

1. Call to Order: Chairman Jim Leedle called the meeting to order at 6:004 p.m.
2. Roll Call: Present: Jim Leedle  
Tom Sullivan  
Peter Baker  
Mary McIntyre

Absent: Frank Oudin

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

3. Verification of Agenda Posting: It was verified that the agenda was posted on February 6, 2020 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes from the October 9, 2019 Town Planning and Zoning Commission Meeting: A motion was made by Tom Sullivan, seconded by Peter Baker, to dispense with the reading of and approve the minutes of the October 9, 2019 meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action:

**a. Gary and Sandy Sibilsky**

**W670 N. Bloomfield Rd.**

**Tax Parcel No.: MA459700002**

**Genoa City, WI 53128**

**Conditional Use Permit Application**

**Current Zoning: A-2 (Agricultural Land District) and C-3 (Conservancy Residential District)**

**Applicants wish to obtain a Conditional Use Permit in order to allow for a family farm business (wedding venues and events).**

- I. Open Public Hearing: Chairman Jim Leedle opened the Public Hearing at 6:05 p.m.
- II. Presentation of Conditional Use Permit Application: Zoning Administrator Marcanti made sure all of the Commissioners had reviewed their information packets and Gary Sibilsky explained to those in attendance what their intentions were.
- III. Public's Opportunity to Testify: Chairman Leedle asked three times whether or not there was anyone in attendance to speak in favor of the family farm business. Only the owners of the barn were in favor of the family farm business. Then Chairman Leedle asked if anyone in attendance wanted to speak against the family farm business. Lori Adams of W688 N. Bloomfield Rd. expressed her concerns. She wants a title amendment to the abstract revoking the joint driveway agreement between her property and the Sibilsky's property. She requests a 6 foot tall fence along the property line of her property and the Sibilsky's property so she does not have to see headlights all night long. She had issues with the way the Sibilsky's want to have the driveway, thinking that a turn around loop for dropping off people and equipment to the barn should be sufficient. She would like the number of venues to be limited to ten between June and September. She feels the number of guests, which the Fire Department limited to 125, is too many. She wants to be reimbursed for capping off the joint well that was in place. She also mentioned the restrictions the Kull's put on the other adjoining properties when they sold the lots. George Philips of N 2364 Mariondale expressed concerns about traffic on Mariondale Rd., property liability being increased, and trash blowing around. Michelle Leonard of N2352 Mariondale expressed that she wanted a fence, and not just evergreens along the whole lot line to keep people off her property and so she does not have to

look at a parking lot. She was also concerned about trash blowing around. Ross Fisher of N2328 Mariondale has a 6,4, and 2 year old who can see the barn from their bedroom windows. He was also concerned about the music. Stephanie Barler was concerned about traffic on Mariondale Rd. and how far the sound travels. Mary McIntyre was concerned about traffic and whether they were going to be having the traffic from Highway 50 come down Mariondale or Eastside Dr.

- IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 6:28 p.m. The Zoning Administrator read off a list of items she thought the Commission should consider for the Conditional Use Permit. She also mentioned that the Sibilsky's are thinking about changing from an elevator to a lift chair. Suzanne from the Fire Department said they would prefer the elevator over a lift chair because lift chairs take up a lot of room in the stairway and hard to get around with emergency equipment. A motion was made by Peter Baker, seconded by Tom Sullivan, to postpone a decision until the owners can obtain architectural plans which the Building Inspector wanted. A voice vote was unanimous; motion carried.
6. Confirm next meeting date: Wednesday, March 11, 2020 at 6:00 p.m.
7. Adjournment: A motion was made by Tom Sullivan, seconded by Peter Baker, to adjourn the meeting at 6:45 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

Meeting Minutes  
September 9, 2020  
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1. Call to Order: The meeting was called to order at 6:05 p.m.
2. Roll Call: Present: Tom Sullivan  
Peter Baker  
Mary McIntyre

Absent: Jim Leedle  
Frank Oudin

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 September 8, 2020 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Resort Club House.
4. Approval of Minutes 02-12-20: A motion was made by Peter Baker, seconded by Mary McIntyre, to dispense with the reading of, and approve the minutes of the February 12, 2020 Town Planning and Zoning meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action Re:

**a. Jessie Jacobs (Otto Jacobs Co., LLC)**

**Vacant Parcel**

**Tax Parcel No.: MB 700005**

**State Road 120**

**Lot Line Adjustment**

**Applicant wishes to split off 14.068 acres of a 55.50 acre parcel to sell to Horseshoe Hunt Club, LLC. (Duke Potter).**

Discussion took place. Zoning Administrator Marcanti explained that this parcel is zoned M-3 (Mineral Extraction District) and the only primary use is parks and open spaces, and that the Lot Line Adjustment would not make the remainder of the lot sub-standard in size.

Nicholas Egert, Attorney for Horseshoe Hunt Club, explained that the 14.068 acres would be left as open space used just for recreational purposes. A motion was made by Peter Baker, seconded by Mary McIntyre, to recommend approval of the Lot Line Adjustment to the Town Board. A voice vote was unanimous; motion carried.

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

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

November 11, 2020

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- 1. Call to Order: Supervisor Tom Sullivan called the meeting to order at 6:12 p.m.
- 2. Roll Call: Present: Tom Sullivan  
Jim Leedle  
Frank Oudin  
Peter Baker  
Absent: Mary McIntyre

Also in attendance was Jill Marcanti, Zoning Administrator.

- 3. Verification of Agenda Posting: Zoning Administrator Marcanti verified that the agenda was posted on November 5, 2020 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Resort Club House.
- 4. Approval of Minutes-9-9-2020: A motion was made by Jim Leedle, seconded by Peter Baker to dispense with the reading of, and approve the minutes of the September 9, 2020 Town Planning and Zoning meeting as submitted. A roll call vote was unanimous; motion carried.
- 5. Discussion and Possible Action:

- a. **Anthony Itzenhuiser**  
**N 2483 Howard Drive**  
**Burlington, WI 53105**  
**Lot Line Adjustment**  
**MIR 00023, MIR 00022, and MIR 00021**  
**Applicant wishes to combine MIR 00022 and MIR 00021 to MIR 00023 (the residence) in order to install a new septic system.**

Discussion took place. A motion was made by Jim Leedle, seconded by Peter Baker to recommend approval of the Lot Line Adjustment to the Town Board. A roll call vote was unanimous; motion carried.

- 6. Adjournment: A motion was made by Frank Oudin, seconded by Jim Leedle to adjourn the meeting at 6:17 p.m. A roll call vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

**TOWN OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**  
December 9, 2020  
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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  
Tom Sullivan  
Frank Oudin  
Peter Baker  
Absent: Mary McIntyre

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 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House on December 7, 2020.
- 4. Approval of Minutes – 11-11-2020: A motion was made by Tom Sullivan, seconded by Frank Oudin to dispense with the reading of, and approve the minutes of the November 11, 2020 Town Planning and Zoning Commission meeting as submitted.
- 5. Discussion and Possible Action:

**a. Sunnyside Property Investments, LLC.**

**Vacant Property on Bannecker  
Burlington, WI 53105  
Lot Line Adjustment**

**Tax Parcel Nos.: MIR 00217 and MIR 00219**

**Applicant wishes to combine two separate lots to create one larger lot to build on.**

Discussion took place. The Zoning Administrator explained this combined lot will still be a sub-standard, non conforming lot, but it will be larger, and that Attorney Coletti verified that this was allowable to do.

A motion was made by Peter Baker, seconded by Frank Oudin to recommend approval of the Lot Line Adjustment to the Full Town Board.

**b. Possible amendment to Chapter 27 – Zoning Ordinance Section 27-20 – Use Regulations Item 2 (i) allowing for pole barn accessory structures in residential districts on parcels of 1 acre or more.**

- I. Open Public Hearing: Chairman Leedle opened the Public Hearing at 6:12 p.m.
- II. Presentation of Possible Amendment to the Public: Discussion took place. Zoning Administrator Marcanti explained that the current zoning ordinance is that pole barn accessory structures are not allowed in residential districts unless a Conditional Use Permit was issued, but there are people in residential districts with an acre of property or more that want pole barns. The Village has already approved this ordinance.
- III. Public’s Opportunity to Testify: There was no one who spoke in favor or against this amendment.
- IV. Close Public Hearing: Chairman Leedle closed the Public Hearing at 7:15 p.m.
- V. Discussion and Possible Action and Recommendation to the Town Board: There were no comments or discussion from the Commissioners. A motion was made by Tom Sullivan, seconded by Peter Baker to recommend the amendment to the Full Town Board.

- 6. Adjournment: A motion was made by Peter Baker, seconded by Frank Oudin, to adjourn the meeting at 7:17 p.m.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator