

Town Board Meeting
January 9, 2006 5:30 P.M.
Bradley Town Board

Chairman Jack Huston called the meeting to order. Present were Supervisors Elsie Bartz, Bill Jelinek and Kevin Koth.

Chair Diana Smith gave the Plan Commission report.

The Plan Commission recommends approval of the following:

Change a 23-acre parcel, a 25-acre parcel, and a 5-acre parcel in the vicinity of Branch Road from Forestry to Rural Residential 3 on the zoning map for Donald & Mary Matuka and McKeough Land Development Co., Inc., as agent. This approval incorporates the agent's proposals.

McKeough Land Development Co., Inc., has proposed that no more than nine living units will be allowed on the total of these parcels. This will be accomplished by a recorded, non-expandable condo plat with the remaining wetland areas protected by a conservation easement or deed restriction so that they will not be developed. The maximum of nine living units will be serviced by a community on-site, wastewater treatment system. A paved road, at least 18-feet in width, will access the nine units beginning at least at its juncture with Branch Road, if not also including paving Branch Road itself depending upon road agreements.

The Commission also recommends that the Town adopt a moratorium, by resolution, on major subdivisions until adoption of the Land Division.

The Lincoln County Planning & Zoning Committee will be reviewing the 148 Bradley rezone requests at its January 12, 2006 hearing. In almost all cases the zoning staff agrees with the proposed rezones. There are a few requests to take parcels out of Forestry or Rural Lands and into Rural Residential 3 (50,000 square foot minimum) designations that the staff does not agree with, but suggests instead a RR 4 designation (100,000 square foot minimum) due to soil conditions. The Board can agree with, modify or reject the staff recommendations.

The next Plan Commission meeting is tentatively set for Monday, January 23, 2006, at 6:30 p.m.

Reimbursement for copies that Diana ran on her printer was discussed. It will be looked into further.

6:45 P.M. M/M Koth/Jelinek to adjourn. Passes 4-0

Ann Eckman, Clerk