

BRADLEY LAND USE PLANNING COMMISSION
TOWN OF BRADLEY, 1518 W. MOHAWK DR.
TOMAHAWK WISCONSIN 54487

MINUTES
AUGUST 27, 2007

Planning Commissioners Present: Ben Brown; Bob Eisenman;
Harry Gladwin, Chair; Bill Jelinek; Hal Schrage.
Planning Commissioners Absent: Ann Eckman, Caroline Lemke.
Visitors Present: Cynthia Bauman, Kevin Bauman.

AGENDA ITEM #1. Chairman Gladwin called the meeting to order at 6³⁰ P.

AGENDA ITEM #2. Minutes of July 23, 2007 were reviewed.

Hal moved, seconded by Bob to approve the minutes as written.

Motion passed unanimously, 5-0.

Hal suggested that in agenda item #5 of the 7/23/07 minutes a copy listing "the conditions set forth by the County" be attached to the original set of the 7/23/07 minutes for future reference. Hal also that in agenda item #6 of 7/23/07 minutes an explanation with reference to "violations" by Dan Oberman might be added as a foot note to the original July 23, 2007 minutes, for further clarification.

AGENDA ITEM #3. Public Comment on Non-agenda Items — None.

AGENDA ITEM #4 Review of Conditional Use Permit Request by Cynthia and Kevin Bauman for parcel #04.103506.015.009.02.00. to join two viewing corridors.

Kevin Bauman reviewed the Bauman proposal, using available maps and sketches to further explain their request.

Harry noted that the Commission had not as yet received a Staff report from Dan Miller; however, Harry had received an E-mail from Dan which Harry proceeded to read out loud. A copy of this E-mail with specific reference to paragraph 4 is attached to the original set of these minutes. There followed a discussion of paragraph 4, which according to Kevin Bauman was a fairly accurate summary of the Bauman situation.

Harry also pointed out that Dan Miller had not as yet completed a site visit to the above identified Bauman parcel.

Further discussion ensued: Harry asked, with reference to the proposed septic system, about the drainage/run off to Clear Lake. Kevin explained that the septic system is 70 feet back from Clear Lake, and that the area is level, therefore there is minimal run off. Bill inquired about the proposed patio location, which according to the map diagram would not be 75 feet back from the lake. Kevin produced permits for the patio, deck, boat house, and driveway. These permits were reproduced with copies made available to all 7 of the Commissioners. Bob questioned the 14 foot proposed driveway width. Bob explained that 18 feet width is required, especially at the intersection of the driveway and County trunk A.

Following discussion Harry stated that the Baumans needed to discuss and negotiate further with Dan Miller. Bill added that the mitigation proposed for the viewing areas seemed agreeable.

MORE

AGENDA ITEM #4 Continued

ACTION: Bill moved, seconded by Bob to recommend to the Bradley Town Board approval of the Viewing Corridor request by the Baumans. Motion passed unanimously, 5-0.

AGENDA ITEM #5 There was no review of the Zoning change request for parcel #04.173506.003.000.00.00 by Chuck Kelly since he was not present.

AGENDA ITEM #6 Discuss both infrastructure progress on step by step instructions and flow charts for Zoning change, Conditional use, and minor/major subdivision applicants. Harry referred to the document entitled "Town of Bradley Rezone Request Process, (where no plan amendment is required)" revised 8/24/07. Update re: Bradfish Subdivision Compliance.

AGENDA ITEM #7

Harry reported that he had spoken to Dan Miller who is setting up a meeting between the two owners.

AGENDA ITEM #8

Update on Semi parking problem on Willow Lane and County Rd A. Harry called attention to the letter of August 8, 2007 from Dan Bowers, Lincoln County Zoning told the property owner at Willow Lane and County Rd A to remove the vehicles within 60 days or they will be cited for a zoning violation. The owner has leased space from Bob Troutman to stage the semis on the land west of Willow Lane.

AGENDA ITEM #9

Discuss legality of adding enforcement/fines to tax bills for collection.

There was discussion of the letter dated July 24, 2007 from attorney Mark Alberg, who was consulted for an opinion. A copy of Alberg's letter is attached to the original set of the 8/27/07 minutes. The discussion focused on the 4th paragraph of Alberg's letter in which he wrote, "If the fees due the Town for license or permit, was a part of providing 'current services' to a particular piece of real estate, then it would qualify as a special charge under (section) 66.0627." The sense of discussion seemed to agree with Alberg's further statement which reads, "It would seem to me however, that the Town would simply not issue the particular permit or license until the fee is paid."

ACTION: By consensus of the Commissioners present, they favored a procedure where the Town Clerk would stamp/mark the application either paid or not paid.

AGENDA ITEM #10 Discuss the refund for cancellation of Zoning, Conditional Use and Subdivision applications.

There was some doubt expressed by the Commissioners as to whether the Bradley Town Board had considered as a Board agenda item the recommendation proposed by the Commission. Therefore -

ACTION: Bob moved seconded by Hal to recommend to the Bradley Town Board approval of a fee refund policy for cancellation of Zoning Changes, Conditional Use Permits, and minor/major Subdivision applications provided that there has not been any cost to the Town of Bradley incurred due to previous research, review of applications or expended man hour efforts before cancellation by the client one day before the next scheduled meeting of the Planning Commission. Motion passed Unanimously, 5-0.

AGENDA ITEM #11 Informational Items - Commission Members.

Harry referred to an article entitled "Following the new money" August 11, 2007 by Bill Knaws, appearing in a document Guest Blog. There was no discussion.

AGENDA ITEM #12 Informational Items- Non Commission Members - None

AGENDA ITEM #13 Date of Next Meeting:

Monday September 24, 2007 at 6 ³⁰/_p.

AGENDA ITEM #14 Adjourn

Hal moved, seconded by Bob to adjourn

Motion passed unanimously, 5-0

Adjourned at 8 ¹⁵/_p.

Recorder, pro tem.

Hal Schrage -

Hal Schrage