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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of minutes from the November 16, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action:
  - a. **Michael and Michelle Leonard**  
**N1590 Daisy Drive**  
**Genoa City, WI 53128**  
**Tax Parcel: &B 140003L**  
**Rezone and Certified Survey Map**  
**Applicants wish to split their 13.41 sub-standard, non-conforming parcel into one 10.36 acre lot, a 1.759 acre lot, and a 1.290 acre lot, and rezone them all from A-2 (Agricultural Land District) to A-5 (Agricultural Rural-Residential District) making all three lots conforming lots as of today's standards.**
    - I. **Open Public Hearing.**
    - II. **Presentation of Rezone and Certified Survey Map applications.**
    - III. **Public's opportunity to testify for or against.**
    - IV. **Close Public Hearing**
    - V. **Discussion, possible action, and recommendation to Village Board.**
  - b. **Patricia and Michael Clawson (Clawson Trust)**  
**W962 and W956 Pell Lake Drive**  
**Tax Parcels: &PFA 00004D and &PFA 00004E**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Applicant wishes to combine lot no. 26 to their parcels (currently lots 12 thru 25) due to the fact that their driveway encroaches onto lot no. 26. Applicants also own lot nos. 26-32, allowing lot 26 to be removed from this parcel, still leaving a legal, conforming lot.**
6. Adjournment.

Posted: January 11, 2022  
Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

Join Zoom Meeting  
<https://us02web.zoom.us/j/87518181539>

Meeting ID: 875 1818 1539  
One tap mobile  
+13126266799,,87518181539# US (Chicago)

Dial by your location  
+1 312 626 6799 US (Chicago)  
Meeting ID: 875 1818 1539  
Find your local number: <https://us02web.zoom.us/j/87518181539>

1. Call to Order: Co-Chair Becky Gallagher called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Co-Chair Becky Gallagher  
Jeff Alheit  
Rodney Austin  
Absent: Co-Chair Chief Cole  
Lisa McClure

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: Zoning Administrator Marcanti verified that the agenda was posted on January 11, 2022 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.
4. Approval of Minutes 11-16-21: A motion was made by Rodney Austin, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes from the November 16, 2021 Village Planning and Zoning meeting as submitted. A voice vote was unanimous, motion carried.
5. Discussion and Possible Action Re:

a. **Michael and Michelle Leonard**

**N1590 Daisy Drive**

**Tax Parcel: &B 1400003L**

**Genoa City, WI 53128**

**Applicants wish to split their 13.41 sub-standard, non-conforming parcel into one 10.36 acre lot, a 1.759 acre lot, and a 1.290 acre lot, and rezone them all from A-2 (Agricultural Land District) to A-5 (Agricultural Rural-Residential District) making all three lots conforming lots as of today's standards.**

- I. Open Public Hearing: Co-Chair Gallagher opened the Public Hearing at 6:02 p.m.
- II. Presentation of Rezone and Certified Survey Map application to the Public: Zoning Administrator Marcanti explained what the applicant wished to do with the property.
- III. Public's opportunity to testify for or against the issue on hand: No one from the public spoke against the Certified Survey Map application or the Rezone application. The owners of the property and their two sons spoke in favor of the Certified Survey Map and Rezone, explaining the two sons each wanted to build a home on the property, and the rezone corrects the zoning to conform with current rules.
- IV. Close Public Hearing: Co-Chair Gallagher closed the Public Hearing at 6:04 p.m.
- V. Discussion, Possible Action, and Recommendation to the Village Board: Co-Chair Gallagher confirmed that she was wondering why they wanted to rezone and split the property, and was glad that it was addressed. A motion was made by Rodney Austin, seconded by Jeff Alheit, to approve the Certified Survey Map application and the Rezone application, and forward it to the Village Board for approval. A voice vote was unanimous, motion carried.

b. **Patricia and Michael Clawson (Clawson Trust)**

**W962 and W956 Pell Lake Dr.**

**Tax Parcels: &PFA 00004D and &PFA 00004E**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Applicants wish to combine lot no. 27 to their Parcels (currently lots 21 thru 26) due to the fact that their driveway encroaches onto lot no. 27. Applicants also own lot numbers 27-32, allowing lot 27 to be removed from the parcel, still leaving a legal, conforming lot.**

**VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53128**

**PLANNING AND ZONING COMMISSION  
MINUTES  
January 18, 2022  
1 of 2**

- Zoning administrator Marcanti explained the situation to the Commission. A motion was made by Jeff Alheit, seconded by Rodney Austin, and approve the Lot Line adjustment and forward it to the Village Board for approval. A voice vote was unanimous, motion carried.
6. Adjournment: A motion was made by Co-Chair Gallagher, seconded by Jeff Alheit, to adjourn the meeting at 6:08 p.m.

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**

February 15, 2022  
Page 1 of 1

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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: February 15, 2022

PLACE: In person at Bloomfield Town Hall, or 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 January 18, 2022 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Victor Echeverria**  
**Vacant Property GERANIUM/CHICAGO/HYACINTH ROADS**                     **&PLA 00035**  
**Genoa City, WI 53128**  
**Certified Survey Map Approval – one lot into 3 lots**  
**Mr. Echeverria purchased the lot with intent of splitting it into 3 lots, and building 3 new single family residences. Two of the lots will be slightly smaller than a conforming 10,000 square foot lot (one at 9,979 sq. ft. and one at 9,960 sq. ft.), which should be allowed under Ordinance No. 2018-O-10 concerning Special Exceptions and Modifications, a copy of which is attached.**
  - b. **Rick and Christine Irvin**  
**N1268 Walnut Road**                                                             **&PL 01521 and &PL 01522**  
**Genoa City, WI 53128**  
**Lot Line Adjustment - Plat of Survey**  
**Mr. and Mrs. Irvin wish to combine their two lots into one conforming lot. This Lot Line Adjustment was recorded at County, and changed on County records, but had not been changed with the Village of Bloomfield.**
6. Adjournment.

Posted: Wednesday, February 9, 2022  
Bloomfield Town Hall  
Pell Lake Post Office  
Monroe’s Service

Join Zoom Meeting  
<https://us02web.zoom.us/j/83487018787>  
Meeting ID: 834 8701 8787  
One tap mobile  
+13126266799,,83487018787# US (Chicago)  
Dial by your location  
+1 312 626 6799 US (Chicago)  
Meeting ID: 834 8701 8787

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

**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**MINUTES**

February 15, 2022  
Page 1 of 1

- 1. Call to Order: Co-Chairperson Becky Gallagher called the meeting to order at 6:01 p.m.
- 2. Roll Call: Present: Becky Gallagher Absent: Co-Chairperson Chief Cole  
Jeff Alheit  
Rodney Austin  
Lisa McClure

Also in attendance was Jill Marcanti, Zoning Administrator.

- 3. Verification of Agenda Posting: Zoning Administrator Marcanti verified that the agenda was posted on February 10, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes: 01-18-22: A motion was made by Lisa McClure, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes from the January 18, 2022 Village Planning and Zoning Commission as submitted. A voice vote was unanimous; motion carried.
- 5. Discussion and Possible Action Re:

**Victor Echeverria**

**Vacant Property Geranium/Chicago/Hyacinth**

**&PLA 00035**

**Certified Survey Map Approval – one lot into 3 lots**

**Mr. Echeverria purchased the lot with the intent of splitting it into 3 lots, and building 3 new single family residences. Two of the lots will be slightly smaller than a conforming 10,000 sq. ft. lot (one at 9,979 sq. ft. and one at 9,960 sq. ft.), which should be allowed under Ordinance No. 2018-O-10 concerning Special Exceptions and Modifications, a copy of which is attached.**

Zoning Administrator Marcanti explained that in 2018 the Plan Commission added an Ordinance in the Zoning Code allowing for Special Exceptions and Modifications when approving surveys due to newer and more exact measuring capabilities. A motion was made by Jeff Alheit, seconded by Rodney Austin, to send this issue to the Full Village Board for approval. A voice vote was unanimous; motion carried.

- 6. **Rick and Christine Irvin**

**N1248 Walnut Road**

**&PL 01521 and &PL 01522**

**Genoa City, WI 53128**

**Lot Line Adjustment – Plat of Survey**

**Mr. and Mrs. Irvin wish to combine their two lots into one conforming lot. This Lot Line Adjustment was recorded at County, and changed on County records, but had not been changed with the Village of Bloomfield.**

Zoning Administrator Marcanti explained that this Lot Line Adjustment needs to be done because the Irvin’s erected a detached garage on &PL 01522, and their residence is on &PL 01521, and since ordinances do not allow for an accessory structure without a primary residence on the same lot, both lots need to be turned into one lot. A motion was made by Becky Gallagher, seconded by Lisa McClure to send this Lot Line Adjustment to the Full Village Board for approval. A Voice vote was unanimous; motion carried.

- 7. Adjournment: A motion was made by Lisa McClure, seconded by Jeff Alheit, to adjourn the meeting at 6:07 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**

March 15, 2022

Page 1 of 1

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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 15, 2022

PLACE: Bloomfield Town Hall (Zoom no longer available)

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of agenda Posting.
4. Approval of Minutes from the February 15, 2022 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Updating of Flood Plain Ordinance:**
    - I. **Open Public Hearing.**
    - II. **Presentation of Updated Flood Plain Ordinance (to meet Federal deadline of April 6, 2022).**
    - III. **Public's opportunity to testify.**
    - IV. **Close Public Hearing.**
    - V. **Discussion and Possible Action, and Recommendation to the Village Board.**
6. Adjournment.

Posted: Thursday, March 10, 2022:

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

April 14, 2022

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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: Thursday, April 14, 2022

PLACE: Bloomfield Town Hall (Zoom no longer available)

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of agenda posting.
4. Approval of Minutes from the February 15, 2022 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Updating of the Village of Bloomfield Flood Plain Ordinance:**
    - I. **Open Public Hearing.**
    - II. **Presentation of Updated Flood Plain Ordinance.**
    - III. **Public's Opportunity to Testify.**
    - IV. **Close Public Hearing.**
    - V. **Discussion and Possible Action, and Recommendation to the Village Board.**
6. a. **Eric and Halee Franke**  
**N1485 Chicago Drive**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**&PLA 00037 and &PLA 00038**
7. Adjournment.

Posted: Wednesday, April 13, 2022

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

1. Call to Order: Co-Chair Becky Gallagher called the meeting to order at 6:02 p.m.
2. Roll Call: Present: Co-Chair Becky Gallagher                      Absent: None  
                                Co-Chair Chief Cole  
                                Jeff Alheit  
                                Lisa McClure  
                                Rodney Austin

Also in attendance was Candace Kinsch, Clerk.

3. Verification of Agenda Posting: Clerk Kinsch verified that the agenda was posted on April 13, 2022 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service, the posting of the Public Hearing notice and the publication of the Public Hearing notice.
4. Approval of Minutes 2-15-22: A motion was made by Lisa McClure, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes from the February 15, 2022 Village Planning and Zoning meeting as submitted. A voice vote was unanimous, motion carried.
5. Discussion and Possible Action Re:
  - a. **Updating the Village of Bloomfield Flood Plain Ordinance.**
    - I. **Open Public Hearing** – Chair Gallagher opened the Public Hearing at 6:03 p.m.
    - II. **Presentation of Updated Flood Plain Ordinance**
    - III. **Public's Opportunity to Testify** – Chair Gallagher asked 3 times if anyone was in favor of the updated Floodplain Ordinance. Chair Gallagher asked 3 time if anyone was in opposition of the updated Floodplain Ordinance.
    - IV. **Close Public Hearing** – Chair Gallagher closed the Public Hearing at 6:06 p.m.
    - V. **Discussion and Possible Action and Recommendation to the Village Board**  
Jeff Alheit made a motion; seconded by Lisa McClure to recommend to the board the adoption of the updated Floodplain Ordinance. He had read through the ordinance and said nothing appeared to be out of the ordinary. A roll call vote was unanimous, motion carried.

- b. **Eric and Halee Franke**  
**N1485 Chicago Drive**  
**Lot Line Adjustment**

**Tax Parcels: &PLA 00037 and &PLA 00038**

- Chair Gallagher asked the homeowner if they were asking to combine the parcels. Halee Franke explained they wanted to combine their lots to install an in-ground pool. A motion was made by Jeff Alheit, seconded by Rodney Austin, and approve the Lot Line adjustment and forward it to the Village Board for approval. A voice vote was unanimous, motion carried.
6. Adjournment: A motion was made by Lisa McClure, seconded by Jeff Alheit, to adjourn the meeting at 6:09 p.m.

Respectfully submitted,  
Candace Kinsch, Clerk



**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

MINUTES  
June 2, 2022  
Page 1 of 1

1. Call to Order: Co-Chair Chief Cole called the meeting to order at 6:30 p.m..
2. Roll Call: Present: Co-Chair Chief Cole  
Lisa McClure  
Rodney Austin  
Absent: Becky Gallagher  
Jeff Alheit

Also in attendance was Zoning Administrator, Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on May 26, 2022 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.
4. Approval of Minutes: A motion was made by Lisa McClure, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes from the April 14, 2022 Village Planning and Zoning meeting as submitted. A voice vote was unanimous, motion carried.
5. Discussion and Possible Action Re:

a. **ViaSat, Inc.**

**Gary Von Seth (Property Owner)**  
**W1692 Lake Geneva Highway**  
**Lake Geneva, WI 53147**

**Tax Parcel: &B 1700003**

**Conditional Use Permit Application**

- I. Co-Chair Cole opened the Public Hearing at 6:31 p.m.
  - II. Presentation of Conditional Use Application: An employee of ViaSat explained the need for a new satellite dish for communication to the satellite in space which will cover 48 states for better service for the end users.
  - III. Public's Opportunity to Testify: Co-Chair Cole asked twice if there was anyone present to speak in favor of the Conditional Use application, and then if there was anyone present to speak against the Conditional Use application. No one spoke either for or against.
  - IV. Close Public Hearing: Co-Chair Cole closed the Public Hearing at 6:38 p.m.
  - V. Discussion, Possible Action, and Recommendation to the Village Board: Discussion took place. Lisa McClure made a motion, seconded by Rodney Austin, to approve the Conditional Use Permit and recommend approval to the Village Board. A voice vote was unanimous, motion carried.
6. Adjournment: Lisa McClure made a motion to adjourn the meeting at 6:38 p.m. Rodney Austin seconded the motion. 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**

July 19, 2022

6:00 p.m.

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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 19, 2022

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 2, 2022 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Victor and Gregoria Esquivel**  
**N175 Pine Road** **&PL 00170 and &PL 00170A**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Applicants wish to combine lots 768 thru 771 (&PL 00170A) onto their existing parcel (lots 772, and 792 thru 797 &PL 00170) in order to build an addition onto their residence.**
6. Adjournment.

Posted: Monday, July 18, 2020:

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**MINUTES**

July 19, 2022

Page 1 of 1

1. Call to Order: Co-Chairman Becky Gallagher called the meeting to order at 6:00 p.m.
2. Roll Call:

|                 |            |
|-----------------|------------|
| Present:        | Absent:    |
| Becky Gallagher | Steve Cole |
| Jeff Alheit     |            |
| Rodney Austin   |            |
| Lisa McClure    |            |

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: Jill Marcanti verified that the agenda was posted Monday, July 18, 2022 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
4. Approval of Minutes 06-02-22: A motion was made by Lisa McClure, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes of the June 2, 2022 Planning and Zoning meeting as submitted. A voice vote was 3 ayes, 0 nays, with Becky Gallagher recusing herself since she was not at the June 2, 2022 meeting. Motion Carried.
5. Discussion and Possible Action Re:

**a. Victor and Gregoria Esquivel**

**N1175 Pine Road  
Genoa City, WI 53128  
Lot Line Adjustment**

**&PL 00170 and &PL 00170A**

**Applicants wish to combine lots 768 thru 771 (&PL 00170A with their existing parcel (lots 772, and 792 thru 797 (&PL 00170) in order to build an addition onto their residence.**

Discussion took place. Questions were asked about the pool on the plat of survey that encroaches on neighboring property. Mrs. Esquivel explained that the pool is coming down at the end of this summer, but that they own those lots as well, they are just a different tax parcel number. A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend approval of the Lot Line Adjustment to the Village Board. A voice vote was unanimous, 4 ayes, 0 nays. Motion carried.

6. Adjournment: A motion was made by Lisa McClure, seconded by Rodney Austin, to adjourn the meeting at 6:09 p.m. A voice vote was unanimous, 4 ayes, 0 nays. Motion carried.

Submitted by:  
Jill M. Marcanti  
Zoning Administrator

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

**SPECIAL JOINT PLANNING AND ZONING COMMISSION**  
**AGENDA**

September 12, 2022  
Page 1 of 1

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

1. Village Call to Order.
2. Town Call to Order.
3. Village Roll Call.
4. Town Roll Call.
5. Verification of Agenda Posting.
6. Action:  
Public Hearing to Discuss Possible Repealing and Recreating Chapter 27 Sections 32 and 33 of the Village and Town Code of Ordinances Regarding Use Regulations for A-1 Farmland Preservation District and A-2 Agricultural Land District.
  - a. Village Open Public Hearing.
  - b. Town Open Public Hearing
  - c. Presentation to the Village and Town of the Suggested Repeal and Recreating of Chapter 27.
  - d. Public's Opportunity to Testify.
  - e. Village Close Public Hearing
  - f. Town Close Public Hearing.
  - g. Discussion.
  - h. Village Possible Action, and Recommendation to the Village Board.
  - i. Town Possible Action, and Recommendation to the Town Board.
7. Adjourn Village Portion of Special Joint Planning and Zoning Commission Meeting.
8. Adjourn Town Portion of Special Joint Planning and Zoning Commission Meeting.

Posted: Tuesday, September 6, 2022  
Bloomfield Town Hall  
Pioneer Estates Club House  
Lake Ivanhoe Club House  
Pell Lake Post Office  
Monroe's Service



- i. Town Possible Action and Recommendation to the Town Board: a motion was made by Frank Oudin, seconded by Tom Sullivan, to recommend the repeal and recreation of Chapter 27 Sections 32 and 33 to the Full Board for approval. A voice vote was unanimous, 5 ayes, 0 nays. Motion carried.
7. Adjourn Village Portion of Special Joint Planning and Zoning Meeting: A motion was made by Rodney Austin, seconded by Jeff Alheit, to adjourn the Village portion of the meeting at 5:50 p.m. A voice vote was unanimous, 4 ayes, 0 nays. Motion carried.
8. Town Action Only:
  - a. Gary and Sandy Sibilsky  
W670 N Bloomfield Rd.  
Genoa City, WI 53128  
Conditional Use Permit Application  
Applicants wish to get a Conditional Use Permit for use of their accessory structure as a non-farm residence for family members that visit. This structure will not be used as a Bed and Breakfast, Air B&B, Short-Term Rental, or Rental Apartment, etc.
    1. Open Public Hearing: Zoning Inspector Jill Marcanti explained to the Commission that this item did not need to be carried out, as the applicants never turned their application or hearing fee in prior to the meeting, so the meeting could be adjourned.
9. Adjourn Town Portion of Special Joint Planning and Zoning Meeting: A motion was made by Peter Baker, seconded by Mary McIntyre, to adjourn the Town portion of the meeting at 5:51 p.m. A voice vote was unanimous, 5 ayes, 0 nays. 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**

September 20, 2022

6:00 pm

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the July 19, 2022 Village Planning and Zoning Commission Meeting, and the Sept. 12, 2022 Joint Special Village and Town Planning and Zoning Commission Meeting.
5. Discussion and Possible Action:
  - a. **Jason and Darya Stepp**  
**N1615 Daisy Drive – Vacant Property** **&HK 00006**  
**Genoa City, WI 53128**  
**CSM Approval – Vacation of Subdivision**  
**Applicants purchased the entire 10.938 acres which was divided into 9 lots and 1 outlot for the purpose of creating Hickory Knoll Subdivision, however, the owners have since changed their mind, wish to vacate the subdivision, and turn the property back into 1 10.938 acre parcel. The road (Knollwood Drive) has already been vacated.**
6. Adjournment.

Posted: September 13, 2022

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**MINUTES**

September 20, 2022

Page 1 of 1

- 1. Call to Order: Co-Chair Becky Gallagher called the meeting to order at 6:00 p.m.
- 2. Roll call: Present: Becky Gallagher Absent: Lloyd Cole  
Rodney Austin Jeff Alheit  
Lisa McClure

Also in attendance was Jill Marcanti, Zoning Administrator.

- 3. Verification of Agenda Posting: It was verified that the agenda was posted on September 13, 2022 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes: A motion was made by Lisa McClure, seconded by Rodney Austin, to dispense with the readings of, and approve the minutes from the July 19, 2022 Planning and Zoning meeting and the September 12, 2022 Joint Town and Village Planning and Zoning meeting as written. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.
- 5. Discussion and Possible Action:

**a. Jason and Darya Stepp**  
**N1615 Daisy Drive – Vacant Property &HK 00001**  
**Genoa City, WI 53128 thru**  
**CSM Approval – Vacation of Subdivision &HK 00010**  
**Applicants purchased the entire 10.938 acres which was divided into 9 lots and 1 outlot for the purpose of creating Hickory Knolls Subdivision, however, the owners have since changed their mind, wish to vacate the subdivision, and turn the property back into 1 10.938 acre parcel. The road (Knollwood Drive) has already been vacated.**

- I. Open Public Hearing: Co-Chair Becky Gallagher opened the Public Hearing at 6:01 p.m.
- II. Presentation of the Certified Survey Map: Zoning Administrator Marcanti explained to the Commission that the owners of the property decided to reside in another state and that it is too difficult to sell the property as a subdivision, and believe it would be easier to sell it as one 10.938 acre lot.
- III. Public’s Opportunity to Testify: The only person to speak in favor of the Certified Survey Map approval was Eric Salmon who resides in Willow Estates Subdivision. He is interested in possibly purchasing the property and making a 5 tent glamping camp, with permanent restroom/shower buildings, and the banks were not interested in financing the risk as it is currently zoned with 9 separate parcels. The bank indicated it may be easier to finance as one larger parcel. There was no one in attendance to speak against the Certified Survey Map approval.
- IV. Close Public Hearing: Co-Chair Becky Gallagher closed the Public Hearing at 6:06 p.m.
- V. Discussion, Possible Action, and Recommendation to the Village Board: A motion was made by Lisa McClure, seconded by Beck Gallagher, to approve the Certified Survey Map, vacating the subdivision, and returning the property to one 10.938 acre lot with only 1 tax parcel number. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.

- 6. Adjournment: A motion was made by Lisa McClure, seconded by Rodney Austin, to adjourn the meeting at 6:07 p.m. A voice vote was unanimous, 3 ayes, 0 nays. 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**

November 15, 2022

6:00 pm

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the September 20, 2022 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action:
  - a. **Holly Anson**  
**One R, LLC** Tax Parcels: &PL 00727 and &PL 00730  
**W924 Primrose Rd.**  
**Genoa City, WI 53128**  
**Current Zoning: R-2 (Single Family Residence)**  
**Certified Survey Map Approval**  
**Ms. Anson wishes to split her lot into two parcels, but it was not large enough to make a standard, conforming lot, so the neighbor to the east sold her one of his lots, which, joining that to the four lots she wanted to split off, makes it a standard, conforming lot.**
    - I. **Open Public Hearing.**
    - II. **Presentation of the Certified Survey Map.**
    - III. **Public's Opportunity to Testify.**
    - IV. **Close Public Hearing.**
    - V. **Discussion, Possible Action, and Recommendation to the Village Board.**
  - b. **Carl R. Pease, Jr.**  
**2 Brothers Bar and Grill, LLC** Tax Parcel: &A 469900002  
**Clover Road**  
**Genoa City, WI 53128**  
**Current Zoning: R-2 (Single Family Residence)**  
**Lot Line Adjustment Approval**  
**Mr. Pease has purchased a portion of tax parcel &A 469900001 (N1152 Spruce) which is a conforming, standard lot in R-2 zoning. He intends to use this lot as a temporary extended parking lot for 2 Brothers Bar and Grill. Mr. Pease has been informed that if he wishes to make this parking area a permanent fixture to the Bar and Grill, he would need to rezone the parcel into a business category.**
6. Adjournment.

Posted: November 10, 2022

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53128

**PLANNING AND ZONING COMMISSION**

**MINUTES**

November 15, 2022

Page 1 of 2

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1. Call to Order: Zoning Administrator Marcanti called the meeting to order at 6:07 p.m.
  2. Roll Call: Present: Jeff Alheit Absent: Becky Gallagher  
Lisa McClure Rodney Austin  
Steve Cole
  3. Verification of Agenda Posting: It was verified that the agenda was posted at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service on November 10, 2022.
  4. Approval of Minutes: A motion was made by Lisa McClure, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes of the October 20, 2022 Village Planning and Zoning Meeting as written. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.

5. Discussion and Possible Action:

a. **Holly Anson**

**One R, LLC.**

**W924 Primrose Road**

**Tax Parcels: &PL 00727 and &PL 00730**

**Genoa City, WI 53128**

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

**Certified Survey Map Approval**

**Ms. Anson wishes to split her lot into two parcels, but it was not large enough to make a standard, conforming lot, so the neighbor to the east sold her one of his lots, which, joining that to the four lots she wanted to split off, makes it a standard, conforming lot.**

- I. **Open Public Hearing**: Marcanti opened the Public Hearing at 6:09 p.m.
- II. **Presentation of the Certified Survey Map**: Marcanti explained to the Commission the above situation.
- III. **Public’s Opportunity to Testify**: Marcanti asked three times if anyone wanted to speak in favor of the Certified Survey Map. The owner, Holly Anson, spoke in favor of the lot split. Marcanti then asked three times if there was anyone who wanted to speak against the Certified Survey Map. Mr. and Mrs. Politka, the residents directly across Primrose expressed that they did not want the creation of a new buildable parcel.
- IV. **Close Public Hearing**: Marcanti closed the Public Hearing at 6:11 p.m.
- V. **Discussion, Possible Action, and Recommendation to the Village Board**: Discussion took place questioning the size of the new lot, which Marcanti verified it would be considered a buildable, conforming lot. Jeff Alheit made a motion, seconded by Steve Cole, to approve the Certified Survey Map. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.

b. **Carl R. Pease, Jr.**

**2 Brothers Bar and Grill, LLC**

**N1161 Clover Road**

**Tax Parcel: &A 469900002**

**Genoa City, WI 53128**

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

**Lot Line Adjustment Approval**

**VILLAGE OF BLOOMFIELD**

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**PLANNING AND ZONING COMMISSION**

**MINUTES**

November 15, 2022

Page 2 of 2

**Mr. Pease has purchased a portion of tax parcel &A 469900001 (N1152 Spruce) which is a conforming, standard lot in R-2 zoning. He intends to use this lot as a temporary extended parking lot for 2 Brothers Bar and Grill. Mr. Pease has been informed that if he wishes to make this parking area a permanent fixture to the Bar and Grill, he would need to rezone the parcel into a business category.**

Little discussion took place. Jeff Alheit made a motion, seconded by Lisa McClure, to approve the Lot Line Adjustment. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.

6. Adjournment:

Lisa McClure made a motion, seconded by Steve Cole, to adjourn the meeting at 6:13 p.m.

A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.

Respectfully submitted,  
Jill Marcanti, Zoning Administrator