

**VILLAGE OF BLOOMFIELD**

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

**Planning & Zoning Commission**

**Public Hearing Agenda**

**January 4, 2024**

**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: December 29, 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  
Public Hearing Minutes  
January 4, 2024**

1. Call to Order

Chair Becky Gallagher called the meeting to order at 6:00pm.

2. Roll Call

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

3. Public Hearing:

a. Revocation of Conditional Use Permit for Tax Parcels &A451400001 and &A114500001

1) Open Public Hearing – Chair Gallagher opened the Public Hearing at 6pm.

2) Presentation to the Public

Zoning Administrator Kinsch stated a Notice of Dismissal of Conditional Use was sent on 9/18/23 Pursuant to the Village of Bloomfield Zoning Code 27-89(1)(d) All conditional use permits issued by the Village must be actively exercised on a yearly basis. Section 27-162(10) clarifies that means there must be construction on the site within 365 days from the issuance of a permit, but you have to be operational within 730 days. The permittee did not meet the requirements of the ordinance. An appeal letter was received in the Clerk's Office on 10/16/2023 from Lakehouse Lights Resort, LLC. The following requirements were not met:

- Occupancy has not been obtained for any building permit issued.
- Exercised activity on a yearly basis. It is the owner's obligation to verify activity.

3) Public's Opportunity to Testify

*Chair Gallagher asked if anyone was in opposition to the revocation of the Conditional Use Permit for Lakewood Camp.*

Attorney Egert, representing Lighthouse Lakes Resort, LLC spoke in opposition to revoking said Conditional Use Permit. Revocation is not typical in Walworth County; the CUP was granted on 9/30/2019. There was a rezone and a big project that was approved. The development was impacted by COVID but was not stopped. \$10,000,000 in properties were acquired, \$3,000,000 has been spent for the project including DNR Permits, plans, etc. In August, Attorney Egert was talking to Attorney Schuk about permits and in September, the Letter of Dismissal came. Attorney Egert stated the timeliness of the hearing is in question. Section 27-89 stated 60 days within notice of dismissal. Attorney Egert stated the ordinance is vague and the public hearing should have occurred within 30 days. He stated there has been a lot of effort put into this development, there had been changes of entities and investors.

Michael Lucero, General Manager for Lakewood Farms, N1237 Rosewood Dr, who lives in Bloomfield and worked in the hospitality industry for many years, spoke in opposition to the revocation of the Conditional Use Permit. He joined this development in July of 2023 because it was a great opportunity in his backyard. It is a great project for the area and a luxury resort in Bloomfield. He stated the economic impact should be assessed at \$20,000,000 during Phase 1 and an additional \$13,000,000 the following year. This project will employ people in the area. He

also stated he has worked with Lake Geneva in the past and that a room tax could bring \$250,000 in revenue to the Village. Michael said he would have never come to this project, but Benchmark Hospitality Management is recognized across the U.S., and they have expectations and standards.

Attorney Schuk explained the timeliness of a Public Hearing is not defined in the Ordinance. The applicant has 60 days to respond to the Letter of Dismissal or it becomes automatically revoked. The first Public Hearing was timely but signs were not put out so the hearing was cancelled and rescheduled to meet all requirements of a Public Hearing.

*Chair Gallagher asked again if anyone was in opposition to the revocation of the Conditional Use Permit.*

Myra Gallagher, W1069 Hawthorne, spoke in opposition to the revocation of the Conditional Use Permit. Myra has lived in Bloomfield a long time and does not want to pass on the opportunity of Bloomfield having a beautiful resort.

*Chair Gallagher asked for a third and fourth time if anyone was in opposition to the revocation of the Conditional Use Permit.*

*Chair Gallagher asked if anyone was in favor of the revocation of the Conditional Use Permit.*

Tom Hove, W1925 Briar Ridge St, who is President of Wilderland HOA and representing the subdivision. He stated the first time this property came in front of the Commission it was not done with complete transparency and that the second time will be done with full transparency and made right. He stated Wilderland was created as a tranquil neighborhood and development is not what we signed up for even though it is creeping up. The land was not zoned for commercial at first and N Bloomfield Rd is not meant for commercial traffic. Tom asked who is going to be responsible for the upkeep of Bloomfield Rd if the appeal is approved?

Ross Giese, W1682 N Bloomfield Rd, questioned if there had been an ownership change but was told this hearing was not the place.

*Chair Gallagher asked two more times if anyone was in favor of the revocation of the Conditional Use Permit.*

4) Close Public Hearing – Chair Gallagher closed the Public Hearing at 6:30pm

5) Discussion, possible action, and recommendation to the Village Board

Chair Gallagher asked for information from Joe Mesler, Building Inspector and Greg Governatori, Village Engineer:

Joe Mesler stated that the Village did not have a Bond or Letter of Irrevocable Credit nor did they have a Developer's Agreement. He stated that just because there are approved State plans does not mean construction can begin. We are not a delegated municipality so Joe requires commercial development to go through the State with their plans.

Greg Governatori stated he drove out to the sight last month and the road to the glamping sites still have not been improved to the specifications required by the Village Engineer.

Chair Becky Gallagher questioned why it is continually hanging since it is 2 years past the norm. The legitimate concern is not about the development or the tax and economic impact but about the timeliness. She asked Attorney Egert and GM Lucero to give the commission a compelling reason to make an exception and not revoke the Conditional Use Permit. She understands the COVID delay but there is no other reason to justify the delay. The chair stated we have no choice but to

revoke, a room tax is a great perk but most of the revenue goes to marketing. The Ordinance clearly sets the timelines, we cannot consider matters that are not relevant to the revocation.

Commissioner Butler stated he is a real estate investor, and it is the builder's responsibility to make sure they know the rules, he does not look for correspondence to tell him how to do his job, the responsibility does not fall outside the owner. He stated he lives in Aire Estates right across Hwy 12 and would love to see the development go forward.

Attorney Egert stated Dan McLean had continual dialogue and felt like he was communicating well passed 730 days.

Administrator Kinsch provided the following timeline of activity:

From 10/20/2020 to 5/6/2022 there was a lapse of communication.

5/6/2022 IG Consulting sent an email removing cabins near the North cul-de-sac for parking.

5/16/2022 IG Consulting was working on a revised parking plan to meet setback requirements.

5/20/2022 Variance application was received by Dan McLean (incomplete)

6/15/2022 Storm Water Report received based on 2014 Condo Plat

7/18/2022 email from Johnson Design Inc with updates site plans (updated site drawings provided by IG Consulting.

8/3/2022 Administrator Marcanti sent email stating new permit dollar amounts due

9/22/2022 Attorney Egert inquired about the Variance application with Administrator Marcanti explaining the application needed to be filled out correctly.

9/22-6/26/23 emails with Jerry Kotowski from IG Consulting, Inc and Kapur on Tax Parcel & A114500001 about parking and setbacks.

Administrator Kinsch explained that there was a lapse in communication and the newest communication was about changing site plans. She reminded the Commission the Conditional Use Permit was issued based on the initial site plan and read what buildings were all included in the original. The Village has various sets of plans and site plans that have not gone before the Commission or Board at this time.

Commissioner Anderson's main concern was why the roads for public safety vehicles not being constructed to the engineer's expectations.

Commissioner Aronson stated that a few years ago he met with the Administrator, Fire Chief, Engineer, and Dan McLean to inspect the glamping roads for rescue vehicles. The only thing they saw was grass, but Dan McLean thought the road was fine for rescue vehicles. Commissioner Aronson stated that all the contractors pulled out so what was the Village supposed to think. We want development but we cannot change or bend the rules to bring development to the Village.

Commissioner Aronson made a motion, seconded by Commissioner Butler to revoke the Conditional Use Permit. The roll call vote was 4 Ayes – 0 Nays; motion carried.

#### 4. Adjournment

Commissioner Butler made a motion; seconded by Commissioner Anderson to adjourn the meeting at 7:15pm. The voice vote was 4 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

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

**Joint Planning and Zoning**

**Commission Agenda**

**January 16, 2024**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 11/21/23 VP&Z
4. Old Business: *(Discussion & Possible Action)*
  - a. Fence Ordinance
  - b. Driveway Ordinance
  - c. Swimming Pool Ordinance
  - d. Animal Regulations Ordinance
  - e. Accessory Structures Ordinance
  - f. Zoning Applications
5. New Business: *(Discussion & Possible Action)*
  - a. Consider Miscellaneous Zoning Changes
  - b. Zoning Fees
6. Adjournment

Posted: January 11, 2024

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**

**January 16, 2024**

1. Call to Order

Chair Gallagher called the meeting to order at 6:00pm.

2. Roll Call

Commissioners present: Chair Becky Gallagher, Co-Chair Dan Aronson, Doug Anderson, and Dave Butler.  
Absent: Jeff Alheit and Lloyd Cole. Also present: Candace Kinsch

3. Approval of Minutes: 11/21/23

Commissioner Aronson made a motion; seconded by Commissioner Butler to approve the meeting minutes and dispense with the reading from 11/21/23. The voice vote was 4 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action)

- a. Fence Ordinance
- b. Driveway Ordinance
- c. Swimming Pool Ordinance
- d. Animal Regulations Ordinance

Commissioner Butler made a motion; seconded by Co-Chair Aronson to send the Fence, Driveway, Swimming Pool, and Pet and Animal Regulations Ordinances to the attorneys before sending to the Board.

- e. Accessory Structures Ordinance - Postponed
- f. Zoning Applications – motion made below

5. New Business: (Discussion & Possible Action)

- a. Consider Miscellaneous Zoning Changes – None at this time
- b. Zoning Fees

Commissioner Butler made a motion; seconded by Co-Chair Aronson to approve the applications and fees as presented after the review and possible changes from Attorney and Building Inspector. The voice vote was 4 Ayes – 0 Nays; motion carried.

6. Adjournment

Co-Chair Aronson made a motion; seconded by Commissioner Butler to adjourn the meeting at 8:22pm.  
The voice vote was 4 Ayes – 0 Nays; motion carried.

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
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**Joint Planning and Zoning**

**Commission Agenda**

**February 27, 2024**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 1/4/24 Public Hearing & 1/16/24 VP&Z
4. Old Business: *(Discussion & Possible Action)*
  - a. Accessory Structures Ordinance
5. New Business: *(Discussion & Possible Action)*

a. **MTM Builders Inc**

**W1327/W1339 Highland Blvd**

**W1328 Eastwood Rd**

Certified Survey Map Application

Zoning R-2

**Tax Parcel #(s): &PLH 00070**

**&PLH 00064**

Applicant would like to create 3 buildable parcels from the two parcels stated above.

6. Adjournment

Posted: February 23, 2024

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

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**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
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**Planning and Zoning**

**Meeting Minutes**

**February 27, 2024**

1. Call to Order

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

2. Roll Call

Commissioners present: Chair Becky Gallagher, Co-Chair Dan Aronson, Jeff Alheit, Dave Butler, Lloyd Cole, and Alternate Doug Anderson. Absent: None. Also present: Candace Kinsch

3. Approval of Minutes: 1/4/24 Public Hearing & 1/16/24 VP&Z

Commissioner Butler made a motion; seconded by Commissioner Alheit to approve the above minutes and dispense with the reading. The voice vote was 5 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action) – was moved to after New Business.

a. Accessory Structures Ordinance – discussion ensued on the definition, setbacks and calculations for accessory structures. No action was taken.

5. New Business: (Discussion & Possible Action) -was moved to before Old Business

a. **MTM Builders Inc**

**W1327/W1339 Highland Blvd**

**Tax Parcel #(s): &PLH 00070**

**W1328 Eastwood Rd**

**&PLH 00064**

Certified Survey Map Application

Zoning R-2

Applicant would like to create 3 buildable parcels from the two parcels stated above.

Co-Chair Aronson made a motion; seconded by Becky Gallagher to approve a variance to split Lot 324 of the CSM in half to create two 9,000 sq ft lots. The following findings were made:

- 1) The parcels would be consistent with other lots.
- 2) The offer to purchase the properties from the Village stated that MTM intended to build 3 houses.
- 3) The split is within the 10% Administrator authority to allow 90 ft lot widths.

The roll call vote was 5 Ayes – 0 Nays; motion carried.

6. Adjournment

Co-Chair Aronson made a motion; seconded by Commissioner Alheit to adjourn the meeting at 7:15pm.

The voice vote was 4 Ayes – 0 Nays; motion carried.



**VILLAGE OF BLOOMFIELD**

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**Planning and Zoning**

**Commission Agenda**

**April 16, 2024**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 2/27/24
4. Old Business: *(Discussion & Possible Action)* (NONE)
5. New Business: *(Discussion & Possible Action)*

a. **Bloomfield Storage LLC; N1269/N1277 Park Rd**

**&PL 00224 and &PL 00225**

Application to Amend a Conditional Use Permit (CUP)

Current Zoning: B-2 (General Business District) and B-2 (General Business District)

Proposed Zoning: Same

The applicant wishes to amend the CUP for N1269 Park Rd and add N1277 Park Rd to the current CUP.

- 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. Agricultural districts

6. Adjournment

Posted: April 11, 2024

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

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**Planning and Zoning**

**Commission Agenda**

**May 21, 2024**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 4/16/24
4. Old Business: *(Discussion & Possible Action)* (NONE)
5. New Business: *(Discussion & Possible Action)*
  - a. Village of Bloomfield Comprehensive Plan and Zoning Code Proposals
6. Adjournment

Posted: May 20, 2024

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

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**VILLAGE OF BLOOMFIELD**

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**Planning and Zoning**

**Meeting Minutes**

**May 21, 2024**

1. Call to Order

Chair Gallagher called the meeting to order at 6:08pm.

2. Roll Call

Commissioners present: Becky Gallager, Dan Aronson, Jeff Alheit, Lloyd Cole, and Dave Butler. Absent: Alternate Doug Anderson. Also present: Candace Kinsch

3. Approval of Minutes: 4/16/24 VP&Z

Commissioner Gallagher made a motion; seconded by Commissioner Alheit to approve the minutes with changes to the word auction to sales. The voice vote was 5 Ayes – 0 Nays; motion carried.

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

5. New Business: (*Discussion & Possible Action*)

a. Village of Bloomfield Comprehensive Plan and Zoning Code Proposals

Zoning Administrator Kinsch opened the Comprehensive Plan and Zoning Code Proposals and gave each commissioner one of each to look over. After reviewing the proposals there was a consensus to send each proposal to the Village Attorney for the June 10<sup>th</sup> Board Meeting.

6. Adjournment

Chair Gallagher made a motion; seconded by Commissioner Butler to adjourn the meeting at 6:46pm. The 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**

**June 18, 2024**

**5:30pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 5/21/24
4. Old Business: *(Discussion & Possible Action)*
  - a. Comprehensive Plan and Zoning Code Proposals
5. New Business: *(Discussion & Possible Action)*

a. **Dave Butler**

**N1160 Walnut Rd**

**Tax Parcel #(s): &PL 00107**

Certified Survey Map Application

Zoning R-2

The applicant would like to split this parcel and create a buildable lot.

6. Adjournment

Posted: June 13, 2024

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

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**VILLAGE OF BLOOMFIELD**

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**Planning and Zoning**

**Meeting Minutes**

**June 18, 2024**

1. Call to Order

Chair Gallagher called the meeting to order at 5:35pm.

2. Roll Call

Commissioners present: Becky Gallager, Dan Aronson, Jeff Alheit, Lloyd Cole, and Alt. Doug Anderson.

Absent: Dave Butler. Also present: Candace Kinsch

3. Approval of Minutes: 5/21/24 VP&Z

Commissioner Aronson made a motion; seconded by Commissioner Alheit to dispense with the reading and approve the minutes as written. The voice vote was 5 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action)

a. Comprehensive Plan and Zoning Code Proposals

After lengthy discussion about Vierbicher and The Lakota Group, it was decided the Lakota Group and ZoneCo will be the best for the Village of Bloomfield due to the fact they will amend both the Comp Plan and Zoning Code to align with the uniqueness of the Village of Bloomfield. Chair Gallagher made a motion; seconded by Commissioner Cole to recommend The Lakota Group and ZoneCo to update the Comp Plan and Zoning Code. The roll call vote was 4 Ayes – 0 Nays – 1 Abstain (Alheit); motion carried.

5. New Business: (Discussion & Possible Action)

a. **Dave Butler**

**N1160 Walnut Rd**

**Tax Parcel #(s): &PL 00107**

Applicant would like to split parcel to create a buildable lot.

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

6. Adjournment

Co-Chair Aronson made a motion; seconded by Commissioner Alheit to adjourn the meeting at 6:24pm.

The 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**

**July 16, 2024**

**6:00pm**

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

1. Call to Order
2. Roll Call
3. Approval of Minutes: 6/18/24
4. Old Business: *(Discussion & Possible Action)*
5. New Business: *(Discussion & Possible Action)*
  - a. **James Swan**  
**W875 Primrose Rd**  
Lot Line Adjustment Application  
Zoning R-2  
The applicant would like to combine properties.

**Tax Parcel #(s): &PLA 00219**

**&PLA 00221**

6. Adjournment

Posted: July 11, 2024

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