

Town of Bradley Plan Commission Minutes

From September 28, 2026

Members Present: Emily Pierce (Chairman), Dave Bethel Sr., Don Johnson, Jennifer Bishop and John Crass. Bob Eisenman was absent.

Meeting was Called to Order – 6:00 PM

There were two citizens present: Erica Heinemann and Rick Heinemann

The minutes from the August 31, 2026, meeting were approved (Motion to approve made by Don Johnson and seconded by Dave Bethel Sr)

There was no public comment on non-agenda items.

1. **The first topic to review was a Petition for Rezoning by Erica and Rick Heinemann:** This request is to rezone a parcel of land from Forestry (F) to Rural Lands 2 (RL2) in order to have a full-time dwelling on the property. The property is the SE ¼ of the SE ¼ of Section 35, T34N, R6E, at N7375 Dotter Road, parcel ID # 004-3406-354-9996. This request does not require a public hearing for the Town of Bradley as the request is to stay within Group 1, Rural/Environment. This request is being heard under section 17.8.25 and related to sections 17.2.10 and 17.2.12 of the Lincoln County Zoning Ordinance. Lincoln County public hearing is scheduled for Thursday, Oct. 8, 2026, at 4 pm. After discussion and realization that Town Clerk will need to ask for the 30 day extension from the County to give the Town Board a chance to act, Dave Bethel Sr. made a motion to recommend approval, seconded by Jennifer Bishop. The motion passed.
2. **The second topic was a Request to Create a Minor Subdivision by Three Wheel LLC – Jenny Stoetz:** The request is to create 3 new parcels in a Rural Residential 1 (RR1) zoning district. The property is located in Section 4, T35N-R6E. Located along Nokomis Drive and Wisconsin Drive, in the Town of Bradley, for tax parcel IDs 004-3506-043-9955. The total of parcel size is 9.4 acres, or roughly 410,000 Sq. Ft., with the resulting division of a 6 acre, 2 acre, and 1 acre parcels. The request is being heard under Lincoln County Code of Ordinance, Chapter 18 – Subdivision and Platting, Division 18.2 Procedures for Minor Subdivision and Land Division of the Town of Bradley. Ordinance 1-07. After discussion, a motion was made by Don Johnson, seconded by Dave Bethel Sr, to recommend approval pending corrected application information for owner information and zoning designation. The motion passed.
3. **The third topic was a Request to Create a Minor Subdivision by Robin Koth, owned by Ronald Kaplanek:** The request is to create 3 new parcels in a Rural Residential 2 (RR2) zoning district. The property is located in Gov't Lot 1 of Section 12, T35N-R6E. Located along Wolf Road and Terrace View Road, along Muskellunge Lake in the Town of Bradley, for tax parcel pins #'s, 004-3506-122-9988. The total parcel size of the parent parcel is approximately 12 acres, this survey being a 2.7 acre parcel, a 1.7 acre parcel, and a 2.1 acre parcel. There is a companion survey for the remainder. The request is being heard under Lincoln County Code of Ordinance, Chapter 18 – Subdivision and Platting, Division 18.2 Procedures for Minor Subdivision and Land Division of the Town of Bradley. Ordinance 1-07.

After discussion, Don Johnson made a motion to not recommend approval, seconded by Jennifer Bishop. This was based upon the survey leaving an unrestricted out lot that does not meet the standard 50,000 sq. ft. minimum, as well as application incorrectly states the range and waterbody. The motion carried.

4. **A Request to create a Minor Subdivision by Robin Koth, owned by Ronald Kaplanek:** The request is to create 2 new parcels in a Rural Residential 2 (RR2) zoning district. The property is located in Gov't Lot 1 of Section 12, T35N-R6E. Located along Wolf Road and Terrace View Road, along Muskellunge Lake in the Town of Bradley, for tax parcel pins #'s, 004-3506-122-9988. The total parcel size of the parent parcel is approximately 12 acres, this survey being a 1.7 acre parcel on Muskellunge Lake, and a 0.57 acre out lot. There is a companion survey for the remainder. The request is being heard under Lincoln County Code of Ordinance, Chapter 18 – Subdivision and Platting, Division 18.2 Procedures for Minor Subdivision and Land Division of the Town of Bradley. Ordinance 1-07. After discussion, Don Johnson made a motion to not recommend approval, seconded by Jennifer Bishop. This was based upon the survey leaving an unrestricted out lot that does not meet the standard 50,000 sq. ft. minimum, as well as application incorrectly states the range and waterbody. The motion carried.

Informational Items: Referring to a discussion at a previous meeting, Dave Bethel Sr. gave an example of a plot of land that was zoned RR3 that was completely surrounded by land zoned RR1.

Next meeting will be Monday, October 26, 2026, at 6:00 PM.

Motion was made by Don Johnson. and seconded by Jennifer Bishop to adjourn at 7:20 PM (Motion carried).