

GOYKE & TILLISCH, LLP

2100 Stewart Avenue, Suite 140
WAUSAU, WISCONSIN 54401
(715) 849-8100 Telephone
(715) 849-8102 Facsimile

GEORGE B. GOYKE
CAL R. TILLISCH
TIM A. KORF (OF COUNSEL)

February 19, 2021

Town of Knowlton
Planning and Zoning Committee
205220 Old Highway 51
Mosinee, WI 54455

RE: Letter in support of requested variance for "Lakeview Log Cabin Resort"
Address: 151795 Wambold Lane, Town of Knowlton
Tax Parcel No.: 048-2607-334-0997
Desire: To convert current rentals to single family condominiums

Dear Committee:

This law office works with Don and Carol Ann Hall. They desire to purchase property at 151795 Wambold Lane in the Town of Knowlton. It's currently a resort with rental properties under the name "Lakeview Properties of Dubai." Susan Gross is the owner. She wants to sell and retire.

The property was originally built as a six unit motel in the 1950's or 1960's.

In the late 1990's Jay Tillman built five log buildings which were four stand-alone cabins and one duplex for a total of six log buildings. He also remodeled the original manager's home to be a larger cabin. Then he remodeled the hotel from six units to three apartments. This transferred the property into rental property. It currently has 11 rental units.

Halls desire to purchase the property and turn it into 11 single family condominiums. Key points are:

- No new buildings will be constructed.
- No buildings will be removed.
- There will be a shared well and shared septic agreement with the Condo Association.
- The Condo Association will be responsible for the property's maintenance, snow removal, lawn mowing, driveway maintenance, etc.
- The properties will be single family condominiums.
- This will increase the tax base from 1 tax bill to 11 tax bills.
- It will provide needed and desirable lakefront ownership for 11 families.

This request is made pursuant to the Town of Knowlton Ordinance No. 8-B.

Section 2.4 of the Ordinance describes two acre sizes for single family properties. This property is 2.11 acres with 11 units.

But the Ordinance also allows for a variance when conditions "predate adoption of this Ordinance" (Section 12.2). The Ordinance was adopted in 2007. The conditions on this property predate the Ordinance.

The request is for a variance to allow 11 single family condominium units on this parcel. The reasons we believe the variance should be granted and makes sense, include:

1. 11 units. It's had 11 unit for decades. The change allows 11 rental units to become 11 single family condominiums.
2. Single family ownership is desirable. It's less lake usage then rentals.
3. Susan Gross' retirement. Susan Gross desires to sell and retire. We see the best future use of this property as condominiums. A lot of old waterfront resorts/motels have successfully converted to condominiums
4. Long term maintenance and preservation. Condominiums with 11 single family owners provides the best strength for long term maintenance and preservation of the property.
5. No buildings will be removed or added. The property will maintain its current exterior character with the interiors remodeled and upgraded.
6. Increase tax base. This will increase the local tax base from one tax bill to 11 single family condominium units.

We also believe such variance fits with the purpose of the Ordinance under Section 1.3:

The purpose of this ordinance is to control the division of land, with consideration to preserving the character of the Town and its environment, conserving the value of the land and the value of buildings and improvements placed upon the land.

Conversion from rentals to condominiums preserve the character of this property in our view. We view such conversation as a "win-win" for everyone.

Thank you for your time and consideration. My clients have agreed to pay the additional fees to have this noticed and scheduled for a special meeting.

If you have any questions, you can contact me or Don Hall at 715-432-0575.

Cordially,

GOYKE & TILLISCH, LLP



Carl R. Tillisch

CRT/jlr

cc: Don and Carol Ann Hall