

TOWN OF BLOOMFIELD
N1100 Town Hall Road, P. O. Box 609
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

PLANNING AND ZONING COMMISSION
MINUTES

February 14, 2018

1. Call To Order: Chairman, Jim Leedle, called the meeting to order at 7:15 p.m.
2. Roll Call: Present: Jim Leedle
Frank Oudin
Peter Baker
Absent: Jan Hammarstrom
Tom Sullivan

Also present was Greg Governatori, Town Engineer from Kapur & Assoc., and Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on February 8, 2018 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes from the December 13, 2017 Town Planning and Zoning Commission Meeting:

MOTION:

Frank Oudin made a motion to postpone the approval of the minutes from the December 13, 2017 meeting until the next meeting, as Peter Baker was not in attendance at the December meeting and would need to abstain from the vote, so there was no quorum to approve the minutes as written.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays

5. Discussion and Possible Action Re:

- a. **David Laurine**

Vacant Property

Tax Parcel No.: MB 2600008

South of Twin Lakes Road/West of Gra Den Woods Subdivision

Preliminary Subdivision Plat Approval

Current Zoning: R-1 (Single Family Residence District-unsewered) and C-4 (Wetland Resource Conservation District).

Applicant is seeking approval of a Preliminary Subdivision Plat for Woods of Bloomfield West Subdivision.

Dave Laurine addressed the Commission explaining his plans for the subdivision including concrete roads with gravel shoulders. Some covenants he wanted to establish were minimum size of residence, no above ground fences, and no above ground pools. Engineer Governatori gave Mr. Laurine a list of items missing from the preliminary plat that need to be added onto the final plat. He also explained that a developer's agreement and covenants needed to be prepared, and a wetland delineation needed to be done.

MOTION:

Peter Baker made a motion to approve the preliminary subdivision plat so Mr. Laurine could continue onto the next steps to move the project to the next phase.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays

- b. Revisit the newly amended Ordinance 27-25 – Pet and Animal Regulations, specifically paragraph 2 regarding All animals, as well as any other areas the Commission my want to revisit.**

Discussion took place. Zoning Administrator, Marcanti, provided the Commissioners two different versions of paragraph 2 for review.

MOTION:

Frank Oudin made a motion to amend Ordinance 27-25 – Pet and Animal Regulations, paragraph 2 to read: 2) Animals other than household pets (as defined in Section 27, Division 14-187) or Livestock (as defined in Sections 27-32 (6k) shall not be permitted in the agricultural districts, C-1 Lowland Resource Conservation Districts, C-2 Upland Resource Conservation Districts, C-4 Wetland Resource Conservation Districts, park districts, and the B-5 Planned Commercial Recreation Business Districts without the issuance of a Conditional Use Permit.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays

- c. Possible vacation of unimproved Richard Court (between Charley Young Drive and Tuskegee Drive) and a portion of Dumas Drive (north of Washington Avenue) located in Lake Ivanhoe Resort Subdivision.**

Discussion took place regarding the historical value of Lake Ivanhoe Resort Subdivision, and that the roads were named after significant persons of interest in history. It was brought to the Commission’s attention that the Lake Ivanhoe Home Owners Association is currently working on getting that area known as a historical place of interest.

MOTION:

Peter Baker made a motion to present this item to the Lake Ivanhoe Home Owners Association for their consideration and opinion.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays

6. Adjournment:

MOTION:

Frank Oudin made a motion to adjourn the meeting at 8:12 p.m.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator

TOWN OF BLOOMFIELD
N1100 Town Hall Road, P.O. Box 609
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

PLANNING AND ZONING COMMISSION
MINUTES

March 14, 2018

1. Call to Order: Chairman, Jim Leedle, called the meeting to order at 7:16 p.m.
2. Roll Call: Present: Jim Leedle
Tom Sullivan
Frank Oudin
Peter Baker
Absent: Jan Hammarstrom

Also in attendance was Dan Schoonover, Chairman of the Town of Bloomfield.

3. Verification of Agenda Posting: The agenda was posted on March 8, 2018 at Bloomfield Town Hall, Lake Ivanhoe Club House, and Pioneer Estates Club House.
4. Approval of Minutes from the December 13, 2017 Town Planning and Zoning Commission Meeting:

MOTION:

Tom Sullivan made a motion to dispense with the reading of, and approve the minutes of the December 13, 2017 Town Planning and Zoning Commission meeting as written.
Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

5. Approval of Minutes from the February 14, 2018 Town Planning and Zoning Commission Meeting:

MOTION:

Tom Sullivan made a motion to dispense with the reading of, and approve the minutes of the February 14, 2018 Town Planning and Zoning Commission meeting as written.
Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

6. Discussion and Possible Action Re:
 - a. **Possible vacation of unimproved Richard Court (between Charles Young Drive and Tuskegee Drive) and a portion of Dumas Drive (north of Washington Avenue) located in Lake Ivanhoe Resort Subdivision.**
Peter Baker gave a presentation on Lake Ivanhoe Resort history and how and why streets were laid out and named after historic persons from the past. Lake Ivanhoe Resort residents would like to see the streets left alone. It is felt that by vacating the roads, it may start a trend that could lead to major problems. Fred Klabunde, Public Works Supervisor is also against the vacation of the roads.

MOTION:

Frank Oudin made a motion to deny the vacation of unimproved Richard Court and a portion of Dumas Drive.

Tom Sullivan seconded the motion.

Motion carried. 3 ayes 0 nays (Peter Baker abstained from voting as he gave the presentation).

7. Adjournment:

MOTION:

Frank Oudin made a motion to adjourn at 7:43 p.m.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator

TOWN OF BLOOMFIELD
N1100 Town Hall Road, P.O. Box 609
Pell Lake, WI 53157
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Planning and Zoning Commission
Minutes

April 11, 2018

1. Call to Order: Commissioner Tom Sullivan called the meeting to order at 7:20 p.m.
2. Roll Call: Present: Tom Sullivan Absent: Jim Leedle
Jan Hammarstrom
Frank Oudin
Peter Baker

Also in attendance was Town Chairman, Dan Schoonover, and Zoning Administrator, Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on April 5, 2018 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes from the March 14, 2018 Town Planning and Zoning Commission Meeting:

MOTION:

Frank Oudin made a motion to dispense with the reading of, and approve the minutes of the March 14, 2018 Town Planning and Zoning Commission meeting as written.

Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

5. **David Laurine** Tax Parcel No.: MB 2600008
Vacant Property
South of Twin Lakes Road
West of Gra Den Woods Subdivision
Preliminary Subdivision Plat Approval (Public Hearing)
Current Zoning: R-1 (Single Family Residence Unsewered) and C-4 (Wetland Resource Conservation District)
At this time, applicant has requested to be temporarily removed from the agenda.

MOTION:

Jan Hammarstrom made a motion to postpone the Public Hearing until the May 9, 2018 Town Planning and Zoning Commission meeting.

Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

6. **Janet Hammarstrom** Tax Parcel No.: MB 3300002
W1662 County Trunk B
Genoa City, WI 53128
Rezone (Public Hearing)
Current Zoning: A-2 (Agricultural Land District), C-2 (Upland Resource Conservation District) and C-3 (Conservancy-Residential District)

Requested Zoning: A-5 (Agricultural-Rural Residential District), C-2 (Upland Resource Conservation District), and C-3 (Conservancy-Residential District)

a. Open Public Hearing:

MOTION:

Frank Oudin made a motion to open the Public Hearing at 7:23 p.m.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

b. Presentation of the rezone to the public:

Zoning Administrator Marcanti explained the rezone to the Commission and public noting some errors on the Rezone Survey that was drawn up by Farris, Hansen, Inc.

c. Public's opportunity to testify:

A few residents asked questions concerning the rezone. Jan Hammarstrom and Brian Hammarstrom spoke in favor of the rezone. There were no comments against the rezone.

d. Close Public Hearing:

MOTION:

Peter Baker made a motion to close the Public Hearing at 7:32 p.m.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

e. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD:

Further discussion took place concerning the errors made on the Rezone Survey and the need to obtain a corrected Rezone Survey to present to the Town Board.

MOTION:

Frank Oudin made a motion to recommend the approval of the rezone to the Town Board, with the condition that the corrected Rezone Survey is accurate and obtained prior to the Town Board meeting May 14, 2018.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

7. **Janet Hammarstrom**

W1662 County Trunk B

Tax Parcel No.: MB 3300002

Deron Hammarstrom

W1610 County Trunk B

Tax Parcel No.: MA 395900002

Genoa City, WI 53128

Lot Line Adjustment

Applicants request a lot line adjustment removing 4.84 acres from tax parcel MB 3300002, adding it to tax parcel MA 395900002 for an inter-family purchase.

a. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD.

MOTION:

Peter Baker made a motion to approve the lot line adjustment removing 4.84 acres from tax parcel MB 3300002, adding it to tax parcel MA 395900002 for an inter-family purchase and recommend it to the Town Board.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

8. **Proposed amendment to the Town of Bloomfield’s Chapter 27 Zoning Ordinance and the Municipal Code of the Town of Bloomfield, Walworth County, WI to recreate Section 27-25 (paragraph 2 only) – Pet and Animal Regulations requiring a Conditional Use Permit for exotic animals in some zoning districts.**

- a. Open Public Hearing

MOTION:

Jan Hammarstrom made a motion to open the Public Hearing at 7:35 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

- b. Presentation of amendment to the public:
Zoning Administrator Marcanati read the amendment to the public and explained the change.
- c. Public’s opportunity to testify. No resident spoke in favor of or against the amendment.
- d. Close Public Hearing:

MOTION:

Jan Hammarstrom made a motion to close the Public Hearing at 7:38 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

- e. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD:

MOTION:

Frank Oudin made a motion to approve the amendment and recommend it to the Town Board.
Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

- 9. Adjournment:

MOTION:

Jan Hammarstrom made a motion to adjourn the meeting at 7:39 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill Marcanati
Zoning Administrator

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

Planning and Zoning Commission
Minutes

May 9, 2018

1. Call to Order: Chairman, Jim Leedle, called the meeting to order at 7:16 p.m.
2. Roll Call: Present: Jim Leedle Absent: Peter Baker
Tom Sullivan
Jan Hammarstrom
Frank Oudin

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on May 3, 2018 at Bloomfield Town Hall, Lake Ivanhoe Club House, Pioneer Estates Club House.
4. Approval of minutes of from the April 11, 2018 Town Planning and Zoning meeting:

MOTION:

Jan Hammarstrom made a motion to dispense with the reading of, and approve the minutes from the April 11, 2018 Town Planning and Zoning meeting as written.

Tom Sullivan seconded the motion.

Motion carried. 3 ayes 1 nays

Jim Leedle abstained as he was not in attendance.

5. Discussion and Possible Action Re:
 - a. **Acknowledgement of Possible Covenants, Conditions and Restrictions of Record form for the Town.**
The Zoning Administrator explained why she felt this form was needed with different subdivisions having their own Covenants, Conditions and Restrictions that are not enforced by the Town, but by the Homeowners Associations.

MOTION:

Jan Hammarstrom made a motion to approve the form as written.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

- b. **Intergovernmental Boundary Agreement.**
No discussion or action took place as the Village and Town Boards have decided to rework the agreement.
6. **David Laurine**
Vacant Property Tax Parcel No.: MB 2600008
South of Twin Lakes Road
West of Gra Den Woods Subdivision
Preliminary Subdivision Plat Approval
Current Zoning: R-1 (Single Family Residence Unsewered) and C-4 (Wetland Resource Conservation District).

Applicant is seeking approval of a Preliminary Subdivision Plat for Woods of Bloomfield West Subdivision.

a. Open Public Hearing:

MOTION:

Tom Sullivan made a motion to open the Public Hearing at 7:28 p.m.

Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

b. Presentation of the Preliminary Plat to the public.

The Commission presented the Preliminary Plat to the public.

c. Public's opportunity to testify:

Nick Simons had questions about the eastern most road entrance/exit onto Twin Lakes Road as well as what type of valuation will be put onto the residences, and how it will affect his taxes. He had no objection to the subdivision as a whole, just wanted some questions answered, and the applicant was not present to answer them.

d. Close Public Hearing:

MOTION:

Frank Oudin made a motion to close the Public Hearing at 7:35 p.m.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

e. Discussion, possible action and recommendation to the Town Board:

MOTION:

Jan Hammarstrom made a motion to reconvene the Public Hearing at the June 13, 2018 meeting when the applicant is in attendance to answer questions.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

7. Adjournment:

MOTION:

Frank Oudin made a motion to adjourn at 7:39 p.m.

Jan Hammarstrom seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator

TOWN OF BLOOMFIELD
N1100 Town Hall Road, P. O. Box 609
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

PLANNING AND ZONING COMMISSION
Minutes

June 13, 2018

1. Call to Order: Chairman, Jim Leedle, called the meeting to order at 7:16 p.m.
2. Roll Call: Present: Jim Leedle
Tom Sullivan
Jan Hammarstrom
Frank Oudin
Peter Baker
3. Verification of Agenda Posting: It was verified that the agenda was posted on June 7, 2018 at Bloomfield Town Hall, Lake Ivanhoe Club House, and Pioneer Estates Club House.
4. Approval of Minutes from the May 9, 2018 Town Planning and Zoning Meeting:

MOTION:

Frank Oudin made a motion to dispense with the reading of, and approve the minutes of the May 9, 2018 meeting as written.

Tom Sullivan seconded the motion.

Motion carried. 5 ayes 0 nays

5. **David Laurine**
Vacant Property Tax Parcel No.: **MB 2600008**
South of Twin Lakes Road
West of Gra Den Woods Subdivision
Preliminary Plat Approval
Current Zoning: R-1 (Single Family Residence Unsewered) and C-4 (Wetland Resource Conservation District)
Applicant is seeking approval of a Preliminary Subdivision Plat for Woods of Bloomfield West Subdivision.
 - a. Re-open Public Hearing:

MOTION:

Tom Sullivan made a motion to re-open the Public Hearing at 7:22 p.m.

Jan Hammarstrom seconded the motion.

Motion carried. 5 ayes 0 nays

- b. Presentation of the Preliminary Plat to the Public:
There was no one in the audience except the applicant to present the plat to.
- c. Public's opportunity to testify:
There was no one in the audience to speak against the Preliminary Plat.
Dave Laurine spoke in favor of the Preliminary Plat.
- d. Close Public Hearing:

MOTION:

Frank Oudin made a motion to close the Public Hearing at 7:30 p.m.

Tom Sullivan seconded the motion.

Motion carried. 5 ayes 0 nays

e. Discussion, possible action and recommendation to the Town Board:

MOTION:

Tom Sullivan made a motion to approve the Preliminary Plat of the Woods of Bloomfield West subdivision and recommend it to the Town Board, with the condition that all issues addressed by Kapur & Associates, Alliant Energy, Bloomfield Public Works Department, and the Village of Genoa City are addressed on the Final Plat of Survey.

Peter Baker seconded the motion.

Motion carried. 5 ayes 0 nays

6. Adjournment:

MOTION:

Frank Oudin made a motion to adjourn at 7:34 p.m.

Peter Baker seconded the motion.

Motion carried. 5 ayes 0 nays

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

October 10, 2018

No meeting was called to order. There was no quorum.

TOWN OF BLOOMFIELD
N1100 Town Hall Road, P.O. Box 704
Pell Lake, WI 53157
Phone: 262-279-6039 Fax: 262-279-0196

SPECIAL PLANNING AND ZONING COMMISSION
Minutes

October 31, 2018

1. Chairman Jim Leedle called the meeting to order at 7:15 p.m.
2. Roll Call: Present: Jim Leedle Absent: Jan Hammarstrom
Tom Sullivan
Frank Oudin
Peter Baker

Also in attendance was Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on October 25, 2018 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes from the June 13, 2018 Town Planning and Zoning Commission Meeting:

MOTION:

Peter Baker made a motion to dispense with the reading of, and approve the minutes of the June 13, 2018 Town Planning and Zoning Commission meeting minutes as written.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

5. Discussion and Possible Action Re:

a. Purnell Enterprises, LLC.

N1886 Highway 120

Tax Parcel No.: MA 403300001

Lake Geneva, WI 53147

And

BPFI, LLC.

N1922 Highway 120

Tax Parcel No.: MA 403300002

Lake Geneva, WI 53147

Lot Line Adjustment

Current Zoning Both Properties: B-2 General Business District

Applicants are requesting a lot line adjustment to correct a fence issue. Many years ago the previous owner erected a fence approximately 10 feet onto the adjacent property.

The purchase of the 10 feet of property and a lot line adjustment will correct the situation for the current owners.

It was explained that the previous owners of Tax Parcel No. MA 403300001 erected a fence 10' over the property line onto Tax Parcel No. MA 403300002 in error. Current owners of Tax Parcel MA 403300002 have agreed to sell the 10' of property to the new owners of Tax Parcel MA 403300001 and have a lot line adjustment made. The law firm of Madigrano, Aiello, & Santarelli, LLC. of Kenosha, WI handled the sale of the property and the lot line adjustment.

MOTION:

Frank Oudin made a motion to recommend approval of the lot line adjustment to the Town Board per Certified Survey Map prepared by Mark Bolender of Ambit Land Surveying dated July 27, 2018.

Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

b. Possible change in Planning and Zoning future meeting times:

Discussion took place. All Commissioners present agreed to change the time of future meetings to 6:00 p.m., however, the Zoning Administrator is to contact Commissioner Hammarstrom to make sure that the 6:00 pm meeting time will work for her as well.

6. Adjournment:

MOTION:

Peter Baker made a motion to adjourn the meeting at 7:29 p.m.

Tom Sullivan seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator