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APR - 4 2024

Elizabeth Peronto <elizabeth.peronto@co.lincoln.wi.us>

Lamer rezoning request

Steve Meads <Steve.Meads@midcountrybank.com>

Thu, Apr 4, 2024 at 3:53 PM

To: "elizabeth.peronto@co.lincoln.wi.us" <elizabeth.peronto@co.lincoln.wi.us>

To members of the Lincoln County Land Services committee,

I am a home owner located close to the requested rezoning parcel. I have made significant improvements to my property with the understanding that the residential zoning in this residential and recreational area was the appropriate determination and use of the zoning . Making a zoning change to general business is a significant deviation from the long standing current zoning and will be detrimental to the value of my property as it is not consistent with the general use. There will be obviously increased vehicle traffic, noise and light pollution.

There is already business zoned areas in the general area that can accommodate the business needs which are located along Highway 51&8, west on Highway 8 and County L without expanding into this existing residential area.

My question is the current zoning incorrect, which everyone has abided by all these years, or is the contemplated request simply to appease one land owner over the objection of many complying land and home owners.

Sincerely

Steve Meads

N11757 Deer Point Road

Sec. 2, T35N, R6E

LT 1 CSM 449 P339 D0283991



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Elizabeth Peronto <elizabeth.peronto@co.lincoln.wi.us>

COPY

Lamer property

Phil & Cindy Schlachtenhaufen <pcschlach@gmail.com>

To: elizabeth.peronto@co.lincoln.wi.us

Thu, Apr 4, 2024 at 12:29 PM

We are writing to voice our opposition to a commercial business on Highway 8 and Crystal Lake Road.

We have owned property on Crystal Lake Road for 57 years. It is a quiet, private neighborhood that is comprised of people over 65. It is a low traffic area where residents feel safe walking and walking their dogs.

We feel a commercial business would negatively affect our property values, increase in traffic, possibility of more crime and noise.

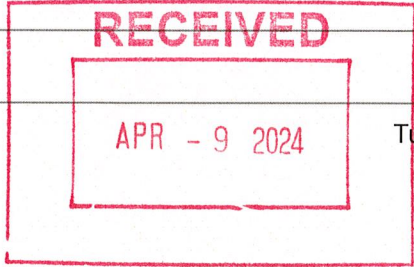
We are also concerned about watershed issues. If there is mechanical work to be done in the business would there be a possibility of runoff to the lake.

Thank you,
Phil and Cindy Schlachtenhaufen
N11776 Crystal Lake Road
Tomahawk, WI 54487



Elizabeth Peronto <elizabeth.peronto@co.lincoln.wi.us>

Petition for Rezoning, 004-3506-111-9998



Gregg Jozwik <jozwik77@gmail.com>
To: elizabeth.peronto@co.lincoln.wi.us

Tue, Apr 9, 2024 at 12:44 PM

Committee Members,

As you consider your rezoning the rural residential property on Deer Lake I ask you to consider the total impact and reject the zoning change. Consider:

Lincoln County's stated Vision from the Comprehensive Management Plan for zoning is...

"...Lincoln County desires to preserve its abundant rural character...

"clear separation between "city" and "country;"

"careful placement and design of development; "and most importantly, its people. "

Town of Bradley Land Use Ordinance..."Section 1, 6. "Reduction of traffic congestion to lessen the danger and congestion of traffic on the roads and highways.".... "Section 1, 7. "Balancing of Property Rights: To protect property rights and values by balancing the rights of landowners to use their land with the corresponding rights of abutting and neighboring landowners to enjoy their property without undue disturbance from abutting or neighboring uses".

The property owners of Deer Lake purchase here because of the Northwood's atmosphere. It was not an accident that we are property owners 5 miles outside of the city, in the Northwoods. The vast majority of affected property owners on Deer Lake are not in favor of the rezoning.

In addition to preserving the rural residential neighborhood also consider the safety of the property owners and their families and vote NO regarding the rezoning.

The property is located at a turn and hill on Hwy 8. An increase of traffic due to business here is bound to result in accidents. Refer to attached photos.

Attached Hwy8a is a photo from .25mile from Crystal lake road heading eastbound. Here you can see Hwy 8 dip as it approaches Crystal Lake Rd on the left.

Attached Hwy8b, shows the entrance of Crystal Lake Rd (on the left) and the crest of the hill on Hwy 8 (look8ng eastbound) blocking the view of on coming traffic.

Attached CrystallLakeRde, is a photo looking eastbound from Crystal Lake Rd on to Hwy 8. You can see the crest of the hill but not oncoming traffic.

Finally, it is not good tax policy to increase one property's tax base while reducing 30 others. Rezoning the Lamer property is a negative for the lake property owners and tax base for Lincoln County.

The best zoning practice is win/win, maintain the residential/lake tax base and add business where it does not effect that base.

Please vote No for the rezoning of property 004-3506-111-9998.

Gregg Jozwik

[N11730 Acorn Rd, Tomahawk, WI](#)

3 attachments



Hwy8b.jpg
3916K



Hwy8a.jpg
2045K



CrystalLakeRdE.jpg
4465K



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APR - 9 2024

Elizabeth Peronto <elizabeth.peronto@co.lincoln.wi.us>

Lamer property

Sheila Jozwik <sejoz777@gmail.com>
To: elizabeth.peronto@co.lincoln.wi.us

Tue, Apr 9, 2024 at 3:28 PM

I am opposed to the rezoning of the Lamer propert on Crystal Lake Rd for the following reasons:

- It's important to preserve and enhance the rural nature of residential property and
- to preserve environmental corridors and blocks of land to protect water. (These statements were taken directly from Town of Bradley Land division ordinance website.)

We have been told that the primary reason for Town approval is the fact that there is another business across the road. I've also been told that the current ordinance would allow the Lamer's other 2 properties to be converted to business in the future.

There are other business parcels along Hwy 8 and county A or L or near Hwy 51 which would make more sense for business. Primarily because they are not in close proximity to a neighborhood.

I believe our situation is unique. The proposed Lamer buisness parcel is within 260 feet of our lake subdivision with 27+ homes. We would like to see a balance of the rights of property owners to protect home values and to enjoy our property without undue disturbance from another property.

We are asking the Town board and Lincoln county to balance the needs of all property owners and to preserve the natural beauty and characteristics of our lake neighborhood.

Thank you
Sheila E Jozwik
N11730 ACORN RD
262-271-7657

Show quoted text

Hi Elizabeth
This is my statement for the Lamer meeting on Thursday
Sheila Jozwik

----- Forwarded message -----

From: Sheila Jozwik <sejoz777@gmail.com>
Date: Tue, Apr 9, 2024, 3:04 PM
Subject: Lamer property
To: Sheila Jozwik <sejoz777@gmail.com>, Gregg Jozwik <jozwik77@gmail.com>

Show quoted text



Mike Huth <mike.huth@co.lincoln.wi.us>

Form submission from: Contact Land Services

1 message

Robert <noreply@co.lincoln.wi.us>
 Reply-To: Robert <smithbob_suzie@tds.net>
 To: mike.huth@co.lincoln.wi.us

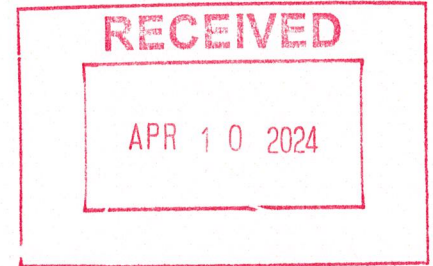
Wed, Apr 10, 2024 at 7:27 AM

Submitted on Wednesday, April 10, 2024 - 7:27am

Submitted by anonymous user: 216.99.223.7

Submitted values are:

Employee's Name Mike Huth - Zoning Program Manager/Land Services Administrator
 First Name Robert
 Last Name Smith
 Email Address smithbob_suzie@tds.net
 Message
 Mr Huth,



Please see attached below a letter I would like shared at the Land Services Committee meeting on 4.11.2024 regarding the rezoning request by Mr Lamer.

To the Lincoln County Board of Directors, Land Services Committee, and Mr Mike Huth (Lincoln County Zoning Program Manager/Land Services Administrator)
 Regarding; Agenda item COMPREHENSIVE PLAN AMENDMENTS AND PETITIONS FOR REZONING at your 4.11.2024 meeting. Details of agenda item noted below.

- a) A request by Lonn Monte Lamer and Shirley Mae Lamer Joint Revocable Trust to amend the Lincoln County Comprehensive Plan Map from Residential to Non-Residential for a portion of tax parcel pin# 00435061119998.
- b) A request by Lonn Monte Lamer and Shirley Mae Lamer Joint Revocable Trust to rezone a portion of tax parcel pin# 00435061119998, from Rural Residential-2 (RR2) to Planned Business (PB).

As a lifelong resident of northcentral Wisconsin and an owner of property adjacent to this rezoning petition, I request the Committee and Board disprove this request.

The attached staff report, in your packet, submitted by Mr Huth, states they recommend to this committee the approval of this request based on the facts of the request presented at the public hearing and the Town Board. Staff recommends approval of the rezone and comprehensive plan map change. The proposed rezone and comprehensive plan map change appear to be consistent with the surrounding land use plans and the spirit/intent of the Zoning Ordinance since adjacent properties contain the Planned Business designation.

The facts as stated by the staff recommendation do not appear to be consistent with the surrounding land use. Three of the four sides of this proposed rezoned lot are bordered by zoned residential properties and all are within a defined Shoreland zone. Just because one adjoining property has a designated Planned Business District should not provide an automatic or easy route to rezone a bordering property to assume a similar designation purely on proximity. Often times roads are used as zoning boundaries. With Crystal Lake Road running between the requested rezoning and the already zoned PB, this creates a line or boundary that can be used to limit expansion of an unwanted land use and not perpetuate an already poor decision made previously. Lincoln County's own Comprehensive Plan outlines the below vision:

Over the next 20 years and beyond, Lincoln County desires to preserve its abundant rural character. The County's rural character is defined by its forests; pristine lakes, rivers, wetlands, and other natural areas; farms and open spaces; clear separation between "city" and "country;" schools and other institutions; careful placement and design of development; and most importantly, its people. At the same time, the County will accommodate and promote thoughtfully planned housing and economic development and seek to balance community goals with private property rights. Lincoln County seeks to achieve this vision in close partnership with towns, cities, and others interested in the County's long-term health, success, and beauty.

I am asking for the staff to show their work that appears to lack consideration for several other factors to making a decision or recommendation based on the above vision statement. Furthermore, we have additional standards we have set, in the County and State, to protect the sensitive and valued shoreland we as a community have already placed a priority on. Our own shoreland regulations speak to those intentions below.

Lincoln County Shoreland Zoning regulations apply to areas of land within 300 feet of the Ordinary High-Water Mark

(OHWM) of navigable streams and rivers and areas of land within 1,000 feet of the OHWM of lakes and flowages. Shoreland Zoning regulations are intended to protect the long-term health of the public's shoreland resources and minimize pollution of navigable waterways in Lincoln County. These laws protect our water resources from uncontrolled use of the land which would adversely affect the public health, safety, convenience, and general welfare and impair the tax base. Lincoln County Shoreland Zoning regulations further the maintenance of safe and healthful conditions, prevent and control water pollution; protect spawning grounds for fish and aquatic life, control building sites and the placement of structures and land uses, and preserve shore cover and natural beauty. Permits are required for most construction and land disturbance activities taking place within the shoreland zoned areas of the County.

As this Committee and Board are aware, several other residents in the area have expressed an objection, similar concerns outlined here, along with the safety of families walking their children and dogs in the residential neighborhood and the risky entrance to Crystal Lake Road off of Highway 8. The decreased value of property, lost serenity that brought all of us to this community and lakefront will have a lasting hardship on our families and Lincoln County. None of these factors appear to be consistent with the Comprehensive Plan nor comply with our Shoreland regulation intentions.

Mr Lamer would not be significantly burdened or harmed by not approving this rezoning request. He currently owns a parcel of land, tax parcel pin# 00435061129970, one quarter of a mile west of the proposed lot rezoning. That property is already zoned for Planned Business and could easily accommodate the planned trailer sales. The only harm incurred by Mr Lamer is the recent clearing of trees, delivery of soil/fill, the grading of the lot and creation of a second driveway undertaken in preparation for this business, prior to rezoning approval. I assume all of those activities were done with appropriate permits, standards, and approvals.

I am unable to comprehend the decision to recommend approval. I would like to see the decision matrix and the unbiased weighting and score of that matrix to learn how the staff came to this recommendation. Despite my calls to the Town of Bradley and Mr David Bethel, I did not hear back from them to discuss these conclusions and better understand the findings of the Township. Based on past decisions made by the Township on similar requests by Mr Lamer and the nature of past relationships with Mr Lamer, I have concerns with the rigor, due diligence and potential conflict of interests that may have interfered with these decisions.

I am asking the Committee and Board to consider all of the above before making a final decision. The nature of my work does not allow me to be present for the meeting on 4.11.2024. I am hopeful this letter, the letters of others in our neighborhood and the compliance of our Comprehensive Plan and Shoreland regulations provide guidance in your decision.

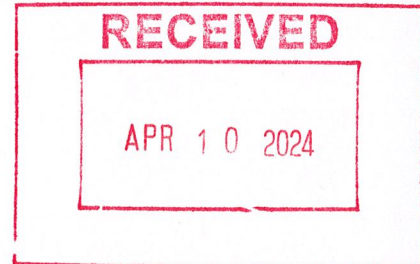
Respectfully,
Robert Smith
[5370 Wurl Rd](#)
Tomahawk, WI 54487

The results of this submission may be viewed at:

<https://co.lincoln.wi.us/node/24755/submission/40346>

I'm forwarding this information to help support my letter to the Lamers which was forwarded to Mike Huth last week. It states factual data regarding the **proximity** of the subject property to the lake, our neighbors and our property at W5366 Wurl Road. Please include this additional information in the public records regarding the proposed rezone request and amendment to the Lincoln County Comprehensive Plan Map by Lonn Monte Lamer.

Thank you,
Phil Reykdal
414-771-2652



Sent from my iPhone

Begin forwarded message:

An additional fact is that the NE corner of this property is within 500 feet of the Deer Lake shoreline. Calculated as follows:

260 feet N to Wurl Road (from exhibit in petition)

30 feet of Wurl Road ROW (estimate)

160 feet lot line between W5374 and W5380 Wurl Road (taken from legal description of W5374)

Totals 490 feet

Phil Reykdal



Elizabeth Peronto <elizabeth.peronto@co.lincoln.wi.us>

Rezoning request of the land owned by Lonn and Shirley Lamer rev trust tax parcel# 004-3506-9998

Roy Schlachtenhaufen <rsslach@gmail.com>
To: elizabeth.peronto@co.lincoln.wi.us

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APR 10 2024

Wed, Apr 10, 2024 at 2:22 PM

I am writing at the request from 50+ family members who have an interest in our property at N11745 Deer Point rd Tomahawk Wi 54487. We would like to object to the Lamer request to rezone their property. They property owned by the Lamer rev trust is located adjacent to a significant number of Lakefront properties owned and purchased by people who intended to live in a rural setting on a lake in the Northwoods. This is unfair to the interests of all of those land owners. The majority of the property of this request is located in the relatively small water shed of Deer Lake. There will be significant negative environmental impacts on the lake as well as negative impacts on the wildlife in the area. The negative impacts of a long term nature include an increase in the property tax rates of the Lamer property accompanied by the negative impacts on 7 or 8 lake front lots' market values and their subsequent negative impact on their tax rates. I believe that Lincoln County and Town of Bradley will be the ultimate losers.

Thank you for your consideration, Roy Schlachtenhaufen ,Neighbor
Sent from my iPad

Re: Proposed Zoning Change at Crystal Road and Highway 8

The undersigned families and owners of property on Crystal Lake Road, Wurl Road, Acorn Road and other areas on Bridge Lake, Deer Lake, Crystal Lake, and Muskellunge Lake strongly oppose the proposed rezoning of the Lamer lot located at the corner of Crystal Lake Road and Highway 8.

Our families, and many others who have not yet been reached to sign on to this letter, purchased our land relying on the residential zoning in this beautiful area of northern Wisconsin in the Town of Bradley, especially given the very narrow separation of Deer Lake and Muskellunge Lake at the specific location.

Even if the owner anticipates the usage of modest impact at this time, this intersection could easily be turned into a high traffic convenience store/gas station or other commercial enterprise which would destroy the character of this area.

Any need for additional business operations in this general area can be addressed near the intersection of Highway 51, Business Highway 51 or Highway L with Highway 8. Each of these locations provides opportunities for business activity which will not destroy or greatly impact this residential community.

Also not to be overlooked is the very real risk of serious traffic accidents. Due to high speed traffic on Highway 8, especially with the hidden incline approaching Crystal Lake Road from the east, it is already difficult for residents to enter Highway 8 safely. Increased traffic from any commercial enterprise trying to exit and enter Highway 8 will significantly increase the likelihood of tragic accidents.

We also note that this notice was only recently shared with more than few close neighbors. Many other individuals and families would sign on to this letter if we were given more time to give this proposal wider circulation.

We ask the board and plan commission to deny this proposed rezoning.

Signed by Concerned Neighbors,

Mark Larson and family, N11756

Ardys Larson and family, N11756

Jim Larson and family, N11738 Crystal Lake Rd

Chuck Chvala and family, N11714 Acorn Rd

Mary Pat Chvala-Olivas and family, N11714 Acorn Rd

Ted Chvala and family, N11714 Acorn Rd

Gregg and Sheila Jozwik and family, N11730 Acorn Rd

JoAnna Meagle and family, N11716 Acorn Rd

Lois Engelman, N11755 Deer Point Rd

David and Mary Schlachtenhaufen, N11774 Crystal Lake Rd

Laurie and Roy Schlachtenhafen, N11745 Deer Point Rd

Paul Wurl, N11709 Deer Point Rd

Phil and Mary Reykdal, W5374 Wurl Rd

Bob and Mary Duchek, W5362 Wurl Rd

Kathy and Leo Spahn, N11727 Deer Point Rd

Bob and Suzie Smith, 5370 Wurl Rd

Jeanne Steinke, W5398 Wurl Rd

Marsha and Ron Wadzinski, N11723 Crystal Lake Rd

~~Jim Wurl and family, N11709 Deer Point Dr.~~

~~Kristin and Christopher Lonet, 5380 Wurl Rd~~

Steve and Teri Meads, N11755 Deer Point Rd

Jolene and Bob Plautz, Crystal Lake

Alan and Mary Hetzel, N11777 Wurl Rd

Phil and Cindy Schlachtenhofen, 11776 Crystal Lake Rd

Jean Orbison, 11749 Deer Point Rd

Rick and Michelle Kaltenberg, N11728 Krebs Rd

Vaughn Vance, Muskellunge Lake

Jim Finnegan, Muskellunge Lake