

**Town of Bradford**  
**Town Board and Planning and Zoning Committee Joint Public Hearing**  
**Monday, December 16, 2019 at 6:30 p.m. at the Bradford Town Hall**  
**Minutes**

1. Call to Order

**Town Board Chairperson Sharon Douglas called the Public Hearing to Order at 6:30 p.m. at the Bradford Town Hall.**

2. Presentation and discussion of request by Russell Paschke for a change of zoning on Parcel No. 6-3-193, 5.3± acres, part of the SE ¼ of the SW ¼ of Section 27, Town of Bradford, Rock County, from A-1 and A-2 to A-R Ag Residential under Section 4.6 of Chapter One, the Zoning Ordinance, of the Code of Ordinances of the Town of Bradford to correct the zoning and sell the parcel for residential use.

**Russell Paschke stated that he had bought the property in 2002 and the house had burned down. He said he didn't understand why he had to go through the rezoning to sell it. He is selling the property and the new owners will build a house. The buyer had called the clerk and stated that their contractor told them it was not a buildable lot because it had two zonings. The Clerk checked with the Real Property listed and she said it was two parcels that Mr. Paschke had bought in 2002. The Clerk checked with the County Planning and Development Agency and was told that the parcel had not gone through the county for a combination of the two parcels and it had not gone through the Town for a lot combination. Mr. Paschke asked why he had one tax bill but it was still two parcels. The County said it was still two separate parcels although it had been combined on the tax bills for one tax bill. It had never gone through a combination of parcels process which the County was doing at that time. The map presented with the rezoning application was a plat of survey which showed it as one parcel. Andrew Baker from the Rock County Planning and Development Agency had advised that Mr. Paschke would need to have it rezoned as one parcel before it was sold or he could leave it as two parcels but he could not combine the parcels with two different zonings. The Town has the requirement of a Certified Survey Map for lot combination.**

**The property owners, Gus and Vanessa Teppes, who have purchased the Scott property to the west of this parcel stated that they had purchased the property without having a survey done and presented the deed with the legal description of their property. They were concerned that the legal description for Mr. Paschke's property's boundaries differed from theirs. They questioned the**

property line that had been painted on the property to outline the property and were concerned that it included some of their property. They were also concerned about the easement for the driveway to their property. They said that the title company had said they would guarantee that they had an easement. Mr. Paschke stated that 10 years ago he had wanted to trade some land with Mr. Scott so there was access to the parcel by Mr. Scott did not want to.

Jim Churchill stated to Mr. Paschke that if he wanted to do what he wanted to do, to call surveyor Ron Combs and he can explain it to us (the committee). He said that somewhere they would have to have property lines to prove where the lines are. Sharon Douglas stated that if they had a certified survey map then everyone starts out on the same page. Chair Sharon Douglas suggested that the committee could recommend the Town Board approve the zoning based on the condition that a certified survey map be provided.

Jim Churchill stated that he was concerned about problems down the road so they should make sure they know where the property lines are.

3. Adjournment

**Motion to adjourn. (Sharon Douglas/Sharon Hargarten) The motion carried by voice vote with no negative vote. The meeting was adjourned at 6:59 p.m.**

**Respectfully submitted,**

**Sandra Clarke, Clerk**

**Town of Bradford  
Planning and Zoning Committee Meeting  
Monday, December 16, 2019 immediately following the public hearing  
Minutes**

1. Call to Order and Roll Call

**Planning and Zoning Committee Chairperson Carie McGinnis called the Planning and Zoning Committee to order immediately following the Public Hearing. Also present were Committee Members Jim Churchill, Sharon Hargarten, Robert Risseuw and Sharon Douglas and Clerk Sandra Clarke.**

2. Pledge of Allegiance

3. Adoption of the Agenda

**Motion to adopt the agenda. (Sharon Douglas/Sharon Hargarten) The motion carried by voice vote with no negative vote.**

4. Approval of the minutes to the last meeting

**Motion to approve the minutes to the May 20, 2019 meeting. (Sharon Douglas/Carie McGinnis) The motion carried by voice vote with no negative vote.**

5. Discussion and action on a recommendation for the Town Board on the request by Russell Paschke for a change of zoning from A-1 and A-2 to A-R Agricultural Residential on Parcel No. 6-3-193, 5.3± acres, part of the SE ¼ of the SW ¼ of Section 27, 5528 S. Carvers Rock Road, Town of Bradford under Section 4.6 of Chapter One, the Zoning Ordinance of the Code of Ordinances to correct the zoning and to sell the parcel for residential use.

Sharon Douglas stated that they definitely needed a Certified Survey Map and it was required in the Town ordinance for land divisions.

**Motion to recommend to the Town Board that they approve the rezoning from A-1 and A-2 to A-R Ag Residential on the condition for approval that Mr. Paschke has to provide a Certified Survey Map with the easements clarified. (Sharon Douglas/ Carie McGinnis)**

**Roll Call Vote:**

**Jim Churchill, “Yes.”**

**Sharon Hargarten, “Yes.”**

**Robert Risseeuw, “Yes.”**

**Sharon Douglas, “Yes.”**

**Carie McGinnis, “Yes.” The motion carried unanimously.**

6. Adjournment

**Motion to adjourn. (Sharon Douglas/Carie McGinnis) The meeting was adjourned at 7:06 p.m.**

**Respectfully submitted,**

**Sandra Clarke, Clerk**

**These are draft minutes to be approved at the 1-20-2020 meeting.**