Chairman Willingham called the public hearing to order at 3:00 P.M. Members present were Willingham, Schneider and Mai. Taylor and Costello were absent. The purpose of the hearing was to allow a campground and a bar on the SE1/4-SE1/4, Section 12, T33N, R6W in the Town of Willard. Property owner: Jacquelyne Nitek.

Zoning Administrator, CeCe Tesky read the notice that was put in the paper and she said the notice meets all requirements. She also gave the committee the permit applications and sanitary permits that have already been issued. Tesky stated that the town approved the request. The town did not have any conditions on the application.

Willingham asked for anyone in favor of the request. James Nitek was present. He said they are going down to 18 sites because of the economy and to get it opened and see how well it does. Snowmobile and ATV clubs want to be able to use the campground/bar and they have been closed so they are losing lots of money and want to get started.

Willingham asked for anyone against the request. Phil Lukowicz was present. He stated that there was a letter dated August 14, 2006 from Mark Steward stating that the land use permit for Nitek’s was revoked because not all requirements were met. He thinks the committee cannot approve the request until all requirements are met. He said the decision by the Board of Adjustment was upheld. He wants the zoning administrator to clarify. Tesky said she doesn’t have the Board of Adjustment decision from 2006, but that the zoning committee did approve a conditional use permit on February 8th, 2007, which was revoked in January. Willingham stated that there was a permit approved in 2006, which the Board of Adjustment overturned and there was a new permit granted in 2007. There was a question about what other agencies had jurisdiction. Tesky explained that for the campground there would be Dept of Health, DNR and Dept of Commerce. For the bar, there would be the township, Dept of Commerce for the building and potentially the Dept of Health, depending on what will be served. Phil said that a letter from 2006 stated that the zoning committee exceeded jurisdiction by issuing a conditional use permit. Phil asked if Willingham was aware of this. Willingham stated that he recalled that the BOA overruled a past committee approval and the owners resubmitted an application, which was approved in 2007. What happened with the old permits had been resolved prior to the last issuance.

Willingham asked for anyone in favor of the request. Dorine Witt was present. She stated that if it’s what they want to do for a living, why not let them?

Willingham asked for anyone against the request. Pam Hayden was present. She stated that there were past conditional use requests approved and Nitek’s didn’t follow through. She said there were storm water run-off and health department issues. She asked if all permits are up to date. She said that Jackie was caught bar tending without license, having gambling machines, and she’s been charged with numerous offenses. The neighborhood is quiet without the bar. She also wanted to know how much vegetation has been cut. If the zoning administrator says it’s a good
NOT APPROVED BY COMMITTEE

idea, the committee still needs to decide whether or not it should be approved. She would prefer not to have either the bar or the campground.

Willingham asked for anyone in favor of the request. Clarence Fawley was present. He said he’s never had any problems with the Nitek’s. He thought of doing a campground himself and is in favor of the campground and bar. He said the trains and trucks that drive by are more bothersome than the actual noise from the bar. He thinks it will help the Rusk County economy.

Willingham asked for anyone against the request. Jeff Hayden was present. He wants to know where the campsite dump station is going to be. Is it safe? He wants to make sure everything is done properly. He doesn’t want the bar, but is ok with the campground. He also wanted to know how accurate the map is.

Willingham asked for anyone in favor of the request. Jim Styczinski was present. He lives about a ½ mile from the bar. He stated that it was never that loud. They want to make a living and want everyone to quit fighting and let the Nitek’s get on with making a living.

Willingham asked for anyone against the request. Laura Nelson was present. She doesn’t want either permit allowed. She said that the Nitek’s have had DNR violations, not paying fines, gambling violations etc. She said that the Nitek’s have already cost Rusk County money with legal issues and past permits. She said that the committee needs to look at Nitek’s past performances and their poor track record. She also stated that it’s an agricultural area and not a good place for a bar, especially illegally. The committee needs to put a stop to it.

Willingham asked for anyone in favor of the request. Russell Miller was present. He stated that if they get the permit for both, the bar will have to be quieter and feels they should have both the bar and campground.

Willingham asked for anyone against the request. Phil Lukowicz believes they can have one or the other. He has a letter from zoning to remove a bandshell and wants to know what became of the issue. He believes the zoning committee should have the Nitek’s remove the structure that’s still there. Phil also stated that the Nitek’s have had numerous permits already. Phil stated that on 6-13-05 the zoning committee asked the town not to issue a license for the bar. He also said that with all the violations, misdemeanors and felonies it doesn’t speak well for itself.

Willingham asked for anyone in favor of the request. Clarence Fawley was present. He said that there are 3 other bars in the Town of Willard in rural settings. Lots of bars have gambling machines. He’s never seen any drug problems at the Nitek’s.

Willingham asked for anyone against the request. Pam Hayden was present. She stated that over half of the townships in Rusk County don’t have bars. Other bars were established for years before she moved there.

Willingham asked for anyone in favor of the request. Jim Nitek said the campground will be open for everyone. The DNR permits are done legally. ATV and snowmobile trails go thru the land. It's a place for everybody.
NOT APPROVED BY COMMITTEE

Willingham asked for anyone against the request. Laura Nelson was present. She asked if a
turkey shoot would be allowed at the bar. Willingham stated that Rusk County doesn’t have an
ordinance to prohibit anyone from having a turkey shoot. She also asked about insurance.
Willingham stated that the zoning department doesn’t have an insurance ordinance. It’s probably
through the state.

Willingham asked for anyone in favor of the request. John Papiernik was present. He stated that
Broken Arrow, Schneiders and other Conrath bars have never had any problems with doing
turkey shoots or activities like a turkey shoot. The event is held as a fundraiser.

Willingham asked for anyone against the request. No one spoke.

Willingham asked for anyone in favor of the request. Clarence Fawley spoke. He asked if every
person in Rusk County has to go through what the Nitek's are going through. There are other
bars not following the rules in Rusk County. Willingham stated that the committee would need to
hear about others not following the rules. The checking is normally done during the construction
process.

Willingham asked for anyone against the request. Jeff Hayden spoke. He said that he has no
problem with the campground, but would not like to have the bar there.

Willingham asked for anyone in favor of the request. Jim Styczinski was present. He grew up
next to the Nitek's and stated that the Nitek’s were here first.

Willingham asked for anyone against the request. Pam Hayden spoke. She stated that the Nitek’s
do own different property and asked if they considered putting the campground / bar on their
other property. She also asked if there shouldn’t be two public hearings, one for the campground
and one for the bar. Tesky said it was put together because it’s the same project.

Willingham asked for anyone in favor of the request. No one spoke.

Willingham asked for anyone against the request. Phil Lukowicz spoke. He doesn’t believe you
can take the word of people who haven’t followed the rules in the past.

Willingham asked three times for anyone in favor or against the request. No one else spoke.

Tesky gave the committee a letter from Jack and Genevieve Dutter, who are opposed to the
campground and bar. Willingham read the letter.

Closed the Public Hearing at 4:18 P.M.

Monica Kenealy, Secretary/Bookkeeper