

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

PLANNING AND ZONING COMMISSION
AGENDA
January 19, 2021
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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, January 19, 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 October 20, 2020 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
 - a. **James Frank**
W823 Eau Claire Rd. &PLA 00156 and &PLA 00163
Genoa City, WI 53128
Lot Line Adjustment
Applicant wishes to sell Lots 766 and 765 to his neighbor due to the fact that there is ditch that runs down lot 765 and a fence along the lot line of 765, so he never knew he actually owned the property, and the neighbor takes care of those two lots due to the ditch.
 - b. **MTM Builders, Inc.**
Vacant property
Palm Rd., Walnut Rd., and Condor Rd. &B 2200004
Genoa City, WI 53128
Final Plat Approval
Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission's final approval of the subdivision lot layout.
6. Adjournment.

Posted: January 12, 2021
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

January 19, 2021
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- 1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:10 p.m.
- 2. Roll Call: Present: Dan Aronson Absent: Jeff Alheit
Karen Brabec Ivan Purnell
Rodney Austin

Also in attendance was Jill Marcanti, Zoning Administrator

- 3. Verification of Agenda Posting: It was verified that the agenda was posted on January 12, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes 10-20-20: A motion was made by Rodney Austin, seconded by Karen Brabec, to dispense with the reading of, and approve the minutes of the October 20, 2020 Village Planning a Zoning meeting as submitted. A voice vote was unanimous; motion carried.
- 5. Discussion and Possible Action Re:

a. James Frank

**W823 Eau Claire Rd.
Genoa City, WI 53128**

&PLA 00156 and &PLA 00163

Lot Line Adjustment

Applicant wishes to sell lots 766 and 765 to his neighbor due to the fact that there is a ditch that runs down lot 765 and a fence along the lot line of lot 765, so he never knew he actually owned the property, and the neighbor takes care of those two lots due to the ditch.

Discussion took place, the Commissioners felt it was pretty straight forward. A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend the Lot Line Adjustment to the full Board. A voice vote was unanimous; motion carried.

MTM Builders, Inc.

Vacant Property

**Palm Rd., Walnut Rd., and Condor Rd.
Genoa City, WI 53128**

&B 2200004

Final Plat Approval

Applicant wishes to create a 9 lot subdivision, Called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision lot layout.

Much discussion took place. Zoning Administrator Marcanti explained that Fred Klabunde, Public Works Supervisor refuses to issue a driveway permit to lot 6 due to placement of snow once plowed, garbage trucks, and emergency vehicles, and the fact that there is not 50 feet of road frontage on lot 5 and lot 6. Marcanti contacted the Village Engineer to get his opinion. He felt they should either extend Walnut Rd to unimproved Eagle Rd. or put in a cul-de-sac on Walnut Rd. Neither was very appealing to the owners. Marcanti needs to contact the Village Engineer again to find out how big of a cul-de-sac they would need, and to see how they are progressing with their storm water management evaluation. A motion was made by Karen Brabec, seconded by Rodney Austin, to postpone this item until the February meeting. A voice vote was unanimous; motion carried.

- 6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:37 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

February 16, 2021

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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, February 16, 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 January 19, 2021 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
 - a. **Blane Radmer**
W1726 Litchfield Road **&A 188800001 and &B 1700008**
Lake Geneva, WI 53147
Lot Line Adjustment
Current Zoning: C-2 (Upland Resource Conservation District)
Applicant wishes to create a lot line adjustment making his lot larger so he can put up a pole barn accessory structure that would not interfere with the wetlands on his current property.
 - b. **HC2, LLC.**
Vacant Property on Evergreen Rd. **&A 489400001 and &A 489400002**
Genoa City, WI 53128
Lot Line Adjustment
Current Zoning: R-2 and C-1
Applicant wishes to create of lot line adjustment to make the buildable portion of Lot 2 larger so a house can be build on it without interfering with the wetlands on the property.
 - c. **MTM Builders, Inc.**
Vacant Property
Palm Rd., Walnut Rd., and Condor Rd. **&B 2200004**
Genoa City, WI 53128
Final Plat Approval
MTM Builders has asked to be removed from this agenda and postponed until the March meeting as their Engineer's are not ready to proceed at this time.
6. Adjournment.

Posted: February 11, 2021

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

February 16, 2021

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A motion was made by Rodney Austin, seconded by Jeff Alheit, to recommend approval of the Lot Line Adjustment to the Full Village Board. A voice vote was unanimous; motion carried.

c. MTM Builders, Inc.

Vacant Property

Palm Rd., Walnut Rd. and Condor Rd.

&B 2200004

Genoa City, WI 53128

Final Plat Approval

MTM Builders asked to be removed from the agenda and postponed until the March meeting as their Engineer's are not ready to proceed at this time.

Marcanti explained to the Commissioners that the Engineer's needed to put the water and sewer laterals on the survey, and they had not finished by the meeting date. No vote was needed.

- 6. Adjournment:** A motion was made by Karen Brabec, seconded by Jeff Alheit to adjourn the meeting at 6:23 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

VILLAGE OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA

March 16, 2021

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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 16, 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 February 16, 2021 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

a. John Onushko

Vacant Property Elm Drive

Tax Parcel No. &PL 00342

Genoa City, WI 53128

Applicant wishes to create two lots out of one lot in order to build two residences. The applicant currently owns the entire property (10 lots).

b. MTM Builders, Inc.

Vacant property Palm Road, Walnut Road, and Condor Road

Tax Parcel &B 2200004

Genoa City, WI 53128

Final Plat Approval

MTM Builders has asked to be removed from this agenda and postponed until the April meeting after a meeting with Village staff, the Village Attorney, and Village Engineers, in order to have enough time to make the changes suggested.

6. Adjournment.

Posted: March 11, 2021

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
March 16, 2021
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- 1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
- 2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell
Jeff Allheit
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 March 11, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes 02-16-21: A motion was made by Karen Brabec, seconded by Jeff Alheit to dispense with the reading of, and approve the minutes from the February 16, 2021 Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.
- 5. Discussion and Possible Action:

a. John Onushko

**Vacant Property Elm Drive
Genoa City, WI 53128**

Tax Parcel No. &PL 00342

Certified Survey Map Approval

Applicant wishes to create two lots out of one lot in order to build two residences. The applicant currently owns the entire property (10 lots).

Discussion took place. A motion was made by Rodney Austin, seconded by Karen Brabec, to recommend approval of the Certified Survey Map to the Village Board. A voice vote was unanimous; motion carried.

b. MTM Builders, Inc.

**Vacant Property Palm Rd, Walnut Rd, and Condor Rd
Genoa City, WI 53128**

Tax Parcel No. &B 2200004

Final Plat Approval

MTM Builders has asked to be removed from this month’s meeting, and be postponed until the April meeting after a meeting the Village Staff, the Village Attorney, and Village Engineers, in order the have enough time to make the changes suggested.

No motion or voice vote was necessary.

- 6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:05 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,
Jill M. Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

April 20, 2021

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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, April 20, 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 March 16, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:
 - a. **MTM Builders, Inc.**
Vacant property
Palm Rd., Walnut Rd., and Condor Rd. &B 2200004
Genoa City, WI 53128
Final Plat Approval
Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision layout after meeting with staff.
 - b. **Thomas and Crystal Diesel**
W1061 Wisteria Rd. &PL 00636 and &PL 00637
Genoa City, WI 53128
Lot Line Adjustment
Applicants want to combine their two lots in order to put up a garage accessory structure.
Peter Bokos
N1174 Walnut Rd. &PL 00108
Genoa City, WI 53128
Parcel Spilt
Applicant wants to split his one tax parcel number consisting of 24 lots into 3 tax parcel numbers of 8 lots each.
6. Adjournment.

Posted: April 15, 2021
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
April 20, 2021
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- 1. Call to Order: President Dan Aronson called the meeting to order at 6:01 p.m.
- 2. Roll Call: Present: Dan Aronson
Jeff Alheit
Karen Brabec
Rodney Austin
Absent: Ivan Purnell

Also in attendance was Jill Marcanti, Zoning Administrator.

- 3. Verification of Agenda Posting: It was verified by the Zoning Administrator that the agenda was posted on April 15, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes-3-16-21: A motion was made by Rodney Austin, seconded by Karen Brabec, to dispense with the reading of, and approve the minutes from the Village Planning and Zoning meeting dated March 16, 2021 as submitted. A voice vote was unanimous; motion carried.
- 5. Discussion and Possible Action Re:

a. MTM Builders, Inc.

Vacant property

**Palm Rd., Walnut Rd., and Condor Rd.
Genoa City, WI 53128**

Tax Parcel No.: &B 2200004

Final Plat Approval

Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision layout after meeting with staff.

Discussion took place. Attorney Schuk verified to Commissioners that MTM Builders corrected almost every thing they needed to after the staff meeting, and that the Final Plat Approval could be done “conditionally” to make sure the remaining items are taken care of. A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend to the Village Board to approve conditionally the Final Plat of Palm Pointe Subdivision, with the following conditions attached: the Developer enters into a Developers Agreement with the Village, the Declarations and Restrictions be recorded after approval by the Village Attorney, the final plat include the note the Village Attorney has requested to be added, the Final Plat meet the requirements of the Village Engineer, and the Developer obtain a variance from section 18.09 (6) A, c, f, and h and 18.10 (15) at a special meeting of the Plan Commission. A voice vote was unanimous; motion carried.

b. Thomas and Crystal Diesel

**W1061 Wisteria Rd.
Genoa City, WI 53128**

Tax Parcel Nos.: &PL 00636 and &PL 00637

Lot Line Adjustment Adjoining Parcels

Applicants want to combine their 2 lots in order to put up a garage accessory structure.

A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend to the Village Board joining these two properties into one tax parcel. A voice vote was unanimous; motion carried.

Peter Bokos

**N1174 walnut Road
Genoa City, WI 53128
Parcel Split**

Tax Parcel No.: &PL 00108

VILLAGE OF BLOOMFIELD

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PLANNING AND ZONING COMMISSION

MINUTES

April 20 2021

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Applicant wants to split his one tax parcel number, consisting of 24 lots into 3 tax parcels numbers, consisting of 8 lots each.

Discussion took place. A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend approval to the Village Board of the Lot Line Adjustment/Parcel Split. A voice vote was unanimous; motion carried.

6. Adjournment: A motion was made by Karen Brabec, seconded by Jeff Alheit to adjourn the meeting at 6:14 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 53128

SPECIAL PLANNING AND ZONING COMMISSION

AGENDA

Thursday, May 6, 2021

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

DATE: Thursday, May 6, 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 April 20, 2021 Village Planning and Zoning meeting.
- 5. Discussion and Possible Action Re:

a. MTM Builders, Inc.

Vacant Property

Palm Rd., Walnut Rd., and Condor Rd.

&B 2200004

Genoa City, WI 53128

Final Plat Approval

Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision layout after meeting with staff, and also needs the Developer’s Agreement with the Village approved. This has been approved by attorney Schuk.

b. MTM Builders

Vacant Property

Palm Rd., Walnut Rd., and Condor Rd.

&B 2200004

Genoa City, WI 53128

Variances Approval

Applicant wishes for the Planning and Zoning Commission to approve a couple of variances for their Palm Pointe Subdivision that Attorney Shuck recommends.

c. Adjournment.

Posted: May 5, 2021

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
May 6, 2021
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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.

2. Roll Call: Present: Dan Aronson
Karen Brabec
Rodney Austin
Jeff Alheit joining in at 6:06pm
Absent: Ivan Purnell
Also in attendance was Candace Kinsch, Village Clerk.

3. Verification of Agenda Posting: It was verified that the agenda was posted on May 5, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.

4. Approval of Minutes 04-20-21: A motion was made by Rodney Austin, seconded by Jeff Karen Brabec to dispense with the reading of, and approve the minutes from the April 20, 2021 Planning and Zoning Commission meeting as submitted. A roll call vote was 4 Ayes – 0 Nays; motion carried.

5. Discussion and Possible Action:
 - a. MTM Builders, Inc – **ACTION ALREADY TAKEN AT 4-20-21 MEETING**
Vacant Property Tax Parcel No. &B 2200004
Palm Rd, Walnut Rd, and Condor Rd
Genoa City, WI 53128
Final Plat Approval
 - b. MTM Builders, Inc
Vacant Property
Palm Rd, Walnut Rd, and Condor Rd Tax Parcel No. &B 2200004
Genoa City, WI 53128
Variances Approval
Rodney Austin made a motion; seconded by Karen Brabec to approve Resolution 2021-R-16 Land Division Variance for Palm Pointe Subdivision. A roll call vote was 4 Ayes – 0 Nays; motion carried.

6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:19 p.m. A roll call vote was 4 Ayes – 0 Nays; motion carried.

Respectfully submitted,
Candace Kinsch
Village Clerk

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
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PLANNING AND ZONING COMMISSION

AGENDA

May 18, 2021

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1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes – 05-06-21 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:
 - a. **Mark Dammyer**
Bear Dog Farm **&A 487600001**
W1347 Litchfield Road
Lake Geneva, WI 53147
Conditional Use Permit
Applicant wishes to obtain a Conditional Use Permit for Short Term Rentals (which at this time the Village of Bloomfield has no ordinances, (except for Bed and Breakfast Establishments). An Operation Plan is attached.
 - b. **Eric Hines** **&B 1700009**
N1544 County Road H
Lake Geneva, WI 53147
Steven and Cindy Orton
N1552 County Road H **&B 1700009A**
Lake Geneva, WI 53147
Lot Line Adjustment
6. Adjournment.

Posted: May 17, 2021
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
May 18, 2021
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1. Call of Order: President Aronson called the meeting to order at 6:01 pm. He explained to the Commissioners that since he was also on the Variance Board of Appeals he felt he should not be on both boards and appointed Chief Lloyd Cole and Becky Gallagher as Co-Chairs of the Village Plan Commission as of the June, 2021 meeting.
2. Roll Call: Present: Dan Aronson
Karen Brabec
Jeff Alheit
Lloyd Cole
Absent: Rodney Austin
Becky Gallagher

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified by the Zoning Administrator that the agenda was posted on May 17, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe' Service.
4. Approval of Minutes – 05-06-21: A motion was made by Karen Brabec, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes of the May 6, 2021 Village Planning and Zoning meeting as submitted. A voice vote was unanimous; motion carried. (With Lloyd Cole and Becky Gallagher abstaining as they were not present at the meeting)
5. Discussion and Possible Action Re:

a. Mark Dammyer

Bear Dog Farm

&A 487600001

W1347 Litchfield Road

Lake Geneva, WI 53147

Conditional Use Permit

Applicant wishes to obtain a Conditional Use Permit for Short Term Rentals (which at this time the Village of Bloomfield has no ordinances, (except for Bed and Breakfast Establishments). An Operation Plan is attached.

A motion was made by Karen Brabec, seconded by Jeff Alheit, to recommend approval of the Conditional Use Permit to the Village Board as Bed and Breakfast (Short Term Rental). Further discussion took place. Commissioner Alheit did not understand why this needed to come in front of the Board For a Conditional Use Permit. It was explained that short term rentals are different than long term rentals, and that eventually short term rental would be taxed by our Municipality. A voice vote was unanimous; motion carried.

b. Eric Hines

N1544 County Road H

&B 1700009

Lake Geneva, WI 53147

Steven and Cindy Orton

N1552 County Road H

&B 1700009A

Lake Geneva, WI 53147

Lot Line Adjustment

Previous owners, (who are now deceased) never recorded a corrected Plat of Survey (Lot Line Adjustment) when the heirs sold the property in 2004. This property has sold 3 times since then. It is going through a sale now, and the Walworth County Register of Deeds caught the clerical error and is making the two parties correct the error.

Attorney Eggert explained the situation to the commissioners. A motion was made by Jeff Alheit, seconded by Karen Brabec, to recommend approval of the Lot Line Adjustment to the

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

P.O, Box 609

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

MINUTES

May 18, 2021

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Village Board, under the condition that it is approved at a Public Hearing in front of the Village Board on June 14, 2021.

6. Adjournment: A motion was made by Jeff Alheit, seconded by Karen Brabec, to adjourn the meeting at 6:24 pm. 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

June 28, 2021
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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:

DATE: Monday, June 28, 2021

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

TIME: 6:30 P.M.

1. Call to Order:
2. Roll Call
3. Verification of Agenda Posting.
4. Approval of Minutes of the May 18, 2021 Village Planning and Zoning Minutes.
5. Discussion and Possible Action Re:

a. Mark Dammyer

Bear Dog Farm

W1347 Litchfield Road

Lake Geneva, WI 53147

Conditional Use Permit

Applicant wishes to obtain a Conditional Use Permit for Short Term Rentals (which at this time the Village of Bloomfield has no ordinances, except for Bed and Breakfast Establishments). An Operation Plan is attached.

&A 487600001

I. Open Public Hearing.

II. Presentation of Conditional Use Permit Application.

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/85484443327>

Meeting ID: 854 8444 3327

One tap mobile

+13126266799,,85484443327# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 854 8444 3327

Find your local number: <https://us02web.zoom.us/j/85484443327>

Posted: June 17, 2021

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 & ZONING COMMISSION MINUTES

Public Hearing Minutes
June 28, 2021
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1. Call to Order:
Co-Chair Gallagher called the meeting to order at 6:30pm.

2. Roll Call
The following committee members were present: Karen Brabec, Rodney Austin, Jeff Alheit, and Becky Gallagher. The following committee members were absent: Lloyd Cole.

3. Verification of Agenda Posting
Clerk Kinsch confirmed Agendas were posted on June 17th and then the revised agenda was posted on June 24th.

4. Minutes for Approval – 5/18/21:
Rodney Austin made a motion, seconded by Becky Gallagher, to approve the minutes of the 5/18/2021 meeting and dispense with the reading. A roll call vote was 4 Ayes 0 Nays; motion carried.

5. Discussion and Possible Action:
 - a. ~~Mark Dammyer – Bear Dog Farm – W1347 Litchfield Rd~~
Conditional Use Permit
 - I. ~~Open Public Hearing~~
 - II. ~~Presentation of Conditional Use Permit Application~~
 - III. ~~Public’s Opportunity to Testify – X3 FOR – X3 AGAINST~~
 - IV. ~~Close Public Hearing~~
 - V. ~~Discussion, Possible Action, and recommendation to the Board.~~

Becky Gallagher explained to the public why a Public Hearing was not necessary and answered questions from the public.

6. Motion for Adjournment:
Rodney Austin made a motion, seconded by Becky Gallagher, to adjourn the meeting at 6:38pm
A roll call vote was 4 Ayes 0 Nays; motion carried.

Submitted by:
Candace Kinsch
Recording Secretary

VILLAGE OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA
July 20, 2021
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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:

DATE: Tuesday, July 20, 2021

TIME: 6:00 p.m.

PLACE: Bloomfield Town Hall, N1100 Town Hall Road, Pell Lake, WI or

<https://us02web.zoom.us/j/87528745545>

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the June 28, 2021 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

a. **Danny and Karen Kraemer**

W662 Hafs Road

MB 1100004D

Genoa City, WI 53128

Rezone and CSM Approval: Current Zoning A-1 Prime Agricultural Land District).

Requested Zoning: (A-4 Agricultural related Manufacturing, Warehousing, and Marketing District).

The applicants are requesting a Rezone for the purpose of expanding the Topple’s Tree Service business. The Rezone and CSM Approval will be on tax parcel No. &A 478500001, vacant property on Hafs Road. Only the rezone requires a Public Hearing.

I. Open Public Hearing.

II. Presentation of Rezone Application.

III. Public’s Opportunity to Testify.

IV. Close Public Hearing.

V. Discussion, Possible Action, and Recommendation to the Full Board.

6. **MTM Builders, Inc.**

W936 Myrtle Road

&PL 00719

Genoa City, WI 53128

CSM Approval

Applicants are requesting a CSM Approval to split one lot into two lots to build two new single family residences.

7. **David Butler**

N1224 Clover Road

&PL 00347 and &A 496300001

Genoa City, WI 53128

Lot Line Adjustment

Applicant requests a Lot Line Adjustment combining two lots into one, combining a vacant lot with an existing residence, making a standard, conforming lot.

8. **Adjournment.**

Posted: July 15, 2021

Bloomfield Town Hall

Pell Lake Post Office

Monroe’s Service

OR Join Zoom Meeting: <https://us02web.zoom.us/j/87528745545>

Meeting ID: 875 2874 5545 One tap mobile +13126266799,,87528745545# US (Chicago)

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Meeting ID: 875 2874 5545 Find your local number: <https://us02web.zoom.us/u/kb6tesqyyN>

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

Also in attendance was Zoning Administrator Jill Marcanti.

3. **Verification of Agenda Posting:** It was verified by Zoning Administrator Marcanti that the agenda was posted at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service on July 15, 2021.
4. **Approval of Minutes 6-28-2021:** A motion was made by Rodney Austin, seconded by Becky Gallagher, to dispense with the reading of and approve the minutes from the June 28, 2021 Village Planning and Zoning Commission meeting as submitted.
5. **Discussion and Possible Action Re:**

- a. **Danny and Karen Kraemer**
W662 Hafs Road
Genoa City, WI 53128

MB 1100004D

Rezone and CSM approval: Current Zoning A-1 (Prime Agricultural Land District).

Requested Zoning: A-4 (Agricultural Related Manufacturing, Warehousing, and Marketing District).

The applicants are requesting a rezone for the purpose of expanding the Topple's Tree Service business. The Rezone and CSM approval will be on tax parcel no. &A 478500001, vacant property on Hafs Road. Only the Rezone requires a Public Hearing.

- I. **Open Public Hearing:** Co-Chair Gallagher opened the Public Hearing at 6:02 p.m.
- II. **Presentation of Rezone Application:** Zoning Administrator Marcanti explained what the Kraemer's wanted to do on the land.
- III. **Public's Opportunity to Testify:** Co-Chair Gallagher asked the Public if anyone was in attendance to speak against the rezone: Lori White of 1920 N. Daisy Dr. wanted to know what they planned to do with the property, Richard Polansky of 632 Hafs Rd. was concerned they would use the property for motocross riding, which is very loud and annoying, Steve White of 1920 N. Daisy was also concerned about motocross riding, Tim Kaditz of 633 Hafs was not opposed, but was also concerned about the motocross riding, Mike Meyers of N1876 N. Daisy was glad to see a local business expanding and would like to see the rezone and CSM go through, Richard Polansky spoke again saying he was in favor of businesses growing in the area, Steve White spoke again saying he was in favor of the business part of the facility growing. Co-Chair Gallagher asked the Public if there was anyone who wanted to speak in favor of the rezone and CSM: Karen Kraemer explained to the Public what they wanted to do with the property, and that it was only for storage of mulch and logs, Danny Kraemer explained that when County approved their Conditional Use Permit they were supposed to put up a building to store things in, but when he went to Planning and Zoning, they said no that the building he wanted to put up was too large for the lot. Tim Kaditz spoke again asking if they would be able to put up a building on the property, and Zoning Administrator Marcanti told him they would

have to come in for a zoning and building permit and there were restrictions on how large it could be.

- IV. **Close Public Hearing:** Co-Chair Gallagher closed the Public Hearing at 6:12 p.m. A motion was made by Rodney Austin, seconded by Jeff Alheit, to close the Public Hearing and go into Discussion and Possible Action, and Recommendation to the Board. A voice vote was unanimous, motion carried.
- V. **Discussion, Possible Action, and Recommendation to the Board:** No further discussion took place. A motion was made by Rodney Austin, seconded by Jeff Alheit, to recommend approval of the rezone from A-1 to A-4 and the Certified Survey Map to the Full Board. A voice vote was unanimous; motion carried.
6. **MTM Builders, Inc.**
W936 Myrtle Road &PL 00719
Genoa City, WI 53128
CSM Approval
Applicants are requesting a CSM Approval to split one lot into two lots to build two new single-family residences.
Discussion took place. A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend approval of the Certified Survey Map to the Full Board. A voice vote was unanimous; motion carried.
7. **David Butler**
N1224 Clover Road &PL 00347 and &A 496300001
Genoa City, WI 53128
Lot Line Adjustment
Applicant requests a Lot Line Adjustment combining two lots into one, combining a vacant lot with an existing residence, making a standard, conforming lot.
Discussion took place. A motion was made by Rodney Austin, seconded by Jeff Alheit, to recommend approval of the Lot Line Adjustment to the Full Board. A voice vote was unanimous; motion carried.
8. **Adjournment:** A motion was made by Rodney Austin, seconded by Jeff Alheit, to adjourn the meeting at 6:17 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 53128

PLANNING AND ZONING COMMISSION

AGENDA

September 21, 2021

Page 1 of 1

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 for the July 20, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:

a. Danny and Karen Kraemer

W662 Hafs Road

MB 1100004D

Genoa City, WI 53128

Conditional Use Permit Application

Current Zoning: A-4 (Agricultural related manufacturing, warehousing, and marketing District).

The applicants are requesting a Conditional Use Permit for the purpose of expanding the Topple’s Tree Service business. The vacant property (6.64 acres) on Hafs Road, directly across Hafs Road from the current Topple’s Tree Service (tax parcel no. &A 478500001), will be used for the storage of wood chips, mulch, logs, and firewood (see Operational Plan).

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

b. Robert and Gwen Erickson

W1328 Glenwood

&PLH 00246

Genoa City, WI 53128

Lot Line Adjustment

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

The applicants are requesting a Lot Line Adjustment combining all three of the lots they own (Lots 1202 thru 1218 on West Forest, tax parcels &PLH 00252 and & &PLH 00253 and Lots 1174 thru 1184 on Glenwood Road, tax parcel &PLH 00246) into one parcel.

c. Gary Dunham

A developer, working with Attorney Brian Schuk, would like to address the Planning and Zoning Commission concerning a Concept Plan for a Planned Unit Development for tax parcel nos.: &A 493300002, &A 5600004, &PLH 00070, and &PLH 00064.

6. Adjournment.

Posted: Friday, September 10, 2021

Bloomfield Town Hall

Pell Lake Post Office

Monroe’s Service

September 21, 2021

Join Zoom Meeting

<https://us02web.zoom.us/j/88243083067>

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

Also in attendance was President Dan Aronson, Attorney Brian Schuk, and Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting: Zoning Administrator Marcanti verified that the agenda was posted on September 20, 2021 at approximately 10:30 a.m.
4. Approval of Minutes 07-20-21: A motion was made by Jeff Alheit, seconded by Lisa McClure, to dispense with the reading of and approve the minutes from the July 20, 2021 Village Planning and Zoning meeting as submitted. A voice vote was unanimous, motion carried.
5. Discussion and Possible Action Re:

a. **Danny and Karen Kraemer**

W662 Hafs Road

MB 110004D

Genoa City, WI 53128

Conditional Use Permit Application

Current Zoning: A-4 (Agricultural Related Manufacturing, Warehousing, and Marketing District)

The applicants are requesting a Conditional Use Permit for the purpose of expanding the Topples Tree Service business. The vacant property (6.64 acres) on Hafs Road, directly across Hafs Road from the current Topples Tree Service (tax parcel &A 478500001), will be used for the storage of wood chips, mulch, logs, and firewood (see operational plan).

- I. Open Public Hearing: Co-Chair Gallagher opened the Public Hearing at 6:03 p.m.
- II. Presentation of Conditional Use Permit Application to the Public: Zoning Administrator Marcanti explained to the public the Kraemer's Operating Plan.
- III. Public's Opportunity to Testify: Co-Chair Gallagher asked three times if there was anyone present to speak against the Conditional Use. No one from the Public responded. Co-Chair Gallagher asked three times if there was anyone present to speak in favor of the Conditional Use. No one from the Public responded. Zoning Administrator Marcanti explained that one person called and asked that they plant evergreens along the road because what they do it messy.
- IV. Close Public Hearing: Co-Chair Gallagher closed the Public Hearing at 6:05 p.m.
- V. Discussion and Possible Action and Recommendation to the Board: Much discussion took place concerning the planting and maintaining of evergreens, or putting in a 5 foot berm. A motion was made by Becky Gallagher to recommend approval of the Conditional Use, with the condition that a row of screening evergreens be maintained. After further discussion she amended her motion to recommend approval without having to put up a row of evergreens as screening. Jeff Alheit seconded the motion. A voice vote was unanimous, motion carried.

b. Robert and Gwen Erickson

**W1328 Glenwood
Genoa City, WI 53128
Lot Line Adjustment**

&PLH 00246

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

The applicants are requesting a Lot Line Adjustment combining all three of the lots they own (Lots 1202 thru 1218 on West Forest, tax parcel &PLH 00252 and &PLH 00253 and Lots 1174 thru 1184 on Glenwood Road, tax parcel &PLH 00246) into one parcel.

Discussion took place. The Erickson's explained they bought the two lots on West Forest just to have more open space, and they would like to combine the three lots so they only receive one tax bill. A motion was made by Lisa McClure, seconded by Jeff Alheit, to recommend approval of the Lot Line Adjustment to the Board. A voice vote was unanimous; motion carried.

c. Gary Dunham

A developer, working with Attorney Schuk, would like to address the Planning and Zoning Commission concerning a Concept Plan for a Planned Unit Development for tax parcel nos.: &A 493300002, &A 5600004, &PLH 00070, and &PLH 00064.

Discussion took place. Mr. Dunham passed out a map of the area showing what he was thinking about doing with the property to get feedback from the Commission. He is thinking of making a senior community, he is not sure if they would be multi-family buildings, or single-family homes. He explained about the tax credits that could be received by the Village from the Housing Authority and the State. He did not want low cost housing. Co-Chair Gallagher expressed her opinion that she liked the multi-family idea since we do not have much in this area, and that in the Covenants they could add in an age minimum for senior living. Some people in the audience though it looked too crowded, but liked the senior living idea. Jeff Alheit also expressed he liked the idea. Zoning Administrator Marcanti said the ordinance would need to be changed because right now a Planned Unit Development is supposed to be 5 acres, and all four of these lots only total 2.2 acres. She also told him he was going to have to have Certified Survey Maps drawn, and do CSM applications to create new lots. No motion was made at this time, as more planning needs to be done.

6. Adjournment: A motion was made by Lisa McClure, seconded by Jeff Alheit, to adjourn the meeting at 6:54 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

November 16, 2021

Page 1 of 1

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 September 21, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action:
 - a. **Patricia Alvarez**
Vacant Property abutting existing owned property &PL 00065B, and &PL 00068
Both parcels are existing sub-standard parcels, being less than 10,000 square feet each.
Both parcels are currently 8,000 square feet. Mrs. Alvarez wishes to split parcel &PL
00065B and have lot numbers 308 and 309 attached to tax parcel &PL 00068, making &PL
00068 larger than a conforming, standard lot. The remainder of tax parcel &PL 00065B
(lots 306 and 307) will be purchased by the current owners of the property to the
northwest, &PL 00065A.
6. Adjournment.

Posted: Thursday, November 11, 2021
Bloomfield Town Hall
Pell Lake Post Office
Monroe's Service

Join Zoom Meeting

<https://us02web.zoom.us/j/82598088999>

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