Chairman Willingham called the public hearing to order at 2:30 P.M. Members present were Willingham, Schneider, Mai and Costello. Taylor was absent. The purpose of the hearing was a conditional use request to allow a recreational camp on the following described real estate:

A parcel in the NE ¼ - NE ¼ , Section 6, T34N, R8W Town of Stubbs.

Property owner: Darrell Wood
11044 200th Street
Jim Falls, WI 54748

Tesky read the notice of public hearing, which was posted per the requirements of a class (2) notice. The property owner and town clerk were notified by Certified Mail and the neighboring property owners within 500’ were notified by First Class mail.

The committee viewed the application and CeCe Tesky explained that the property owner had already begun construction of the camp. She issued the owner a citation and after-the-fact fee that the owner has paid. The Town of Stubbs did approve the application. CeCe checked with Jeremy Peery, DNR warden, and he advised that Darrel does have his guide license and he has never had issues with the Wood’s bear camp.

Willingham asked for anyone present to speak for the request. Property owner Darrell Wood was present. He stated that he provides a hunting camp for bear hunters just like other people in the area, but he wanted to do things right so he is applying for the permit.

Willingham asked for anyone against. Gwen Westlund, who lives across the road, was present. She stated that it’s the board’s duty to protect the land in Rusk County. It will become difficult to attract good types of people if the committee lets people who violate get away with it. She is opposed to the application because the owners violated the ordinance.

Willingham asked for anyone else in favor. Lyle Lieffring was present. He stated that the camp has brought lots of money into Rusk County. The owner took 20 bear to Barney’s for processing and the camp used F & 8 Bar for their catering needs.

Willingham asked for anyone else against. Kerm Morgan stated that he wants to remain neutral and just ask a few questions. Morgan asked who the owner is adjacent to the Wood’s property. Lyle Lieffring stated that he is. Morgan asked if the property to the East is currently for sale. Lyle stated that it is. Lyle also stated that the town board approved this and it’s positive for tourism. Kerm’s son owns property next to the Wood’s property. What’s to prevent a bear hunter from going onto his son’s property to retrieve a dog? Wood stated that they don’t hunt on other people’s property; they only hunt on county
land near the fire lane. Morgan asked if a dog wanders onto someone else’s property, what happens. Wood answered that they will ask for permission to retrieve the dog off your property. If no one is at their residence, they will contact the sheriff’s department. Wood also stated that it’s possible that their dog could go on to other properties, but unlikely. Morgan asked that if the proper permits are maintained, is it a clean slate? CeCe said not necessarily a clean slate, but the goal is to gain compliance and for the owner to get the proper permits. He has not been approved as of yet. He’s paid the $200 public hearing fee, $100 land use permit and $200 after-the-fact fee so far.

Wood stated that he charges for guide services and meat processing. He gets 20 + hunters every year. They buy everything locally. Gas, groceries etc, and it’s good for Rusk County.

Willingham asked for anyone else against. Kevin Westlund spoke. He stated that the application wasn’t initially obtained up front nor done the proper way. Why didn’t he get the application the proper way? Don’t people usually apply for the permit before building and not after the fact? Willingham stated that from time to time people do begin various projects before they apply because sometimes they forget or didn’t know. There are a variety of reasons. That’s why after the fact fees are enforced. (Flat $200 on top of what the fee is.) He also stated that it’s not always possible for the Zoning Administrator or committee to know every person in Rusk County who is building.

CeCe said the owner did apply for storage buildings and was asked at that time whether or not they would be for human habitation. Conditions on the permit specifically prohibited them from using them as sleeping quarters. She stated that she found out after the fact by going out and checking the site after construction had begun.

Willingham asked for anyone else in favor. Kerm Morgan asked Mr. Woods how this oversight happened. Woods explained that it was a change of plans. The cabins were originally going to be storage buildings.

Matt Wood asked how many outbuildings you can have to become necessary for needing camp permits. Willingham said that if you’re selling a service, it’s now a camp and those are the lines that are drawn. CeCe stated that if the buildings are used as sleeping quarters, they are considered multi-family if there are more than 2 on a property and multi-family is prohibited in forestry district. Willingham asked Mr. Wood if they carry regular homeowners insurance on their property. Darrel stated that the site cannot be covered under regular homeowners insurance because of the uses he has on the property. He has to carry extra liability coverage. Willingham said that a permit is obviously necessary if it’s a business.

Willingham asked for anyone else in favor or against three times. None present.

Willingham closed the public hearing at 3:00 P.M.

Monica S. Kenealy
Secretary/Bookkeeper