

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

**Planning and Zoning Commission**  
Meeting Minutes  
March 13, 2019  
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1. Call to Order:

Chairman Jim Leedle called the meeting to order at 6:01 p.m.

2. Roll Call:

Present:

Jim Leedle  
Frank Oudin  
Tom Sullivan  
Peter Baker

Absent: Jan Hammarstrom

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 March 12, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.

4. Approval of Minutes from the October 31, 2018 Town Planning and Zoning Meeting:

A motion was made by Frank Oudin, seconded by Peter Baker to dispense with the reading of, and approve the minutes of the Town Planning and Zoning Commission meeting from October 31, 2018 as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action:

a. **Rick Thorson**

**IRA Services Trust Co.**

**N845 County Road H  
Genoa City, WI 53128**

**Tax Parcel No.: MA 175000003**

**Conditional Use Amendment Application**

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

**Applicant wishes to amend his current Conditional Use Permit which allows for personal cold storage to include towing and storage of impound/wrecked vehicles inside the pole building.**

I. Open Public Hearing: Chairman Leedle opened the Public Hearing at 6:03 p.m.

II. Presentation of Conditional Use Amendment to the Public: Zoning Administrator Marcanti explained the amendment to the public. Questions were asked concerning the notification process and why some residents received letters and some did not. Zoning Administrator Marcanti explained that only residents within 500' of the effected parcel receive letters, other notice is a 2 week announcement in the newspaper, and a sign on the parcel. Residents questioned whether the storage of vehicles would have to be indoors rather than outside the building, and the length of time a vehicle is usually stored.

III. Chairman Leedle asked three times for any member of the public to speak in favor of the amendment. Rae from Rae's towing is currently renting space from the owner of the property for the towing and storage of vehicles, and spoke in favor of the amendment. Chairman Leedle asked three times for any member of the public to speak against the amendment. There was no opposition.

IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 6:10 p.m.

V. Discussion and Possible Action and Recommendation to the Board: A motion was made by Tom Sullivan, seconded by Frank Oudin to recommend the Conditional Use Permit Amendment to the Board. A voice vote was unanimous; motion carried.

**b. Consideration of an amendment to Chapter 27 – Zoning Ordinance, adding section 27-157 Special Exceptions and Modifications to the Ordinance recommended by the Village Attorney.**

- I. Open Public Hearing: Chairman Leedle opened the Public Hearing at 6:13 p.m.
  - II. Presentation of the Zoning Amendment to the Public: Zoning Administrator Marcanti explained the amendment and what the reasoning was behind it. Discussion took place concerning what “minor modifications” meant, and that it was a grey area.
  - III. Public’s Opportunity to Testify: Chairman Leedle asked three times for any member of the public to speak in favor of the amendment. No public remained. Chairman Leedle asked three times for any member of the public to speak against the amendment. No public remained.
  - IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 6:15 p.m.
  - V. Discussion and Possible Action and Recommendation to the Board: Further discussion took place concerning the “minor modification” term. The Commissioners felt a size or number should be suggested. A motion was made by Peter Baker, seconded by Tom Sullivan to recommend the amendment to the Board for approval. A voice vote was unanimous; motion carried. A motion was made by Tom Sullivan, seconded by Frank Oudin to recommend that the “minor modification” should be a maximum deviation of .1% and should be decided upon on a case by case basis. A voice vote was unanimous; motion carried.
6. Confirm next meeting date: Chairman Leedle confirmed the next meeting date as April 10, 2019 at 6:00 p.m.
  7. Adjournment: A motion was made by Peter Oudin, seconded by Tom Sullivan to adjourn the meeting at 6:27 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

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**Planning and Zoning Commission**  
Meeting Minutes  
May 8, 2019  
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1. Call to Order:

Chairman Jim Leedle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present:

Jim Leedle  
Tom Sullivan  
Jan Hammarstrom  
Frank Oudin

Absent: 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 May 5, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.

4. Approval of Minutes – 03-13-2019:

A motion was made by Frank Oudin, seconded by Tom Sullivan, to dispense with the reading of, and approve the minutes of the Town Planning and Zoning Commission meeting from March 13, 2019 as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Dusti Grenus**

**N2444 Howard Dr.**

**Tax Parcel Nos.: MIR 00397, MIR 00396, MIR 00383**

**Burlington, WI 53105**

**Lot Line Adjustment**

**Current Zoning: R-1 (Single-family Residential Unsewered)**

**Applicant wishes to combine her three lots into one in order to put an addition on the residence in the future and meet current setbacks.**

A motion was made by Jan Hammarstrom, seconded by Tom Sullivan, to recommend approval of the Lot Line Adjustment to the Town Board. A voice vote was unanimous; motion carried.

b. **Larry and Pamela Kundert**

**N1279 White Pigeon Road**

**Tax Parcel No.: MB 1900001**

**Lake Geneva, WI 53147**

**Certified Survey Map Approval**

**Current Zoning: A-1 (Farmland Preservation District)**

**Applicant wishes to split off all building from the remaining farmland by creating a new 21.457 acre parcel.**

Discussion took place. Chairman Leedle announced that he was recusing himself from the vote, as the Kunderts' are family members. It was explained to Mr. Kundert that he turned in a Plat of Survey, and for County to record this matter he would either need to have a Certified Survey Map done for the Town Chairman to sign, or have a Quit Claim Deed drawn up. A motion was made by Jan Hammarstrom, seconded by Tom Sullivan, to recommend approval of the Certified Survey Map to the Town Board, with the condition a CSM or a copy of a Quit Claim Deed is received. A voice vote was 3 aye, 0 nays, 1 abstain; motion carried.

6. The next meeting date of June 12, 2019 at 6:00 p.m. was confirmed.

7. Adjournment:

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A motion was made by Tom Sullivan, seconded by Frank Oudin, to adjourn the meeting at 6:12 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

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Meeting Minutes  
August 14, 2019  
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1. Call to Order:

Chairman Jim Leedle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Jim Leedle  
Tom Sullivan  
Frank Oudin  
Mary McIntyre

Absent: Peter Baker

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

3. Verification of Agenda Posting:

It was verified that the agenda was posted on Friday, August 9, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.

4. Approval of Minutes – 05-08-2019:

A motion was made by Tom Sullivan, seconded by Frank Oudin, to dispense with the reading of, and approve the minutes of the Town Planning and Zoning Commission meeting from May 8, 2019 as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Larry and Pamela Kundert**

**N1279 White Pigeon Road  
Lake Geneva, WI 53147  
Farmland Separation**

**Tax Parcel No.: MB 1900001**

**Current Zoning: A-1 (Farmland Preservation District)**

**Per Walworth County suggestion applicants wish to split off approximately 6.5 acres from the original 160 acre farm, including all farm structures for the purpose of selling the 6.5 acres. However, before he spends the money to have another certified Survey map drawn up, he wants to see if the Plan Commission would approve what the new owner wants to do on the property either as a permitted use or a conditional use.**

Discussion took place. Larry Kundert brought with him the potential purchaser of the property, Joe Huff, with him to the meeting. Mr. Kundert explained how he came in front of the Commission in May for a Certified Survey Map approval, but County stopped it because there is shoreland on the property from a small pond, so County felt they had jurisdiction. County mapped out the 6.5 acres they would be willing to let be separated, keeping the A-1 zoning. Mr. Huff explained he wanted to build a larger accessory building in order to work on his farm equipment. The Commissioners felt Wis. Stats. 91.01 (1) (b) "An activity or business operation that is an integral part of, or incidental to, an agricultural use" would allow this activity to be considered a permitted use and no conditional use would be necessary, and suggested Mr. Kundert go ahead with the certified survey map and farmland separation suggested by County.

b. **Wedding/Events Barns.**

Discussion took place. Zoning Administrator Marcanti explained that this issue was voted on in November 2016 and was to be recommended to the Full Board, however, it was never put on a Full Board agenda. The Commissioners wanted more time to digest Walworth County's ordinance and possibly collect more information concerning such items as number of restrooms needed, parking spaces, number of guests, etc. Frank Oudin is going to set up

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a meeting with Blue Stem Events in Hebron, IL so more information can be obtained. Jim Leedle is going to make a list of items to investigate. No action was taken at this time. This item is to be place on the next Planning and Zoning agenda.

6. Adjournment:

A motion was made by Frank Oudin, seconded by Tom Sullivan, to adjourn the meeting at 6:33 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

1. Call to Order:

Chairman Jim Leedle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present: Jim Leedle  
Tom Sullivan  
Frank Oudin  
Mary McIntyre

Absent: Peter Baker

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting:

It was verified that the agenda was posted on September 5, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.

4. Approval of Minutes – 08-14-2019:

A motion was made by Frank Oudin, seconded by Tom Sullivan, to dispense with the reading of and approve the minutes of the August 14, 2019 Town Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Amber A. Timm**

**Vacant parcels on Hillcrest Drive**

**MGDW 00001 and MGDW 00002**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Current Zoning: R-1 (Single Family Residence District Unsewered)**

**Applicant wishes to combine two parcels into one tax parcel for the purpose of building one single family residence. This is consistent with the Town Smart Growth Plan.**

Discussion took place. Zoning Administrator, Marcanti, explained the lot line adjustment, as the applicant did not show up to the meeting.

A motion was made by Tom Sullivan, seconded by Mary McIntyre, to recommend approval of the lot line adjustment to the Town Board. A voice vote was unanimous; motion carried.

b. **Possible amendment to Chapter 27 Zoning Ordinance regulating the use of portable storage containers.**

Discussion took place. Zoning Administrator, Marcanti, explained that currently the Town does not have regulations regarding portable storage containers, and that are popping up in residential districts. The Village passed the same ordinance at their September 9, 2019 meeting. It was decided that Zoning Administrator should set this amendment up for Public Hearing at the October 9, 2019 Town Planning and Zoning meeting.

c. **Possible amendment to Chapter 27 Zoning Ordinance allowing Farm Family Businesses/Wedding Event Barns as a Conditional Use.**

Discussion took place. Various questions were raised. Zoning Administrator, Marcanti, is to present this amendment to the Village Planning and Zoning to get their input and report back to the Town in October.

6. Adjournment:

A motion was made by Frank Oudin, seconded by Tom Sullivan, to adjourn the meeting at 6:35 p.m. A voice vote was unanimous; motion carried.

Submitted by: Jill Marcanti, Zoning Administrator

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October 9, 2019  
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1. Call to Order: Frank Oudin called the meeting to order at 6:08 p.m.
2. Roll Call: Present: Frank Oudin Absent: Chairman Jim Leedle  
Tom Sullivan  
Peter Baker  
Mary McIntyre
3. Verification of Agenda Posting: It was verified that the agenda was posted on October 7, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Minutes for Approval – 09-11-2019: A motion was made by Frank Oudin, seconded by Tom Sullivan, to dispense with the reading of and approve the minutes of the September 11, 2019 meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action Re:

a. **Larry and Pamela Kundert**  
**N1279 White Pigeon Road**  
**Lake Geneva, WI 53147**

**Tax Parcel No.: MB 1900001**

**Farmland Separation**

**Current Zoning: A-1 (Farmland Preservation) and C-4 (Wetland Resource Conservation)**

**Applicant wishes to split 6.635 acres, including all farm structures, off of the 160 acre farm for the purpose of selling the 6.635 acres to his tenant that currently lives on the property and farms the land. This is per Walworth County’s suggestion, and complies with the Town’s Smart Growth Plan.**

Discussion took place. Zoning Administrator Marcanti reminded the Commission that the applicant came before them a couple months prior, and was trying to split off 20 acres to make a standard conforming lot, which they approved. However, County would not approve it because of it being Shoreland Zoning, which they have jurisdiction over for the Town. They preferred to only split the 6.635 acres in a farmland separation, which they would approve. A motion was made by Frank Oudin, seconded by Peter Baker to recommend approval of the Farmland Separation to the Town Board. A voice vote was unanimous; motion carried.

**b. Proposed amendment to Chapter 27 Zoning Ordinance regulating the use of portable storage containers. (This Ordinance was passed by the Village on Sept. 9, 2019.)**

- I. **Open Public Hearing**: A motion was made by Frank Oudin, seconded by Mary McIntyre to open the Public Hearing at 6:12 p.m. A voice vote was unanimous; motion carried.
- II. **Presentation of Amendment to the Public**: Zoning Administrator Marcanti explained the ordinance to regulate Portable Storage Containers to the Public.
- III. **Public’s Opportunity to Testify**: Frank Oudin asked if there was anyone in the audience that wished to speak in favor of the ordinance. Resident Thera Hunter spoke in favor of the ordinance. Frank Oudin asked if anyone in the audience wished to speak against the ordinance. No resident spoke against the ordinance.
- IV. **Close Public Hearing**: A motion was made by Frank Oudin, seconded by Mary McIntyre to close the Public Hearing at 6:20 p.m. A voice vote was unanimous; motion carried.



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- V. **Discussion, Possible Action, and Recommendation to the Board:** A motion was made by Tom Sullivan, seconded by Mary McIntyre to recommend the approval of the ordinance to the Town Board. A voice vote was unanimous; motion carried.
- c. **Proposed amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns as a Conditional Use in the A-1 (Farmland Preservation) and A-2 (Agricultural Land District). (This Ordinance is scheduled for a Village Public Hearing on Oct. 15, 2019)**
  - I. **Open Public Hearing:** Frank Oudin made a motion, seconded by Peter Baker to open the Public Hearing at 6:21 p.m. A voice vote was unanimous; motion carried.
  - II. **Presentation of Amendment to the Public:** Zoning Administrator Marcanti explained the ordinance to the Public.
  - III. **Public's Opportunity to Testify:** Frank Oudin asked if there was anyone in the audience that wished to speak in favor of the ordinance. There was no one to speak in favor of the ordinance. Frank Oudin asked if there was anyone in the audience that wished to speak against the ordinance. Several residents, with Lori Adams being the most vocal, spoke against the ordinance, continually mentioning a property on Bloomfield Road that was interested in partaking in wedding venues on their property. Zoning Administrator Marcanti reminded the audience several times that this item on the agenda had nothing to do with the property on Bloomfield Road, that it was a use to consider for the entire Town, not one individual property. Zoning Administrator Marcanti reminded the Commission that this ordinance was already recommended for approval to the Town Board on November 15, 2016, but in error was never put in front of the Town Board for approval.
  - IV. **Close Public Hearing:** A motion was made by Tom Sullivan, seconded by Peter Baker to close the Public Hearing at 7:09 p.m. A voice vote was unanimous; motion carried.
  - V. **Discussion, Possible Action, and Recommendation to the Board:** Further discussion took place concerning what types of conditions could be put onto the Conditional Use Permit, if individual properties could be denied a Conditional Use Permit, and that the Public would be notified both by a sign on the property, through a notice in the Regional News, and by mail if the owners on Bloomfield Road decided to apply for a Conditional Use Permit, and that there would be a Public Hearing held. A motion was made by Peter Baker, seconded by Tom Sullivan, to recommend the ordinance amendment for approval to the Town Board. A voice vote was unanimous; motion carried.
6. **Motion for Adjournment:** A motion was made by Frank Oudin, seconded by Peter Baker, to adjourn the meeting at 7:15 p.m.

Respectfully Submitted,  
Jill Marcanti  
Zoning Administrator