

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

PLANNING AND ZONING COMMISSION
AGENDA

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

DATE: Tuesday, February 18, 2020
PLACE: Bloomfield Town Hall
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 17, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action:

Robert and Gwen Erickson

W1328 Glenwood Road
Genoa City, WI 53128

Tax Parcel Nos.: &PLH 00246, &PLH 00252, and &PLH 00253

Lot Line Adjustment

Current Zoning: R-2 (Single Family Residence Sewered) all 3 lots.

Applicants wish to combine all three lots into one for the purpose of building an accessory structure.

6. Adjournment.

Posted: February 13, 2020
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobile
Monroe's Service

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

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

DATE: Tuesday, March 17, 2020

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the February 18, 2020 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
 - a. **Victor and Alexander Ranczynski**
N1256 Walnut Rd. Tax Parcel Nos.: &PL 01519A and &PL 01519
Genoa City, WI 53128
Lot Line Adjustment
Current Zoning: R-2 (Single Family Residence) and R-2
Applicants wish to do a Lot Line Adjustment straightening out the lot line and sell the two remaining lots (lots 7168 and 7169) to the neighbor that owns Tax Parcel &PL 01519.
6. Adjournment.

Respectfully submitted,

Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

Join Zoom Meeting

<https://us02web.zoom.us/j/87510824871>

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

PLANNING AND ZONING COMMISSION

AGENDA

DATE: May 19, 2020

PLACE: Via Zoom

TIME: 6:00 p.m. Please connect to Zoom at 5:45 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the February 18, 2020 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

a. Zenovij and Lucia Timchak

N1452 Cedar Road

Tax Parcel No. &B 1600008E

Genoa City, WI 53128

Rezone

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

Proposed Zoning: R-3 (Two-Family Residence Sewered or Unsewered)

Applicants wish to add onto their existing residence to include a garage and build another dwelling unit, making it a duplex.

1. Open Public Hearing.
2. Presentation of Rezone to the Public.
3. Public's Opportunity to testify.
4. Close Public Hearing.
5. Discussion and possible action and recommendation to the Village Board for a Rezone.

b. Birender Singh

N1227 Park Rd.

Tax Parcel No. &PL 00222

Genoa City, WI 53128

Rezone and Certified Survey Map Approval

Current Zoning: B-2 (General Business District)

Proposed Zoning: R-3 (Two-Family Residence Sewered or Unsewered)

Applicant wishes to rezone 15,071 sq. ft. of the parcel and split it off from the laundromat, creating a separate parcel and erecting a duplex on the new 15,071 sq. ft. parcel, leaving the laundromat parcel zoned B-2.

1. Open Public Hearing.
2. Presentation of Rezone and Certified Survey Map to the Public.
3. Public's Opportunity to testify.
4. Close Public Hearing.
5. Discussion and possible action and recommendation to the Village Board for a Rezone and Certified Survey Map Approval.

c. Possible amendment to Chapter 27 Zoning Ordinance to add 2(jj) Variety Stores as a permitted use in the B-2 (General Business District) zoning.

1. Open Public Hearing.
2. Presentation of amendment to the Public

3. Public's Opportunity to testify.
 4. Close Public Hearing.
 5. Discussion and possible action and recommendation to the Village Board for approval of amendment.
- d. Edward and Dorothy Kosowski**
N1105 Park Rd. Tax Parcel Nos. &PL 01708 and &PL 01709
Genoa City, WI 53128
Lot Line Adjustment
Current Zoning: R-2 (Single Family Residence Sewered)
Applicants wish to make a Lot Line Adjustment removing a portion of Tax Parcel &PL 01708 (their son's lot) and adding that portion to their lot Tax Parcel &PL 01709 as per the attached Plat of Survey.
6. Adjournment.

Join Zoom Meeting
<https://us02web.zoom.us/j/87510824871>
Meeting ID: 875 1082 4871

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Meeting ID: 875 1082 4871
Find your local number: <https://us02web.zoom.us/j/kcRh5CNxc0>

VILLAGE OF BLOOMFIELD

**PLANNING AND ZONING COMMISSION
AGENDA**

Join Zoom Meeting: <https://us02web.zoom.us/j/81596217922>

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

DATE: June 16, 2020

PLACE: Via Zoom

TIME: 6:00 P.M. Please connect to Zoom at 5:45 p.m.

1. Call to Order.
2. Roll Call
3. Verification of Agenda Posting.
4. Approval of Minutes from the May 19, 2020 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

a. Rahmel, Inc./Hubert Cioromski

W296 Powers Lake Rd.

&B 1300008

Genoa City, WI 53128

Conditional Use Permit Application

Current Zoning: A-2 (Agricultural Land District)

Applicant wishes to obtain a Conditional Use Permit for the purpose of erecting a second residence on the property for the housing of a farm laborer.

1. Open Public Hearing.
2. Presentation of Conditional Use Permit Application to the Public.
3. Public's Opportunity to testify.
4. Close Public Hearing.
5. Discussion and Possible Action and Recommendation to the Village Board for Conditional Use Permit Approval.

b. Bruce Sarna

David Sarna, POA

Big Toy Storage

&B 1400003J and &B 1400003

N1548 N Daisy Dr.

Genoa City, WI 53128

Lot Line Adjustment

Applicant requests a lot line adjustment between the two parcels for the purpose of expanding the business in the future.

6. Adjournment.

Meeting ID: 815 9621 7922

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Meeting ID: 815 9621 7922

Find your local number: <https://us02web.zoom.us/j/81596217922>

Posted: June 11, 2020

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

AGENDA

July 21, 2020

Page 1 of 2

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

Date: July 21, 2020

Place: Via Zoom

Time: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the June 16, 2020 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

a. MTM Builders

P.O. Box 877

Pell Lake, WI 53157

Vacant Property – Palm Road

Tax Parcel No.: &B 2200004

Conceptual Plan

MTM Builders has purchased a 5.33 parcel on Palm Road and want to subdivide it into 9 lots to build new single family residences, and is bringing the Conceptual Plan to the Plan Commission to get their opinion prior to having a new CSM drawn up.

- b. Building Inspector Joe Mesler wishes to address the Plan Commission on the ordinance concerning no pole barn accessory structures being allowed in residential districts unless with a Conditional Use Permit.**

c. Village of Bloomfield

N1304 Highland Ave.

Tax Parcel No.: &B 1600008B

Pell Lake, WI 53157

Rezone

Current Zoning: R-4 (Multiple-Family Residence District)

Proposed Zoning: B-2 (General Business District)

The Village would like to rezone this property on the corner of Highland Ave. and Clover from R-4 to B-2. The residences on this property have been condemned and need to be torn down.

- 1. Open Public Hearing.**
- 2. Presentation of the Rezone to the Public**
- 3. Public's opportunity to testify.**
- 4. Close Public Hearing.**
- 5. Discussion and possible action, and possible recommendation to the Full Board.**

d. Village of Bloomfield

Possible text amendment to Chapter 27 – Parking Requirements (1) Number of parking stalls for restaurants, bars, places of entertainment, retail shops, and retail and service stores to 1 stall for each 300 square feet of floor area.

1. **Open Public Hearing.**
2. **Presentation of the text amendment to the Public**
3. **Public's opportunity to testify.**
4. **Close Public Hearing.**
5. **Discussion and possible action, and possible recommendation to the Full Board.**
6. Motion for adjournment.

Posted: July 16, 2020
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

AGENDA-Revised
August 18, 2020
Page 1 of 1

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

Date: Tuesday, August 18, 2020

Place: Via Zoom <https://us02web.zoom.us/j/82719996865>

Time: Immediately Following the Public Hearing for the Tax Incremental District No. 1 Creation Meeting.

***Do not disconnect from Zoom, we will continue with the regular meeting immediately after the Public Hearing.**

1. Call to Order.
2. Roll Call
3. Verification of Agenda Posting.
4. Approval of Minutes from the July 21, 2020 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:
 - a. **Thomas Powell**
N1614 Powers Lake Road Tax Parcel No.: **&A 224200002**
Genoa City, WI 53128
Developer: Keith Keating
Current Zoning: R-4 (Multi-Family Residence District)
Condo Plat Approval
The Developer is going to build a two-unit condo (connected by a breezeway) on the parcel, making it a two family dwelling.
 - b. **Victor Ranczynski and Alexander Ranczynski**
N1256 walnut Road Tax Parcel Nos.: **&PL 01519A and &PL 01519**
Genoa City, WI 53128
Current Zoning: R-2 (Single Family Residence District)
Lot Line Adjustment
Owners are in the process of selling lots 7168 and 7169 to the neighbor to straighten out the lot lines.
 - c. **Possible amendment to Chapter 27 – Zoning Ordinance allowing for Pole Barn accessory structures in some residential districts. If the newly created ordinance is acceptable, it needs to go for Public Hearing.**
 - d. **Village of Bloomfield**
Clover Road and Highland Tax Parcel No.: **&B 1600008B**
CSM Approval
Applicant has applied for approval of a Certified Survey Map to sell a portion of the property to a corporation for a business to be built on it.
6. Adjournment.

Posted: August 17, 2020

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

**PLANNING & ZONING
PUBLIC HEARING
VILLAGE OF BLOOMFIELD
TAX INCREMENTAL DISTRICT NO. 1 CREATION
Tuesday, August 18, 2020, 6:00pm
Join Zoom Meeting
<https://us02web.zoom.us/j/82719996865>**

PLANNING & ZONING AGENDA

1. Call to Order
2. Roll Call
3. Verification of Agenda Posting
4. *Discussion & Possible Action:*
 - a. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1
 - 1) Open Public Hearing
 - 2) Presentation of Tax Incremental District No. 1
 - 3) Public's Opportunity to Testify
 - 4) Close Public Hearing
 - b. Consideration and possible action on a Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District NO. 1, Village of Bloomfield, Wisconsin.
5. Motion for Adjournment

/s/Dan Aronson, President

Posted: **July 28, 2020:**

Town Hall • Pell Lake Post Office • Monroe's Auto

Join Zoom Meeting
<https://us02web.zoom.us/j/82719996865>

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Meeting ID: 827 1999 6865

Find your local number: <https://us02web.zoom.us/u/kboh8PcTGX>

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

August 27, 2020

Page 1 of 1

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

DATE: Thursday, August 27, 2020

PLACE: Bloomfield Town Hall

TIME: 6:00 P.M.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the August 18, 2020 Tax Incremental District No. 1 Creation meeting, and the August 18, 2020 Regular Planning and Zoning Commission meeting.
5. Discussion and Possible Action:
 - a. **Village of Bloomfield**
Clover Road and Highland Blvd. Tax Parcel No. &B 1600008B
Modified CSM Approval
Applicant has applied for an approval of a Modified Certified Survey Map to sell a portion of the property to a corporation for a business to be built on it.
 - b. **A Resolution Designating Boundaries and Approving a Project Plan of Tax Incremental District No. 1 in the Village of Bloomfield, Walworth County, Wisconsin.**
6. Adjournment.

Posted: August, 26, 2020

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

SPECIAL PLANNING AND ZONING COMMISSION

AGENDA

September 10, 2020

Page 1 of 1

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

DATE: Thursday, September 10, 2020

PLACE: Via Zoom

TIME: 6:00 P.M.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Discussion and Possible Action:
 - a. **Dollar General site plan review**
Clover Road and Highland Blvd. Tax Parcel No.: &B 160008B
Dollar General resubmitted a final site plan, lighting plan, stormwater management costs, and final engineering plans for consideration for recommendation to the Full Board for approval.
5. Adjournment

Posted: September 9, 2020

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

VILLAGE OF BLOOMFIELD

N100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

September 15, 2020

Page 1 of 1

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

DATE: Tuesday, September 15, 2020

PLACE: via Zoom

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the August 27, 2020 and September 10, 2020 Village Planning and Zoning meetings.
5. Discussion and Possible Action:
 - a. **Possible text amendment to Chapter 27 Zoning Ordinance Section 27-20 – Use Regulations Item 2 (i) to allow pole barn accessory structure in some residential districts.**
 - i. Open Public Hearing.
 - ii. Presentation of text amendment to the Public
 - iii. Public’s Opportunity to Testify.
 - iv. Close Public Hearing.
 - v. Discussion and Possible Action.
6. Adjournment.

Posted: September 14, 2020

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

AGENDA

October 20, 2020
Page 1 of 2

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

DATE: Tuesday, October 20, 2020
PLACE: Via Zoom
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the August 27, September 10, and September 15, 2020 Village Planning and Zoning meetings.
5. Discussion and Possible Action:
 - a. **Memo from Graef dated February 17, 2020 concerning an amendment to the Village Comprehensive Plan regarding Lakewood Camp glamping.**
 - b. **Birender Singh**
Pell Lake Mobil
N1203 Park Road Tax Parcel No.: **&PL 00217**
Genoa City, WI 53128
Site Plan Approval
After receiving a variance from the Board of Appeals for the rear yard setback and parking regulations, the site plan needs to be approved by Planning and Zoning with recommendation to the Full Board.
 - c. **Kim and Richard Miller**
W1164 Mignonette Road Tax Parcel Nos.: **&PL 01460 and &PL 01458**
Genoa City, WI 53128
Lot Line Adjustment
Applicants request a lot line adjustment removing lots 6686 and 6687 from tax parcel &PL 01458 and added onto tax parcel &PL 01460 for the purpose of building a garage on tax parcel &PL 01460.
6. Adjournment.

Posted: October 13, 2020
Bloomfield Town Hall
Pell Lake Post Office
Monroe's Service

Join Zoom Meeting

<https://us02web.zoom.us/j/82567514182>

Meeting ID: 825 6751 4182

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Meeting ID: 825 6751 4182

Find your local number: <https://us02web.zoom.us/u/keqIkprgIM>