

TOWN OF BLOOMFIELD
N1100 Town Hall Road
P.O. Box 704
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 Town of Bloomfield Planning and Zoning Commission is hereby given:

Date: Wednesday, January 13, 2021

Place: Via Zoom

Time: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 9, 2020 Town Planning and Zoning meeting.
5. Discussion and Possible Action Re:
 - a. **Vince Siegel**
American Fireworks
N1000 Williams Road **MB 360009**
Genoa City, WI 53128
Site Plan Approval
Applicant wishes to add an addition onto the current commercial building zoned B-2
General Business District.
6. Adjournment.

Posted: January 12, 2021

Bloomfield Town Hall

Pioneer Estates Club House

Lake Ivanhoe Club House

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PLANNING AND ZONING COMMISSION
MINUTES
January 13, 2021
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1. Call to Order: Chairman Jim Leedle called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Jim Leedle Absent: Mary McIntyre
Frank Oudin Peter Baker
Tom Sullivan

Also in attendance was Town Chairman, Dan Schoonover, and Zoning Administrator, Jill Marcanti.

3. Verification of Agenda Posting: Marcanti verified that the agenda was posted on January 12, 2021 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes – 12-9-2020: A motion was made by Frank Oudin, seconded by Tom Sullivan to dispense with the reading of, and approve the minutes from December 9, 2020 as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action:

a. **Vince Siegel**

American Fireworks

N199 Williams Road

Genoa City, WI 53128

Site Plan Approval

Applicant wishes to add and addition onto the current commercial building zoned B-2 (General Business District).

MB 360009

Discussion took place. Rob Sterr of Anderson Aston, engineers for American Fireworks, made a presentation to the Commission. Marcanti explained the addition was going to be for storage only, not retail space, and that she checked with Attorney Coletti to make sure there were enough parking spaces. He explained that you only needed to consider how much retail space there was to figure out parking spaces, not the storage, so the parking was sufficient, plus in their original Conditional Use Permit Mr. Siegel stated that any overflow parking would be directed to the park-and-ride parking lot across the street.

A motion was made by Tom Sullivan, seconded by Frank Oudin, to recommend approval of the site plan to the Full Town Board. A voice vote was unanimous, motion carried.

6. Adjournment: A motion was made by Frank Oudin, seconded by Tom Sullivan, to adjourn the meeting at 6:09 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,
Jill Marcanti
Zoning Administrator

TOWN OF BLOOMFIELD

N1100 Town Hall Road
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PLANNING AND ZONING COMMISSION

AGENDA

February 10, 2021
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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Town of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Wednesday, February 10, 2021  
PLACE: Via Zoom: <https://us02web.zoom.us/j/85354642206>  
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 13, 2021 Town Planning and Zoning Meeting.
5. Discussion and Possible Action:
  - a. **Daniel Kraemer**  
**Vacant Property Howard Drive** **MIR 00370 and MIR 00371**  
**Burlington, WI 53105**  
**Lot Line Adjustment**  
**Applicant wishes to combine two lots into one creating a Lot Line Adjustment for the purpose of having adequate square footage to build a single family residence.**
6. Adjournment.

**Posted: February 4, 20221**  
**Bloomfield Town Hall**  
**Pioneer Estates Club House**  
**Lake Ivanhoe Club House**

Join Zoom Meeting  
<https://us02web.zoom.us/j/85354642206>

Meeting ID: 853 5464 2206  
One tap mobile  
+13126266799,,85354642206# US (Chicago)

Dial by your location  
+1 312 626 6799 US (Chicago)  
Meeting ID: 853 5464 2206  
Find your local number: <https://us02web.zoom.us/j/85354642206>

**TOWN OF BLOOMFIELD**

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**PLANNING AND ZONING COMMISSION**

**MINUTES**

February 10, 2021

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1. Call to Order: Chairman Jim Leedle called the meeting to order at 6:02 p.m.
2. Roll Call: Present: Jim Leedle Absent: Mary McIntyre  
Tom Sullivan  
Frank Oudin  
Peter Baker

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on February 4, 2021 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes –01-13-21: A motion was made by Tom Sullivan, seconded by Peter Baker, to dispense with the reading of, and approve the minutes of the January 13, 2021 Town Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action Re:
  - a. **Daniel Kraemer**  
**Vacant Property Howard Drive** **MIR 00370 and MIR 00371**  
**Burlington, WI 53105**  
**Lot Line Adjustment**  
**Applicant wishes to combine two lots into one creating a Lot Line Adjustment for the purpose of having adequate square footage to build a single-family residence.**  
Discussion took place. A motion was made by Frank Oudin, seconded by Tom Sullivan, to recommend approval of the Lot Line Adjustment to the Full Board. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Frank Oudin, seconded by Peter Baker, to adjourn the meeting at 6:05 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
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**PLANNING AND ZONING COMMISSION**

**AGENDA**

July 7, 2021  
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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Town of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Wednesday, July 7, 2021

PLACE: In Person at Town Hall, or via Zoom, whichever you prefer.

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the February 10, 2021 Town Planning and Zoning Meeting.
5. Discussion and Possible Action:

**a. American Fireworks**

**N199 Williams Road**

**MB 360009**

**Genoa City, WI 53128**

**Conditional Use Permit Amendment**

**Applicant wishes to amend the Conditional Use Permit for American Fireworks to include two additional parking lots which were purchased from the State of Wisconsin.**

- I. Open Public Hearing.**
- II. Presentation of Conditional Use Permit Amendment.**
- III. Public's Opportunity to Testify.**
- IV. Close Public Hearing.**
- V. Discussion, Possible Action, and Recommendation to the Board.**

6. Adjournment.

Join Zoom Meeting

<https://us02web.zoom.us/j/87490886584>

Meeting ID: 874 9088 6584

One tap mobile

+13126266799,,87490886584# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 874 9088 6584

Find your local number: <https://us02web.zoom.us/u/kCr66N4XO>

Posted: June 17, 2021

Bloomfield Town Hall, Pioneer Estates Club House, Lake Ivanhoe Club House

**TOWN OF BLOOMFIELD**

P.O. Box 704  
N1100 Town Hall Road  
Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

MINUTES  
July 7, 2021  
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1. Call to Order: Chairman Jim Leedle called the meeting to order at 7:01 p.m.
2. Roll Call: Present: Jim Leedle Absent: None  
Tom Sullivan  
Frank Oudin  
Peter Baker  
Mary McIntyre

Also in attendance was Chairmen Dan Schoonover, Town Clerk Lori Domino and Zoning Administrator Jill Marcanti.

3. Approve Minutes 2-10-21: A motion was made by Frank Oudin, seconded by Peter Baker, to dispense with the reading of, and approve the minutes of the February 10, 2021 Town Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.
4. Discussion and Possible Action:

**American Fireworks  
N199 Williams Road  
Genoa City, WI 53128**

**MB 3600009**

**Conditional Use Permit Amendment**

**Applicant wishes to amend the Conditional Use Permit for American Fireworks to include two additional parking lots which were purchased from the State of Wisconsin.**

- I. Open Public Hearing: Chairman Leedle opened the Public Hearing at 6:03 p.m.
- II. Presentation of Conditional Use Permit Amendment to the Public. Zoning Administrator Marcanti explained to the Public and Commissioners what property American Fireworks purchased from the State, that they were going to turn into parking lots.
- III. Public’s Opportunity to Testify. No one from the Public neither spoke for or against the amendment. Only a representative from Anderson Ashton, representing American Fireworks, spoke in favor of the amendment.
- IV. Close Public Hearing. A motion was made by Tom Sullivan, seconded by Frank Oudin, to close the Public Hearing at 6:06 p.m. A voice vote was unanimous; motion carried.
- V. Discussion and Possible Action, and Recommendation to the Town Board. The only discussion was that Frank Oudin asked if we had proof that the land had been purchased. Zoning Administrator Marcanti told him in their information packets was a copy of the Quit Claim Deed from the State, as well as a letter from Walworth County making the lot line adjustment to include the new property in the Plat of Survey. A motion was made by Tom Sullivan, seconded by Peter Baker, to recommend the Conditional Use Permit Amendment to the Town Board.
5. Adjournment: A motion was made by Peter Barker, seconded by Mary McIntyre, to adjourn the meeting at 6:10 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti, Zoning Administrator