away from these areas.
- Development can incorporate the natural features to enhance development and protect the natural environment.

Surface Water comprises the remaining 19.6% of total land use in the town.

MAP WAS ALSO INCLUDED IN MAILER

Manitowish Waters Property Owner Survey/Questionnaire

Manitowish Waters would like to know how you feel about the Year 2022 Preferred Land Use Map and classifications. Please use this sheet to provide comments and suggestions.

Please be as specific as possible, and thank you for your time. If you wish, you may identify yourself in the space provided below:

Name_____ Phone_____

Address_____

Single Family Residential

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Multiple Family Residential

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Resort & Recreation

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Community & Highway Business

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Downtown Business District

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Survey _____

Forestry

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Agriculture

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Place 34¢ stamp here.

Manitowish Waters Comprehensive Plan
37 Deer Park Road
Manitowish Waters, WI 54545-0267

Parks & Education

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

Government/Institutional

Preferred Lot Size	Location as Mapped	Types of Uses Recommended
☐ Agree ☐ Disagree	☐ Agree ☐ Disagree	☐ Agree ☐ Disagree
☐ Agree w/Modifications	☐ Agree w/Modifications	☐ Agree w/Modifications

Suggestions/Comments:_____

_____

You may either send the survey to the town by June 27th or drop it off at the meeting. If you are sending it, please tri-fold the survey & tape the edge.

Survey _____

Town of Manitowish Waters Property Owner Survey/Questionnaire Results

There were a total of 74 surveys returned.

Single Family Residential

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	47	70.1%	46	75.4%	46	80.7%
Disagree	11	16.4%	8	13.1%	4	7.0%
Agree w/Modifications	9	13.4%	7	11.5%	7	12.3%
Total	67	100.0%	61	100.0%	57	100.0%

Suggestions/Comments:

- If there is a guest house, the lot size should be bigger.
- Section on Dear Lake Rd. to Fallon Rd. should be left as is for wildlife and hunting.
- Only wealthy people will be able to afford such large lots.
- I assume you are talking here about the size of the total residential areas ??.
- I believe that lots under 200' wide should be allowed at ??? 1986 also.
- This looks good, but some multi-family could be single family.
- Areas bordered by Alder Circle Rd. and Alder Lake Rd. should be zoned agriculture.
- Lots should be at 150' frontage you are over managing at 200' frontage. Zoning much too harsh.
- It would be impossible to sell a home with less frontage, older residents should be ??? consideration.
- Backlots should be larger than 2 acres.
- What will the max. square foot home will be allowed to build on the lake?
- Make it coincide with county.
- Need reasonable application of new zoning limits to existing properties to prevent undue limits on property owners rights to maintain, improve and utilize lake homes.
- Like 200' frontage.
- Lake lot size too restrictive, should be no greater than 150'.
- Lot size prior to 1986 - disagree - We have added frontage but are still not at 200' - This was done in 1999 - This was approved by MW zoning and Vilas County zoning. We should not be punished - please phone us. (Survey 61)
- I strongly urge the rezoning proposed for Mitchell Road lots be rejected by the Zoning Board.
- Weekly rental of single family homes should be allowed.
- Would prefer resort/recreational. That's what I bought it for.
- Non-conforming lots created by 1986 must have locked in legal status for further sale.
- DRP 52 (west side of Bluebird Pt. Rd.) should remain residential.
- I assume backlots sudivided to the earlier 1.5 acre minimum are grandfathered.

Multiple Family Residential

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	31	54.4%	34	54.8%	34	59.6%
Disagree	18	31.6%	23	37.1%	14	24.6%
Agree w/Modifications	8	14.0%	5	8.1%	9	15.8%
Total	57	100.0%	62	100.0%	57	100.0%

Suggestions/Comments:

- What are off-water lot sizes?
- Not in favor of multi-family housing, especially on lake shores.
- The area south of the bridge at Spider/Manitowish should be rezoned agriculture- don't destroy our forest land.
- Severely limit development of multiple family residential.
- Too much multiple-family future development near Voss's, and across from Little Bo, keep it near town as indicated.
- There is way too much multi-family.
- Decrease number of units per sq. foot. The areas near Ski Beach- The Housing Authority should be limited due to forest land being rezoned. I am worried about impact on Rest Lake and large development so near the Rest Lake boat launch.
- We believe you have reduced the minimum sq. footage from 86-1. Why?
- Zoning too harsh.
- Keep them away from park areas. The north side and west side of Rest Lake is better.
- Do not want on Spider Lake Rd.
- Properties on Bay Road should be single family residential yellow sweeny residence to R Kebl on Manitowish River (Bay Road) are single family residence and should remain.
- Limited number of apartments and condo's and no multiple residences grouped together. Disagree with large area north side of 51 and east and W, too much area for multiple family building.
- Bay Rd. - "Why" multiple family - it has been single dwelling for over 50 years - I don't understand it.
- We oppose multiple family residential lots that are located around the lakes, especially on approaches to existing residential lakeshore areas. There are plenty of areas outside this area and not on lake approaches for multiple family residential.
- Reduce area/size of district.
- Make it coincide with county.
- These blocks must not be open to condo development - example, Tom Baer and Voss blocks on 51. The land across from Little Bohemia should not be multiple family. These should be agricultural just as Harrington's property is, or single family at the least.
- South of Blue B?? Pt. Road, no multi-family!! I didn't buy this place to look at a bunch of condos!
- Property along 51 (on east side of Manitowish and south of Spider) should be kept forest. Properties along Deer Park and Bluebird Roads should be kept as single family dwellings (except for Fox Pt. and Chippewa Retreat). Proposed frontage for multi-family dwellings far too little.

- Multi-family off of Hwy. 51 S.W. of Greers will create congestion for those off of Twin Pines and Spider Lake Roads.
- Do they need 200' per unit - This should be required if not grandfathered in - Why on 30' additional lot width per new unit?
- No multiple family residential.
- I strongly urge that no multi-family residential be located on any lakefront property.
- How does current % relate to existing zoning? Amount seems high at 1.9%. We are concerned about density - numbers of people - to be allowed on channel between Stone and Rest. What is off-water lot size? We're in favor of concept, but concerned about density.
- No opinion - Does not affect me.
- Need multiple residential off water and on 51; if on water bigger lot sizes and much more frontage w/bigger side yd. setback.
- East side of Bluebird Pt. Rd. should be residential.
- Very limited lakeshore development; limit multi-family access to lakeshore.

Resort & Recreation

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	44	74.6%	45	76.3%	43	78.2%
Disagree	7	11.9%	9	15.3%	5	9.1%
Agree w/Modifications	8	13.6%	5	8.5%	7	12.7%
Total	59	100.0%	59	100.0%	55	100.0%

Suggestions/Comments:

- Fawn Lake commercial should be recreational. Make sure all existing legal resorts are on here because some are not zoned that way.
- Discourage renting of private homes.
- We do not favor this area to be used for resorts and recreation on Dear Lake Rd. to Fallon Rd. Would prefer it remain as is for wildlife and hunting.
- It is important to have areas zoned for resorts as long as they are not ??? are recreational vehicle ???.
- Looks good, about same as we have now.
- Should not harm existing resorts, but should deter resorts from becoming condos.
- You have reduced from 300' to 200', why? Please exclude mobile home parks - as we believe you have, unless "seasonal recreation/lodging" includes that. How does Cozy Cove fit in? It's a real eye-sore and doesn't operate as a resort or tavern.
- On or off water at least 200' lot width.
- Make it coincide with county.
- The old Epstein property (Aberdeen) was wooded land and is or should not be all resort (water strip only).
- Property on Bluebird Rd. and Deer Park Rd. (except for existing Fox Point and Chippewa Retreat) should be kept single family residential.
- Why can resorts be made into condos without having 200' per new condo created since individually owned?

- Disagree with classification of resort and recreation for the proposed segment in Section 4 of the map. Would prefer it be single family residential.
- In area reliant on tourism additional/new developments should not be restricted.
- No opinion - Does not affect me.
- Larger lots, resorts should stay resorts not turn into some other commercial business. Need to be better defined. Can a resort become a motel? Fawn Lake resort shouldn't be commercial.
- West side of Bluebird Pt. Rd. should not be resort and recreational!

Community & Highway Business

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	43	74.1%	40	70.2%	39	72.2%
Disagree	6	10.3%	5	8.8%	2	3.7%
Agree w/Modifications	9	15.5%	12	21.1%	13	24.1%
Total	58	100.0%	57	100.0%	54	100.0%

Suggestions/Comments:

- Why increase 51 Bus. when the businesses don't fare well. Fawn Lake property should not be commercial. Why allow residential-only if attached to business.
- Keep businesses off Hwy. 51-traffic turning into businesses is too dangerous. Cluster with a common access road.
- Do not change residential on Hwy. 51 to commercial, leave as is.
- Lot size is far too large for off water.
- This is important to the town as a source of taxes.
- Commercial buildings are extremely close and at times have a mutual wall between two businesses- your lot size 40,000 sq. ft.-w/100' lot width doesn't allow a mutual wall and w/100 ft. width will have to find property 400'deep.
- Land next to church should be forest, why is 8 O'clock Road commercial?
- Community commercial should be eliminated, commercial on highway only.
- What is area off Wildwood Road? What about area off Clear Lake Rd? Aren't these resort/recreational? What about 8 O'clock Road? Why in this category? Community church shown in red (indicated as a modification under types of uses recommended).
- If you want lots of taverns you don't want a lot of businesses lining the road - They are ??? ??? woods and animals.
- Make it coincide with county.
- Our property is in this area of red on the airport border N41N when we purchased it was lt. industrial which included all the uses we bought it for. We wanted for lt. manufacturing, multi-family dwellings includes town houses, which we desperately need in this area. We want it basically to include the uses it was listed as when we bought it as this is our retirement. Mini storage, inside recreational, etc. Please check the terms for lt. industrial commercial from old plan. We know this new plan, must be quite a job and we thank you for. Will you please advise us on the uses for solid red, or will there be a hearing for that. Thanks. Not sure what community highway commercial entails. (Survey 60)

- Don't crowd the town.
- Concerned about traffic on 51. Can access to proposed triangle at 51 and W come from for into W and not 51? Can a strip of woods be left along 51?
- Way too much commercial on 51. No regard for safety w/commercial on curves. To much commercial on water.

Downtown Business District

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	53	89.8%	48	80.0%	45	76.3%
Disagree	1	1.7%	3	5.0%	4	6.8%
Agree w/Modifications	5	8.5%	9	15.0%	10	16.9%
Total	59	100.0%	60	100.0%	59	100.0%

Suggestions/Comments:

- Can we add some north of McCabe Lake? Residential should only be allowed as part of a business. Ag in section 10 should be forestry.
- Keep business entrances off Hwy. 51 at the corner of W & 51. Avoid as much tree cutting as possible. No multi-family housing.
- Lot size is far too large for downtown off water.
- With some concern about wetlands near 51.
- Make it coincide with county.
- Some planning, so haphazard building does not occur - residential building some type or cost in each division. (if possible) Business strip-some kind of theme or construction design uniformity.
- Vance Lake should be protected.
- No lake access for this type of use.
- Landscaping/trees between businesses and highway-minimize the impact to the highway.

Forestry

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	46	82.1%	47	85.5%	45	86.5%
Disagree	4	7.1%	2	3.6%	2	3.8%
Agree w/Modifications	6	10.7%	6	10.9%	5	9.6%
Total	56	100.0%	55	100.0%	52	100.0%

Suggestions/Comments:

- 20 acre lots instead of 10 for dwelling unit.
- Forestry land should not be allowed ever to be rezoned.
- Retaining as much forest (state, county, town & federal) is important to all of us.
- 100 acres is a huge lot. Our town is heavy in forestry land- primarily state owned.

- It appears there is only one privately-owned forestry area - suitability for 5-acre residential estate use questionable.
- Allow no rezoning of forest land for residential.
- See earlier comments - property north of Aberdeen property and running along Bluebird and Deer Park Rds. should be maintained as forest or single family dwellings at most - not multi-family dwellings.
- Good idea to take forestry out of ag. Would like section on Alder Lake Rd. classified forestry to prevent commercial development - as it is woods abutting Powell Marsh - but like larger lot size requirement of ag classification naturally.
- Bigger lot size.
- Require a 50-75 foot buffer of tress to be left in place as a buffer.

Agriculture

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	43	79.6%	42	77.8%	41	77.4%
Disagree	6	11.1%	3	5.6%	4	7.5%
Agree w/Modifications	5	9.3%	9	16.7%	8	15.1%
Total	54	100.0%	54	100.0%	53	100.0%

Suggestions/Comments:

- Not in favor of horses on Alder Lake shore by "river" connecting from Cranberry Marsh. Agriculture in Stepping Stones area?
- The land off of West Fawn Lake should be rezoned forestry with no chance of development of any sort, it is a town treasure not to be changed.
- Lot size too large. Let the farmer decide how much land is productive.
- Farmland should be at least 2,000 ft. from lakes, rivers, or streams.
- No stables near water (i.e. Alder Lake).
- The property bordered by Alder Circle Rd. and Alder Lake Rd. should be agriculture.
- Allow no rezoning of forest or agriculture land to residential. Lets keep all the green areas we can.
- We would not like a cranberry operation across the road (Alder Lake Rd.) As proposed, but prefer the classification's larger lot size restrictions for that woods than a forestry classification would provide.
- Must/should be used for cash crop/farming. If not they should be taxed as single family/recreational or forest ??? ???. (survey 69)
- Only thing I wonder about is lot size. It sounds good but I hate to see some ag project stopped because of 35 acre minimum.
- No ag on water.

Parks & Education

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	45	93.8%	44	86.3%	45	90.0%
Disagree	0	0.0%	0	0.0%	0	0.0%
Agree w/Modifications	3	6.3%	7	13.7%	5	10.0%
Total	48	100.0%	51	100.0%	50	100.0%

Suggestions/Comments:

- Koller Park could use a little TLC. Would like to see more hiking and biking trails, especially down 51 and up W.
- It would be nice to develop more park areas.
- More - bigger parks.
- Should allow expansion of on and off water public parks to prevent over crowding as off water residential areas expand. Otherwise this could limit off-water lot development and expanded tax base.
- If future land becomes available I would not want it to be lost because of location.
- Current Manitowish Waters bike trails to Boulder Junction ASAP!
- We are falling behind Boulder Junction with recreation and tourism development.
- Expand bike, x-country ski trails, and walking paths & ban quad runners.

Government/Institutional

	Preferred Lot Size	% of Total	Location as Mapped	% of Total	Types of Uses Recommended	% of Total
Agree	48	96.0%	49	90.7%	48	92.3%
Disagree	1	2.0%	2	3.7%	1	1.9%
Agree w/Modifications	1	2.0%	3	5.6%	3	5.8%
Total	50	100.0%	54	100.0%	52	100.0%

Suggestions/Comments:

- No more airport expansion!! They don't need jets- too noisy! To much tree cutting!! Lakeland Airport is only 20 minutes away.
- See previous comment regarding community church.
- Keep the government out.
- Expansion should be allowed if needed to meet area needs.
- Keep the government offices consolidation in present location, future land acquired should not have any restrictions as far as location.

Other Suggestions/Comments not indicated near any particular section:

- Good survey. Good work!
- Assuming that the existing zoning was planned is flawed. There is no vision for the town.

- Resort and recreation should become single family when no longer a resort and not multi-family unless developed before 1979.
- This whole plan looks pretty good to us. We are a bit concerned that everything along Hwy. 51 will eventually become one long thin strip mall. Would like to prevent this, but don't really see how it could be zoned to avoid it. Is there any way to control Boulder Junction along 51? We should have some input to Boulder Junction zoning in this area if at all possible. Overall, the plan looks good!
- Will the earlier map which we saw at the earlier public information sessions be on display on 6/27?
- Why can't we go to county zoning and save a whole bunch of money?
- This is not just a 20 year plan - any plan will cause impact forever.
- ??? ???, we will not be arriving for summer until 6/28 but we are very interested and seriously concerned about over development along Deer Park and Bluebird Pt. Roads.
- Nice presentation.
- Is there any way meetings of this importance could be held on Saturdays?
- We would have liked info. on how preferred land use specs relate to current zoning. Congratulations on a great job. We appreciate you time and effort greatly.
- '95 survey was not represented in the plan. Commercial interest only pays a fraction of real estate taxes compared to on water residential. Your plan will not keep M.W. a small, rural, residential, "northwoods" setting. It will be a mini Minocqua.
- Letter was attached to survey #24, #29, #73 and survey #74.
- Survey #47 had map attached with indicated areas where the respondent is opposed to multiple family residential.
- There were also several letters returned with more specific issues, but not attached with a survey.

Manitowish Waters Comprehensive Plan, June 27, 2002, Public Informational Meeting Results, "Dot Responses"

Single Family Residential (yellow)

To what level do you agree with the definition of the Single Family Residential Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	26	**25**	**1**	**0**	**Total 52**
% of Total	**50.0%**	**48.1%**	**1.9%**	**0.0%**	**100.0%**

To what degree to you agree with the areas designated as Single Family on the Draft Preferred Land Use Map?					
	Strongly Agree	Generally Agree (Some "tweaks"	Generally Disagree (Significant	Strongly Disagree (Go back to the	

	(Thumbs Up) 17	may be necessary.) 25	adjustments are needed.) 0	drawing board and start over.) 0	Total 42
% of Total	40.5%	59.5%	0.0%	0.0%	100.0%

Existing regulations specify one guesthouse may be occupied, rent free, for a period up to six months. Should landowners in the Single Family Residential Classification have the option to rent out their homes or guest cottages?					
	Strongly Agree (Thumbs Up) 6	Generally Agree (Some "tweaks" may be necessary.) 23	Generally Disagree (Significant adjustments are needed.) 9	Strongly Disagree (Go back to the drawing board and start over.) 15	Total 53
% of Total	11.3%	43.4%	17.0%	28.3%	100.0%

Multiple Family Residential (orange)

To what level do you agree with the definition of the Multiple Family Residential Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up) 5	Generally Agree (Some "tweaks" may be necessary.) 11	Generally Disagree (Significant adjustments are needed.) 9	Strongly Disagree (Go back to the drawing board and start over.) 29	Total 54
% of Total	9.3%	20.4%	16.7%	53.7%	100.0%

To what degree to you agree with the areas designated as Multiple Family on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up) 2	Generally Agree (Some "tweaks" may be necessary.) 18	Generally Disagree (Significant adjustments are needed.) 6	Strongly Disagree (Go back to the drawing board and start over.) 29	Total 55
% of Total	3.6%	32.7%	10.9%	52.7%	100.0%

How do you feel about the town requiring any new multi-unit development within the Multiple Family Classification to obtain approval prior to development through a site plan approval process? (Typically called a Planned Unit Development [PUD] requirement).					
	Strongly	Generally Agree	Generally Disagree	Strongly Disagree	

	Agree (Thumbs Up)	(Some "tweaks" may be necessary.)	(Significant adjustments are needed.)	(Go back to the drawing board and start over.)	Total 49
	33	6	8	2	
% of Total	67.3%	12.2%	16.3%	4.1%	100.0%

Resort & Recreation (brown with Green x-hatch)

To what level do you agree with the definition of the Resort & Recreation Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	Total 43
	4	21	12	6	
% of Total	9.3%	48.8%	27.9%	14.0%	100.0%

To what degree to you agree with the areas designated as Resort & Recreation on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	Total 41
	2	29	3	7	
% of Total	4.9%	70.7%	7.3%	17.1%	100.0%

Should the proposed plan designate resorts where they exist and areas that are already zoned for resorts or recreation?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	Total 45
	22	21	0	2	
% of Total	48.9%	46.7%	0.0%	4.4%	100.0%

Should the plan designate additional lakeshore areas for resort and recreation development?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	1	10	12	15	Total 38
% of Total	2.6%	26.3%	31.6%	39.5%	100.0%

Community & Highway Commercial (red)

To what level do you agree with the definition of the Community & Highway Commercial Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	1	30	3	24	Total 58
% of Total	1.7%	51.7%	5.2%	41.4%	100.0%

To what degree to you agree with the areas designated as Community & Highway Commercial on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	2	26	14	8	Total 50
% of Total	4.0%	52.0%	28.0%	16.0%	100.0%

Anticipated demand for commercial property along STH 51 is plausible as traffic volumes and business demand increases. Should the plan designate additional areas along STH 51 for commercial development?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	10	6	16	33	Total 65
% of Total	15.4%	9.2%	24.6%	50.8%	100.0%

Should future commercial development and the associated support features (signs, lighting, & landscaping) in areas designated Community & Highway Commercial be expected to meet town development standards that reflect 'northwoods' character?					
	Strongly Agree (Thumbs Up) 47	Generally Agree (Some "tweaks" may be necessary.) 7	Generally Disagree (Significant adjustments are needed.) 0	Strongly Disagree (Go back to the drawing board and start over.) 2	Total 56
% of Total	83.9%	12.5%	0.0%	3.6%	100.0%

Downtown Business District (light red)

To what level do you agree with the definition of the Downtown Business District Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up) 5	Generally Agree (Some "tweaks" may be necessary.) 35	Generally Disagree (Significant adjustments are needed.) 8	Strongly Disagree (Go back to the drawing board and start over.) 6	Total 54
% of Total	9.3%	64.8%	14.8%	11.1%	100.0%

To what degree to you agree with the areas designated as Downtown Business on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up) 4	Generally Agree (Some "tweaks" may be necessary.) 34	Generally Disagree (Significant adjustments are needed.) 8	Strongly Disagree (Go back to the drawing board and start over.) 0	Total 46
% of Total	8.7%	73.9%	17.4%	0.0%	100.0%

How do you feel about the town potentially reducing lot size requirements within the downtown area to promote more compact development and to help create a sense of community?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	9	35	7	0	Total 51
% of Total	17.6%	68.6%	13.7%	0.0%	100.0%

Forestry (green)

To what level do you agree with the definition of the Forestry Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	4	32	5	2	Total 43
% of Total	9.3%	74.4%	11.6%	4.7%	100.0%

To what degree to you agree with the areas designated as Forestry on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	4	33	0	0	Total 37
% of Total	10.8%	89.2%	0.0%	0.0%	100.0%

How do you feel about potentially allowing limited commercial uses such as contracting in areas classified as Forestry?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	2	18	7	15	Total 42
% of Total	4.8%	42.9%	16.7%	35.7%	100.0%

Agriculture (tan)

To what level do you agree with the definition of the Agriculture Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	11	30	0	0	Total 41
% of Total	26.8%	73.2%	0.0%	0.0%	100.0%

To what degree to you agree with the areas designated as Agriculture on the Draft Preferred Land Use Map?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	9	25	1	4	Total 39
% of Total	23.1%	64.1%	2.6%	10.3%	100.0%

Government/Institutional (purple)

To what level do you agree with the definition and location of the Government/Institutional Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	31	6	0	0	Total 37
% of Total	83.8%	16.2%	0.0%	0.0%	100.0%

Parks & Education (blue)

To what level do you agree with the location & definition of the Parks & Education Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up)	Generally Agree (Some "tweaks" may be necessary.)	Generally Disagree (Significant adjustments are needed.)	Strongly Disagree (Go back to the drawing board and start over.)	
	27	14	0	0	Total 41
% of Total	65.9%	34.1%	0.0%	0.0%	100.0%

What types of improvements or facilities, if any, should the town try to develop or improve over the next 20 years?					
	Multi-use trails? 24	Additional park lands? 7	Just take care of what we already have? 19	Additional public lake accesses? 0	Total 50
% of Total	48.0%	14.0%	38.0%	0.0%	100.0%

Environmental Features/Conservancy Classification (dot pattern)

To what level do you agree with the location & definition of the Environmental Features/Conservancy Classification for the town to use as part of their planning efforts?					
	Strongly Agree (Thumbs Up) 15	Generally Agree (Some "tweaks" may be necessary.) 26	Generally Disagree (Significant adjustments are needed.) 0	Strongly Disagree (Go back to the drawing board and start over.) 0	Total 41
% of Total	36.6%	63.4%	0.0%	0.0%	100.0%

Public Participation

The Manitowish Waters planning process has tried to keep property owners up to speed with 3 different direct mailings over the past 7 months. The mailings have also been posted on the Zoning Committee website, along with meeting minutes, agendas, and other information. The town anticipates one more direct mail to property owners prior to plan completion. Public Informational meetings have also been scheduled for the summer season to allow greater participation. Do you feel the town's efforts have been helpful to you in staying current? Please add any comments or suggestions you may have. Thanks for your participation!					
	Strongly Agree (Thumbs Up) 23	Generally Agree (Some "tweaks" may be necessary.) 11	Generally Disagree (Significant adjustments are needed.) 0	Strongly Disagree (Go back to the drawing board and start over.) 0	Total 34
% of Total	67.6%	32.4%	0.0%	0.0%	100.0%

Public Notice

Manitowish Waters to Hold Planning Workshops

Please Attend to Help the Plan Commission Finalize the Year 2022 Comprehensive Plan

When & Why: **7:00 p.m., Tuesday, August 20, 2002:** Public planning workshop to discuss edits to the Year 2022 Preferred Land Use Map. The Plan Commission will address individual property concerns at this meeting.

7:00 p.m., Tuesday, September 17, 2002: Public Informational Meeting to discuss the status and recommendations of the Comprehensive Plan. The informational meeting will be followed by a planning workshop to finalize the Year 2022 Preferred Land Use Map if necessary.

Where: Town of Manitowish Waters Town Hall, Airport Road & STH 51

Who: Residents, property owners, business owners and resort owners. Please attend to see how the plan will be used to help guide future decisions about property development. A quorum of the Manitowish Waters' Plan Commission and Town Board may be present.

Manitowish Waters Property Owner Survey/Questionnaire

September 17, 2002

Manitowish Waters would like to know how you feel about the Year 2022 Preferred Land Use Map and classifications. Please use this sheet to provide comments and suggestions.

Please be as specific as possible, and thank you for your time. If you wish, you may identify yourself in the space provided below:

Name_____ Phone_____

Address_____

Single Family Residential

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Multiple Family Residential

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Resort & Recreation

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Community & Highway Business

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Downtown Business District

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Forestry

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Survey _____

Agriculture

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Parks & Education

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Government/Institutional

Preferred Lot Size
☐ Agree ☐ Disagree

Location as Mapped
☐ Agree ☐ Disagree

Types of Uses Recommended
☐ Agree ☐ Disagree

Suggestions/Comments:_____

_____

Preferred Land Use Acreage Comparison

Land Use Plan Classifications	June 2002 % Total Acres	September 2002 % Total Acres
Single Family Residential	13.6%	13.4%
Multi-Family Residential	1.9%	1.0%
Resorts and Recreation	2.1%	2.4%
Downtown Business District	0.4%	0.3%
Community & Highway Commercial	1.8%	2.9%
Agricultural	12.9%	10.4%
Forestry	44.9%	47.3%
Parks & Education	0.1%	0.1%
Government/Institutional	2.6%	2.7%
Water	19.6%	19.6%
Total	100.0%	100.0%

Survey _____

Public Notice

Interested in the Town of Manitowish Waters' Future?

Please Attend the Comprehensive Land Use Planning Public Hearing

When: 7:00 p.m., Wednesday, January 22, 2003
7:00 p.m. Presentation - Doors open at 6:30

Where: Town of Manitowish Waters Town Hall, Airport Road & STH 51

Why: To finalize the Town of Manitowish Waters Year 2022 Comprehensive Plan. The meeting will focus on the draft Year 2022 Preferred Land Use Map which displays the preferred use, location, and density of property in Manitowish Waters, as well as plan implementation. Please attend to see how this information could be used to help guide future decisions about property development. A "Recommended Draft" of the Comprehensive Plan can be reviewed starting December 16, 2002 at the Manitowish Waters Town Hall and the Koller Memorial Library during normal business hours.

Who: Residents, property owners. A quorum of the Manitowish Waters Plan Commission and Town Board may be present.

Manitowish Waters Comprehensive Plan: Final Update

Where We Are

The Town of Manitowish Waters is nearing completion of the *Year 2022 Comprehensive Plan* and wanted to bring you up to date with plan activities. A public hearing is scheduled for Wednesday, January 22, 2003 at the Manitowish Waters Community Center at 7:00 p.m.. This packet is the 4th and final direct-mailer of the planning effort and we hope you have found the newsletters and the public informational meetings of value. We have tried very hard to keep you informed of what is happening and we appreciate the participation and the ideas you have contributed to this plan.

The intent of the plan is to encourage the orderly use and development of lands in the town through the accomplishment of two very important goals, which are: ❶ Satisfy property owners' concerns regarding the growth and development of the town, and ❷ Meet the intent of Wisconsin's Smart Growth planning statute. After two years of meetings and many opportunities to discuss planning for our future, the Commission feels the town has reached the above stated goals and that the plan is ready to proceed to a public hearing. We hope you can attend.

The Plan Commission is ready to hold a Public Hearing on the newly created "Recommended Draft" Land Use Plan. The Commission feels that this Draft Plan represents the best interests of the town as a whole as well as all of the individual land owners. The Draft Plan also takes into consideration the nine (9) Planning Elements required by the state's Smart Growth Statute. The Draft Plan will be available for review at the Manitowish Waters Town Hall and the town's Koller Memorial Library beginning on December 16th, 2002. The Public Hearing on the Draft Plan has been scheduled for January 22nd, 2003. During this hearing, John Williams of Foth & Van Dyke, the Commission's planning consultant, will give a presentation covering the Draft Plan in its entirety. After the presentation, the Commission will take public testimony regarding the Draft Plan. After the Public Hearing, if there are substantial changes that need to be made to the Draft Plan, the Commission will continue its work. In the absence of any substantial changes, the Commission will submit the Plan to the Town Board with its recommendation for approval. The Town Board has the final authority over plan approval. If adopted, the Plan can then be implemented and all decisions thereafter that "affect land use" will, by law, need to be consistent with the plan.

How we got here

Manitowish Waters has been fortunate to have people who have over time donated countless hours working for the town. The plan had to account for the existing development pattern as well as current market factors and conditions that shape where and how land is and will be developed. The combination of land use controls (existing regulations and zoning), private market demands, existing land ownership, land and resource management programs, public opinion, and the natural environment are all contributors to both the development pattern and the character of Manitowish Waters. The Plan Commission incorporated the existing conditions, trends, public input, and previous planning efforts into ideas that address how the town should manage growth. The 'preferred land use classifications' address the preferred use, location, and density of lands in the town. The town held two public informational meetings and workshops on June 27 and September 17 this year, sent two poster plans direct-mail to facilitate public input, and met with any property owners who had issue, concern, or comment(s) about the plan. The intent of the plan has not changed since you received a similar mailer in June. Several individual parcel modifications have been made at the request of landowners. The Year 2022 preferred land use map and classifications are proposed as presented and allow all of us to communicate on how those proposed conditions relate to all of our ideas on growth and development. Please try to attend the public hearing on Wednesday, January 22, 2003. We appreciate your time and thank you very much for your participation in this plan!

The Commission urges **all** Manitowish Waters landowners to keep abreast of this very important process and asks that comments, suggestions, advice, and support regarding planning be directed to the Commission in writing either by mail or via the internet. The mailing address is: Manitowish Waters Plan Commission, P.O. Box 267, Manitowish Waters, Wisconsin 54545. The e-mail address is mwzoning@centurytel.net

Sincerely, The Manitowish Waters Plan Commission

TOWN OF MANITOWISH WATERS

YEAR 2022 PREFERRED LAND USE PLAN

The Year 2022 Preferred Land Use Map represents the desired arrangement of preferred land uses on the Town of Manitowish Waters landscape 20 years into the future. Each classification broadly identifies the desired future condition of lands defined within the class boundary. This plan is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town. **The following preferred land use classifications are proposed to allow discussion and debate. The classifications are not zoning districts and do not have the authority of zoning. Although advisory, the map and preferred land use classifications are intended to be used by town officials as a guide when reviewing lot splits, re-zoning requests, and revisions to the town zoning map.**

Single Family Residential (yellow)

- Preferred Use & Location? Single-Family residences located along and in proximity to lakeshore areas and developed areas with road and highway access.
- Density? Low density residential area; one additional guest house possible.
- Lot size? 2.0 acre backlots, 50,000 sq. ft. lake lots with 200' minimum frontage; includes lots of record under 200' wide created prior to1986 town regulations.
- Conditional Uses? Home Occupations in accordance with existing zoning standards.
- Purpose? Quiet, comfortable living.
- 13.5% of total preferred land use.

Multiple Family Residential (orange)

- Preferred Use & Location? Multiple residences grouped together, including condos, apartments, & townhouses; limited single family uses. Located generally along or in close proximity to STH 51; limited lakeshore development.
- Density? Higher than single family; Planned Unit Development (P.U.D.) requirements to allow town review.
- Lot size? Proposed on-water lots: 60,000 sq. ft., 300' lot width at the shoreline; 15,000 sq. ft. + 30' additional lot width for each continuous dwelling unit. Off water lots: 2 acres + 15,000 sq. ft. for additional dwelling unit.
- Conditional Uses? Limited recreational uses; Home Occupations.
- Purpose? Community living at higher density using P.U.D. review.
- 1.0% of total preferred land use.

Resort & Recreation (red with Green x-hatch)

- Preferred Use & Location? Existing resorts, family & seasonal recreation/lodging; Limited single family uses; Planned for areas with lake and highway access. Limited to existing areas of the town.
- Density? Seasonally high.
- Lot size? On water: 60,000 sq. ft., 200' lot width with 10,000 sq. ft. & 100' lot width per additional dwelling unit; Off water: 60,000 sq. ft., 100' lot width, plus 10,000 sq. ft. per each additional dwelling unit.
- Conditional Uses? Limited commercial.
- Purpose? Preserve existing establishments and plan for tourism and recreational development.
- 2.4% of total preferred land use.

Community and Highway Business (red)

- Preferred Use & Location? Business & commercial uses, tourist-dependent highway uses and community service, recreational developments, & possible light industrial uses (off-water only); Located primarily along the STH 51 corridor with highway/road access.
- Lot size? On water: 60,000 sq. ft., 200' lot width; Off water: 40,000 sq. ft., 100' lot width; Recreational/residential developments would follow additional guidelines as suggested under these classifications.
- Conditional Uses? Residential development.
- Purpose? Planned to primarily concentrate commercial uses that may require road access with limited weight restrictions, 3-phase power, and gas service.
- 2.6% of total preferred land use.

Downtown Business District (light red)

- Preferred Use & Location? Mixed commercial business, multi-family and recreational developments, business condos, & community service; use of shared resources such as parking, signage, and driveways; Located in the downtown area.
- Density? High.
- Lot size? On water: 60,000 sq. ft., 200' lot width; Off-water lots proposed at 20,000 sq. ft.
- Conditional Uses? Single Family residential.
- Purpose? Build a sense of community and place of activity destination in close proximity to residential areas.
- 0.4% of total preferred land use.

Forestry (green)

- Preferred Use & Location? Forestry, single family residential, and animal husbandry; Generally includes both public and private forest lands, lands enrolled in forest management programs, lands with limited residential development or road access, & lands that have substantial environmental features that preclude intensive development.
- Density? Low. Lot size? One dwelling unit per minimum 10 acres.
- Conditional Uses? Limited commercial i.e contracting; Five acre residential estates if clustering a development near existing roads to reduce cost of providing public services.
- Purpose? Management & preservation of woodland areas while allowing limited, low density development; encourage large tracts of forested areas and to be consistent with minimum enrollment requirements of forestry management programs.
- 47.3% of the total preferred land use.

Agriculture (brown)

- Preferred Use & Location? Farming based on the environmental characteristics of the land; limited commercial uses.
- Density? Very low. Lot size? 35 acre minimum.
- Conditional Uses? None.
- Purpose? Protection and preservation of farmland and standard agricultural practices; Discourage fragmented development.
- 10.4% of total preferred land use.

Parks & Education (blue)

- Preferred Use & Location? Public facilities for youth; Community recreation and education facilities; existing park areas. Trail development and linkage to future town and county network to be explored.
- Density & Lot size? N/A
- Conditional Uses? N/A
- Purpose? Provide lands for community recreation and education.
- 0.1% of total preferred land use.

Government/Institutional (purple)

- Preferred Use & Location? Current and planned location of government facilities and services.
- Density & Lot size? None
- Conditional Uses? N/A
- Purpose? Perform government functions necessary for town operations.
- 2.7% of total preferred land use.

Environmental Features/Conservancy (Dot Pattern)

- Environmental Features include wetlands (6,282 ac./27.4% of total town area) and 100-year flood plains (506 ac./2.2%).
- This classification is intended to identify those features that are "un-buildable" and potentially regulated by county, state or federal agencies.

Key features of the recommended Environmental Features policies include:

- No building or development except as allowed by law.
- Development should be steered away from these areas.
- Development can incorporate the natural features to enhance development and protect the natural environment.

Surface Water comprises the remaining 19.6% of total land use in the town.

MAP INCLUDED WITH MAILER IN TAX BILL

SHEET 1
30 TOTAL

Town of Manitowish Waters Comprehensive Plan
Wednesday, January 22, 2003, 7:00 p.m.
Manitowish Waters Community Center
Public Hearing

Sign-in please. **Please indicate your choice with (X)**

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
1. Wayne Harrington S.	380 Alder Lake Rd		✓	✓	
2. Phyllis Harrington	380 Alder Lake Rd		✓	✓	
NO SPEAK 3. John C Stahl	515140 Little Star	✓ NO SPEAK		✓	
4. John Hanson	217 Spider Lake Rd W			✓	
5. Peter J Kaney	278 POINT O PINES	✓ ✓		✓✓✓	
6. Les Jacobson	130X 202 M.W.			✓	
7. Henry L. Bauers			✓		
8. Tom Johns SAM JOHNS	HWY 51 N 14 MW			✓	
9. ~~Forrest Mary Boeners~~					
10. FORREST P. BOEMER / MARY	4235 S. 95th ST BREEKFIELD			✓	
11. Joe Mella	500 3rd St #700 Wassau WI 54403		X		
12. Lisa Hopkins	80 Clock Blv		X		
13. Barry Hopkins	" " "		X		
14. John & Mona Wiechmann	185 Powell Road	✓ ✓			
15. Bob Kovar	697 McFarland Rd			X	
		3	5	8	

SHEET NO 1

Town of Manitowish Waters Comprehensive Plan
Wednesday, January 22, 2003, 7:00 p.m.
Manitowish Waters Community Center
Public Hearing

Sign-in please.

Please indicate your choice with (X)

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
16. FRED THEISEN	12575 Fallon Rd MW, WI			X	
17. MARY M. MONROE	261 POWELL RD MW WI 54545	X ✓			
18. ED MONROE	261 Powell RD 54545				
19. Matt & Jodi McMahon	84 ILG Rd ?				
20. HARLEY BENSON	25 N. HWY 51 MW	X ✓			
21. Jean Rein	178 River Rd "				
22. HELENE PLEIGHT	70 WILDWOOD RD				
23. Marilyn Gabert	MN 53 Manitowish Rd	X ✓		X	X
24. Bill Gabert	MN 53 Manitowish Rd	X ✓		X	
25. Curtis Moeller	251 Lake Rd				
26. Robert Spencer	33 - EIGHT O CLOCK BLVD				
27. Steve Lee	N5138 Hwy 51	X			
28. DICK PAVLOV	138 EASTWOOD DR M.W				
29.					
30.					
		5		3	1

30 TOTAL

SHEET 2

27 TOTAL

Town of Manitowish Waters Comprehensive Plan
Wednesday, January 22, 2003, 7:00 p.m.
Manitowish Waters Community Center
Public Hearing

Sign-in please.

Please indicate your choice with (X)

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
1. [illegible]	149 Cty W MW				
2. Karen Murphy	51 N 02 Hwy 51 MW	X ✓		X	
3. Ron Sleight	7N HWY 51		X		
4. Miles & Bev Firnhaber	K36 8 O'Clock Blvd				
5. Jeanette Gayle Strand	10081 W. Ives, Marshfield	X ✓		X	
6. Richard Indermill	397 Cranberry blvd.				
7. Ray Mylise	196 Spider Ch Rd W.	X ✓	X		
8. [illegible] Stengele	321 Tomb Of Pines Rd			X	
9. [illegible]	24 8 Oclock Blvd.		X		
10. Robert Stowers	11 Manitowish Rd				X
11. Tom Joseph	28 Rest Lake Rd	X ✓		X	
12. Greg Swanberg	W140 Hwy W		X		
13. Jim Frandy	LaFave Rd Manitowish				
14. [illegible] Radant	51 S 22 Manitowish		X		
15. William F. Radant	"		X		

SHEET NO. 2

14 CHOSE
+ ~~IIIII~~ (6) ADDITIONAL

→ 20 SPOKE
→ 15 SUBMITTED/READ PRIOR

Sign-in please.

Town of Manitowish Waters Comprehensive Plan
Wednesday, January 22, 2003, 7:00 p.m.
Manitowish Waters Community Center
Public Hearing

· 12 IN FAVOR
· 18 " " w/ MODIFICATIONS
· 6 OPPOSED

Please indicate your choice with (X)

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
16. RICHARD SLEIGHT	70 WILDWOOD		X		
17. Kris LaMarche	44 Ave Birches				
18. Jeanne Joseph	28 Rest Lake Rd			X	X
19. Kim Kost	228 Hwy 51 South	✓ ✓			✓
20. MAREN Moll	Hwy 51 ~ #375				
21. Andy Detling	33 Hunters PT Rd				
22. Bryan Pierce	Vilas Co. UWEX				
23. Robert Polic	366 Lavigne Road				
24. Penny Mazur	288 S. U.S. Hwy 51				
25. Joan Byram	78 Twin Pines Rd	✓ ✓			✓
26. [illegible]					
27.					
28.					
29.					
30.					

Sheet #3
7 total

Town of Manitowish Waters Comprehensive Plan
Wednesday, January 22, 2003, 7:00 p.m.
Manitowish Waters Community Center
Public Hearing

Sign-in please.

Please indicate your choice with (X)

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
1. Dale Wolf	121 Dead Pike Rd				✓
2. Michael E. Steyette	M.W.			✓	
3. Ross A. Steyette	M.W.			✓	
4. Pete + Nancy Gumpetta	422 Powell Rd				
(7) 5. Bruce + Mary Janssen	60 Rest Lake Rd				
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

2 1

Town of Manitowish Waters Comprehensive Plan
Public Hearing, January 22, 2003, 7:00 PM
Public Comments

Speaker #

Sheet 2, #2 Karen Murphy

- Issue of CHB use on STH 51 – too much red on the map
- Order or priority of development. Should happen in the Downtown first, then along STH 51.
- Too much emphasis was placed on landowner requests and participation – should not be based solely on requests, but on vision.

Sheet 1, #5 Peter Rasey

- Too much CHB along STH 51
- Water quality issue, too much density along the water

Sheet 2, #5 Jeanette Gail Strand

- CHB/commercial that touches the water should not be allowed.
- Not in favor of plan as constructed (read and submitted letter for the record)

Sheet 1, #14 John Wiechman

- Community character changing in the town. Plan must address the over development & associated negative impact.
- McCabe Lake – why was there a change from previous map? Why is Downtown Business planned across the street?
- Dead Pike Lake road commercial not good. Does not make sense.
- Manitowish Lake – when were the last zoning changes made?
- CHB on STH 51 excessive
- Northland Cranberry on Alder Lake. Why zoned Ag all the way to the water?

Sheet 2, #7 Ray Myhre

- Business planned along STH 51 is good, where it belongs
- Supports CHB on highway – need jobs
- Concern with attitude of town concerning business along STH 51 and in the town in general. Need more support.

Sheet 1, #17 Mary M. Monroe

- CHB issue on STH 51 – too much
- Access issues/density/design very important to character of town and highway.

Sheet 2, #11 Tom Joseph

- Started petition to address key issues
- 90 signatures on petition (Petition submitted and read for the record).

- Segment of population has not been heard and needs to be
- Plan is not coordinated. Plan is "hodge podge" in design
- Plan not reflective of what the town wants
- Not anti-business/not anti-growth, but pro-character
- Too much emphasis on input from property owners
- Design Review ordinance – recommend use of.
- 100' lot width proposed along STH 51 in CHB = strip development. Plan says no strip yet it allows for 100' lots. Plan should not allow for strip development.
- How does plan deal with lands zoned commercial now vs. how they are planned. What is the process?

Sheet 1, #20 Harley Benson

- CHB/commercial, many more commercial lots are available than are being used.
- STH 51 commercial OK if done right. Access on STH 51 will be an issue– Trans 233.
- Site Design of commercial important.

Sheet 2, #19 Kim Kost

- Main concern is the map ≠ plan
- CHB – no 100' lots
- Pg. 1-1, issues with process
- Zoning Committee to NCRPC in '93
- First zoning in 70's
- Pg. 8-19, need own land division ordinance, stronger language
- Multi-family should not be on lakes
- Uses should dictate plan, not just how a person wants to use their land. Need to balance the plan and the property owners wishes. Example: If there is a single family use in a commercial zoned area now the plan should be single family. Too much emphasis on existing zoning.
- Talk about town purchasing development rights. Needs to be an option
- Pg. 8-28, could to should (PUD) – change. The plan needs to specify more clearly how implementation will get done.
- Plan "not suggesting design review". The plan should recommend design review for all commercial uses, including multi-family.
- Resorts – concerned with how lands were designated for resorts.
- Need more classifications or ability such as an overlay to deal with condos. Plan should reflect where they are but if use discontinues, overlay would plan for reversion to residential uses.
- Forestry – should not be 10 ac – should be 40 ac.
- Need add language or a separate classification to deal with rural residential uses with the 10 ac lot size. 10 ac is not forestry.
- 9-6, signs – existing ordinance language needs improvement. Not adequate now.

- Wetland calculations in % of total acreage for preferred land use. How does that compute?
- WDOT access control along STH 51 already significantly restricts development potential along the highway. No need for all the planned commercial.

Sheet 1, #23 Marilyn Gabert

- Petition support – concerns with process of decisions, consistency issues need to be addressed
- Not in favor of commercial uses on water
- Too much density of R/R, MF on water; Density too high, showed examples.
- Counted 240 business lots. Now have +300 with plan as proposed – too much

Sheet 2, #24 Joan Byram

- CHB issue – too much commercial planned for the corridor
- Timing issue of meeting not good, should have been planned for summer
- Need accountability to citizens

Sheet 1, #24 Bill Gabert

- Listen to landowners – don't decide for us
- Folks not in favor based on results of this meeting
- Be smart with decisions
- Interested in WDOT responses to all the commercial planned along highway.
- Disagree with STH 51 MF and CHB
- MF allowed in commercial areas?
- MF density/RR density too high.
- Forestry cluster proposal is not good. Wants explanation as to why plan has that provision in the classification.

Sheet 1, #27 Steve Lee

- Business on STH 51 main issue
- Look at commercial 3 ways: Downtown area, on lakes, along highway
- Work on definition of commercial zoning and how it applies to each development and its location and you address the issue
- Question on why you need 10 acres to rezone?

These folks spoke after we had worked through the list from the sign-in sheet:

Sam Johns

- Too much commercial/expansion of business in plan
- Landowner given too much emphasis in the process
- Commercial use/Mitchell Road area– not agree

Ron Sleight

- Supports plan, complimented town

- Need more commercial uses on STH 51
- Need tax base increase

Sheet 2, #20 Joan Byrom

- Plan is a mistake as presented
- Commercial on 5 lakes – too much
- Voss Lake area commercial, too much
- Too much proposed density on water – commercial on water no good

Andy Detling

- Design review important for town
- Address character issues of development

Sheet 1, #3 Kim Kost

- Concept of not developing lot line to lot line needs to be emphasized
- Don't be a Minocqua
- Use conditional use permits with development on Hwy 51
- Creating pressure to subdivide with current plan
- Process of development review – how will that work?
- Interim moratorium? Between plan adoption and zoning revisions.
- Submitted '93 survey – record

<u>Concern/Issue Areas</u>

"Hot Button" area identified several times in the public discussions

1. Dead Pike Lake commercial area
2. CHB along STH 51 – too much, impact, density
3. Landowner involvement/process (maybe too much emphasis with accommodating landowners)
4. STH 51 access and related development impacts along corridor
5. MF density/RR density – on water too high
6. Cluster uses – STH 51/forestry
7. Character very important
8. Folks will help. Offers of suggestions, revisions, proposals etc. Town should use the folks who offered their comments to solve/rectify the issue areas.