

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, January 16, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 19, 2017 Village Planning and Zoning Commission Meeting.

5. Discussion and Possible Action Re:

a. **Bruce Sarna/Big Toy Storage**

N1548 N. Daisy Drive

Tax Parcel No.: &B 1400003J

Genoa City, WI 53128

Conditional Use Permit Amendment

Current Zoning: B-4 (Highway Business District) and C-1 (Lowland Resource Conservation District)

Craig Ransavage, representative for Big Toy Storage, is to present a revised Site Plan to the Plan Commission, showing more adequate screening with natural vegetation or fencing than previously submitted. The Site Plan also needs to include the location of the screening or fencing, exactly where the outdoor storage is to be located, and a completion date.

b. **Alan L. Schmidt Trust**

W195 Lake Street

Tax Parcel No.: &E 00012

Craig & Paula Besler

W199 Lake Street

Tax Parcel No.: &E 00011

Genoa City, WI 53128

Lot Line Adjustment

Current Zoning: R-1 and R-1 (Single Family Residence Unsewered)

Neighbors are making a lot line adjustment swapping even pieces of property to solve an encroachment issue of a shed and allow for a wider driveway.

6. Adjournment.

Posted: January 11, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobile

Monroe's Service

1. The maximum number of outdoor storage spaces will remain limited to 58 and located as shown on the attached Site Plan.
2. Natural vegetation screening must be installed and maintained around building 6 as shown on the attached Site Plan. The kidney shaped dirt mounds must be of a consistent height of at least 4' (feet) high from grade. Thuja Green Giant evergreens of a consistent 2' (feet) in height minimum must be planted on top of the mounds.
3. Any evergreens that die during the one-year warranty period are to be replaced with the same species of evergreen and of like size as the deceased trees.
4. Installation of the natural vegetation screening must be completed by July 1, 2018 at the latest.
5. All items to be stored outdoors with a height of 12' (feet) or greater need to be stored on the west side of building 6 behind building 3, effective immediately, until the height of the natural vegetation screening reaches a height of at least 12' (feet).

Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

b. Alan L. Schmidt Trust

W195 Lake Street

Tax Parcel No.: &E 00012

Craig & Paula Besler

W199 Lake Street

Tax Parcel No.: &E 00011

Genoa City, WI 53128

Lot Line Adjustment

Current Zoning: R-1 and R-1 (Single Family Residence Unsewered)

Neighbors are making a lot line adjustment swapping even pieces of property to solve an encroachment issue of a shed and allow for a wider driveway.

MOTION:

Gary Grolle made a motion to recommend the lot line adjustment to the Village Board.

Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

6. Adjournment:

MOTION:

Gary Grolle made a motion to adjourn the meeting at 7:30 p.m.

Karen Brabec seconded the motion.

Motion carried. 4 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, March 20, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 16, 2018 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
 - a. **Matthew Scanlan**
W1270 Poinsetta Road Tax Parcel No.: **&PL 01891**
Genoa City, WI 53128
Current Zoning: R-2 (Single Family Residence Sewered)
CSM Approval
Applicant is seeking a CSM approval to split his lot to create a second buildable lot.
 - b. **William and Beverly Hafs**
Tim and Patty Kaddatz
Doug and Helen Skrade
W633 Hafs Road Tax Parcel Nos.: **&B 1100004G**
Genoa City, WI 53128
Current Zoning: A-1 (Farmland Preservation District) and C-1 (Lowland Resource Conservation District)
Applicants are seeking a CSM approval to separate parcel &B 1100004G for an estate settlement, keeping both lots conforming in size for A-1 zoning.
 - c. Possible amendment to the newly amended Zoning Ordinance Section 27-25 Pet and Animal Regulations (paragraph 2 only) per the Town of Bloomfield Plan Commission suggestions.
6. Adjournment.

Posted: March 14, 2018
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

PLANNING AND ZONING COMMISSION
MINUTES

March 20, 2018

1. Call to Order: Chairman, Doug Mushel, called the meeting to order at 7:00 p.m.
2. Roll Call: Present: Doug Mushel
Gary Grolle
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, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes from the January 16, 2018 Village Planning and Zoning Commission Meeting:

MOTION:

Gary Grolle made a motion to dispense with the reading of, and approve the minutes of the January 16, 2018 Village Planning and Zoning Commission meeting as written.
Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

5. Discussion and Possible Action Re:

a. Matthew Scanlan

W1270 Poinsetta Road

Tax Parcel No.: &PL 01891

Genoa City, WI 53128

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

CSM Approval

Applicant is seeking a CSM approval to split his lot to create a second buildable lot.

Discussion took place. The split would create two 10,000 square foot lots, which is conforming to current zoning ordinances to allow for a second buildable lot.

MOTION:

Gary Grolle made a motion to approve the Certified Survey Map created by Mark Bolender, dated January 17, 2018.

Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

b. William and Beverly Hafs

Tim and Patty Kaddatz

Doug and Helen Skrade

W633 Hafs Road

Tax Parcel No.: &B 1100004G

Genoa City, WI 53128

Current Zoning: A-1 (Farmland Preservation District) and C-1 (Lowland Resource Conservation District)

Applicants are seeking a CSM approval to separate parcel &B 1100004G for an estate settlement, keeping both lots conforming in size for A-1 zoning.

Discussion took place. The separation would create a new parcel, both conforming to current zoning ordinances for A-1 zoning.

MOTION:

Rodney Austin made a motion to approve the Certified Survey Map created by Brian Carlson dated January 29, 2018.

Gary Grolle seconded the motion.

Motion carried. 4 ayes 0 nays

- c. **Possible amendment to the newly amended Zoning Ordinance Section 27-25 Pet and Animal Regulations (paragraph 2 only) per the Town of Bloomfield Plan Commission suggestions.**

Discussion took place. The Zoning Administrator explained to the Commission the intent of the Town Planning and Zoning Commission's concerns regarding paragraph 2.

MOTION:

Karen Brabec made a motion to set the amendment to the newly amended Zoning Ordinance Section 27-25 Pet and Animal Regulations (paragraph 2 only) for Public Hearing at the April 17, 2018 Village Planning and Zoning meeting.

Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

- 6. Adjournment:

MOTION:

Gary Grolle made a motion to adjourn at 7:13 p.m. —

Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53128

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, April 17, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the March 20, 2018 Village Planning and Zoning Commission Meeting.
5. **David Laurine**  
**N1083 County Trunk U** Tax Parcel No.: &B 2300008  
**Genoa City, WI 53128**  
Applicant is seeking a Conditional Use Permit to build a 60' x 200' accessory building for an off-season storage facility.
  - a. **PUBLIC HEARING**
    - I. Open Public Hearing.
    - II. Presentation of Conditional Use Permit Application.
    - III. Public's opportunity to testify.
    - iv. Close Public Hearing.
  - b. **DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO VILLAGE BOARD.**
6. Proposed amendment to the Village of Bloomfield's Chapter 27 Zoning Ordinance, Section 27-25 Pet and Animal Regulations requiring a Conditional Use Permit for exotic animals in some zoning districts.
  - a. **PUBLIC HEARING.**
    - I. Open Public Hearing.
    - II. Presentation of the amendment to the Public.
    - III. Public's opportunity to testify.
    - iv. Close Public Hearing.
  - b. **DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO VILLAGE BOARD.**
7. Adjournment.

Posted: April 12, 2018:  
Bloomfield Town Hall  
Pell Lake Post Office  
Pell Lake Mobile  
Monroe's Service



property, and not the B-2 portion of the property. Because off-season storage is not permitted on A-2 property either by permitted or conditional use, the Commission gave Mr. Laurine an option of relocating the proposed accessory structure onto a portion of the B-2 property, or rezone more of the A-2 portion of the property to B-2. Mr. Laurine opted to rezone more of the A-2 property to B-2.

**MOTION:**

Gary Grolle made a motion to table this item until the May 15, 2018 meeting.  
Karen Brabec seconded the motion.  
Motion carried. 4 ayes 0 nays

**6. Proposed amendment to the Village of Bloomfield’s Chapter 27 Zoning Ordinance, Section 27-25 Pet and Animal Regulations requiring a Conditional Use Permit for exotic animals in some zoning districts.**

- a. PUBLIC HEARING:
  - I. Open Public Hearing:

**MOTION:**

Gary Grolle made a motion to open the Public Hearing at 7:09 p.m.  
Rodney Austin seconded the motion.  
Motion carried. 4 ayes 0 nays

- II. Presentation of the amendment to the Public:  
Zoning Administrator Marcanti presented the amendment to the Commission and public.
- III. Public’s opportunity to testify:  
No public was in attendance to speak in favor or against the amendment.
- iv. Close Public Hearing:

**MOTION:**

Gary Grolle made a motion to close the Public Hearing at 7:11 p.m.  
Karen Brabec seconded the motion.  
Motion carried. 4 ayes 0 nays

- b. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO VILLAGE BOARD:

**MOTION:**

Gary Grolle made a motion to approve the amendment and recommend it to the Village Board.  
Rodney Austin seconded the motion.  
Motion carried. 4 ayes 0 nays

- 7. Adjournment:

**MOTION:**

Gary Grolle made a motion to adjourn at 7:12 p.m.  
Rodney Austin seconded the motion.  
Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill 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, May 15, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the April 17, 2018 Village Planning and Zoning Commission Meeting.

5. **David Laurine**

**N1083 County Trunk U  
Genoa City, WI 53128**

**Tax Parcel No.: &B 2300008**

**Rezone:**

**Current Zoning: A-2 (Agricultural Land District) and B-2 (General Business District)**

**Applicant wishes to rezone approx. 2.85 acres of the A-2 to B-2 for an off-season storage facility.**

a. **PUBLIC HEARING**

I. **Open Public Hearing.**

II. **Presentation of Rezone Application to the public.**

III. **Public's opportunity to testify.**

iv. **Close Public Hearing.**

b. **DISCUSSION, POSSIBLE ACTION, AND RECOMMENDATION TO VILLAGE BOARD.**

6. Discussion and Possible Action Re:

a. **David Laurine**

**N1083 County Trunk U  
Genoa City, WI 53128  
Conditional Use Permit**

**Tax Parcel No.: &B 2300008**

**Applicant is seeking a Conditional Use Permit to build two 60' x 200' accessory buildings for an off-season storage facility. The Public Hearing took place on April 17, 2018.**

b. **Acknowledgement of Possible Covenants, Conditions and Restrictions of Record form for the Village.**

c. **Intergovernmental Boundary Agreement.**

d. **Confirm next meeting date: June 19, 2018**

7. Adjournment.

Posted: May 10, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

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

**Planning and Zoning Commission**  
**Minutes**

May 15, 2018

1. Call to Order: President Grolle called the meeting to order at 7:02 p.m.
2. Roll Call: Present: Gary Grolle Absent: Doug Mushel  
Karen Brabec Deron Johnson  
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on May 10, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes of the April 17, 2018 Village Planning and Zoning Commission meeting:

**MOTION:**

Rodney Austin made a motion to dispense with the reading of, and approve the minutes of the April 17, 2018 meeting as written.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays

5. **David Laurine**  
**N1083 County Trunk U** Tax Parcel No.: **&B 2300008**  
**Genoa City, WI 53128**  
**Rezone**  
**Current Zoning: A-2 (Agricultural Land District) and B-2 (General Business District)**  
**Applicant wishes to rezone approx. 2.85 acres of the A-2 to B-2 for an off-season storage facility.**

a. PUBLIC HEARING:

- I. Open Public Hearing:

**MOTION:**

Karen Brabec made a motion to open the Public Hearing at 7:07 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- II. Presentation of Rezone Application to the public.
- III. Public's opportunity to testify.  
There was no public in attendance to speak either in favor of, or against the rezone.
- IV. Close Public Hearing:

**MOTION:**

Karen Brabec made a motion to close the Public Hearing at 7:08 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

b. Discussion, Possible Action, and Recommendation to Village Board:

**MOTION:**

Karen Brabec made a motion to recommend approval of the rezone to the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

6. Discussion and Possible Action Re:

a. **David Laurine**

**N1083 County Trunk U**

**Tax Parcel No.: &B 2300008**

**Genoa City, WI 53128**

**Conditional Use Permit**

**Applicant is seeking a Conditional Use Permit to build two 60' x 200' accessory buildings for an off-season storage facility. The Public Hearing took place on April 17, 2018.**

**MOTION:**

Karen Brabec made a motion to recommend approval of the Conditional Use Permit to the Village Board, with the condition that the previous rezone of 2.85 acres from A-2 to B-2 is approved by the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

**b. Acknowledgement of Possible Covenants, Conditions and Restrictions of Record form for the Village:**

Zoning Administrator, Marcanti, explained to the Commission why she felt this form is needed.

**MOTION:**

Karen Brabec made a motion to approved the Acknowledgement form with the condition it is approved by legal counsel.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

**c. Intergovernmental Boundary Agreement:**

No discussion or action was taken at this time, as the Committee will be meeting in June to reconsider the agreement.

**d. Confirm next meeting date: June 19, 2018.**

7. Adjournment:

**MOTION:**

Karen Brabec made a motion to adjourn at 7:25 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully submitted,

Jill 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, June 19, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the May 15, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:  
**Tory Schutte – Apple Seed Properties, LLC**  
**W1179 Lake Dr. Tax Parcel No.: &PL 00685**  
**Genoa City, WI 53128**  
**Shoreland Restoration**  
**Applicant is seeking a zoning permit for shoreland restoration. He will be adding boulders and riprap to 60’ of shoreline on his property on Lake Drive.**
6. **Zac Bowgren**  
**N971 Rose Dr. Tax Parcel No.: &RNG 00059**  
**Genoa City, WI 53128**  
**Conditional Use Permit**  
**Applicant is seeking a Conditional Use Permit to build a 40’ x 60’ pole barn accessory structure in a residential zoned district.**
  - a. Open Public Hearing.
  - b. Presentation of Conditional Use Permit to the public.
  - c. Public’s opportunity to testify.
  - d. Close Public Hearing
  - e. Discussion, possible action, and recommendation to Village Board.
7. **Janice Glosson**  
**N1542 North Daisy Dr. Tax Parcel No.: &A 294700001**  
**Genoa City, WI 53128**  
**Rezone and CSM Approval**  
**Current Zoning: C-1 (Lowland Resource Conservation District), A-2 (Agricultural Land District), and B-4 (Highway Business District).**  
**Applicant is seeking a rezone from B-4 (Highway Business District) to A-5 (Agricultural-Rural Residential District) and a Certified Survey Map approval splitting 1.88 acres off of the 9.33 acres for the purpose of building a new single-family residence.**
  - a. Open Public Hearing
  - b. Presentation of the Rezone and Certified Survey Map application to the public.
  - c. Public’s opportunity to testify.
  - d. Close Public Hearing.
  - e. Discussion, possible action, and recommendation to Village Board.
8. Adjournment.  
Posted: June 14, 2017 – 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**

June 19, 2018

1. Call to Order: Chairman Gary Grolle called the meeting to order at 7:00 p.m.
2. Roll Call: Present: Gary Grolle                      Absent: Dan Aronson  
Karen Brabec                                              Deron Johnson  
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on June 14, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes from the May 15, 2018 Village Planning and Zoning Meeting:

**MOTION:**

Karen Brabec made a motion to dispense with the reading of, and approve the minutes of the May 15, 2018 Village Planning and Zoning meeting as written.

Rodney Austin seconded the motion.

Motion carried.              3 ayes              0 nays

5. Discussion and Possible Action Re:

**Tory Schutte – Apple Seed Properties, LLC**

**W1179 Lake Drive**

**Tax Parcel No.: &PL 00685**

**Genoa City, WI 53128**

**Shoreland Restoration**

**Applicant is seeking a zoning permit for shoreland restoration. He will be adding boulders and riprap to 60' of shoreline on his property on Lake Drive.**

Discussion took place. Mr. Schutte explained to the Commission his plans to put boulders and riprap on 60' of the shoreline for erosion control, putting a pier in Pell Lake to a depth of 3 feet of water, and possibly clearing natural vegetation on the 60' of shoreline to access the pier more easily. Zoning Administrator Marcanti explained to the Commission that she had spoken to Heidi Bunk of the DNR and she confirmed that Mr. Schutte did not need a DNR permit for the boulders or riprap since it is for erosion control, and per current DNR rules a 70' viewing corridor would be permissible without a DNR permit. Kathy Kramus of the DNR confirmed that a pier is permitted without a DNR permit, and that the length of the pier depends on how far out the pier needs to go to reach 3 feet of water depth.

**MOTION:**

Karen Brabec made a motion to recommend approval of a zoning permit for the shoreland restoration to the Village Board.

Rodney Austin seconded the motion.

Motion carried.              3 ayes              0 nays

6. **Zac Bowgren**

**N971 Rose Dr.  
Genoa City, WI 53128  
Conditional Use Permit**

**Tax Parcel No.: &RNG 00059**

**Applicant is seeking a Conditional Use Permit to build a 40' x 60' pole barn accessory structure in a residential zoned district.**

a. Open Public Hearing:

**MOTION:**

Karen Brabec made a motion to open the Public Hearing at 7:07 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- b. Presentation of Conditional Use Permit to the Public. Zoning Administrator Marcanti explained that current zoning ordinances do not allow pole barn accessory structures in residential districts without a Conditional Use Permit. Mr. Bowgren presented to the Commission several photos from the same subdivision where there are currently pole barn accessory structures, and canvas accessory structures which look worse than what he is proposing to erect. Mr. Bowgren explained he was going to use the pole barn for cold storage of automobiles, and that no business would be operated out of it.
- c. Public's opportunity to testify:  
Mr. Bowgren spoke in favor of the Conditional Use Permit. There was no resident that spoke against the Conditional Use Permit.
- d. Close Public Hearing:

**MOTION:**

Karen Brabec made a motion to close the Public Hearing at 7:09 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- e. Discussion, possible action, and recommendation to Village Board:

**MOTION:**

Karen Brabec made a motion to recommend approval of the Conditional Use Permit application with the condition that no business is to be run out of the pole barn, and the structure and driveway meet current setbacks.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

**7. Janice Glosson**

**N1542 North Daisy Dr.  
Genoa City, WI 53128**

**Tax Parcel No.: &A 294700001**

**Rezone and CSM Approval**

**Current Zoning: C-1 (Lowland Resource Conservation District), A-2 (Agricultural Land District), and B-4 (Highway Business District).**

**Applicant is seeking a rezone from B-4 (Highway Business District) to A-5 (Agricultural-Rural Residential District) and a Certified Survey Map approval splitting 1.88 acres off of the 9.33 acres for the purpose of building a new single-family residence.**

a. Open Public Hearing:

**MOTION:**

Karen Brabec made a motion to open the Public Hearing at 7:16 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- b. Presentation of the Rezone and Certified Survey Map application to the public.  
Zoning Administrator Marcanti explained to the Commission and public Mr. and Mrs. Glosson's wishes to sell their current residence which is located on the A-2 (Agricultural Land District) portion of the property, rezone the B-4 (Highway Business District) to A-5 (Agricultural Rural Residential District) to create a conforming parcel of 1.88 acres to build a new residence.
- c. Public's opportunity to testify:  
Mr. and Mrs. Glosson were in attendance to speak in favor of the rezone and CSM approval. No residents were in attendance to speak against the rezone and CSM approval.
- d. Close Public Hearing:

**MOTION:**

Karen Brabec made a motion to close the Public Hearing at 7:21 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- e. Discussion, possible action, and recommendation to Village Board:

**MOTION:**

Karen Brabec made a motion to recommend approval of the rezone as allowed in the Village Smart Growth Plan 2017-2037 and the Certified Survey Map to the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- 8. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.  
Chairman Grolle addressed the Commission concerning possible areas for expanding commercial zoning and talking to farmers and landowners and possible commercial developers. He also addressed working with the public to make the Town and Village come together more as one united entity. He asked the Commissioners to put some thought into those two issues and will revisit the issues at the next meeting.
- 9. Confirm Next Meeting Date: July 17, 2018
- 10. Adjournment:

**MOTION:**

Rodney Austin made a motion to adjourn at 7:35 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, July 17, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the June 19, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

**Deer Pines, LLC. (Russ Carynski)**

**Keith Keating Agent**

**Vacant Property**

**Tax Parcel No.: &B 1300007**

**Southwest Corner of Powers Lake Rd. and Tombeau Rd.**

**Genoa City, WI 53128**

**Certified Survey Map Approval and Rezone**

**Current Zoning: A-2 (Agricultural Land District), C-1 (Lowland Resource Conservation District), and R-1 (Single Family Residence District Unsewered)**

**Requested Zoning: R-1 Single Family Residence District Unsewered) and C-1 (Lowland Resource Conservation District)**

**The applicant is requesting a Certified Survey Map approval splitting 8.2 acres off of the 151 acre parcel and a rezone for the purpose of building one single family residence. This rezone is in compliance with the Village 2037 Smart Growth Plan.**

- a. Open Public Hearing.
- b. Presentation of Certified Survey Map and rezone application to the public.
- c. Public's opportunity to testify.
- d. Close Public Hearing.
- e. Discussion, possible action, and recommendation to Village Board.
6. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.
7. Confirm next meeting date: August 21, 2018.
8. Adjournment.

Posted: July 12, 2018

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**

July 17, 2018

1. Call to Order: Chairman Grolle called the meeting to order at 7:01 p.m.
2. Roll Call: Present: Gary Grolle Absent: Karen Brabec  
Dan Aronson Deron Johnson  
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on July 12, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes of the June 19, 2018 Village Planning and Zoning Meeting:

**MOTION:**

Rodney Austin made a motion to dispense with the reading of and approve the minutes of the June 19, 2018 Village Planning and Zoning meeting as written.

Chairman Grolle seconded the motion.

Motion carried. 2 ayes 0 nays

Dan Aronson abstained as he was not in attendance.

5. Discussion and Possible Action Re:

**Deer Pines, LLC (Russ Carynski)**

**Keith Keating Agent**

**Vacant Property**

**Tax Parcel No.: &B 1300007**

**Southwest corner of Powers Lake Rd. and Tombeau Rd.**

**Genoa City, WI 53128**

**Certified Survey Map Approval and Rezone**

**Current Zoning: A-2 (Agricultural Land District), C-1 (Lowland Resource Conservation District), and R-1 (Single Family Residence District Unsewered)**

**Requested Zoning: R-1 (Single Family Residence District Unsewered) and C-1 (Lowland Resource Conservation District)**

**The applicant is requesting a Certified Survey Map approval splitting 8.2 acres off of the 151 acre parcel and a rezone for the purpose of building one single family residence. He provided the Commission with a Preliminary Sketch of Parcel to be removed from P.I.N. &B 1300007.**

**This rezone is in compliance with the Village 2037 Smart Growth Plan.**

- a. Open Public Hearing:

**MOTION:**

Dan Aronson made a motion to open the Public Hearing at 7:03 p.m.

Rodney Austin seconded the motion.

Upon roll call vote, Messrs. Aronson, Austin, and Grolle voted aye. There were no nay votes.

- b. Presentation of Preliminary Sketch of Parcel to be removed from P.I.N. &B 1300007 and rezone application to the public.  
A presentation was made to the Public.
- c. Public's opportunity to testify:  
Chairman Grolle asked three times for comments in favor of the Preliminary Sketch of Parcel to be Removed from P.I.N. &B 1300007 and Rezone application. The only member of the public to speak in favor of the Preliminary Sketch and rezone was Keith Keating as the Agent for the owner of the property. Chairman Grolle asked three times for comments against the Preliminary Sketch of Parcel to be Removed from P.I.N. &B 1300007 and rezone. There were no comments against.
- d. Close Public Hearing:

**MOTION:**

Rodney Austin made a motion to close the Public Hearing at 7:11 p.m.

Dan Aronson seconded the motion.

Upon roll call vote, Messrs. Aronson, Austin, and Grolle voted aye. There were no nay votes.

- e. Discussion, possible action, and recommendation to Village Board:

**MOTION:**

Dan Aronson made a motion to recommend approval of the Preliminary Sketch for the CSM of Parcel to be Removed from P.I.N. &B 1300007 and Rezone to the Village Board.

Rodney Austin seconded the motion.

Motion carried.            3 ayes            0 nays

- 6. Discussion regarding possible areas to expand business/commercial zoning areas and future planning:  
Chairman Grolle reminded the Commissioners to continue looking for future development opportunities in the Village and to bring ideas to future meetings. Discussion ensued about large parcels of vacant land along County H and County U as possible examples.
- 7. Confirm next meeting date: August 21, 2018.
- 8. Adjournment:

**MOTION:**

Rodney Austin made a motion to adjourn the meeting at 7:19 p.m.

Dan Aronson 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, August 21, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the July 17, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Joshua Spooner**  
**N1320 S. Lakeshore Dr.**  
**Genoa City, WI 53128**  
**RE: Roller Rink Park/Beach Area Restoration Project**  
**Applicant is requesting that the Planning and Zoning Commission approves the issuance of a zoning permit for a restoration project for Roller Rink Park and Beach area per attached drawing and narrative.**
  - b. **Discussion regarding possible areas to expand development of business/commercial/residential zoning and future planning.**
6. Confirm next meeting date: September 18, 2018.
7. Adjournment.

Posted: August 16, 2018

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**

August 21, 2018

1. Call to Order: Chairman Grolle called the meeting to order at 7:00 p.m.
2. Roll Call: Present: Gary Grolle Absent: Deron Johnson  
Dan Aronson  
Karen Brabec  
Rodney Austin
3. Verification of Agenda Posting: It was verified that the agenda was posted on August 16, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes from the July 17, 2018 Village Planning and Zoning Meeting:

**MOTION:**

Dan Aronson made a motion to dispense with the reading of, and approve the minutes of the July 17, 2018 meeting as written, after a correction is made acknowledging that the Commission approved a Preliminary Sketch of Parcel to be Removed from P.I.N. &B 1300007 to be used to create the CSM.

Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

5. Discussion and Possible Action Re:

**a. Joshua Spooner**

**N1320 S. Lakeshore Dr.**

**Genoa City, WI 53128**

**RE: Roller Rink Park/Beach Area Restoration Project.**

**Applicant is requesting that the Planning and Zoning Commission approves the issuance of a zoning permit for a restoration project for Roller Rink Park and Beach area per drawing and narrative.**

Zoning Administrator Marcanti read the narrative plan to the Commission and public as well as supplied a copy of the drawing. Discussion took place concerning the type of sand to be spread, if it would be washed, tilling of current sand, trash can placement and why Public Works Dept. is not taking care of them, and the Ordinary High Water Mark. With respect to the placing of a fire pit on a public beach or park, Zoning Administrator reported to the Commission and public a list of local municipalities that she contacted to see if any other municipalities allowed a fire pit on public beaches or parks. Chairman Grolle also explained that he was going to explore possibly making changes to the Shoreland Ordinance, or at least making the permitting process easier and less expensive.

**MOTION:**

Dan Aronson made a motion to recommend to the Village Board the issuance of a zoning permit for the Roller Rink Park/Beach Area Restoration Project excluding the permission of a fire pit being placed on the public beach or park.

Karen Brabec seconded the motion.

Motion carried. 4 ayes 0 nays

Further discussion arose concerning who would be responsible if someone is hurt since it is Village owned property and the workers would be acting as volunteers of Spoodoggers. Joshua Spooner said he would take responsibility.

**MOTION:**

Karen Brabec made a motion that the Village should insist that Josh Spooner either be made to show proof of insurance, get additional insurance for this one event, or at least sign a Hold Harmless Indemnification.

Rodney Austin seconded the motion.

Motion carried. 2 ayes 1 nay 1 abstain

Dan Aronson voted nay, Chairman Grolle abstained as to not create a tie.

**b. Discussion regarding possible areas to expand development of business/commercial/residential zoning and future planning:**

Chairman Grolle explained he had spoken to some individuals concerning a few 100 +/- acre parcels for possible future development, but found no interest at this time. He explained about the property at Clover and Highland and how the County is not interested in foreclosing on it, so the ball is back in the Village's court. Chairman Grolle asked the other Commissioners to read over the Shoreland regulations, and see if they can come up with any changes or ideas that would make the permitting process run faster, better, cheaper.

6. Confirm next meeting date: September 18, 2018.
7. Adjournment:

**MOTION:**

Karen Brabec made a motion to adjourn the meeting at 7:40.

Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill 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, September 18, 2018

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the August 21, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

**a. Bill Davis, Agent**

**Marc Lindskog, Owner**

**Vacant Property West of W1009 Marigold**

**Tax Parcel No.: &PL 01393**

**Genoa City, WI 53128**

**Certified Survey Map Approval**

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

**Applicant is seeking a CSM Approval splitting the parcel in half for the purpose of building two single family residences.**

6. Discussion and possible action regarding the changing of time for future Village Planning and Zoning Meetings.
7. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.
8. Confirm next meeting date: October 16, 2018.
9. Adjournment.

Posted: September 13, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobile

Monroe's Service

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

**PLANNING AND ZONING COMMISSION**  
**Minutes**

September 18, 2018

1. Call to Order: Chairman Grolle called the meeting to order at 6:05 p.m.
2. Roll Call: Present: Gary Grolle Absent: Karen Brabec  
Dan Aronson Deron Johnson  
Rodney Austin
3. Verification of Agenda Posting: It was verified that the agenda was posted on September 13, 2018.
4. Approval of Minutes from the August 21, 2018 Village Planning and Zoning meeting:

**MOTION:**

Rodney Austin made a motion to dispense with the reading of, and approve the minutes from the August 21, 2018 meeting as written.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

5. Discussion and Possible Action Re:

**a. Bill Davis, Agent**

**Marc Lindskog, Owner**

**Vacant Property West of W1009 Marigold**

**Tax Parcel No.: &PL 01393**

**Genoa City, WI 53128**

**Certified Survey Map Approval**

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

**Applicant is seeking a CSM approval splitting the parcel in half for the purpose of building two single family residences.**

Discussion took place concerning splitting the parcel into two 10,000 square foot parcels conforming with current standard parcel lot sizes in the R-2 zoning district.

**MOTION:**

Dan Aronson made a motion to recommend that the Village Board approve the Certified Survey Map by Mark Bolender of Ambit Land Surveying dated August 17, 2018 and to have the Zoning Administrator determine whether there are currently special assessments on the property for sewer and water, or if assessments need to be attached to the parcels.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

6. Discussion and possible action regarding the changing of time for future Village Planning and Zoning Meetings:

**MOTION:**

Rodney Austin made a motion to change future meeting times for the Village Planning and Zoning meetings to 6:00 p.m., remaining on the third Tuesday of the month.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

7. Discussion regarding possible areas to expand business/commercial zoning areas and other future planning: None at this time.
8. Confirm next meeting date: October 16, 2018 at 6:00 p.m.
9. Adjournment:

**MOTION:**

Dan Aronson made a motion to adjourn the meeting at 6:16 p.m.

Rodney Austin 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, October 16, 2018

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the September 18, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Bharati Ghosh**  
**W1227 Arbutus Road** Tax Parcel Nos.: **&PL 01760 and &PL 01760A**  
**Genoa City, WI 53128**  
**CSM Approval**  
**Current Zoning: R-2 (Single Family Residence Sewered)**  
**Applicant is requesting a CSM approval splitting lots 8781, 8782 and half of 8783 off of Tax Parcel No. &PL 01760, and lots 8785, 8784, and half of 8783 off of Tax Parcel No. &PL 01760A to create a third buildable standard, conforming lot with frontage on Trumpet Road.**
6. Discussion regarding a possible amendment to the Chapter 27 Zoning Ordinance allowing for minor modifications due to advanced and more precise measuring technologies, or error in pin placement when staking previous subdivisions.
7. Discussion and Possible Action Re:
  - a. **MTM Builders, Inc. (Proposed Purchaser)**  
**Ettore C. Gallo Land Trust (Proposed Seller)**  
**W881 Florence Rd.** Tax Parcel No.: **&PLA 00142**  
**Genoa City, WI 53128**  
**CSM Approval**  
**Current Zoning: R-2 (Single Family Residence Sewered)**  
**Applicant is requesting a CSM approval splitting Tax Parcel No.: &PLA 00142 into three lots for the purpose of building two new single family residences.**
8. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
9. Confirm next meeting date and time: November 20, 2018 at 6:00 p.m.
10. Adjournment.

Posted: October 12, 2018

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**

October 16, 2018

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

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on October 12, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes from the September 18, 2018 Village Planning and Zoning Meeting:

**MOTION:**

Karen Brabec made a motion to dispense with the reading of, and approve the minutes from the September 18, 2018 Village Planning and Zoning meeting as written.

Rodney Austin seconded the motion.

Motion carried. 4 ayes 0 nays

5. Discussion and Possible Action Re:

**a. Bharati Ghosh**

**W1227 Arbutus Road**

**Tax Parcel Nos.: &PL 01760 and &PL 01760A**

**Genoa City, WI 53128**

**CSM Approval**

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

**Applicant is requesting a CSM approval splitting lots 8781, 8782, and half of 8783 off of Tax Parcel No. &PL 01760, and lots 8785, 8784, and half of 8783 off of Tax Parcel No. &PL 01760A to create a third buildable standard, conforming lot with frontage on Trumpet Road.**

Discussion took place concerning water and sanitary assessments, and which lots have assessments on them, and which would need to have assessments placed on them. The Zoning Administrator is to check with the Utility Clerks and inform all interested parties of her findings.

**MOTION:**

Rodney Austin made a motion to recommend approval of the Certified Survey Map prepared by Mark A. Bolender dated October 8, 2018 to the Village Board, with the condition that the special assessments for water and sanitary are investigated, and all interested parties are informed of the outcome of the investigation.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays 1 abstain



**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, November 20, 2018
PLACE: Bloomfield Town Hall
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the October 16, 2018 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
 - a. **Concetta Gerambia**
N1206 County Road H Tax Parcel Nos. **&PL 01503 and &PL 00045**
Genoa City, WI 53128
Lot Line Adjustment
Applicant is requesting a Lot Line Adjustment removing lots 7005, 7004, 7003, 7002 and 7001 from tax parcel &PL 01503, and adding them to tax parcel &PL 00045. Both tax parcels are owned by the applicant.
6. Discussion and Possible Action Re:
Cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.
7. Discussion and Possible Action Re:
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 principal structure.
8. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
9. Confirm next meeting date: Tuesday, December 18, 2018 at 6:00 p.m.
10. Adjournment.

Posted: November 22, 2018
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

November 20, 2018

1. Call to Order: Chairman Gary Grolle called the meeting to order at 6:01 p.m.
2. Roll Call: Present: Gary Grolle Absent: Deron Johnson
Dan Aronson Rodney Austin
Karen Brabec
3. Verification of Agenda Posting: It was confirmed that the agenda was posted on November 15, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service, and it was noted that there was an error on the agenda of a posting date of November 22, 2018.
4. Approval of Minutes from the October 16, 2018 Village Planning and Zoning Commission meeting:

MOTION:

Dan Aronson made a motion to dispense with the reading of, and approve the minutes from the October 16, 2018 Village Planning and Zoning Commission meeting as written.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays

5. Discussion and Possible Action:

Concetta Gerambia

N1206 County Road H

Tax Parcel Nos.: &PL 01503 and &PL 00045

Genoa City, WI 53128

Lot Line Adjustment

Applicant is requesting a Lot Line Adjustment removing lots 7005, 7004, 7003, 7002, and 7001 from tax parcel &PL 01503, and adding them to tax parcel &PL 00045. Both tax parcels are owned by the applicant.

Discussion took place. The applicant explained that she was refinancing tax parcel &PL 01503 and the financial institution doing the refinance did not want the portion of the property that should be with the business on the property. The applicant is going to research how the error was made back in 1998 adding the lots from the business onto the residential portion of the property.

MOTION:

Karen Brabec made a motion to recommend the approval of the Lot Line Adjustment to the Village Board.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

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

Discussion took place. The Commissioners agreed that temporary structures such as cargo containers, semi-trailers, and canvas structures should not be allowed in residential districts. Chairman Grolle will speak to the Village Attorney concerning an amendment to the zoning ordinance.

7. Discussion and Possible Action Re: 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 principal structure.

Discussion took place. It was the feeling of the Commissioners that having a permit for the principal residence did not assure that it would be constructed within the two-year period the building permit is valid for. The Zoning Administrator is to do some research as to what other municipalities allow, and to acknowledge to the Building Inspector that the Commission will be taking this matter under advisement.

8. Discussion regarding possible areas to expand business and residential zoned areas and future planning.

Discussion took place concerning the northwest corner of Route 12 and Pell Lake Drive, and if anyone had any contact information for the owner of the property.

9. Next meeting date of December 18, 2018 was confirmed.

10. Adjournment:

MOTION:

Karen Brabec made a motion to adjourn the meeting at 6:47 p.m.

Dan Aronson 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, December 18, 2018
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.
5. Discussion and Possible Action Re:

**a. Vince and Erika Loiacono
N1694 County Road H
Genoa City, WI 53128
Preliminary Plat Approval**

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

Applicant is attempting to split two parcels into four parcels, creating a minor subdivision, and is seeking preliminary approval of the division. Copy of the CSM and Declaration of Covenants, Conditions, Restrictions and Easements are attached for review and comment. The CSM Approval and Rezone will be done at a later date after any revisions needing to be made to the CSM are received and completed.

- 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. Confirm next meeting date: January 21, 2019.
 8. Adjournment.

Posted: December 17, 2018
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

*****THIS MEETING NEVER TOOK PLACE, AS THE APPLICANT OF 5(a) VINCE AND ERIKA LOIACONO REQUESTED TO BE REMOVED FROM THE AGENDA AND POSTPONED UNTIL THE JANUARY 2019 MEETING.*****