

Plan Commission Meeting  
June 27, 2005  
Bradley Town Hall

Plan Commissioners Present: Ben Brown, Ann Eckman, Harry Gladwin, Bill Jelinek, Carolyn Lemke, Hal Shrage  
Plan Commissioners Absent: Diana C. Smith, In the excused absent of Diana Smith, Ann Eckman Vice Chair assumed Chair responsibilities

Agenda Item #1: Chairperson Ann Eckman called the meeting to order at 6:34 P.M.

Agenda Item #2: Minutes of May 23, 2005 were reviewed. Harry Gladwin moved acceptance of the minutes, Bill Jelinek second the motion. Motion to accept the minutes of May 23, 2005 passed unanimously.

Agenda Item #3: No public comment on non-agenda items.

Agenda Item #4: Reviewed Conditional use permit request from Thomas and Heidi Granno, to allow horses on a 6.84 acre parcel in a Recreational District; parcel number 3406-161-9978, in section 16, T34 N-R.6E, off CTH E.

- Chairperson Ann Eckman called for comment from the commissioners.
- Caroline Lemke questioned that perhaps this request might hinge on information which the commission expected to receive from Diane Hanson and Dan Miller.
- Harry Gladwin reminded the commissions that E-mails received from Tom Cadwallader and Dan Miller had provided some information pertaining to the request from Mr. & Mrs. Granno; as well as raising questions regarding the request. Harry mentioned that he had contacted Dan Miller because Harry was concerned with the quantity of horses proposed for the identified acreage.
- Caroline Lemke expressed concern that any decisions by the commissioners, at this time, might be in conflict with "the plan" which is in the process of development by Tom Cadwallader and Dan Miller.
- Bill Jelinek's response was that the commissioners could make decisions, and not wait until "the plan" was available however, in order to made decisions the commission needs to have all the facts, especially the report from Diane Hanson regarding the capacity of the soil to support horses
- Harry Gladwin inquired about the number of horses proposed. According to Mr. Granno, there are 5 horses currently, but he intends to reduce the number to 4. Harry read an E-mail from Tom Cadwallader, who noted that they were in the process of developing a nutrient management plan which was expected to be completed in July 2005. Harry continued saying that Dan Miller expressed concern about the number of animals for the area proposed. According to Dan, the area could best support 3-4 horses provided that a manure management program be developed by the Gannos. It is expected that Dan Miller and Diane Hanson will require such a plan from Mr. & Mrs. Grannos.
- Harry Gladwin, addressing Mr. Grannos, offered that if a decision delay would not cause a financial problem for Mr. Grannos should be held over

until further information especially from Diane Hanson, be made available to the commission.

- Bill Jelinek asked where the horses would be grazing while the seeded portion was maturing. Mr. Grannos explained drawing boundary lines on the map of the property available to the commissioners. Harry Gladwin asked for clarification of the square footage figure shown on the map. The figure was blurred. It was not clarified. Further reference to the map confirmed that Lot #2 as shown, belonged to Mr. & Mrs. Ed Ziert.
- Hal Schrage mentioned that the authority for much of the discussion is found in the New Lincoln County Zoning Ordinance in section 17.5.0g "keeping of farm animals", and that Mr. Granno might want to review this section.
- Harry Gladwin moved, seconded by Caroline Lemke to "Lay Over" the request by Mr. & Mrs. Grannos to the next meeting of the commission, July 25, 2005, provided that the needed information from Diane Hanson is available. Motion passed unanimously. Harry explained to Mr. Grannos that the planning commission, after reviewing all information, recommends its decision to the Bradley Town Board, which makes the final decision.

Agenda Item #5: Regarding attendance at the June 30, 2005 Zoning Ordinance Discussion meeting to be held at the William Buedingen Training Center at 6:30, at which Town of Bradley representative plan to raise their concern about the commission of contractor shop in Bradley's planned business district- Bill Jelinek and Harry Gladwin will attend. Ann Eckman and Hal Schrage will try to attend .

- Hal Schrage questioned whether a copy of the letter entitled "Omission Within the new zoning code" which was sent to Town Chairs and their code review representatives was also forwarded to be used at the June 30, 2005 Zoning Ordinance Discussion. Hal noted that if the copy had been forwarded, then the Bradley Town representatives might use it as a building platform on which to discuss Bradley's concerns.

Agenda Item #6: Chairperson Ann Eckman opened the discussion on the Town adoption of the New Zoning Code.

- Harry Gladwin suggested that this agenda item be held over to the next commission meeting in July. No further action was taken.

Agenda Item #7: There was no report given on the June 6, 2005 Lincoln County Planning and Zoning Committee meeting.

Agenda Item #8: Chairperson Ann Eckman opened discussion on enforcement of Town's Ordinances and implications for enforcing a Land division ordinance.

- Considerable discussion ensued of which the following are examples;
- Ann Eckman offered that there is no teeth in enforcement unless connected some way to a fine for violation.
- Bill Jelinek suggested that when a violation occurs perhaps the fine could be assessed on the violator's Tax payments.
- Ann Eckman agreed that this could provide some leverage.
- Harry Gladwin asked whether Kevin Koth had been approached. There seemed to be agreement that Kevin was aware of the commissions need for this information; and that by identifying statutes and information about

enforcement, this would be helpful if Mark Alberg were to be contacted further for legal advice.

- Chairperson Eckman asked whether there was further discussion on this issue.
- Bill Jelinek commented on the Land Division Ordinance (Thus leading into agenda Item #9. Discussion on Development of Land Division Ordinance.)

Agenda Item #9: Bill suggested that the commission should review all available Subdivision Ordinances and decide which language would be appropriate for the Town of Bradley. He further recommended scheduling a commission meeting solely devoted to this one subject.

- Harry Gladwin reiterated for clarification stating that such a meeting would revisit "the three points" not covered in the Lincoln County Land Division Ordinance.
- Hal Schrage asked whether Ann Eckman could locate reference to "the three points"?
- Ann Eckman found reference of "the three points" in motion occurring in the Commission minutes of January 24, 2005.

The motion read:

"M/M to ask the Town Board for direction on the three deficiencies that were discovered in Chapter 18 of the subdivision ordinance. The ordinance does not provide the following:

1. Town review of CSM's or minor subdivisions (4 lots or less) unless there is an issue of proposed land dedication.
2. Town review over creation of single parcels.
3. Accommodate Bradley's minimum lot requirements of 50,000 sq. ft. for new parcels.

Gladwin/Lemke 6-0

Following discussion there was general consensus to have a separate meeting for drawing up language for a Town of Bradley Subdivision Ordinance.

Agenda Item #10: Informational Items- Commission members.

- Bill Jelinek had checked on driveway ordinance charges by Towns:
- Town of Nokomis charges \$25.00
- Town of Tomahawk - No answer
- Town of Skananwan has an ordinance but does not charge
- Town of King charges \$150.00
- Ann remarked that the Town of Bradley considered charging, \$50.00
- Bill was in favor of a charge because of the cost of hours and service by Byron and Bob.

Hal Schrage commented on two newspaper articles:

1. Eminent domain expanded. Supreme court ruled that cites can seize property for economic development.
2. ATV's lead the pack. For better or worse, all Terrain Vehicles are quickly passing snowmobiles in popularity.

Hal proposed including these articles in the Commission's information files.

Agenda Item #11: No informational items were given by non - commission members.

Agenda Item #12: The date of the next Bradley Town Planning Commission is July 25, 2005 at 6;30

Agenda Item #13: Adjournment at 7:38. Harry Gladwin moved, seconded by Caroline Lemke to adjourn. Motion passed unanimously.

Hal Schrage  
Recorder