

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA**

January 17, 2023

6:00 P.M.

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of minutes from the November 15, 2022 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

**a. Zachery Kentner**

**Tax Parcel No. &PL 01863**

**W1166 Celandine Drive**

**Genoa City, WI 53128**

**Certified Survey Map Approval**

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

**Mr. Kentner wishes to split his lot into two parcels to build a new single family residence for his family, as his residence is aged and the foundation is beginning to degrade. He plans on renting out the old homestead while he still can.**

**I. Open Public Hearing.**

**II. Presentation of the Certified Survey Map.**

**III. Public's Opportunity to Testify.**

**IV. Close Public Hearing.**

**V. Discussion, Possible Action, and Recommendation to the Village Board.**

6. Adjournment.

Posted: January 12, 2023

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 17, 2023  
6:00 p.m.

1. Co-Chair, Becky Gallagher, called the meeting to order at 6:02 p.m.
2. Roll Call: Present: Becky Gallagher Absent: Steve Cole  
Rodney Austin Lisa McClure  
Jeff Alheit
3. Verification of Agenda Posting: It was verified that the agenda was posted On January 12, 2023 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
4. Approval of minutes from the November 15, 2022 Village Planning and Zoning Commission Meeting. A motion was made by Jeff Alheit, seconded Rodney Austin, to approve the minutes of the November 15, 2022 Village Planning and Zoning meeting as submitted. A voice vote was 2 ayes, 0 nays, with Becky Gallagher abstaining, as she was not in attendance at the meeting. Motion carried.
5. Discussion and Possible Action:
  - a. **Zachery Kentner**  
**W1166 Celadine Drive Tax Parcel No.: &PL 01863**  
**Genoa City, WI 53128**  
**Certified Survey Map Approval**  
**Current Zoning: R-2 (Single Family Residence)**  
**Mr. Kentner wishes to split his lot into two parcels to build a new new single family residence for his family, as his residence is aged and the foundation is beginning to fall apart. He plans on renting out the old homestead while he still can.**
    1. **Open Public Hearing: The Public Hearing was called to order at 6:04 p.m.**
    2. **Presentation of the Certified Survey Map. Mr. Kentner only submitted a Plat of Survey, and was told by the Commission he needs to bring in a Certified Survey Map in order to split the property into two parcels.**
    3. **Public’s Opportunity to Testify. No one other than the owners of the property spoke either in favor or against the parcel split.**
    4. **Close Public Hearing. The Public Hearing was closed at 6:05 p.m.**
    5. **Discussion, Possible Action, and Recommendation to the Village Board. A motion was made by Jeff Alheit, seconded by Rodney Austin, to approve the two conforming separate lot split, once the Village receives a Certified Survey Map to replace the Plat of Survey that was turned in. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.**
    6. **Adjournment: Rodney Austin made a motion, seconded by Jeff Alheit to adjourn the meeting at 6:10 p.m. A voice vote was unanimous, 3 ayes, 0 nays. Motion carried.**

Respectfully submitted,  
Jill Maarcanti  
Zoning Administrator

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**February 21, 2023**

**6:00pm**

NO MEETING

*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.*

**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**AGENDA**

March 21, 2023  
6:00 p.m.

- .....
1. Call to Order.
  2. Roll Call.
  3. Verification of Agenda Posting
  4. Approval of minutes from the January 17, 2023 Village Planning and Zoning Commission Meeting.
  5. Discussion and Possible Action:
    - a. **William Delaney**  
**W795 Florence Road** Tax Parcel &B 1400002G  
**Genoa City, WI 53128**  
**Zoning: A-2 (Agricultural Land District)**  
**Applicant is simply looking for Village approval to build a residence on his 7 acre parcel, which would be considered sub-standard, non-conforming as A-2 property is supposed to be lots of 20 acres or larger.**
    - b. **Edward Rim and TND Real Estate Group, LLC**  
**N1870 Clover Road** Tax Parcel Nos. &B 1000007A & &A 290400001  
**Lake Geneva, WI 53147**  
**Zoning: R-3 (Two Family Residence) and A-1 (Farmland Preservation District)**  
**Lot Line Adjustment**  
**Applicant is purchasing a section of neighboring land in order to correct setbacks to buildings that they want to put on their property.**
    - c. **David Butler**  
**N1132 Walnut Rd.** Tax Parcel &PL 00093  
**Pell Lake, WI 53157**  
**Current Zoning: R-2 (Single Family Residential)**  
**Proposed Zoning: R-4 (Multiple Family Residential)**  
**Rezone**  
**Mr. Butler purchased this property after the house on it burnt down, and purchased other property adjacent with the intent of building a 4 unit apartment building and a parking lot.**
      - A. Open Public Hearing.
      - B. Presentation of the Rezone to the Plan Commission.
      - C. Public's Opportunity to Testify.
      - D. Close Public Hearing.
      - E. Discussion, Possible Action, and Recommendation to the Village Board.
  6. Adjournment.

Respectfully submitted.  
Jill Marcanti  
Zoning Administrator

**VILLAGE OF BLOOMFIELD**

**PLANNING AND ZONING COMMISSION AGENDA**

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

April 18, 2023  
6:00 p.m.

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

- 1. Call to Order.
- 2. Roll Call.
- 3. Verification of Agenda Posting
- 4. Approval of minutes from the January 17, 2023 Village Planning and Zoning Commission Meeting.
- 5. Discussion and Possible Action:

**a. William Delaney**

**W795 Florence Road**

**Tax Parcel &B 1400002G**

Rezone and Certified Survey Map Approval

Current Zoning: A-2 (Agricultural Land District)

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

Applicant is wanting to split off a portion of his 7-acre parcel with a pole barn and garage on it to build his dream home on the second parcel.

- I. Open Public Hearing.
- II. Presentation of the Rezone and CSM to the Plan Commission.
- III. Public’s Opportunity to Testify.
- IV. Close Public Hearing.
- V. Discussion, Possible Action, and Recommendation to the Village Board.

**b. Edward Rim and TND Real Estate Group, LLC**

**N1870 Clover Road**

**Tax Parcel Nos. &B 1000007A & &A 290400001**

Zoning: R-3 (Two Family Residence) and A-1 (Farmland Preservation District)

Lot Line Adjustment

Applicant is purchasing a section of neighboring land in order to correct setbacks to buildings that they want to put on their property.

**c. David Butler**

**N1132 Walnut Rd.**

**Tax Parcel &PL 00093**

Current Zoning: R-2 (Single Family Residential)

Proposed Zoning: R-3 (Multiple Family Residential)

Rezone

Mr. Butler purchased this property after the house burned down with the intent of building a duplex.

- A. Open Public Hearing.
- B. Presentation of the Rezone to the Plan Commission.
- C. Public’s Opportunity to Testify.
- D. Close Public Hearing.
- E. Discussion, Possible Action, and Recommendation to the Village Board.

- 6. Next Planning & Zoning meeting - TBD
- 7. Adjournment.

Posted: April 14, 2023

**VILLAGE OF BLOOMFIELD**

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

**Planning and Zoning**

**Meeting Minutes**

**April 18, 2023**

1. Call to Order

Chair Gallagher called the meeting to order at 6:13pm

2. Roll Call

Upon roll call the following commissioners were present: Becky Gallagher, Jeff Alheit, and Lisa McClure

3. Verification of Agenda Posting: Clerk Kinsch confirmed the agendas were posted.

4. Approval of minutes from the January 17, 2023 Village Planning and Zoning Commission Meeting

Lisa McClure made a motion; seconded by Jeff Alheit to dispense with the reading and approve the minutes as written. A voice vote was 2 Ayes – 0 Nays – 1 Abstain, with Lisa abstaining; motion carried.

5. Discussion and Possible Action:

**a. William Delaney**

**W795 Florence Road**

**Tax Parcel: &B 1400002G**

Rezone and Certified Survey Map Approval

Current Zoning: A-2 (Agricultural Land District)

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

Applicant is wanting to split off a portion of his 7-acre parcel with a pole barn and garage on it to build his dream home on the second parcel.

I. **Open Public Hearing** – Chair Gallagher opened the Public Hearing at 6:19pm

II. **Presentation of the Rezone and CSM to the Plan Commission**

Billy Delaney got up and explained he wanted to build his dream home and will need a separate parcel for a second gas and electric meter. His bank also recommended the parcel separation for future selling advantage. There are two driveways that exist, one will be extended to the new house but the CSM will have access easements, as well as, utility easements. He also explained the difficulties he has had with the process. He did not know he needed a CSM until last week.

III. **Public’s Opportunity to Testify** - Chair Gallagher asked 3 times if anyone was in favor of the rezone. Billy, his wife, and Dave Butler were all for the rezone. Chair Gallagher asked the audience 3 times if anyone was opposed to the rezone; no one was opposed.

IV. **Close Public Hearing** – Chair Gallagher closed the public hearing at 6:20pm.

V. **Discussion, Possible Action, and Recommendation to the Village Board**

- 1) Jeff Alheit made a motion; seconded by Lisa McClure to recommend the approval of the rezone to the Village Board.
- 2) Jeff Alheit made a motion; seconded by Lisa McClure to recommend the approval of the CSM to the Village Board contingent upon the recording of both driveway access easements and utility easements. An omnibus voice vote was 3 Ayes – 0 Nays: motions carried.

**b. Edward Rim and TND Real Estate Group, LLC**

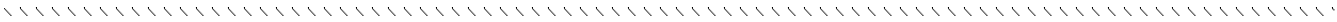
**N1870 Clover Road**

**Tax Parcels: &B 1000007A & &A 290400001**

Zoning: R-3 (Two Family Residence) and A-1 (Farmland Preservation District)

Lot Line Adjustment

Applicant is purchasing a section of neighboring land in order to correct setbacks to buildings that they want to put on their property.



No one was in attendance for the lot line adjustment. Chair Gallagher asked if a lot line adjustment could be two Zoning Districts. Clerk Kinsch responded with yes, they do not need to be one zoning district. Jeff Alheit confirmed the same. He explained how his property also has multiple zoning. Jeff Alheit made a motion; seconded by Lisa McClure to approve the lot line adjustment as presented. A voice vote was 3 Ayes – 0 Nays; motion carried.

**c. David Butler**

**N1132 Walnut Rd**

**Tax Parcel: &PL 00093**

Current Zoning: R-2 (Single Family Residential)

Proposed Zoning: R-3 (Multiple Family Residential)

Rezone

Dave Butler purchased this property after the house burned down with the intent of building a duplex.

I. **Open Public Hearing** – Chair Gallagher opened the public hearing at 6:38pm.

II. **Presentation of the Rezone and CSM to the Plan Commission**

Dave explained the duplex he plans on building if the rezone gets approved will be a total of 2400 square feet total with garage space. The current house and garage are a few feet larger in width than the proposed duplex width. The back portion of the property will just be a back yard.

III. **Public’s Opportunity to Testify** – Chair Gallagher asked 3 times if anyone was in favor of the proposed rezone. Chair Gallagher asked 3 times if anyone was opposed of the proposed rezone. Jacqueline Pofahl stated the whatever is built, she hopes will fit within the neighborhood and that we do not lose any trees. Dave stated he does not plan on cutting any trees, but he does not know what type of root system he will run into.

IV. **Close Public Hearing** – Chair Gallagher closed the public hearing at 6:41pm.

V. **Discussion, Possible Action, and Recommendation to the Village Board**

Jeff Alheit made a motion; seconded by Lisa McClure to recommend the application as proposed to the Village Board. A voice vote was 3 Ayes – 0 Nays; motion carried.

**d. Next Planning & Zoning meeting will be May 22<sup>nd</sup> at 6:00pm or immediately following the Committee of the Whole meeting.**

**e. Adjournment:** Jeff Alheit made a motion; seconded by Lisa McClure to adjourn the meeting at 6:45pm. A voice vote was 3 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda  
Monday, May 22, 2023  
6:30pm**

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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: 4/18/23 VP&Z
5. Possible Action:
  - a. **Rick A Schaeffer; &PL 00161; N1191 Pine Rd**  
Application for Certified Survey Map (CSM)  
Zoning District: R-2 Single-Family Residence District (Sewered)  
Applicant is splitting the parcel for possible sale of vacant parcel.
6. Adjournment

Posted: May 18, 2023

Bloomfield Town Hall ● Monroe's Service ● Pell Lake Post Office

*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.*

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Meeting Minutes  
Monday, May 22, 2023**

1. Call to Order

Chair Gallagher called the meeting to order at 6:37pm

2. Roll Call

Upon roll call the following commissioners were present: Becky Gallagher, Jeff Alheit, Dan Aronson, Dave Butler, and Lloyd Cole.

3. Verification of Agenda Posting

Clerk Kinsch confirmed agendas were posted.

4. Approval of Minutes: NONE

5. Possible Action:

a. **Rick A Schaeffer; &PL 00161; N1191 Pine Rd**

Application for Certified Survey Map (CSM)

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

Applicant is splitting the parcel for possible sale of vacant parcel.

Discussion ensued.

Jeff Alheit made a motion; seconded by Lloyd Cole to forward to the board with the recommendation of approving the CSM. A voice vote was 5 Ayes – 0 Nays; motion carried.

6. Adjournment

Becky Gallagher made a motion; seconded by Jeff Alheit to adjourn the meeting at 6:39pm. A voice vote was 5 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda  
Wednesday, June 21, 2023  
6:00pm**

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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: 4/18/23 and 5/22/23
5. New Business: *(Discussion & Possible Action)*
  - a. **MTM Builders**  
Application for Certified Survey Map (CSM)  
Zoning District: R-2 Single-Family Residence District (Sewered)  
Applicant is splitting the parcel
  - b. **Planning & Zoning Applications & Fees**
  - c. **Aire Estates Zoning District**
  - d. **Pell Lake Zoning District**
6. Adjournment

Posted: June 15, 2023

Bloomfield Town Hall ● Monroe's Service ● Pell Lake Post Office

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**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Meeting Minutes  
Wednesday, June 21, 2023**

1. Call to Order

Dan Aronson called the meeting to order at 6:06pm

2. Roll Call

Upon roll call the following commissioners were present: Dan Aronson, Dave Butler, and Lloyd Cole.  
Absent: Becky Gallagher and Jeff Alheit

3. Verification of Agenda Posting

Clerk Kinsch confirmed agendas were posted.

4. Approval of Minutes: 4/18/23 & 5/22/23

Lloyd Cole made a motion; seconded by Dave Butler to approve the 4/18/23 & 5/22/23 minutes by omnibus vote. A voice vote was 3 Ayes – 0 Nays; motion carried.

5. New Business (Discussion & Possible):

a. **MTM Builders**

Application for Certified Survey Map (CSM)

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

Applicant is splitting the parcel.

Discussion ensued.

Lloyd Cole made a motion; seconded by Dave Butler to forward to the board with the recommendation of approving the CSM. A voice vote was 3 Ayes – 0 Nays; motion carried.

b. **Planning & Zoning Applications & Fees** – Discussion only. Clerk Kinsch is going to do more research on fees for a future meeting.

c. **Aire Estates Zoning District** – Discussion only. Aire Estates doesn't meet unique zoning requirements at this time.

d. **Pell Lake Zoning District** – Discussion only. Attorney Schuk presented handouts to discuss Form-Based code.

6. Adjournment

Lloyd Cole made a motion; seconded by Dave Butler to adjourn the meeting at 6:53pm. A voice vote was 3 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**July 18, 2023**

**6:00pm**

NO MEETING

*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.*

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**August 15, 2023**

**6:30pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 6/21/23 VP&Z
4. Old Business: *(Discussion & Possible Action)*(NONE)
5. New Business: *(Discussion & Possible Action)*

**a. John & Lenice Mikeska**

**N1571 Center Dr**

**Tax Parcels # &B1400001J & &B1400001Q**

Application for Rezone

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

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

Applicant would like to rezone parcels to A-5 to make legal conforming parcels to build a home on &B1400001Q Vacant Center Dr

- 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 Village Board

**b. John & Lenice Mikeska; Tax Parcel # &B1400001J & &B1400001Q; N1571 Center Dr**

Certified Survey Map Application

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

Applicant would like to make Tax Parcel # &B1400001J (Lot 2) larger and &B1400001Q (Lot 1) smaller.

**c. Zoning Code**

- 1) Add Fence Regulations to Zoning Code and remove from Building Code
- 2) Add Driveway Regulations to Zoning Code and remove from Building Code

**6. Adjournment**

Posted: August 10, 2023

Bloomfield Town Hall ● Monroe’s Service ● Pell Lake Post Office

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**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

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

1. Call to Order

Becky Gallagher called the meeting to order at 6:32pm

2. Roll Call

Upon roll call the following commissioners were present: Chair Becky Gallagher, Jeff Alheit, Alternate Doug Anderson, Dan Aronson, and Dave Butler. Absent: Lloyd Cole. Also present: Candace Kinsch.

3. Approval of Minutes: 6/21/23

Dan Aronson made a motion; seconded by Jeff Alheit to approve the 6/21/23 minutes as written. A voice vote was 5 Ayes – 0 Nays; motion carried.

4. Possible Action:

a. **John & Lenice Mikeska**

**N1571 Center Dr**

**Tax Parcel #s: &B1400001J and &B1400001Q**

Application for Rezone

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

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

Applicant would like to rezone parcels to A-5 to make legal conforming parcels to build a home on &B1400001Q Vacant Center Dr

- 1) Open Public Hearing: Chair Gallagher opened the Public Hearing at 6:33pm
- 2) Presentation to the Public: The Rezone Application was presented to the public.
- 3) Public’s Opportunity to Testify: Chair Gallagher asked if anyone was in opposition to the rezone three (3) times. Katrina Lasch, N1643 Center Dr is opposed to the rezone due to a corrective deed restriction stating lots should not be further subdivided. Chair Gallagher asked if anyone was in favor of the rezone. Blaine Voss, N1588 Center Dr is in favor of the rezone. He has known the Mikeska family for years and is in favor of their son building a house on the vacant lot. Lenice Mikeska stated they have two lots but moving the lot line to create a vacant lot with the lot line adjustment. Katrina was unaware there were two lots.
- 4) Close Public Hearing: Chair Gallagher closed the Public Hearing at 6:38pm.
- 5) Discussion, possible action, and recommendation to the Village Board. Chair Gallagher stated keeping the aesthetics of the subdivision is important but does not think the rezone will change it drastically. Jeff Alheit stated that covenants are only in effect for 25 years, but Chair Gallagher wants Attorney Schuk to look over the deed restrictions.

Jeff Alheit made a motion; seconded by Dave Butler to forward to the Board with the recommendation of approving the rezone. A roll call vote was 5 Ayes – 0 Nays; motion carried.

b. **John & Lenice Mikeska**

**N1571 Center Dr**

**Tax Parcel #s: &B1400001J and &B1400001Q**

Certified Survey Map Application

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

Applicant would like to move the lot line to make Tax Parcel # &B1400001J (Lot 2) and &B1400001Q (Lot 1) smaller to create a vacant lot to build a home.

Dan Aronson made a motion; seconded by Jeff Alheit to forward to the Board with the recommendation of approving the CSM. A voice vote was 5 Ayes – 0 Nays; motion carried.

c. **Zoning Code**

- 1) Add Fence Regulations to Zoning Code and remove from Building Code.
- 2) Add Driveway Regulations to Zoning Code and remove from Building Code.

Clerk Kinsch is explained that the Building Code needed to be updated for the State and that since it needs to be updated the Fence and Driveway Regulations might as well correct the Zoning Code at the same time. She will also look into minor updates of the Zoning Code to be done at the same time to save on publication costs.

5. Adjournment

Dave Butler made a motion; seconded by Jeff Alheit to adjourn the meeting at 6:49pm. A voice vote was 5 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda  
September 19, 2023  
6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 8/15/23 VP&Z
4. Old Business: *(Discussion & Possible Action)*(NONE)
5. New Business: *(Discussion & Possible Action)*
  - a. Fence Ordinance
  - b. Driveway Ordinance
  - c. Consider Miscellaneous Zoning Changes
6. Adjournment

Posted: September 15, 2023

Bloomfield Town Hall ● Monroe's Service ● Pell Lake Post Office

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**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**September 19, 2023**

1. Call to Order

Becky Gallagher called the meeting to order at 6:01pm.

2. Roll Call

Upon roll call the following commissioners were present: Chair Becky Gallagher, Jeff Alheit, Dan Aronson, and Dave Butler. Absent: Lloyd Cole. Also present: Candace Kinsch.

3. Approval of Minutes: 8/15/23

Dan Aronson made a motion; seconded by Dave Butler to approve the 8/15/23 minutes as written. A voice vote was 4 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action) (NONE)

5. New Business: (Discussion & Possible Action)

a. Fence Ordinance – discussion only, no action taken. The discussion was about the visibility triangle and the placement of fences.

b. Driveway Ordinance – discussion only, no action taken. The discussion was about the driveway regulations and the placement of second driveways.

c. Consider Miscellaneous Zoning Changes – Clerk Kinsch explained that the following sections will need detailed clarification or minor changes in the future:

- 1) Use Regulations
- 2) Pet and Animal Regulations
- 3) Swimming Pools
- 4) Removing R-2A from code
- 5) Shoreland Regulations
- 6) Conditional Uses
- 7) Telecommunications
- 8) Miscellaneous typos

6. Adjournment

Dan Aronson made a motion; seconded by Jeff Alheit to adjourn the meeting at 7:19pm. A voice vote was 4 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**October 17, 2023**

**6:00pm**

NO MEETING

*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.*

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning  
Commission Agenda REVISED  
November 21, 2023  
6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 9/19/23 VP&Z
4. Old Business: *(Discussion & Possible Action)*
  - a. Fence Ordinance
  - b. Driveway Ordinance
  - c. Consider Miscellaneous Zoning Changes
5. New Business: *(Discussion & Possible Action)*
  - a. **Steven & Christine Squires**  
**N1453 Clover Rd**  
Certified Survey Map Application  
Zoning R-2  
Applicant would like to split their property into 2 lots.
  - b. Zoning Applications
  - c. Zoning Fees
6. Adjournment

**Tax Parcel #(s): &B 1600008**

Posted: November 20, 2023

Bloomfield Town Hall ● Monroe's Service ● Pell Lake Post Office

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.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning and Zoning**

**Meeting Minutes**

**November 21, 2023**

1. Call to Order

Dan Aronson called the meeting to order at 6:04pm.

2. Roll Call

Upon roll call the following commissioners were present: Co-Chair Dan Aronson, Jeff Alheit, Doug Anderson, Dave Butler, and Lloyd Cole. Absent: Becky Gallagher. Also present: Candace Kinsch.

3. Approval of Minutes: 9/19/23 VP&Z

Jeff Alheit made a motion; seconded by Dave Butler to approve the 9/19/23 minutes as written. A voice vote was 5 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action)

- a. Fence Ordinance
- b. Driveway Ordinance
- c. Consider Miscellaneous Changes

5. New Business: (Discussion & Possible Action)

a. **Steven & Christine Squires**

**N1453 Clover Rd**

Certified Survey Map

Zoning R-2

Applicant would like to split their property into 2 lots.

Jeff Alheit made a motion; seconded by Dave Butler to recommend approval of the CSM to the Village Board. A voice vote was 5 Ayes – 0 Nays; motion carried.

b. Zoning Applications – P&Z commissioners looked over application.

c. Zoning Fees – no action taken. Administrator Cole and Clerk Kinsch will be going over all the Village’s fees for 2024 before presenting to the board.

6. Adjournment

Dan Aronson made a motion; seconded by Jeff Alheit to adjourn the meeting at 6:17pm. A voice vote was 5 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
PO Box 609  
Pell Lake, WI 53157

**Planning & Zoning Commission**

**Public Hearing Agenda**

**December 4, 2023**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Public Hearing
  - a. Revocation of Conditional use Permit for Tax Parcels: &A451400001 and &A114500001
    - 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 Village Board
4. Adjournment

Posted: November 30, 2023

Bloomfield Town Hall • Monroe's Service • Pell Lake Post Office

CANCELLED

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**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

**Planning and Zoning**

**Commission Agenda**

**December 20, 2023**

**6:00pm**

NO MEETING

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