

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

AGENDA  
February 15, 2023  
6:00 p.m.

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

DATE: Wednesday, February 15, 2023

TIME: 6:00 p.m.

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

1. Call to Order
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 28, 2022 Town Planning and Zoning Commission meeting.
5. Possible Action:  
**Gary and Sandra Sibilsky**  
**W670 N. Bloomfield Road**  
**Genoa City, WI 53128**  
**Rezone: Current Zoning A-2 (Agricultural Land Holding District)**  
**Proposed Zoning: R-1 (Single-Family Residence District – unsewered)**  
**Certified Survey Map Approval**  
**Applicants wish to split 1 acre off their 2.8893 acre parcel in order to sell the accessory barn which they turned into a residence that is on the 2.8893 acre parcel. However, they can not create a substandard, non-conforming lot, and therefore wish to rezone the entire parcel to R-1 (Single-Family Residence District) to create two standard parcels.**
  - I. **Open Public Hearing.**
  - II. **Presentation of Certified Survey Map and Rezone Application to the Public.**
  - III. **Public’s Opportunity to Testify.**
  - IV. **Close Public Hearing.**
  - V. **Discussion, Possible Action, and Recommendation to the Town Board.**
6. Adjournment.

Posted:

Monday, February 13, 2023  
Bloomfield Town Hall  
Pioneer Estates Club House  
Lake Ivanhoe Club House

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

AGENDA  
March 22, 2023  
6:00 p.m.

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

DATE: Wednesday, March 22, 2023

TIME: 6:00 p.m.

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 28, 2022 Town Planning and Zoning Commission Meeting.
5. Possible Action:

**a. Pioneer Estates of Lake Geneva**

**N1968 County Highway H  
Lake Geneva, WI**

**Tax Parcels: MB 700002 and MB 700003**

**Rezone and Conditional Use Permit**

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

**Proposed Zoning: R-6 (Planned Manufactured Residential)**

**Pioneer Estates are wishing to rezone the two small areas of their property from B-2 (General Business) and A-2 (Agricultural Land) to R-6 (Planned Manufactured Residential) in order to raze a current residence on the property and add 3 new manufactured units, and add a maintenance building.**

- I. Open Public Hearing.**
- II. Presentation on Plan to the Public.**
- III. Public’s Opportunity to Testify.**
- IV. Close Public Hearing.**
- V. Discussion Possible Action, and Recommendation to the Town Board.**

**b. Gary and Sandra Sibilsky**

**W670 N. Bloomfield Road  
Genoa City, WI 53128**

**Rezone and Certified Survey Map Approval**

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

**Proposed Zoning: R-1 (Single Family Residence – unsewered)**

**Applicants wish to split 1 acre off their 2.8893 acre parcel in order to sell the accessory barn which they have turned into a residence that is on the 2.8893 acre parcel. However, they can not create a substandard, non-conforming lot, and therefore wish to rezone the entire parcel to R-1 (Single Family Residence – unsewered) to create two standard parcels.**

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

6.Adjournment.

Posted: Monday, March 20, 2023

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

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**MINUTES**  
March 22, 2023  
6:00 p.m.

1. Call to Order: Chairman Jim Leedle called the meeting to order at 6:01 p.m.
2. Roll Call: Present: Jim Leedle Absent: None  
Tom Sullivan  
Peter Baker  
Frank Oudin  
Mary McIntyre

Also, in attendance was attorney Tony Coletti, Chairman Dan Schoonover, and Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on March 20, 2023 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes: Mary McIntyre made a motion, seconded by Tom Sullivan, to dispense with the reading of, and approve the minutes from the December 28, 2022 Town Planning and Zoning Commission meeting as submitted. A voice vote was 5 ayes, 0 nays. Motion carried.
5. Discussion and Possible Action:

**a. Pioneer Estates of Lake Geneva**

**N1968 County Highway H  
Lake Geneva, WI 53147**

**Tax Parcels: MB 700002 and ~~MB 700003~~**

**Rezoned and Conditional Use Permit**

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

**Proposed Zoning: R-6 (Planned Manufactured Residential)**

**Pioneer Estates are wishing to rezone the two small areas of their property from B-2 and A-2 to R-6 in order to raze a current residence on the property and add 3 new manufactured units and add a maintenance building.**

- I. Open Public Hearing: The Public Hearing was opened at 6:04 p.m.
- II. Presentation on Plan to the Public: Bill Henry of Kehoe-Henry made a presentation explaining what Pioneer Estates owner wanted to do.
- III. Public’s Opportunity to Testify: Chairman Leedle asked 3 times if anyone in attendance wanted to speak in favor of the plan. There was no one that wanted to speak. He then asked if there was anyone in attendance that wanted to speak against the plan. There was no one that wanted to speak.
- IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 6:20 p.m.
- V. Discussion and Possible Action, and Recommendation to the Town Board. There was some discussion. Frank Oudin made a motion, seconded by Peter Baker, to approve one of the rezones and send it onto the Town Board. The second rezone was not completed, as Bill Henry explained that he was still working with Lake Geneva on the maintenance building. A voice vote was 5 ayes, 0 nays, motion carried.

**b. Gary and Sandra Sibilsky**

**W670 N. Bloomfield Road  
Genoa City, WI 53128**

**MA 459700002**

**Rezoned and Certified Survey Map Approval**

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

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

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**MINUTES**

March 22, 2023  
6:00 p.m.

**Applicants wish to split 1 acre off their 2.8893 acre parcel in order to sell the accessory barn which they have turned into a residence that is on the 2.8893 acre parcel. However, they cannot create a sub-standard, non-conforming lot, and therefore wish to rezone the entire parcel to R-1 (Single Family Residence – Unsewered) to create two standard parcels.**

Zoning Administrator Marcanti presented eight emails she received from residents supporting the Sibilsky's rezone and certified survey map, none of which live in close proximity to the land being rezoned .

- I. Open Public Hearing: Chairman Leedle opened the Public Hearing at 6:30 .
  - II. Presentation to the Public: Attorney Richard Donner made a presentation to the Commission for the Sibilsky's and answered questions the Commissioners had.
  - III. Public's Opportunity to Testify: Chairman Leedle asked three times if there was anyone in attendance that wished to speak in favor of the rezone and certified survey map. Two people spoke in favor of the rezone and certified survey map, neither of which lived in close proximity to the property. Chairman Leedle asked 3 times if there was anyone in attendance that wished to speak against the rezone and certified survey map. Two people spoke against the rezone and certified survey map which are neighboring properties.
  - IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 6:58 p.m.
  - V. Discussion and Possible Action, and Recommendation to the Town Board: Mary McIntyre made a motion, seconded by Tom Sullivan, to open discussion. Much discussion took place. The Commissioners decided they needed time to mull this item over before approving or denying the matter. Mary McIntyre made a motion, seconded by Frank Oudin, to postpone a decision on this issue until the April Town Planning and Zoning Commission meeting. A voice vote was 5 ayes, 0 nays. Motion carried.
6. Adjournment: Tom Sullivan made a motion, seconded by Peter Baker, to adjourn the meeting at 7:33 p.m. A voice vote was 5 ayes, 0 nays. Motion carried.

Respectfully submitted:

Jill Marcanti

Zoning Administrator

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

AGENDA  
April 26, 2023  
6:00 p.m.

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

DATE: Wednesday, April 26, 2023

TIME: 6:00 p.m.

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the March 22, 2023 Town Planning and Zoning Commission Meeting.
5. Possible Action:

- a. **Gary and Sandra Sibilsky**  
**W670 N. Bloomfield Road**

Rezone and Certified Survey Map Approval

Current Zoning: A-2 (Agricultural Land Holding)

Proposed Zoning: R-1 (Single Family Residence – unsewered)

Applicants wish to split 1 acre off their 2.8893 acre parcel in order to sell the accessory barn which they have turned into a residence that is on the 2.8893 acre parcel. However, they cannot create a substandard, non-conforming lot, and therefore wish to rezone the entire parcel to R-1 (Single Family Residence – unsewered) to create two standard parcels.

- b. **Fairwyn Trading Company** (*Discussion Only*) **MB 100001**  
**W197 Hwy 50**

Fairwyn Trading Company is interested in having a Wedding/Event Barn which is only allowable in A-1 Farmland Preservation District as a Conditional Use. They would like to discuss re-zoning part of the A-4 Agricultural-Related Mfg, Warehousing, & Marketing District portion of their parcel to A-1 to meet the requirements.

- c. **Brent & Jamie Cross** **MB 2600005C & MB 2600005B**  
**W703 Twin Lakes Rd**

Zoning: A-1 (Farmland Preservation District), (R-1 (Residential unsewered), and C-4 (Wetland Resource Conservation)

Lot Line Adjustment

Applicant is purchasing a section of neighboring land to build an accessory structure (garage/shop).

6. Adjournment.

Posted: April 24, 2023

Bloomfield Town Hall

Pioneer Estates Club House

Lake Ivanhoe Club House

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**April 26, 2023**

1. Call to Order

Chair Leedle called the meeting to order at 6:03pm.

2. Roll Call

Commissioners present: Chair Jim Leedle, Bob Davies, John Johnson, Mary McIntyre, and Dan Schoonover. Also present, Candace Kinsch

3. Verification of Agenda Posting: Candace Kinsch confirmed the posting of the TP&Z Agenda.

4. Approval of Minutes: 3/22/23

Mary McIntyre made a motion; seconded by Jim Leedle to approve the meeting minutes contingent upon removing MB 700003 from consideration under 5(a).

5. Possible Action:

a. **Gary and Sandra Sibilsky; W670 N Bloomfield Rd; Tax Parcel # MA459700002**

Rezone and CSM Approval

Current Zoning: A-2 (Agricultural Land District)

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

- Jim Leedle stated he received 7 letters opposing the rezone.
- Atty Donner stated the A-2 description was incorrect on the agenda, as well as the description of what the Sibilsky’s are asking. Splitting their parcel is not to sell off immediately but as a future option. He believes this request is more consistent with the Town Zoning. He stated the following: (1) there is not a new development; (2) this would be a paper change only; (3) there isn’t a physical change; and (4) this parcel has not been farmed for decades. He stated R-1 makes the most sense by dividing 1 acre and a little over 1 acre since the property is taxed as residential property.
- Lori Adams stated there are covenants for the properties surrounding stating there shall not be businesses. She was referring to first the Wedding Barn and now the possibility of a short-term rental. She stated the lot line to be 17.5 ft.
- Atty Donner stated a business has not been suggested. This 1 acre parcel being proposed is not any different from the neighboring parcel to the north. No business is being brought before this commission. He stated the line was created before the purchase of the property, there is an existing condition and the neighbor’s parcel is only 1.1 acres. He believes it is a fair and reasonable proposal considering the problem was not the Sibilsky’s creation.
- Lori Adams reiterated what was said at a previous meeting about recouping expenses by selling.
- Atty Donner corrected her and said it would be an option at a future time.
- Dan Schoonover stated the Ordinance was already changed to accommodate the farm residence (i.e. the A-2 District was amended to permit a second farm residence under certain circumstances.)
- Bob Davies stated that in order to be rezoned and split, each property would have to have 150 ft of frontage and asked if the CSM would be a legal land division.
- Dan Schoonover stated that the proposal is inconsistent with the majority of the parcels around and the local residents are against this. He stated the Sibilsky’s initial proposal was for family use of the pole barn to be renovated to a dwelling on proposed Lot 1.

- Atty Donner stated the Sibilsky's are here to propose a rezone not a short-term rental and that is what the commission should be voting on. He noted that if the Sibilsky's wanted to use the dwelling on proposed Lot 1 for short-term rentals, they would have to obtain both County and State permits.
- John Johnson stated it seems like there have been inconsistencies in past meetings on proposals and that the current proposal is not sitting well with the neighbors which will cause other problems.
- Jim Leedle stated the proposal is to rezone one property that is surrounded by different zoning. He also noted that dwellings located on agricultural parcels were taxed as residences, even if the land was taxed on a use-value basis
- Atty Coletti said that the proposal was compliant with the lot width requirements of R-1 zoning as Lot 1 was accessed by an easement from across the property adjoining on the west.
- Atty Coletti wanted to clarify that the Town, Joe, or Jill did not do anything wrong in their dealings with the Sibilsky's and that the Town did not have to consider the Sibilsky's allegations of misconduct in deciding whether to approve the rezone.
- Atty Donner stated Joe did not, but Jill did.

Dan Schoonover made a motion, seconded by Bob Davies to deny the rezone for W670 N Bloomfield Rd (MA459700002). A voice vote was 5-0; motion carried.

Dan Schoonover made a motion, seconded by John Johnson to deny the C.S.M. for Tax Parcel # MA459700002. The motion was approved 5-0 on a voice vote.

b. **Fairwyn Trading Company; W197 Hwy 50; Tax Parcel # MB 100001** (*Discussion Only*)

Brad Pollard explained they would like to have an event barn from April to October at their property on Hwy 50 and is looking for guidance from the commission on how to proceed. Jim Leedle stated the area is conceptually a good place for an event barn and John Johnson agreed. The commission informed him he would have to rezone 20 acres to A-1, to contact the fire department with what he wants to propose and find out all the requirements from a Public Safety standpoint (i.e., a sprinkler system), and to check with the state and county for requirements.

c. **Brent & Jamie Cross; W703 Twin Lakes Rd; Tax Parcel #'s MB 260005C & MB 260005B**

John Johnson removed himself from the commission to explain the purpose of the lot line adjustment. Brent & Jamie Cross are purchasing land from Derek & Amber Gerstung to put up a garage/shop. Dan Schoonover made a motion; seconded by Bob Davies to approve the lot line adjustment between Parcels MB 2600005C & MB 2600005B.

6. Adjournment

Bob Davies made a motion; seconded by John Johnson to adjourn the meeting at 6:57pm. A voice vote was 5-0; motion carried.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda  
Wednesday, June 14, 2023  
6:00pm**

.....  
In compliance with Wis. Stats. §19.84, notice of the Town Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Verification of Agenda Posting
4. Approval of Minutes: 4/26/23 TP&Z
5. Possible Action:
  - a. **DWK & MLK Inheritor's Trust; Tax Parcel# MA475500001; N1592 White Pigeon Rd**  
Application for Rezone  
Current Zoning: A-1 (Farmland Preservation District)  
Proposed Zoning: A-5 (Agricultural-Rural Residential District)  
Applicant would like to rezone parcel to A-5 to allow for building one Single Family Dwelling Unit.  
*Note:* No commercial activity will take place on this parcel.
    - 1) Open Public Hearing
    - 2) Presentation to the Public
    - 3) Public's Opportunity to Testify
    - 4) Close Public Hearing
    - 5) Discussion, Possible Action, and Recommendation to the Town Board
6. Adjournment

Posted: June 8, 2023

Bloomfield Town Hall • Pioneer Estates • Lake Ivanhoe Clubhouse

*ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6039.*

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**June 14, 2023**

1. Call to Order

John Johnson called the meeting to order at 6:00pm.

2. Roll Call

Commissioners present: Bob Davies, John Johnson, Mary McIntyre, and Dan Schoonover. Absent: Jim Leedle Also present: Candace Kinsch

3. Verification of Agenda Posting: Candace Kinsch confirmed the posting of the TP&Z Agenda on 6/8/23

4. Approval of Minutes: 4/26/23

Mary McIntyre made a motion; seconded by Dan Schoonover to approve the meeting minutes from 4/26/23. A voice vote was 4 Ayes – 0 Nays; motion carried.

5. Possible Action:

a. **DWK & MLK Inheritor’s Trust; MA475500001; N1592 White Pigeon Rd**

Rezoning Application

Current Zoning: A-1 (Farmland Preservation District)

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

Applicant would like to rezone parcel to A-5 to allow for building one Single Family Dwelling Unit.

1) **Open Public Hearing** – John Johnson opened the Public Hearing at 6:02pm

2) **Presentation of the Rezoning to the Planning & Zoning Commission**

3) **Public’s Opportunity to Testify**

John Johnson asked the public 3 times if anyone was in favor of the rezoning. Dave Kundert stated he was in favor of the rezoning.

John Johnson asked the public 3 times if anyone was opposed to the rezoning. No one replied.

4) **Close Public Hearing** – John Johnson closed the public hearing at 6:05pm.

5) **Discussion, Possible Action, and Recommendation to the Town Board**

John Johnson made a motion; seconded by Bob Davies to approve the rezoning application for Tax Parcel MA475500001. A voice vote was 4 Ayes – 0 Nays; motion carried.

6. Adjournment

John Johnson made a motion; seconded by Bob Davies to adjourn the meeting at 6:06pm. A voice vote was 4 Ayes – 0 Nays; motion carried.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda  
Tuesday, August 15, 2023  
6:00pm**

.....  
In compliance with Wis. Stats. §19.84, notice of the Town Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Approval of Minutes: 6/14/23 TP&Z
4. New Business: *(Discussion & Possible Action)*
  - a. **Ralph Gronau; Tax Parcel #s: MIR00113, MIR00114, & MIR00115; N2456 Phyllis Wheatly Dr**  
Lot Line Adjustment Application  
Zoning: R-1 (Single Family Residence District – unsewered)  
Applicant would like to combine parcels to meet requirements for a new septic system.
  - b. **Kenneth Leedle Corporation; Tax Parcel # MB 2900005; W2059 County Rd B**  
Certified Survey Map Application  
Zoning: A-1 (Farmland Preservation District)  
Applicant wishes to separate 22.822 acres from the existing 178 acres.
  - c. **Kenneth Leedle Corporation; Tax Parcel # (New Parcel created by CSM stated in 5(d)) located at N428 Ridge Rd**  
Application for Rezone  
Current Zoning: A-1 (Farmland Preservation District)  
Proposed Zoning: C-2 (Upland Resource Conservation District)  
Applicant would like to rezone parcel to C-2 to continue the conservation of trees.
    - 1) Open Public Hearing
    - 2) Presentation to the Public
    - 3) Public’s Opportunity to Testify
    - 4) Close Public Hearing
    - 5) Discussion, Possible Action, and Recommendation to the Town Board
  - d. **Kenneth Leedle Corporation; Portion of Tax Parcel #s MB3100001B & MB3200002 located at N428 Ridge Rd**  
Certified Survey Map Application  
Current Zoning: A-1 (Farmland Preservation District) & M-3 (Mineral Extraction District)  
Applicant wishes to separate a portion of MB3100001B (157.46 acres) and a portion of MB3200002 (182.28 acres) to create a third parcel of 18.835 acres located at N428 Ridge Rd.

5. Adjournment

Posted: August 11, 2023

Bloomfield Town Hall ● Pioneer Estates ● Lake Ivanhoe Clubhouse

ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6039.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning  
Meeting Minutes  
Tuesday, August 15, 2023**

1. Call to Order

Jim Leedle called the meeting to order at 5:58pm.

2. Roll Call

Commissioners present: Chair Jim Leedle, Bob Davies, John Johnson, Mary McIntyre, and Dan Schoonover. Absent: None. Also present: Candace Kinsch

3. Approval of Minutes: 6/14/23

Dan Schoonover made a motion; seconded by Bob Davies to approve the meeting minutes from 6/14/23. A voice vote was 4 Ayes – 0 Nays – 1 Abstain (Jim Leedle); motion carried.

4. New Business (Discussion & Possible Action):

**a. Ralph Gronau**

**N2456 Phyllis Wheatly Dr** **Tax Parcel #: MIR 00113, MIR 00114, & MIR 00115**

Lot Line Adjustment Application

Zoning: R-1 Single Family Residence District – unsewered

Applicant would like to combine parcels to meet requirements for a new septic system.

Bob Davies made a motion; seconded by John Johnson to forward to the Board with the recommendation of approving the Lot Line Adjustment. A voice vote was 5 Ayes – 0 Nays; motion carried.

**b. Kenneth Leedle Corporation**

**W2059 County Rd B** **Tax Parcel # MB 2900005**

Certified Survey Map Application

Zoning: A-1 Farmland Preservation District

Applicant wishes to separate 22.822 acres from the existing 178 acres.

Dan Schoonover made a motion; seconded by Bob Davies to forward to the Board with the recommendation of approving the Certified Survey Map contingent upon receiving updated CSM. A voice vote was 4 Ayes – 0 Nays – 1 Abstain (Jim Leedle); motion carried.

**c. Kenneth Leedle Corporation**

**N428 Ridge Rd** **Tax Parcel #: (New Parcel created by CSM stated in 5(d))**

Rezone Application

Current Zoning: A-1 Farmland Preservation District & M-3 Mineral Extraction District

Proposed Zoning: C-2 Upland Resource Conservation District & M-3 Mineral Extraction District

Applicant would like to rezone the A-1 portion of the parcel to C-2 to continue the conservation of trees.

1) Open Public Hearing: John Johnson opened the Public Hearing at 6:06pm

2) Presentation to the Public: Jim Leedle presented the reasons for the rezone to the public. Firstly, for estate planning, secondly to maintain the conservation of Oaks Savannah trees.

3) Public's Opportunity to Testify:

John Johnson asked the public 3 times if anyone was in favor of the rezone. Jim stated he was in favor of the rezone.

John Johnson asked the public 3 times if anyone was opposed to the rezone. No one replied.

4) Close Public Hearing: John Johnson closed the public hearing at 6:10pm.

5) Discussion, Possible Action, and Recommendation to the Town Board: John Johnson made a motion; seconded by Bob Davies to forward to the Board with the recommendation of approving the Rezone for the newly created parcel stated in 5(d). A voice vote was 4 Ayes – 0 Nays – 1 Abstain (Jim Leedle); motion carried.

d. **Kenneth Leedle Corporation**

**N428 Ridge Rd**

**Portion of Tax Parcel #s: MB3100001B & MB3200002**

Certified Survey Map Application

Current Zoning: A-1 Farmland Preservation District & M-3 Mineral Extraction District

Proposed Zoning: C-2 Upland Resource Conservation District & M-3 Mineral Extraction District

Applicant wishes to separate a portion of MB3100001B (157.46 acres) and a portion of MB3200002 (182.28 acres) to create a third parcel of 18.835 acres located at N428 Ridge Rd.

Dan Schoonover made a motion; seconded by Mary McIntyre to forward to the Board with the recommendation of approving the Certified Survey Map contingent upon receiving updated CSM. A voice vote was 4 Ayes – 0 Nays – 1 Abstain (Jim Leedle); motion carried.

5. Adjournment

Jim Leedle made a motion; seconded by Bob Davies to adjourn the meeting at 6:16pm. A voice vote was 5 Ayes – 0 Nays; motion carried.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**REVISED Planning and Zoning**

**Commission Agenda**

**September 13, 2023**

**6:00pm**

.....  
In compliance with Wis. Stats. §19.84, notice of the Town Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Approval of Minutes: 8/15/23 TP&Z; 8/15/23 Jt. Town & TP&Z
4. New Business: *(Discussion & Possible Action)*
  - a. **Tom Sullivan; Tax Parcel #: MB46900003; N2132 County Rd H**  
Application for Rezone  
Current Zoning: A-2 (Agricultural Land District)  
Proposed Zoning: A-5 (Agricultural-Rural Residential District)  
Applicant would like to rezone to A-5 to construct an accessory structure.
    - 1) Open Public Hearing
    - 2) Presentation to the Public
    - 3) Public's Opportunity to Testify
    - 4) Close Public Hearing
    - 5) Discussion, Possible Action, and Recommendation to the Town Board.
5. Adjournment

Posted: September 7, 2023

Bloomfield Town Hall ● Pioneer Estates ● Lake Ivanhoe Clubhouse

ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6039.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**Wednesday, September 13, 2023**

1. Call to Order

Jim Leedle called the meeting to order at 6:03pm.

2. Roll Call

Commissioners present: Chair Jim Leedle, , John Johnson, and Mary McIntyre. Absent: Bob Davies and Dan Schoonover. Also present: Candace Kinsch

3. Approval of Minutes: 8/15/23

John Johnson made a motion; seconded by Mary McIntyre to approve the meeting minutes from 8/15/23. A voice vote was 3 Ayes – 0 Nays; motion carried.

4. New Business (Discussion & Possible Action):

**a. Tom Sullivan**

**N2132 County Rd H**

**Tax Parcel #: MB46900003**

Rezone Application

Current Zoning: Non-Conforming A-2 (Agricultural Land District)

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

Applicant would like to rezone parcel to A-5 to allow for the building of an accessory structure. This will bring the parcel to a conforming zoning and allowing smaller setbacks needed.

1) Open Public Hearing: Jim Leedle opened the Public Hearing at 6:05pm

2) Presentation to the Public: No one was present.

3) Public’s Opportunity to Testify:

Jim Leedle asked the public 3 times if anyone was in favor of the rezone.

Jim Leedle asked the public 3 times if anyone was opposed to the rezone.

4) Close Public Hearing: Jim Leedle closed the public hearing at 6:06pm.

5) Discussion, Possible Action, and Recommendation to the Town Board: Mary McIntyre made a motion; seconded by John Johnson to approve the zoning change on location N2132 County Rd H (MB46900003) and forward to the Board with the recommendation. A voice vote was 3 Ayes – 0; motion carried.

5. Adjournment

John Johnson made a motion; seconded by Mary McIntyre to adjourn the meeting at 6:10pm. A voice vote was 3 Ayes – 0 Nays; motion carried.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**September 25, 2023**

**5:15pm**

.....  
In compliance with Wis. Stats. §19.84, notice of the Town Planning & Zoning Commission is hereby given:

1. Call to Order
  2. Roll Call
  3. Approval of Minutes: 9/13/23 TP&Z
  4. New Business: *(Discussion & Possible Action)*
    - a. **Mary McIntyre; Tax Parcel #'s: MIR 00392 & MIR 00393**  
Lot Line Adjustment Application  
Zoning: R-1 (Single Family Residence District - unsewered)  
Applicant would like to combine parcels to meet requirements for a new septic system.
  5. Adjournment
- Posted: September 21, 2023

Bloomfield Town Hall ● Pioneer Estates ● Lake Ivanhoe Clubhouse

ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6039.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 704  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**September 25, 2023**

1. Call to Order

Jim Leedle called the meeting to order at 5:15pm.

2. Roll Call

Commissioners present: Chair Jim Leedle, Bob Davies, John Johnson, Mary McIntyre, and Dan Schoonover. Absent: None. Also present: Candace Kinsch

3. Approval of Minutes: 9/13/23

John Johnson made a motion; seconded by Mary McIntyre to approve the meeting minutes from 9/13/23. A voice vote was 3 Ayes – 0 Nays – 2 Abstain (Davies and Schoonover); motion carried.

4. New Business (Discussion & Possible Action):

**a. Mary McIntyre**

**N2424 Howard Dr**

**Tax Parcel #s: MIR 00392 & MIR 00393**

Lot Line Adjustment Application

Zoning: R-1 Single Family Residence District – unsewered

Applicant would like to combine parcels to meet requirements for a new septic system.

Bob Davies made a motion; seconded by John Johnson to forward to the Board with the recommendation of approving the Lot Line Adjustment. A voice vote was 4 Ayes – 0 Nays – 1 Abstain (McIntyre); motion carried.

5. Adjournment

Bob Davies made a motion; seconded by John Johnson to adjourn the meeting at 5:19pm. A voice vote was 5 Ayes – 0 Nays; motion carried.

**TOWN OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**Wednesday, October 11, 2023**

**6:00pm**

NO MEETING

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**TOWN OF BLOOMFIELD**

N1100 Town Hall Road

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Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**Wednesday, November 8, 2023**

**6:00pm**

NO MEETING

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**TOWN OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**Wednesday, December 13, 2023**

**6:00pm**

NO MEETING

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