

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION
AGENDA

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, January 15, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the November 20, 2018 Village Planning and Zoning Commission meeting, and acknowledgement that the December 18, 2018 meeting never took place.
5. Discussion and Possible Action:
  - a. **Vince and Erika Loiacono**  
**N1694 County Road H Tax Parcel Nos.: &A 359900001 and &A 380700001**  
**Genoa City, WI 53128**  
**Preliminary Plat Approval of CSM (Minor Land Division)**  
**Applicant is attempting to split two parcels into four parcels, creating a minor subdivision, and seeking preliminary approval of the division. The original copy of the CSM and Declaration of Covenants, Conditions, Restrictions and Easements are attached, along with the changes suggested by Village Engineers, Village Attorney, and Village Highway Supervisor. A revised version of the CSM and Declaration of Covenants, Conditions, Restrictions, and Easements (after suggested changes) are attached for your review and comment.**  
**\*The CSM approval and rezone will be done at a later date, after the revisions are approved and a Public Hearing can be held.**
  - b. **Cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.**
  - c. **The Building Inspector's suggestion that the Zoning Ordinance allow for accessory structures prior to the principal structure being present or under construction, as long as the resident has a zoning and building permit issued for both the accessory structure and the principal structure.**
6. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
7. Discussion and possible action re: Confirm next meeting date: February 26, 2019. \*\*\* This date is one week later than the normal scheduled meeting date, due to Spring Primary Elections on February 19, 2019.
8. Adjournment.

Posted: Monday, February 14, 2019  
Bloomfield Town Hall  
Pell Lake Post Office  
Pell Lake Mobil  
Monroe's Service

**VILLAGE OF BLOOMFIELD**  
**N1100 Town Hall Road, P.O. Box 609**  
**Pell Lake, WI 53157**  
**Phone: 262-279-6039 Fax: 262-279-0196**

**PLANNING AND ZONING COMMISSION**  
**MINUTES**

January 15, 2019

1. Call to Order: Chairman Gary Grolle called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Gary Grolle Absent: Rodney Austin  
Dan Aronson Deron Johnson  
Karen Brabec

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on January 14, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes of the November 20, 2018 Village Planning and Zoning Commission meeting:

**MOTION:**

Karen Brabec made a motion to dispense with the reading of, and approve the minutes of the November 20, 2018 meeting as written, and also acknowledged that the Village Planning and Zoning meeting scheduled for December 18, 2018 had been cancelled in advance and not held. Dan Aronson seconded the motion.

Motion carried.            3 ayes            0 nays

5. Discussion and Possible Action Re:

**a. Vince and Erika Loiacono**

**N1694 County Road H  
Genoa City, WI 53128**

**Tax Parcel Nos.: &A 359900001 and &A 380700001**

**Preliminary Plat Approval of CSM (Minor Land Division)**

**Applicant is attempting to split two parcels into four parcels, creating a minor subdivision, and seeking preliminary approval of the division.**

Discussion took place. Zoning Administrator, Marcanti, explained to the Commissioners that the original Certified Survey Map and Declaration of Covenants, Conditions, Restrictions, and Easements were forwarded to the Village Engineer, Village Attorney, Public Works Supervisor, Police Department, and Fire and Rescue Department on December 11, 2018. The Village Attorney, Engineer and Public Works Supervisor requested revisions to both the CSM and Declarations in a timely fashion. The applicant was notified at the time, but had not, as of January 15, 2019 presented any revisions to the original CSM or Declarations as requested by the Village. Due to the Village of Bloomfield's Land Division Ordinance, the Plan Commission has 45 days in which to approve, conditionally approve, or reject the original application and forward to the Village Board. Therefore, since no revisions were submitted to the Village for review, the Zoning Administrator recommended denial of the original application. Once the applicant is prepared to move forward with the revisions requested, a new application can be submitted.

**MOTION:**

Dan Aronson made a motion to deny the originally submitted Certified Survey Map and Declaration of Covenants, Conditions, Restrictions, and Easements for the above-mentioned reasons.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays

**b. Cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.**

Discussion took place. Zoning Administrator, Marcanti, gave the Commissioners a copy of Elkhorn, WI's ordinance on Portable Storage Containers. The Zoning Administrator is to forward the sample of Elkhorn's ordinance to the Village Attorney to get his reaction, and try to have a more definitive suggestion for the Commissioners at the February meeting.

**c. The Building Inspector's suggestion that the Zoning Ordinance allow for accessory structures prior to the principal structure being present or under construction, as long as the resident has a zoning and building permit issued for both the accessory structure and the principal structure.**

Discussion took place. The Commissioners did not feel that having a valid permit for both the principal structure and the accessory structure would guarantee that the principal structure would be completed in a timely fashion, if ever. Chairman Grolle reported that the Village Attorney also expressed the same concerns as the Commissioners. Most other local municipalities have the same accessory structure ordinance as the current Bloomfield ordinance. No action was taken at this time.

6. Discussion regarding possible areas to expand business and residential zoned areas and future planning. Commissioner Aronson thought that maybe Bill Radwell would have contact information for the property north of Pell Lake Drive, west of Highway 12 that Chairman Grolle has been asking about.
7. Confirm next meeting date:

**MOTION:**

Karen Brabec made a motion to confirm the next meeting date as February 26, 2019 at 6:00 p.m due to the fact the normal meeting date of February 19, 2019 falls on the Primary Election Day.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

8. Adjournment:

**MOTION:**

Dan Aronson made a motion to adjourn the meeting at 6:20 p.m.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti  
Zoning Administrator

VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION  
AGENDA

In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, February 26, 2019  
PLACE: Bloomfield Town Hall  
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 15, 2019 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:

a. **Lee M. and Kathryn B. Reynolds (Owners/Applicants)**

**Joseph and Stephani Reynolds (Purchasers)**

**W424 Powers Lake Road**

**Genoa City, WI 53128**

**Tax Parcel: &B 1300006A**

**Rezone and Certified Survey Map Approval**

**Current Zoning: A-2 (Agricultural Land District)**

**Proposed Zoning: A-5 (Agricultural Rural Residential District)**

**Applicants wish to rezone 1.5 acres of a 23.25 acre farm parcel for the purpose of their offspring erecting one single family residence on the family farm. This rezone is in compliance with the Village Smart Growth Plan, and does not create any sub-standard lots.**

1. Open Public Hearing.
2. Presentation of Rezone and Certified Survey Map to the Public.
3. Public's Opportunity to Testify.
4. Close Public Hearing.
5. Discussion and Possible Action and Recommendation to the Board for the Rezone and Certified Survey Map Approval.

b. **Thomas and Linda Moran (Owners)**

**N1220 County Road H**

**Genoa City, WI 53128**

**Tax Parcel: &B 2100013**

**Conditional Use Permit**

**Current Zoning: R-2 (Single Family Residence District)**

**The applicants wish to obtain a Conditional Use Permit to establish a licensed Bed and Breakfast for no more than 2 occupants within the owners' existing residence.**

1. Open Public Hearing.
2. Presentation of Conditional Use Permit Application to the Public.
3. Public's Opportunity to Testify.
4. Close Public Hearing.
5. Discussion and Possible Action and Recommendation to the Board for a Conditional Use Permit Approval.

**Village of Bloomfield**  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

**Planning and Zoning Commission**  
Meeting Minutes  
February 26, 2019  
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1. Call to Order:

Chairman Gary Grolle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Gary Grolle  
Dan Aronson  
Karen Brabec  
Rodney Austin

Absent: Deron Johnson

Also in attendance was Village Attorney Brian Schuk, and Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on February 19, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes from the January 15, 2019 Village Planning and Zoning Meeting:

A motion was made by Rodney Austin; seconded by Karen Brabec to dispense with the reading of and approve the minutes of the Village Planning and Zoning Commission meeting of January 15, 2019 as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action:

a. **Lee M. and Kathryn B. Reynolds (Owners/Applicants)**

**Joseph and Stephani Reynolds (Purchasers)**

**W424 Powers Lake Road**

**Tax Parcel: &B 1300006A**

**Genoa City, WI 53128**

**Rezone and Certified Survey Map Approval**

**Current Zoning: A-2 (Agricultural Land District)**

**Proposed Zoning: A-5 (Agricultural Rural Residential District)**

**Applicants wish to rezone 1.5 acres of a 23.25 acre farm parcel for the purpose of their offspring erecting one single family residence on the family farm. This rezone is in compliance with the Village Smart Growth Plan, and does not create any sub-standard lots.**

- I. Open Public Hearing: A motion was made by Karen Brabec; seconded by Dan Aronson to open the Public Hearing at 6:03 p.m. Vote was unanimous; 4 ayes, 0 nays, motion carried.
- II. Presentation of Rezone and Certified Survey Map to the Public: Zoning Administrator Marcanti presented the information to the public.
- III. Public's Opportunity to Testify: Chairman Grolle asked three times for any member of the public to speak in favor of the rezone and certified survey map. Both purchasers spoke in favor of the rezone and certified survey map. Chairman Grolle asked three times for any member of the public to speak against the rezone and certified survey map. There was no opposition.
- IV. Close Public Hearing: A motion was made by Dan Aronson; seconded by Karen Brabec to close the Public Hearing at 6:06 p.m. Vote was unanimous; 4 ayes, 0 nays motion carried.
- V. Discussion and Possible Action and Recommendation to the Board for the Rezone and Certified Survey Map Approval: A motion was made by Dan Aronson; seconded

by Karen Brabec to recommend to the Village Board approval of the rezone and certified survey map. Vote was unanimous; 4 ayes, 0 nays, motion carried.

**b. Thomas and Linda Moran (Owners)**

**N1220 County Road H  
Genoa City, WI 53128**

**Tax Parcel: &B 2100013**

**Conditional Use Permit**

**Current Zoning: R-2 (Single Family Residence District)**

**The applicants wish to obtain a Conditional Use Permit to establish a licensed Bed and Breakfast for no more than 2 occupants within the owners' existing residence.**

- I. Open Public Hearing: A motion was made by Rodney Austin; seconded by Karen Brabec to open the Public Hearing at 6:08 p.m. Vote was unanimous; 4 ayes, 0 nays, motion carried.
- II. Presentation of Conditional Use Permit Application to the Public. Zoning Administrator Marcanti presented the information to the public.
- III. Public's Opportunity to Testify: Chairman Grolle asked three times for any members of the public to speak in favor of the Conditional Use Permit. Both applicants, as well as their son, spoke in favor of the Conditional Use Permit and explained that the residence (built in 1862, and added on to in 1888) was one of the first in Bloomfield, and is on the Historical Registry. Also, neighboring residents Concetta Gerambia and Dan Herzeler spoke in favor of the Conditional Use expressing their opinions that the property and residence are beautiful, and the historical value should be shared with the public. Chairman Grolle asked three time for any member of the public to speak against the Conditional Use Permit Application. There was no opposition.
- IV. Close Public Hearing: A motion was made by Karen Brabec; seconded by Rodney Austin to close the Public Hearing at 6:12 p.m. Vote was unanimous; 4 ayes, 0 nays, motion carried.
- V. Discussion and Possible Action and Recommendation to the Board for a Conditional Use Permit Approval: A motion was made by Rodney Austin; seconded by Karen Brabec to recommend to the Village board approval of the Conditional Use Permit. A voice vote was unanimous; 4 ayes, 0 nays, motion carried. The applicants were also reminded that if they were going to keep chickens, a chicken permit would be required.

**c. Kimberly Miller (Owner/Applicant)**

**W1164 Mignonette Road  
Michael Grimmer (Owner)  
W1158 Mignonette Road  
Genoa City, WI 53128**

**Tax Parcel: &PL 01460**

**Tax Parcel: &PL 01458**

**Lot Line Adjustment**

**Current Zoning: R-2 (Single Family Residence District)**

**Applicant wishes to purchase lots 6687 and 6686 from the owner of tax parcel: &PL 01458 in order to erect a detached garage and maintain correct setbacks from east side lot line.**

- I. Discussion, Possible Action, and Recommendation to the Board for Approval: A motion was made by Dan Aronson; seconded by Rodney Austin to recommend approval of the Lot Line Adjustment to the Board with the condition that proof of sale/purchase is provided to the Zoning Administrator. A voice vote was unanimous; motion carried.

**d. Juan C. Gonzales-Jimenez (Owner)**

**Ann Lozano (Owner)**

**W1227 Arbutus Road**

**Tax Parcels: &A 481400001 and &A 481400002**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Current Zoning: R-2 (Single Family Residence District)**

**Applicants wish to combine both tax parcels into one in order to add an addition to the existing residence which is located on tax parcel: &A 481400001. Tax parcel: &A 481400002 has no improvements or sewer/water laterals.**

- I. Discussion, Possible Action, and Recommendation to the Board for Approval: A motion was made by Dan Aronson; seconded by Rodney Austin to recommend approval of the Lot Line Adjustment to the Board. A voice vote was unanimous; motion carried.

**e. William Prottzman**

**W673 Pell Lake Road**

**Tax Parcel: &B 1400004**

**Genoa City, WI 53128**

**Certified Survey Map Approval**

**Current Zoning: C-4 (Wetland Conservation District), C-1 (Lowland Conservation District), and A-2 (Agricultural Land District)**

**Applicant wishes to split the 43.25 acre parcel into two parcels, one 21.99 acres, and one 21.27 acres, for the purpose of selling the smaller of the two parcels. This split does not create any sub-standard lots.**

- I. Discussion, Possible Action, and Recommendation to the Board for Approval: A motion was made by Dan Aronson; seconded by Karen Brabec to recommend approval of the Certified Survey Map with the condition that a current Certified Survey Map dated 2019 is received by the Zoning Administrator prior to the March 11, 2019 Board meeting. A voice vote was unanimous; motion carried.

**6. Discussion and Possible Action regarding cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts:**

Much discussion took place. Attorney Schuk questioned the Commission as to what exactly they wanted to include in an ordinance amendment. It was agreed by the Commissioners that semi-trailers, portable cargo containers, canvas structures, and any structure with ribbed metal sides should not be allowed in residential districts, unless permitted through a building permit to allow for temporary storage during a construction or reconstruction project until the final inspection of the project is completed. Dan Aronson requested a moratorium of 180 days be put on these types of temporary accessory structures to give the Attorney time to draft an amendment to the accessory structure ordinance to prevent any future permanent use of them in a residential district. A motion was made by Karen Brabec; seconded by Rodney Austin to

instruct the Attorney to create a moratorium of 180 days, and recommend approval of the moratorium to the Board so the Attorney has time to draft an ordinance amendment. A voice vote was unanimous; motion carried.

7. Discussion and Possible Action regarding a second application for a cargo container (9' x 20') at W1329 Lake Geneva Highway (owner of Chris Anne's Resale. Currently there is a 9' x 40' cargo container on the property):

Discussion took place on how these cargo containers have created several complaints from residents, and they do not belong in residential areas. The applicant questioned if the Commission could deny her application since there is nothing currently in the ordinance preventing her from obtaining a second container. After further discussion the applicant withdrew her application, and will reapply with a beautification plan for the Commission to review. No action was taken by the Planning and Zoning Commission at this time.

8. Discussion and Possible Action regarding changes to the sign ordinance:

Chairman Grolle reported to the Commission that some of the surrounding municipalities have made changes to their sign ordinances that were given to the Zoning Administrator, and that the Commission may want to review the Village sign ordinance to decide if it needs to be amended. No action was taken at this time.

9. Discussion and Possible Action Regarding Short-Term Rentals:

Chairman Grolle wanted to remind the Commission that Short-Term Rentals have been a hot issue for the past couple of years, and though it is not a very big issue currently in the Village it may be something that needs to be addressed in the future. No action was taken at this time.

10. Discussion and Possible Action Regarding Shoreland Zoning:

Chairman Grolle recommended that this topic be reviewed for possible updating. No action was taken at this time.

11. Discussion Regarding Possible Areas to Expand Business and Residential Zoned Areas and Future Planning:

Chairman Grolle reminded the Commissioners that he is still looking for the owner of the property on Pell Lake Drive east of Highway 12, and also any other land that could possibly be a good area for commercial growth.

12. Confirm Next Meeting Date: March 19 , 2019 at 6:00 p.m.

13. Adjournment:

A motion was made by Dan Aronson; seconded by Karen Brabec to adjourn the meeting at 7:23 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator



VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION  
AGENDA

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In compliance with Section 19.84, Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, March 19, 2019
PLACE: Bloomfield Town Hall
TIME: 6:00 P.M.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the February 26, 2019 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
 - a. **Dave Sarna**
Big Toy Storage
N1548 N Daisy Drive Tax Parcel No.: 1400003J
Genoa City, WI 53128
Off Premise Sign Permit Application
Current Zoning: B-4 Highway Business District
Applicant is seeking an off-premise sign permit, that appears to exceed current zoning regulations, and would need approval by the Plan Commission.
 - b. **Crystal Smith**
W1329 Lake Geneva Highway Tax Parcel No.: &PLH 00234
Lake Geneva, WI 53147
Current Zoning: R-2 Single Family Residential District
Applicant is seeking a zoning permit to place a second cargo container (9' x 20') on her property. This is a reapplication from the February meeting with a beautification plan included.
 - c. **Zoning Administrator to address Commission concerning mobile homes in agricultural zoned districts.**
 - d. **Zoning Administrator to address Commission concerning 2 discrepancies found in the current zoning ordinance text.**
 - e. **Special Exceptions and Modifications amendment that the Plan Commission recommended to the Board October 16, 2018, and what the Town decided to recommend to the Board at their March 13, 2019 meeting.**
6. Confirm next meeting date: April 16, 2019 at 6:00 p.m.
7. Adjournment.

Posted: March 14, 2019
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

- c. **Kimberly Miller (Owner/Applicant)** **Tax Parcel: &PL 01460**
W1164 Mignonette Road
Michael Grimmer (Owner) **Tax Parcel: &PL 01458**
W1158 Mignonette
Genoa City, WI 53128
Lot Line Adjustment
Current Zoning: R-2 (Single Family Residence District)
Applicant wishes to purchase lots 6687 and 6686 from the owner of tax parcel &PL 01458 in order to erect a detached garage and maintain correct setbacks from east side lot line.
 I. Discussion, Possible Action, and Recommendation to the Board for Approval.
- d. **Juan C Gonzales-Jimenez (Owner)**
Ann Lozano (Owner) **Tax Parcels: &A 481400001 and &A 481400002**
W1227 Arbutus Road
Genoa City, WI 53128
Lot Line Adjustment
Current Zoning: R-2 (Single Family Residence District)
Applicants wish to combine both tax parcels into one in order to add an addition to the existing residence which is located on tax parcel: &A 481400001. Tax Parcel: &A 481400002 has no improvements or sewer/water laterals.
 I. Discussion, Possible Action, and Recommendation to the Board for Approval.
- e. **William Protsman** **Tax Parcel: &B 1400004**
W673 Pell Lake Road
Genoa City, WI 53128
Certified Survey Map Approval
Current Zoning: C-4 (Wetland Conservation District), C-1 (Lowland Conservation District), and A-2 (Agricultural Land District)
Applicant wishes to split the 43.25 acre parcel into two parcels, one 21.99 acres and one 21.27 acres, for the purpose of selling the smaller of the two parcels. This split does not create any sub-standard lots.
 I. Discussion and Possible Action and Recommendation to the Board for Approval.
6. Discussion and Possible Action regarding cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.
7. Discussion and Possible action regarding a second application for a cargo container (9 x 20') at W1329 Lake Geneva Highway (owner of Chris Anne's Retail. Currently there is a 9 x 40' container).
8. Discussion and Possible Action regarding changes to the sign ordinance.
9. Discussion and Possible Action regarding short-term rentals.
10. Discussion and Possible Action regarding Shoreland Zoning.
11. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
12. Confirm next meeting date: March 20, 2019 at 6:00 p.m.
13. Adjournment.

Posted: February 19, 2019
 Bloomfield Town Hall
 Pell Lake Post Office
 Pell Lake Mobil
 Monroe's Service

Village of Bloomfield
N1100 Town Hall Road
P.O. Box 609
Pell Lake, WI 53157

Planning and Zoning Commission
Meeting Minutes
March 19, 2019
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1. Call to Order:

Chairman Gary Grolle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present:

Gary Grolle
Dan Aronson
Karen Brabec
Rodney Austin

Absent: Deron Johnson

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on March 14, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes from the February 26, 2019 Village Planning and Zoning Meeting:

A motion was made by Karen Brabec, seconded by Rodney Austin to dispense with the reading of, and approve the minutes of the February 26, 2019 Village Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action:

a. **Dave Sarna**

Big Toy Storage

N1548 North Daisy Drive

Genoa City, WI 53128

Off Premise Sign Permit Application

Current Zoning: B-4 Highway Business District

Applicant is seeking an off-premise sign permit, that appears to exceed current zoning regulations, and would need approval by the Plan Commission.

Much discussion took place concerning the definition of "off-premise sign", height, size, illumination brightness, the distance between the proposed sign and the large 10' x 48' off-premise billboard currently on the property, and the Wis. DOT registration and approval. Questions were asked of the applicant as to how many different ads could be run at a time, and the length of time before the next ad rolls. 8 ads can be stored at one time, and they roll every 8.8 seconds. Commissioner Aronson and Zoning Administrator Marcanti are to do a site visit to determine the distance between the two signs. A motion was made by Rodney Austin, seconded by Karen Brabec to recommend approval of the off-premise sign with the condition that the six small signs attached to the building are removed, and possible removal of the large 10' x 48' billboard, if the distance between the billboard and proposed off-premise sign is less than 2,000 feet (site visit determination). A voice vote was unanimous; motion carried.

Tax Parcel No.: &B 1400003J

b. **Crystal Smith**

W1329 Lake Geneva Highway

Lake Geneva, WI 53147

Current Zoning: R-2 Single Family Residence District

Applicant is seeking a zoning permit to place a second cargo container (9' x 20') on her property. There is currently a 9' x 40' existing cargo container on the property. This is a reapplication from the February meeting with a beautification plan included.

Tax Parcel No.: &PLH 00234

Village of Bloomfield
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P.O. Box 609
Pell Lake, WI 53157

Planning and Zoning Commission
Meeting Minutes
March 19, 2019
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Commissioners were concerned that cargo containers do not belong in residential districts, and that is the reason they recommended a moratorium to the Board, which will be on the April 8, 2019 agenda. Ms. Smith explained the containers will hold the remnants from the resale store they owned, and that they wanted to open another store. However, if they open another store, they want the containers to remain. A motion was made by Karen Brabec, seconded by Gary Grolle to recommend approval to the board since the moratorium is not yet in effect, with the condition the beautification plan is enacted as soon as the weather allows. A voice vote was 3 ayes, 1 nay, with Commissioner Aronson voting nay; motion carried.

- c. **Zoning Administrator to address Commission concerning mobile homes in agricultural zoned districts.** It was explained that one of the Town farmers asked if he could have a mobile home on his farm for a farm laborer. In checking the zoning ordinance Marcanti found no mention of mobile homes being allowed in A-2, but are allowable with a Conditional Use in A-2 and A-3. Current Walworth County ordinances allow mobile homes in all agricultural districts for farm laborers with a Conditional Use Permit. The Commissioners felt this item should be researched and addressed at a later date. No action was taken at this time.
 - d. **Zoning Administrator to address Commission concerning 2 discrepancies found in the current zoning ordinance text.** It was explained that there was a discrepancy in the width of stairways, walkways, lifts, piers, and wharves in the Shoreland Regulations compared to the Shoreland Overlay District. It was also explained there is a discrepancy in the size of the vision triangle. The Commissioners felt this item should be researched and addressed at a later date. No action was taken at this time.
 - e. **Special Exceptions and Modifications amendment that the Plan Commission recommended to the Board October 16, 2018, and what the Town decided to recommend to the Board at their March 13, 2019 meeting.** It was explained that the Town Plan Commission felt the term "minor modifications" was too vague, and decided to recommend a .1% maximum deviation to the Town Board. The Village Commissioners decided "minor modifications" when decided on a case by case basis by the Plan Commission and Board was sufficient. No action was taken at this time.
6. Confirm next meeting date: April 16, 2019 at 6:00 p.m. was confirmed.
 7. Adjournment:
A motion was made by Karen Brabec, seconded by Rodney Austin to adjourn the meeting at 7:15 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator

N1100 Town Hall Road
Pell Lake, WI 53157

AGENDA

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, May 21, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the March 19, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Vince and Erika Loiacono**  
N1694 County Road H Tax Parcel Nos.: &A 359900001 and &A 380700001  
Genoa City, WI 53128  
Current Zoning: C-2 (Upland Resource Conservation District), A-2 (Agricultural Land District), and C-1 (Lowland Resource Conservation District).  
Rezone and Certified Survey Map Approval (Minor Land Division)  
Proposed Zoning: A-5 (Agricultural-Rural Residential District) and C-1 (Lowland Resource Conservation District).  
Applicants wish to rezone the C-2 and A-2 zoned property to A-5 in order to create a minor land division. The Certified Survey Map Approval will split the two tax parcels into four standard lots in A-5 zoning. The four lots can not be created if the zoning is not changed. This is in compliance with the Village Smart Growth Plan.
    1. Open Public Hearing.
    2. Presentation of Rezone and Certified Survey Map to Public
    3. Public's Opportunity to Testify.
    4. Close Public Hearing.
    5. Discussion, Possible Action, and Recommendation to the Board for both the Rezone and Certified Survey Map Approval.
  - b. **Mark Dammyer**  
N1347 Litchfield Road Tax Parcel Nos.: &B 1600001, &B 1600001E, and &B 1600001F  
Lake Geneva, WI 53147  
Applicant purchased three lots and had a Certified Survey Map created to place all three lots on one CSM.
  - c. **Jodi and Joseph Kelleher**  
W990 Pell Lake Drive Tax Parcel No.: &A 348500001  
Genoa City, WI 53128  
Residents are requesting that the Village of Bloomfield vacate an eight foot wide roadway reservation in front of their property and the property to the east along Pell Lake Drive.
  - d. The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to discuss possibly erecting two shelters, one on Lake Side Beach and one on Roller Rink Beach.
  - e. The Pell Lake Lake Association requested to be put on the agenda to discuss renewal of their Beach Maintenance permit.

Posted: May 16, 2019

Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, Monroe's Service

**Village of Bloomfield**  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

**Planning and Zoning Commission**  
Meeting Minutes  
May 21, 2019  
Page 1 of 3

1. Call to Order:

Chairman Dan Aronson called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Dan Aronson  
Rodney Austin  
Ivan Purnell  
Jeff Alheit

Absent: Karen Brabec

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on May 16, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes from the March 19, 2019 Village Planning and Zoning Meeting:

Approval of the minutes was tabled until the June meeting, as two of the Commissioners were newly appointed, and not present at the March 19, 2019 meeting.

5. Discussion and Possible Action Re:

a. **Vince and Erika Loiacono**

**N1694 County Road H**

**Tax Parcel Nos.: &A 359900001 and &A 380700001**

**Lake Geneva, WI 53147**

**Current Zoning: C-2 (Upland Resource Conservation District), A-2 (Agricultural Land District), and C-1 (Lowland Resource Conservation District).**

**Rezone and Certified Survey Map Approval (Minor Land Division).**

**Proposed Zoning: A-5 (Agricultural-Rural Residential District) and C-1 (Lowland Resource Conservation District).**

**Applicants wish to rezone the C-2 and A-2 zoned property to A-5 in order to create a minor land division. The Certified Survey Map Approval will split the two tax parcels into four standard lots in A-5 zoning. The four lots can not be created if the zoning is not changed. This is in compliance with the Village Smart Growth Plan.**

1. Open Public Hearing:

A motion was made by Ivan Purnell, seconded by Rodney Austin, to open the Public Hearing at 6:05 p.m. A voice vote was unanimous; motion carried.

2. Presentation of Rezone and Certified Survey Map to Public:

Zoning Administrator Marcanti explained the Rezone and Certified Survey Map, and passed out copies of the CSM.

3. Public's Opportunity to Testify.

Chairman Aronson asked three times if there was anyone from the public to speak against the Rezone and CSM Approval. Zoning Administrator Marcanti passed out a copy of an e-mail she received from Jay Collin and Stacy Burton in opposition of the Rezone and CSM. Brian and Janice Bonogofsky stated they were "on the fence", neither against, nor in favor of the rezone and CSM.

Chairman Aronson asked three time if there was anyone from the public to speak in favor of the Rezone and CSM Approval. The applicants, Vince and Erika Loiacono spoke in favor of the Rezone and CSM Approval, as well as residents William Radwell, Rita Marcinkus, and Myra Gallagher.

4. Close Public Hearing:  
A motion was made by Ivan Purnell, seconded by Rodney Austin, to close the Public Hearing at 6:20 p.m.
5. Discussion, Possible Action, and Recommendation to the Board for both the Rezone and the Certified Survey Map Approval:  
Further discussion took place between the Commissioners. A motion was made by Ivan Purnell, seconded by Jeff Alheit, to recommend approval of the Rezone and the Certified Survey Map by Peter Nielson dated May 9, 2019 with the condition that the four lots can not be split further, and that only one residence is allowed per parcel. A voice vote was unanimous; motion carried.

**b. Mark Dammyer**

**W1347 Litchfield Road Tax Parcel Nos.: &B 1600001, &B 1600001E and &B 1600001F  
Lake Geneva, WI 53147**

**CSM Approval**

**Applicant purchased three lots and had a Certified Survey Map created to place all three lots on one CSM.**

Discussion took place. Zoning Administrator Marcanti pointed out to Mr. Dammyer that he needed to have a new copy of the CSM drawn up, changing the wording of "Township of Bloomfield" to "Village of Bloomfield, and correcting the names of the Village President and Village Treasurer. A motion was made by Rodney Austin, seconded by Ivan Purnell, to recommend approval of the Certified Survey Map by Joseph Brahm of Schmitt Engineering with the above-mentioned changes made. A voice vote was unanimous; motion carried.

**c. Jodi and Joseph Kelleher**

**W990 Pell Lake Drive  
Genoa City, WI 53128**

**Tax Parcel No.: &PL 348500001**

**Residents are requesting that the Village of Bloomfield vacate an eight-foot wide roadway reservation in front of their property and the property to the east along Pell Lake Drive.**

Zoning Administrator Marcanti explained to the Commissioners that some time years ago an eight-foot wide road reservation was removed from Tax Parcel Nos.: &PL 348500001 and &PL 348500002 along Pell Lake Drive. She checked with the Utility Dept. Engineers to see if it was done due to the building of the water plant behind the two parcels. The engineers indicated they did not know why it was done, and it had nothing to do with the water plant. Former Village President, Ken Monroe, stated he thought County was going to create the eight-foot reservation all the way down both sides of Pell Lake Drive making it a 66' wide road, and why they only did it in front of those two parcels he had no idea. A motion was made by Ivan Purnell, seconded by Jeff Alheit, to send this item to the Village Attorney for a title search, and if there were no deed restrictions on the eight-foot reservation, recommend to the Board reverting the eight-foot reservation to the parcel owners. A voice vote was unanimous; motion carried.

- d. **The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to discuss possibly erecting two shelters, one on Lake Side Beach and one on Roller Rink Beach.** A correction was noted that the Joint Parks, Lakes & Recreation Committee was only thinking of erecting one shelter on Lake Side Beach. Discussion took place concerning the

**Village of Bloomfield**  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

**Planning and Zoning Commission**  
Meeting Minutes  
May 21, 2019  
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specs of the structure, footings, the distance to the road, the 14' x 12' size, etc. The discussion became heated and needed to be terminated. A motion was made by Ivan Purnell, seconded by Rodney Austin, to table this item until the Joint Parks, Lakes & Recreation Committee can all agree on what they are asking to do and where, and bring in specs for the Building Inspector to approve, as well as size and depth of footings, and that Zoning Administrator Marcanti is to research what the distance from the street needs to be. A voice vote was unanimous; motion carried.

**e. The Pell Lake Lake Association requested to be put on the agenda to discuss renewal of their Beach Maintenance permit.**

The Association came in with an updated Conservation Plan for cleaning and maintaining Lake Side and Roller Rink Beach. A motion was made by Rodney Austin, seconded by Ivan Purnell, to recommend the approval of issuance of a zoning permit for beach maintenance. A voice vote was unanimous; motion carried.

6. Confirm Next Meeting Date:

June 18, 2019 at 6:00 p.m.

7. Adjournment:

A motion was made by Rodney Austin, seconded by Ivan Purnell, to adjourn the meeting at 6:53 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted:

Jill Marcanti  
Zoning Administrator



**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, June 18, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the May 21, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action:
 - a. **The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to further the discussion of possibly erecting a shelter on the beach by Pell Lake.**
 - b. **Obtaining permits for beach maintenance, beach cleaning, etc.**
6. Adjournment.

Posted: June 13, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

Village of Bloomfield
N1100 Town Hall Road
P.O. Box 609
Pell Lake, WI 53157

Planning and Zoning Commission
Meeting Minutes
June 18, 2019
Page 1 of 1

1. Call to Order:

Chairman Dan Aronson called the meeting to order at 6:00 p.m.

2. Roll Call:

Present:	Dan Aronson	Absent:	Jeff Alheit
	Karen Brabec		
	Rodney Austin		
	Ivan Purnell		

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on June 14, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes from the May 21, 2019 Village Planning and Zoning Meeting:

A motion was made by Ivan Purnell, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes of the May 21, 2019 meeting. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to further the discussion of possibly erecting a shelter on the beach by Pell Lake.

Discussion took place concerning who owns the beach, would liability insurance be needed, who would own the shelter, who would maintain the structure, only being set back 7' from the road instead of 25', and a possible change in location. A motion was made by Ivan Purnell, seconded by Rodney Austin to table this item and send it to the Board of Appeals for a possible road setback variance. A voice vote was unanimous; motion carried.

b. Obtaining permits for beach maintenance, beach cleaning, etc. Discussion took place.

Chairman Aronson thought it might be better to streamline things and not require these permits. It was pointed out that in the Shoreland Ordinance it states the requirement of a Conservation Plan and issuance of a permit. A motion was made by Chairman Aronson, seconded by Ivan Purnell, to continue requiring a Conservation Plan and issuing permits. A voice vote was unanimous; motion carried.

6. Adjournment:

A motion was made by Karen Brabec, seconded by Ivan Purnell to adjourn the meeting at 6:32 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,
Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

REVISED

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, July 16, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the June 18, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:
  - a. **Brian Golden**  
**W1226 Trumpet Rd. &PL 01766 and &A 481400003**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Applicant wishes to combine two parcels into one for the purpose of erecting an accessory structure/garage in the future maintaining correct setbacks.**
6. Informational Presentation and Discussion only:  
**Lakewood Estates Development**  
**Lakewood Estates Drive and Lakewood Estates Court Tax Parcel No.: &A 451400001**  
**(South of North Bloomfield Rd. and West of Brevers Ln.)**  
**Owner wishes to present a plan for changing the currently platted subdivision into a Planned Unit Development with many small one and two bedroom cabins, a hotel and restaurant, and wedding venue.**
7. Discussion and Possible Action Re:
  - a. **Farm family business wedding/events barns in the A-1 (Farmland Preservation) and A-2 (Agricultural Land District).**
8. Adjournment.

Posted: July 11, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

**Village of Bloomfield**  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

**Planning and Zoning Commission**  
Meeting Minutes  
July 16, 2019  
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1. Call to Order:

Chairman Dan Aronson called the meeting to order at 6:00 p.m.

2. Roll Call:

Present:

Dan Aronson  
Karen Brabec  
Rodney Austin  
Jeff Alheit

Absent: Ivan Purnell

Also in attendance was Village Engineer Greg Governatori, and Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on July 11, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes from the June 18, 2019 Village Planning and Zoning Meeting:

A motion was made by Rodney Austin, seconded by Karen Brabec, to dispense with the reading of, and approve the minutes of the June 18, 2019 Village Planning and Zoning meeting as submitted. A voice vote was 3 ayes, 0 nays; motion carried. Jeff Alheit abstained from the vote as he was not in attendance on June 18, 2019.

5. Discussion and Possible Action Re:

a. **Brian Golden**

**W1226 Trumpet Rd.  
Genoa City, WI 53128  
Lot Line Adjustment**

**&PL 01766 and &A 481400003**

**Applicant wishes to combine two parcels into one for the purpose of erecting an accessory structure/garage in the future maintaining correct setbacks.**

Discussion took place. Zoning Administrator Marcanti explained that you can not erect an accessory structure on a parcel that does not have a primary residence on it, therefore the two lots needed to be combined. A voice vote was unanimous; motion carried.

6. Informational Presentation and Discussion Only:

**Lakewood Estates Development**

**Lakewood Estates Drive and Lakewood Estates Court Tax Parcel No. &A 114500001 Et. Al.  
(South of North Bloomfield Rd. and West of Brevers Ln.)**

**Owner wishes to present a plan for changing the currently platted subdivision into a Planned Unit Development with many small one and two bedroom cabins, a hotel and restaurant, and wedding venue.**

Richard Torhorst, attorney representing Dan McLean, made a presentation to the Commission. Dan McLean was present along with his partners Anthony Klok and Eugene Kornota of Rebel Hospitality. It was explained that they wanted to open a glamping resort, located within the white dashed lines on the handouts the Commissioners were given. It would consist of 90 small cabins, 10 glamping tent sights, a 15 unit hotel with restaurant, convention center, retail store selling camping equipment and a spa. Minimum length stay would be 3 nights, maximum stay 2 weeks, not set in stone yet. All cars would be parked in the parking lot and guest would be shuttled to the cabins in golf carts. The parking lot can hold 80 cars, with an overflow parking

**Village of Bloomfield**  
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Pell Lake, WI 53157

**Planning and Zoning Commission**  
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July 16, 2019  
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area adjacent. The spa, restaurant, and convention center would be open to the public. The cabins would be serviced by well and septic. Zoning Administrator Marcanti pointed out the resort being commercial/residential does not conform with Bloomfield's Smart Growth Plan. Attorney Torhorst suggests amending the Smart Growth Plan. It was decided that President Aronson, Engineer Governatori, the Village attorney would come up with a list of items that need to be discussed and/or clarified, and this item would be put on the agenda for August.

7. Discussion and Possible Action Re:

**a. Farm family business wedding/events barn in the A-1 (Farmland Preservation) and A-2 (Agricultural Land District).**

Discussion took place. No action was taken. Zoning Administrator Marcanti is to obtain further information and place this item on the agenda for August.

8. Adjournment:

A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:45 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, August 20, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the July 16, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:

a. Shephard Enterprises, LLC.

Nippersink Golf Report

W137 Lakeside Drive

&NPS 700066

Genoa City, WI 53128

Rezone

Current Zoning: B-5 (Planned Commercial Recreational Business District)

Proposed Zoning: R-1 (Single Family Residence District (Unsewered))

Applicants wish to rezone the parcel for the sale of the parcel for a new single-family residence, which is not a permitted use in the B-5 zoning district. This is consistent with the Village Smart Growth Plan.

I. Open Public Hearing.

II. Presentation of Rezone to the public.

III. Public's opportunity to testify.

IV. Close Public Hearing.

V. Discussion, possible action and recommendation to Village Board.

b. Wedding/Events Barns.

c. Possible amendment to Chapter 27 Zoning Ordinance, Section 27-20 – Use Regulations concerning Portable Accessory Structures.

6. Adjournment.

Posted: August 15, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

1. Call to Order:

Chairman Dan Aronson called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Dan Aronson
Karen Brabec
Rodney Austin
Ivan Purnell
Jeff Alheit

Absent: None

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on August 15, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.

4. Approval of Minutes – 07-16-2019:

A motion was made by Karen Brabec, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes of the July 16, 2019 Village Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Shephard Enterprises, LLC**

**Nippersink Golf Resort
W137 Lakeside Drive
Genoa City, WI 53128
Rezone**

Tax Parcel No.: &NPS 700066

Current Zoning: B-5 (Planned Commercial Recreational Business District)

Proposed Zoning: R-1 (Single Family Residence District (Unsewered))

Applicants wish to rezone the parcel for the sale of the parcel for a new single-family residence, which is not a permitted use in the B-5 zoning district. This is consistent with the Village Smart Growth Plan.

I. Open Public Hearing: Chairman Dan Aronson opened the Public Hearing at 6:02 p.m.

II. Presentation of Rezone to the Public: Zoning Administrator Marcanti explained the Rezone to the Public.

III. Public's opportunity to testify: Chairman Aronson asked three times if anyone from the public wished to speak in favor of the Rezone. No one from the public spoke in favor of the Rezone. Chairman Aronson then asked three times if anyone from the public wished to speak against the Rezone. No one from the public spoke against the rezone.

IV. Close Public Hearing: A motion was made by Karen Brabec, seconded by Ivan Purnell to close the Public Hearing at 6:05 p.m.

V. Discussion, possible action and recommendation to the Board: Discussion took place. A motion was made by Jeff Alheit, seconded by Karen Brabec, to recommend the Rezone of Tax Parcel No.: &NPS 700066 from B-5 to R-1 to the Board. A voice vote was unanimous; motion carried.

VI.

b. Wedding/Events Barns

Discussion took place concerning the Walworth County ordinance for Wedding/Events Barns. The Commissioners felt the Walworth County ordinance was too vague. They also felt not only should a Conditional Use Permit for this type of activity be needed, but a Special Events Permit for each event so the Police, and Fire can sign off on the event and be aware it will be happening. The Commissioners also felt that possibly the barns should be used for weddings only. The Zoning Administrator is to collect more information and amend the Walworth County ordinance using their suggestions, and put this item on the agenda for the September meeting.

c. Possible amendment to Chapter 27 Zoning Ordinance, Section 27-20 – Use Regulations concerning Portable Accessory Structures:

Discussion took place. The Zoning Administrator explained the new paragraph 2(j) she created to regulate portable storage containers. A motion was made by Karen Brabec, seconded by Ivan Purnell to recommend approval of the ordinance to amend Chapter 27, Section 27-20 adding paragraph 2(j). A voice vote was unanimous; motion carried.

6. Adjournment:

A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:45 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,
Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, September 17, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the August 20, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Michael Brittain, President of Pell Lake Lake Association would like to address the Commission concerning applying for a grant and putting a fishing pier in Pell Lake.**
  - b. **Possible amendment to Chapter 27 Zoning Ordinance allowing for a Farm Family Business-Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
6. Adjournment.

Posted: September 12, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson Absent: Jeff Alheit  
Karen Brabec Ivan Purnell  
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on September 12, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes – 08-20-2019: A motion was made by Rodney Austin, seconded by Karen Brabec, to dispense with the reading of and approve the minutes of the August 20, 2019 Village Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Michael Brittain, President of Pell Lake Lake Association would like to address the Commission concerning applying for a grant and putting a fishing pier in Pell Lake.**

Discussion took place. Mr. Brittain explained the Pell Lake Lake Associate would like to apply for a DNR grant for an ADA accessible fishing pier. He explained that they would need to make at least one ADA accessible parking spot, a ramp from the parking lot to the pier, and the fishing pier would have a railing around it, and could only be used for fishing, no swimming or boat launching and tying up could be allowed. They would also need to apply for a DNR permit for the pier, which is required for the DNR grant. They would like to either place the fishing pier at Lakeside Beach or Roller Rink Beach, and possibly move one of the current piers to a different location on the lake. He supplied pictures of a similar, but older fishing pier from Mill Pond located at Hwy 120 and Route 43. Karen Brabec suggested looking into crushed limestone gravel for the ramp to the pier. A motion was made by Karen Brabec, seconded by Rodney Austin, to approve Pell Lake Lake Associate researching the fishing pier further and applying for the grant. A voice vote was unanimous; motion carried.

b. **Possible amendment to Chapter 27 Zoning Ordinance allowing for a Farm Family Business-Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**

Discussion took place concerning the ordinance the Zoning Administrator created. The Commissioners wanted a few minor changes made such as not limiting the type of event, but rather suggesting the types of events, allowing events to be year-round, and an unlimited number of events per year. The Zoning Administrator is to make the minor changes. A motion was made by Rodney Austin, seconded by Karen Brabec, to set the ordinance amendment for Public Hearing at the October meeting. A voice vote was unanimous; motion carried.

6. Adjournment:

A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:29 p.m. A voice vote was unanimous; motion carried.

Submitted by:

Jill Marcanti, Zoning Administrator

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: September 24, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the August 20, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action:

a. Series F of LG5, LLC.

Lakewood Estates Drive and Lakewood Estates Court

(South of North Bloomfield Rd. and West of Brevers Ln.)

Tax Parcels: &LEC 00001 thru &LEC 00018, &A114500001, and &A 451400002

Rezone: Current Zoning: C-2 (Upland Resource Conservation District), A-5 (Agricultural-Rural Residential District, and C-4 (Wetland Resource Conservation District).

Proposed Zoning: B-5 (Planned Commercial Recreational Business District), and C-4 (Wetland Resource Conservation District).

Conditional Use Permit.

It is the intention of the applicant to rezone the property to B-5 and obtain a Conditional Use Permit for the development of a luxury boutique hotel, restaurant, and glamping resort as described in the attached General Development Plan.

I. Open Public Hearing.

II. Presentation of Rezone and Conditional Use Permit to the Public.

III. Public's Opportunity to Testify.

IV. Close Public Hearing.

V. Discussion and Possible Action and Recommendation, in any, to the Board.

6. Adjournment.

Posted: September 19, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
P.O. Box 609
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

Meeting Minutes
September 24, 2019
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1. Call to Order:

Chairman Dan Aronson called the meeting to order at 6:01 p.m.

2. Roll Call:

Present: Dan Aronson
Karen Brabec
Rodney Austin
Jeff Alheit

Absent: Ivan Purnell

3. Verification of Agenda Posting:

It was verified that the agenda was posted at Bloomfield Town Hall on September 19, 2019, and at Pell Lake Post Office, Pell Lake Mobil, and Monroe’s Service on September 20, 2019.

4. Approval of Minutes – 08-20-19:

This item was removed from the agenda, as the minutes from the August 20, 2019 meeting had already been approved on September 17, 2019.

5. Discussion and Possible Action:

Series F of LG5, LLC.

Lakewood Estates Drive and Lakewood Estates Court

(South of North Bloomfield Rd. and West of Brevers Ln.)

Tax Parcels: &LEC 00001 through &LEC 00018, &A 114500001, and &A 451400002

Rezone: Current Zoning: C-2 (Upland Resource Conservation District), A-5 (Agricultural-Rural Residential District), and C-4 (Wetland Resource Conservation District)

Proposed Zoning: B-5 (Planned Commercial Recreational Business District), and C-4 Wetland Resource Conservation District).

Conditional Use Permit:

It is the intention of the applicant to rezone the property to B-5 and obtain a Conditional Use Permit for the development of a luxury boutique hotel, restaurant, events center, day spa, riding stable, and glamping (glamorous camping) resort as described in the attached General Development Plan.

I. Open Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin to open the Public Hearing at 6:03 p.m. A voice vote was unanimous; motion carried.

II. Presentation of Rezone and Conditional Use Permit Application to the Public: Owner, Dan McLean, and one of his partners in this project, Anthony Klok, were present at the Public Hearing. Their representative, Attorney Richard Torhorst, made a presentation to the public concerning the Rezone and Conditional Use Permit Applications, as well as explaining their General Development Plan for a luxury boutique hotel/restaurant, events center, day spa, riding stables, and glamping (glamorous camping) resort.

III. Public’s Opportunity to Testify: A motion was made by Rodney Austin, seconded by Jeff Alheit to limit each resident wanting to speak to a time limit of 5 minutes. A voice vote was unanimous; motion carried. Chairman Aronson asked residents to voice any questions or concerns starting in the back row of the audience, working forward. Michael Lasch who lives on Brevers Lane spoke in opposition expressing his feelings that this is not the right area for a project such as this. He also had concerns about noise and traffic. Phil Hall of the Wilderland Subdivision spoke in opposition expressing concerns that the condition of N. Bloomfield Rd. is poor as it is, this would make the traffic condition on N. Bloomfield Rd. even worse, and also worsen the condition of the road further. John Burke of Wilderland Subdivision was undecided. Nathan Lebak of

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
P.O. Box 609
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

Meeting Minutes
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Wilderland Subdivision questioned whether the gatherings at the events center were going to be completely indoors or indoor/outdoor events. Ava Van Koch of Wilderland Subdivision spoke in opposition. Her horse fence abuts the golf course and would prefer a closed fence but are not allowed in the subdivision. Also, she is concerned with the acoustics traveling over the lake will make them even louder. Jim McLaughlin of Wilderland Subdivision pointed out that the owner has not been successful in the past, and what makes the Board think this will be successful? He is also opposed to the noise. Ross Giese lives directly across N. Bloomfield Rd., he claims the owner was told in 2014 when he subdivided the property, the Board told him never to ask for a rezone again. Maureen Miligan who lives on N. Bloomfield Rd. opposes the noise it will create, and any outdoor activities. Bill Priebe expressed that he was very concerned over the owner. He spoke to Mr. McLean to see what he had planned and was completely misled. He was told it was going to be a hotel for Wounded Warriors, that would have a kitchen in it that they could use, now it is going to be a luxury restaurant/hotel and bar open to the public, and events center that holds hundreds of people. We do not need any of this in the rural area of the Village. Mrs. Priebe expressed concerns about parking and the number of people the restaurant can hold. Bill Henry of Wilderland Subdivision did not know if he was for or against the project, but he questioned whether there were staff reports written from meetings, if there was a Developers Agreement in place, if the Village checked into financing, if the Village is going to keep the glamping cabins to a maximum of 400 sq. feet, some agreement to stop time shares or condos, or protection to adding additions, or selling as single family units. He also wondered if the Village knew about the demolition of the barn and that building materials had been brought in. He also questioned if the Village was going to establish a room tax, which he would be in favor of, and questioned the 10 million and 9 million in future taxes to be brought in. Another resident was concerned with the police coverage, very sparse as it is now, and how will the septic and wells affect the water tables in the area. Melissa Whitaker of Lynn Lane was concerned because of Bloomfield Rd. and noise level. Mary Kroll of Schaitel Rd. was concerned because of the back taxes owed, and what makes the Village think he will pay taxes in the future. Matt Huml of Schaitel road questioned the number of units being built. Sue Bulla of N. Bloomfield Rd. was concerned with the amount of traffic, and the current condition of N. Bloomfield Rd is horrible, the entrance will be at the top of a hill which is very dangerous, and this will ruin the quiet country living. Gene Bulla was concerned with increased hiking and biking on N. Bloomfield Rd. and how dangerous it will be for children with no shoulders on road. Chairman Aronson asked if there was anyone to speak in favor of the project. Susan Bernstein spoke in favor of the project stating she had lived in Nippersink since 1955, and they used to cater to 500 people per day, and the 200 homes around the area were never really affected by excessive noise or traffic. That people need to look at this for development purposes, and increased tax base. Rita Marcinkus agreed with Ms. Bernstein that this needs to be looked at for economic development, however, strongly feels the back taxes need to be paid.

Representative Attorney Torhorst tried to answer some of the resident's concerns. All events will be enclosed inside the building, there will be no amplified music outdoors, the noise should not be excessive. The restaurant will have seating capacity for 60, and the bar is not advertised as a bar, it just goes along with the restaurant. The wells are

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

P.O. Box 609

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PLANNING AND ZONING COMMISSION

Meeting Minutes

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regulated by County and DNR and will not permit if affecting of other parcels. The back taxes will be taken care of within a week of the sale, paid in full, and paid in a timely matter thereafter. He did not feel the condition of N. Bloomfield Rd. is in that poor of condition at the present time.

- IV. Close Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin, to close the Public Hearing at 6:56 p.m. A voice vote was unanimous; motion carried.
- V. Discussion and Possible Action and Recommendation, if any, to the Board: Discussion took place. Village Attorney Brian Schuk read the list of conditions that the Plan Commission had come up with thus far. A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend approval of the Rezone and Conditional Use Permit to the Village Board at a Special Meeting Monday, September 30, 2019 at 5:00 p.m. A voice vote was unanimous; motion carried.
- 6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 7:14 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,
Jill Marcanti
Recording Secretary

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, October 15, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the September 17, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:
  - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
    - I. Open Public Hearing.
    - II. Presentation of Amendment to the Public.
    - III. Public's Opportunity to Testify.
    - IV. Close Public Hearing.
    - V. Discussion, Possible Action and Recommendation to the Board.
6. Adjournment.

Posted: October 10, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobile

Monroe's Service

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

Meeting Minutes  
October 15, 2019  
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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell  
Karen Brabec  
Rodney Austin  
Jeff Alheit
3. Verification of Agenda Posting: It was verified that the agenda was posted on October 10, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes –09-17-2019: A motion was made by Karen Brabec, seconded by Rodney Austin, to dispense with the reading of and approve the minutes of the September 17, 2019 meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action:
  - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
    - I. Open Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin to open the Public Hearing at 6:03 p.m. A voice vote was unanimous; motion carried.
    - II. Presentation of Amendment to the Public: Zoning Administrator Marcanti explained the possible amendment to the Public allowing for Family Farm Business – Wedding/Events Barns.
    - III. Public's Opportunity to Testify: Chairman Aronson asked if there was anyone in the audience who wished to speak in favor of the amendment. There was no one to speak in favor of the amendment. Chairman Aronson asked if there was anyone in the audience who wished to speak against the amendment. Lori Adams, who lives at W688 Bloomfield Rd. in the Town of Bloomfield stated she is neither in favor of, or against the amendment, but asked the Village to put a limit on the number of events per year that could be held on properties of a smaller acreage that had residential neighbors nearby, like the ordinance that was supposed to be approved in 2016 did. She voiced concerns about noise, traffic, her joint driveway with the barn next door, and possible trespassers onto her property. She also asked that the Village try to compel the Town to do the same. No other resident from the audience spoke against the amendment.
    - IV. Close Public Hearing: Karen Brabec made a motion, seconded by Rodney Austin, to close the Public Hearing at 6:25 p.m. A voice vote was unanimous; motion carried.
    - V. Discussion and Possible Action and Recommendation to the Board: Discussion took place to consider limiting the number of events allowable per year on smaller parcels of land. The Zoning Administrator is to come up with some ideas for next month's meeting. A motion was made by Rodney Austin, seconded by Karen Brabec, to table this item until the November meeting. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:28 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted, Jill Marcanti, Zoning Administrator



**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: November 19, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the October 15, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
 - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
6. Adjournment.

Posted: November 18, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

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VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
P.O. Box 609
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PLANNING AND ZONING COMMISSION
Meeting Minutes
November 19, 2019
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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson
Karen Brabec
Jeff Alheit
Ivan Purnell
Rodney Austin (arrived 6:03 p.m.)
3. Verification of Agenda Posting: It was verified that the agenda was posted on November 18, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes 10-15-19: A motion was made by Karen Brabec, seconded by Jeff Alheit, to dispense with the reading of and approve the minutes of the October 15, 2019 meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action Re:
 - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**

Much discussion took place. Lori Adams from the Town of Bloomfield was complaining about setbacks and the number of venues per year. It was explained that that will all be addressed in the Conditional Use process. Karen Brabec made a motion, seconded by Dan Aronson, to approve the ordinance to amend Chapter 27 Zoning Ordinance to allow for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit in the A-1 and A-2 zoning districts. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Ivan Purnell, seconded by Karen Brabec to adjourn the meeting at 6:43 p.m.

Respectfully submitted,

Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: December 17, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the November 19, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Donald Sullivan**  
**N1241 Phlox** Tax Parcel No.: &PL 00565  
**Genoa City, WI 53128**  
**Current Zoning: R-2 (Single Family Residential Sewered)**  
**Lot Line Adjustment**  
**Applicant owns lots 2716 through 2720 and is purchasing lots 2721 through 2724 and wishes to combine his current parcel with lots 2721 through 2724 to create one tax parcel.**
  - b. **James Minogue**  
**W1039 Evergreen Dr.** Tax Parcel Nos.: &B 2200006 and &A 450400002  
**Genoa City, WI 53128**  
**Current Zoning: R-2 and C-1 (Single Family Residential and Lowland Resource Conservation District)**  
**Lot Line Adjustment**  
**Applicant wishes to move the lot line between two parcels that he owns to make &A 45040002 a larger lot, and &B 2200006 a smaller lot before doing a wetland delineation.**
6. Adjournment.

Posted: December 12, 2019

Bloomfield Town Hall

Pell Lake Post Office

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1. Call to Order: Chairman Dan Aronson called the Village Planning and Zoning Commission meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson  
Karen Brabec  
Rodney Austin  
Jeff Alheit  
Absent: Ivan Purnell
3. Verification of Agenda Posting: It was verified that the agenda was posted on December 12, 2019 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes –11-19-19: A motion was made by Rodney Austin, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes of the November 19, 2019 meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action Re:

a. Donald Sullivan

N1241 Phlox

Tax Parcel Nos.: &PL 00565 and &PL 00564

Genoa City, WI 53128

Current Zoning: R-2 (Single Family Residential Sewered)

Lot Line Adjustment

Applicant owns lots 2716 through 2720 of tax parcel &PL 00565 and is purchasing lots 2721 through 2724 of tax parcel &PL 00564 and wishes to combine his current parcel with lots 2721 through 2724 to create one tax parcel.

Discussion took place. Mr. Sullivan explained to the Commission that he had already purchased lots 2721 through 2724, but Chicago Title Company would not give him a deed to the property until the lot line adjustment was approved. He explained that he bought the property because his neighbors were elderly and did not cut the grass or take care of the four lots. A motion was made by Chair Aronson, seconded by Jeff Alheit, to approve the lot line adjustment contingent upon Mr. Sullivan bringing to the Zoning Administrator a signed Bill of Sale, Quit Claim Deed, or Title of Property, and once that occurs the item will be recommended to the full Village Board for approval. A voice vote was unanimous, motion carried.

b. James Minogue

W1039 Evergreen

Tax Parcel Nos.: &B 2200006 and &A 450400002

Genoa City, WI 53128

Current Zoning: R-2 and C-1 (Single Family Residential Sewered and Lowland Resource Conservation District)

Lot Line Adjustment

Applicant wishes to move the lot line between two parcels that he owns to make &A 450400002 a larger lot (2.23 acres) and &B 2200006 a smaller lot (2.23 acres) before doing a wetland delineation in spring.

Discussion took place. Mr. Minogue explained that once the wetland delineation was completed he was hoping to have two buildable lots, and have the sewer and water hooked up to them. A motion was made by Jeff Alheit, seconded by Rodney Austin, to approve the Lot Line Adjustment, and recommend it to the full Village Board for approval. A voice vote was unanimous; motion carried.

6. Adjournment: A motion was made by Rodney Austin, seconded by Karen Brabec to adjourn the meeting at 6:12 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanati  
Zoning Administrator