NOT COMMITTEE APPROVED

PUBLIC HEARING
JAMES & DEBRA STERCHY
CAMPGROUND

MARCH 4, 2009

Kathy Mai called the public hearing to order at 3:00 P.M. Members present were Schneider, Mai and Costello. Willingham and Taylor were absent. The purpose of the hearing was for a conditional use request to allow a campground on the following described real estate:

A parcel in Gov’t lot 3, Section 24, T33N, R9W at N1290 N Potato Lake Rd.

Property owner: James & Debra Sterchy
N1203 N Potato Lake Road
Chetek, WI 54728

CeCe 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.

Mai asked for anyone present to speak in favor of the request. Owner James Sterchy spoke. He stated that there are 12 sites. He has owned a resort for 29 years. The proposed campground is 2.1 acres with 12 campsites; it’s seasonal with a dirt berm and gates so campers can’t be seen by the road. Pine trees are planted to enclose the property. Tourism dollars help to reduce residential taxes over the years.

Mai asked for anyone present to speak against the request. Wilmer Nordin, who lives across from the property, spoke. He handed out letters from adjoining neighbors. (See attached letters.) He is concerned with water run-off and noise. He wants to keep it a quiet area. Spot zoning is a real problem. What happens if owners sell the property? Vandalism is a potential problem. He has had kids smoking in his pine trees in the past and he doesn’t want this to be an ongoing issue. Decrease in property value is also a concern. He would appreciate it if Jim does something that won’t be a noise factor, not a campground.

Mai asked for anyone present to speak in favor of the request. Mark Kennedy, who owns Narrows Resort, was present. He said that the Sterchy’s are well liked. He doesn’t see any problems with the resort he currently owns. He wants the campground to profit. There is a need for tourism in Rusk County.

Mai asked for anyone present to speak against the request. Peder Holmlund, who owns a cabin by Sterchy’s, was present. He handed out a letter. (See attached letter.) Property value is a concern for him. He talked to a realtor and he told him that neighboring values
can reduce by 10% - 20% resale value with campground in the area. He is concerned by the noise level. He owns property 100 feet from the potential campground. He’s concerned about the traffic level to and from the lake. There’s not much traffic now, but he could see it as a problem with the campground. The road is in bad shape already. Washouts would have to go somewhere. He’s also concerned that with the campground, where would the water go? With many people, it will possibly increase the potential for things to happen. He also talked to the DNR. If fill was brought into the campground, where will the water go? He’s also concerned about the impact on the lake and wildlife. More money is not always good for Rusk County. He’s concerned about the upkeep of the campground. He also asked for the board to consider doing an onsite visit before they make any decisions.

Mai asked CeCe to explain the campground process. CeCe stated that when the campground application is considered, staff recommendations are provided which address many issues. Any permits would have several conditions.

Mai asked for anyone present to speak in favor of the request. Jim Schultz was present. He has known the Sterchy’s for 20 years. He runs a tight ship at his present resort. There are woods to the west of the property. To the east are all trees. To the south was a campground before it was residential. The Wisconsin state code states that there can be 20 campsites per acre. His 2 acres will not be overcrowded.

Mai asked for anyone present to speak against the request. Steve Miller was present. He said that the Sterchy’s already have a campground across from his brother’s property. Jim has told other people they could hunt on property that’s not his. Miller had a survey done to determine the lot lines.

Sterchy responded that he had approval from Miller’s brother to let people hunt. He didn’t know where the lot lines were. Once Miller had the survey done, Jim knew where the property lines were at. He also stated that water has never crossed the road where it ponds. If it is an issue he plans to talk to an excavator and deal with it.

Norb Poch asked what the rules for expansion are. CeCe said that they would need another application.

Mai asked for anyone present to speak in favor of the request. John Smatlock was present. He said he’s a friend of the Sterchy’s. The water should have been addressed years ago. The pine trees and berm should make it very quiet.

Mai asked for anyone present to speak against the request. Barb Poch, who owns property across form the property, spoke. She said when they bought the property they signed a restrictive covenant. They are trying to maintain their property. The school district wants to attract good people for Rusk County. She wants people to be respectful and others make her feel unwelcome. There is a need to clean up the property already owned.

Mai asked for anyone present to speak in favor of the request. No one spoke.
Mai asked for anyone present to speak against the request. Will Nordin spoke again. He said that once you approve a permit for 12 trailers it will be hard to stop them from putting in 20. He’s concerned about the expansion to the west and east. It will be hard to stop more development.

Mai asked for anyone present to speak in favor of the request. Mark Kennedy spoke again. He said that two campers from his resort left the resort last year and bought property nearby. Campers help the economy. The Sterchy’s are not bad people.

Mai asked for anyone present to speak against the request. No one spoke.

Mai asked for anyone present to speak in favor of the request. Jim Sterchy spoke again. He said he doesn’t plan on more than 12 sites. He wouldn’t want any more to take up dock space. Within 10 years he wants to sell the existing resort/campground and he can retire to this proposed location.

Mai asked for anyone present to speak against the request. Ruth Nordin spoke. She’s concerned about the amount of clay in the water to the south of the property. It needs to be addressed.

Mai asked for anyone present to speak in favor of the request. No one spoke.

Mai asked for anyone present to speak against the request. Peder Holmlund spoke again. He asked why the 2 mile rule was taken out. CeCe explained that the rule was removed from the ordinance by the county board.

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

Mai closed the Public Hearing at 3:54 P.M.

Monica S. Kenealy Secretary/Bookkeeper