

Plan Commission Meeting  
August 23, 2004  
Bradley Town Hall

Chairperson Smith called the meeting to order. Present were Commissioners Ben Brown, Ann Eckman, Harry Gladwin, Bill Jelinek and Hal Schrage.

M/M to approve the August 17, 2004 minutes with a correction that "the next meeting will start at 6:30" instead of 6:00 as printed.  
There was no public comment.

M/M to recommend approval to the Town Board, the Map Category change request from Forestry to Rural Residential 3 for three parcels in government Lot 1 of Section 26, and in government Lots 3 and 4 of Section 23, T. 34N. – R. 6E., off Wadell Rd., by Edmund & David Wadell. Eckman/Jelinek 6-0  
The Conditional Use request to develop a major subdivision of 24 parcels in the E ½ of the SW ¼ of Sec. 23, and in the NW ¼ of the NW ¼ of Sec 26, T. 34N. – R. 6E., off Wadell Rd., by Edmund & David Wadell will be placed on the September agenda so a preliminary plat can be provided to the Commission.

M/M to recommend approval to the Town Board the Conditional Use request to develop a public, handicapped-accessible recreational boat landing, fishing platform, picnic tables and parking areas in the SE ¼ of the SW ¼ of Sec. 4, T. 35N. – R. 6E., off Nokomis Dr. by Wisconsin Valley Improvement Co. with the following conditions:

1. The fishing platform and the picnic tables be moved.
2. An overflow parking lot is provided.
3. There should be a path from the overflow parking lot to the fishing area.
4. Shapes not to exceed 5% due to the new Americans with Disabilities Act.
5. Access point is south of lowest depression
6. Address the vision triangle.
7. No culvert will be needed.
8. Concrete or asphalt trail on north maneuvering area to south end of that area.
9. Snow fence be put up to prohibit snowmobiles from accessing the lake from fishing area/boat landing from the road, including the foot path from the overflow parking lot.

Eckman/Jelinek 6-0

A turning lane by the boat landing was discussed. WVIC can grant an easement to the town at no charge at this time. The town would need to request the easement. It was noted that Road Consultant Byron Lange had advised that the town wait one year to see if the turn off lane is needed.

Jelinek checked with Sheriff Koth and was assured that the Sheriff's department will enforce parking on the road. No parking/tow away signs were also discussed. Abandoning the Cherokee Trail boat landing was discussed. The boat landing area could be discontinued, but public access still must be provided.

Mr. Ernest Gay thanked David Coon from WVIC for working so hard to address the concerns of the landowners.

M/M for Smith to contact Board Chairman Jack Huston to ask that a board meeting be set up for the board to act on the WVIC request before the September 9<sup>th</sup> Lincoln County Planning and Zoning meeting. Smith/Gladwin 6-0  
Smith reported on the August 13<sup>th</sup> Lincoln County P&Z and on the Code Review Committee's August 12<sup>th</sup> meetings.  
Smith said that she felt that there should be ordinances drawn up to address the new parcel development of 50,000 square foot and another for land division.

M/M to approve map amendments contingent upon Town Board approval.  
Jelinek/Eckman 6-0

M/M to recommend to the Town Board that all applications approved between now and the time that the county board approves the final zoning district map be reflected on the base district maps as they are submitted. Smith/Schrage 6-0

There were no informational items from commission members or non-commission members.

The next meeting will be September 27<sup>th</sup>.

M/M to adjourn. Schrage/Gladwin 6-0