

**Approved 12/05/2017**

MANITOWISH WATERS PLANNING COMMISSION  
**Petition to Amend Preferred Land Use Map Public Hearing Minutes**

November 7, 2017

Manitowish Waters Community Center

Planning Commission Chair Dan Sleight called the hearing to order at 6:00 P.M.

Commissioners Present: Sleight, Becker, Hoehn, Hanson, Kramer, Johns, Bauers

Also Present: Zoning Administrator Thiessen

Public Visitors: Bob Cook, Alan Schachman, Dennis Wilm, Merry Perkins, Greg Holt, Elizabeth Gering, Kim Kost, Kevin Griffith, Gale Wolf, Dan Hilbert, John Hilbert, Kay Krans

Chair Sleight read into the record the legal notice as posted October 2, 2017 and published as two insertions in the Lakeland Times.

Chair Sleight called for testimony.

Merry Perkins: Need more information on what property is involved. If all the property was made commercial, that brings about an increase in commercial property on the chain.

Al Schachman: Version heard on street is that pool could not be used by public unless zoning is changed. A pool would be very helpful for therapeutic exercise use. People now have to go to Woodruff.

Dennis Wilm: Agrees that pool would be helpful for public use, especially as the building is going to be built anyway.

Bob Cook: Am closest private landowner. Agrees pool would be a good thing, but questions the implication of changing the back lot – what will happen to the waterfront parcel in the future? Will this decision affect the next one? If another rezone request is going to be coming along in 12-18 months, then good planning would be to look at the entire property. Personally has no issue with development of the property, but the impact of a R-2 strip in front of a commercial property should not be looked at as a stand-alone decision.

Gale Wolf: Concern is that if we are looking at this with the potential it represents for community involvement, that somehow it would be made certain that there are not financial considerations that make it unavailable to the larger community, and not just for a select few.

Elizabeth Gering: Excited about the potential of a fitness club in the community. Having one is a “checkmark” for (especially) younger people when looking for a community to move to.

Kay Krans: Chippewa Retreat had a fitness facility at one time, and now you have to ask yourself if you want to drive to Minocqua. If there is a zoning concern, then perhaps somehow an exemption or exception could be created.

Bob Cook: Are there options other than a rezone? One that could make the facility available that doesn't raise any zoning issues?

Kevin Griffith: All for a health spa; just questions having commercial property that close to Rest Lake, it is a large parcel.

Question from audience about whether there is a way to ensure that a change to commercial is limited to just that parcel.

Kim Kost: Not against pool and fitness center, but can't put restrictions on how much it costs to get in there. Thinks that Eau Holdings should have given a presentation on their use of the property. Just had a CUP granted for this facility within the last year, and The Town just completed updating the Comprehensive Plan, which makes him wonder about intentions.

Written testimony was received in the form of emails was received from Jim and Karen Sislo, Pete and Nancy Guzzetta, Mona Wiechmann, and Kathleen Palmsten, and are attached to these minutes.

Sleight called three times for further testimony. Non given.

Chair Sleight declared both public hearings closed at 6:22 P.M.

---

To Whom It May Concern:

I am writing in support of the rezoning proposal to allow a fitness center to be built on the property in question. I think it would be an excellent addition to the community. I feel its construction would increase the physical, emotional and social well-being of the community, especially during the winter months. It would also benefit summer residents who would like to continue their indoor exercise routine during the summer.

Kathleen Palmsten  
Manitowish Waters

I would rather this be zoned for public (local) use than just for visitors at the local lodge. It would be a very nice plus for the residents here. Nice to have businesses in a concentrated area rather than spread 5+ miles along 51 and interrupting thru traffic.

Mona Wiechmann

This is a letter in support of rezoning the parcel the fitness center is located on from residential to community business. If this is approved, then we understand there would be a request to rezone the parcel which then would enable it to be open to the public. This would open up a wonderful opportunity for the citizens of the area to exercise and to socialize.

Peter Guzzetta Nancy Guzzetta Manitowish Waters, WI

We are in favor of rezoning the parcel of land on Rest Lake from Residential to Community Business.

Jim and Karen Sislo