

VILLAGE OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

Meeting Minutes
February 18, 2020
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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson
Rodney Austin
Jeff Alheit
Karen Brabec
Absent: Ivan Purnell
3. Verification of Agenda Posting: It was verified that the agenda was posted on February 17, 2020 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobile, and Monroe's Service.
4. Approval of Minutes – 12-17-2019: A motion was made by Rodney Austin, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes of the December 17, 2019 Village Planning and Zoning meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action:
 - a. **Robert and Gwen Erickson**
W1328 Glenwood Road Tax Parcel Nos.: &PLH 00246, &PLH 00252, and &PLH 00253
Genoa City, WI 53157
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.
Discussion took place. Mr. Erickson explained they obtained the three separate parcels at different times and would like to combine them into one tax parcel number, and then put an accessory structure on the parcel. A motion was made by Karen Brabec, seconded by Jeff Alheit, to recommend the lot line adjustment combining all three parcels into one parcel to the Village Board. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Jeff Alheit, seconded by Karen Brabec, to adjourn the meeting at 6:02 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti
Zoning Administrator

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Meeting Minutes
May 19, 2020
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1. Call to Order: Chairman Dan Aronson called the meeting to order via Zoom at 6:00 p.m.
2. Roll Call: Present: Dan Aronson
Karen Brabec
Rodney Austin
Jeff Alheit
Ivan Purnell
Absent: None

Also in attendance was Village Attorney, Brian Schuk, Zoning Administrator, Jill Marcanti and Village Clerk, Candace Kinsch.

3. Verification of Agenda Posting: It was verified that the agenda was posted on May 12, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
4. Approval of Minutes – 2-18-2020: A motion was made by Karen Brabec, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes of the February 18, 2020 Village Planning and Zoning Commission meeting as submitted. A roll call vote was 5 ayes, 0 nays. Motion carried.

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: A motion was made by Rodney Austin, seconded by Karen Brabec, to open the Public Hearing at 6:05 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
2. Presentation of Rezone to the Public: Zoning Administrator, Jill Marcanti, explained why the applicants requested the Rezone and their desire to add onto their existing residence to include a garage and another dwelling unit, making it a duplex rather than a single family residence.
3. Public’s Opportunity to Testify: Chairman Aronson asked 3 times if anyone in the audience was in favor of the rezone. Alyssa Wilson, Attorney from Wynn at Law representing the Timchak’s acknowledged that she was present and willing to answer any questions the Public or Commission members might have. No one from the audience spoke in favor of the Rezone. Chairman Aronson then asked 3 times if anyone in the audience was against the Rezone. No one from the audience spoke against the Rezone.
4. Close Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin, to close the Public Hearing at 6:10 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
5. Discussion and possible action and recommendation to the Village Board for a Rezone: Ivan Purnell inquired as to whether or not there was a minimum lot size for

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a duplex. Marcanti explained to the Commission the minimum lot size is 15,000 sq. ft. and that this parcel is 34,545 sq. ft. Ivan Purnell then asked if this is a common occurrence in this area. Marcanti explained it is not a common occurrence, however, the abutting neighbor to the west is already a duplex. A motion was made by Rodney Austin, seconded by Karen Brabec, to recommend to the Village Board approval of the Rezone from R-2 to R-3 with the condition that the vacant residence on the northeast side of the property and the shed, both marked as demolition on the Proposed Site & Rezone Map be demolished before construction of the addition begins. A roll call vote was 5 ayes, 0 nays. Motion carried.

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: B-2 (General Business District) and R-3(Two Family Residence Sewered or Unsewered)

Applicant wishes to rezone 15,071 sq. ft. of the parcel to R-3 and split it off from the existing 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: A motion was made by Karen Brabec, seconded by Rodney Austin, to open the Public Hearing at 6:06 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
2. Presentation of the Rezone and Certified Survey Map to the Public: Marcanti explained to the public the wishes of the applicant to the Public.
3. Public's Opportunity to Testify: Chairman Aronson asked 3 times if anyone in the audience was in favor of the Rezone and Certified Survey Map. Citizen Rita Marcinkus was in favor of the Rezone and Certified Survey Map. No one else in the audience spoke in favor. Chairman Aronson then asked if there was anyone in the audience that was against the Rezone and Certified Survey Map. No one in the audience spoke against.
4. Close Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin, to close the Public Hearing at 6:24 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
5. Discussion and Possible Action and recommendation to the Village Board for a Rezone and Certified Survey Map Approval: Chairman Aronson explained to the Commission that the Village received a letter from a neighbor to the south of the laundromat expressing concerns that the yard light shines onto their property, and there is a noise issue. A motion was made by Karen Brabec, seconded by Jeff Alheit, to recommend approval of the Rezone from B-2 to R-3, and the Certified Survey Map Approval creating a separate lot with the condition that Mr. Singh put up a cut off lighting shade on the light in the rear of the laundromat parking light and on the duplex when erected to the Village Board. A roll call vote was 4 ayes, 1 nay with Rodney Austin voting nay. Motion carried.

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- 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).**
1. Open Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin, to open the Public Hearing at 6:25 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
 2. Presentation of amendment to the Public: Marcanti explained that in B-2 zoning department stores are a permitted use. Attorney Schuk explained that it is unlikely that we would ever have a department store in Bloomfield as everything goes more and more to the internet, but a smaller store like a variety store would be a better fit.
 3. Public's Opportunity to Testify: Chairman Aronson asked 3 times if there was anyone in the audience in favor of the amendment. No one in the audience spoke in favor. Chairman Aronson then asked 3 time if anyone in the audience was against the amendment. No one in the audience spoke against.
 4. Close Public Hearing: A motion was made by Karen Brabec, seconded by Rodney Austin, to close the Public Hearing at 6:28 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.
 5. Discussion and Possible Action and recommendation to the Village Board for approval of the amendment. Jeff Alheit felt the amendment was basically a technicality. Attorney Schuck reiterated that for future business growth, the likelihood of opening a large department store is small, however, a variety store like Lakeside Store is much more feasible. A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend the amendment to the Village Board for approval. A roll call vote was 5 ayes, 0 nays. Motion carried.

d. Edward and Dorothy Kosowski

**N1101 Park Road
Genoa City, WI 53128
Lot Line Adjustment**

Tax Parcel Nos.: &PL 1708 and &PL 01709

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.

Discussion took place. Marcanti explained what the three applicants wished to do. A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend the Lot Line Adjustment to the Village Board for approval. A roll call vote was 5 ayes, 0 nays. Motion carried.

6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:32 p.m. A roll call vote was 5 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

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PLANNING AND ZONING COMMISSION

Meeting Minutes
June 16, 2020
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- 1. Call to Order: Chairman Dan Aronson called the meeting to order via Zoom at 6:00 p.m.
- 2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell
Jeff Alheit
Rodney Austin
Karen Brabec

Also in attendance was Jill Marcanti, Zoning Administrator, and Candace Kinsch, Village Clerk.

- 3. Verification of Agenda Posting: It was verified that the agenda was posted on June 11, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes – 05-19-20: A motion was made by Rodney Austin, seconded by Karen Brabec, to dispense with the reading of, and approve the minutes of the May 19, 2020 Village Planning and Zoning Commission meeting as submitted. A roll call vote was 4 ayes, 0 nays. Motion carried.
- 5. Discussion and Possible Action Re:

a. Rahmel, Inc./Hubert Cioromski

**W296 Powers Lake Rd.
Genoa City, WI 53128**

Tax Parcel No.: &B 1300008

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: A motion was made by Jeff Alheit, seconded by Karen Brabec, to open the Public Hearing at 6:04 p.m. A roll call vote was 4 ayes, 0 nays. Motion carried.
- 2. Presentation of Conditional Use Permit Application to the Public: Zoning Administrator Marcanti explained to the Public and the Commission that Mr. Cioromski is planning on building a large indoor horse arena on the 25 acre parcel and needs a residence to house the person that will be taking care of the horses, the property, and training his daughter. She also informed them that the Village Ordinances allows for housing for farm laborers in the A-2 (Agriculture Land District) with a Conditional Use Permit.
- 3. Public’s Opportunity to Testify: President Aronson asked the Public if anyone wanted to speak in favor of the Conditional Use Permit. No one spoke in favor, however Susan Bernstein and Mary Bak wanted to know if they could ask questions. Both were asking where Mr. Cioromski was going to place the barn, the house, and the driveway, and whether the arena was going to be private or commercial. Mr. Cioromski stated he is going to place the barn and house further to the west side of the property than originally planned, that the driveway was going to be an existing driveway that is already in place, and that the arena was going to be private. He had no plans to make it commercial. Ms. Bernstein and Mrs. Bak both felt the Commission should wait to grant the Conditional Use Permit until Mr. Cioromski came in with a detailed plan as to where the buildings are going to be placed. Zoning Administrator Marcanti had to remind them approval of the Conditional Use Permit had nothing to do with where the buildings would be placed. It was strictly permission to have a second residence on a piece of property. No one from the Public spoke against the Conditional Use Permit.

4. Close Public Hearing: A motion was made by Rodney Austin, seconded by Jeff Alheit to close the Public Hearing at 6:25 p.m. A roll call vote was 4 ayes, 0 nays. Motion carried.
5. Discussion and Possible Action and Recommendation to the Village Board for Conditional Use Permit Approval: Karen Brabec made a motion, seconded by Jeff Alheit, to recommend approval of the Conditional Use Permit to the Village Board to allow for a second residence on the property. A roll call vote was 4 ayes, 0 nays. Motion carried.

b. Bruce Sarna

David Sarna, POA

Big Toy Storage

N1548 N. Daisy Dr.

Genoa City, WI 53128

Lot Line Adjustment

Tax Parcel Nos.: &B1400003J and &B 1400003

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

Discussion took place. Zoning Administrator Marcanti explained that the Sarna's purchased a parcel of land behind Big Toy Storage and wanted to do a Lot Line Adjustment to create one tax parcel number, with the intent of expanding the storage business at some point in time. A motion was made by Jeff Alheit, seconded by Karen Brabec, to recommend the Lot Line Adjustment to the Village Board. A roll call vote was 4 ayes, 0 nays. Motion carried.

6. Adjournment: A motion was made by Karen Brabec, seconded by Jeff Alheit to adjourn the meeting at 6:29 p.m. A roll call vote was 4 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

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July 21, 2020
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- 1. Call to Order: Chairman, Dan Aronson, called the meeting to order at 6:00 p.m. via Zoom.
- 2. Roll Call: Present: Dan Aronson
Karen Brabec
Jeff Alheit
Rodney Austin
Absent: Ivan Purnell

Also in attendance was Zoning Administrator, Jill Marcanti, Building Inspector, Joe Mesler, and Attorney Brian Schuk.

- 3. Verification of Agenda Posting: It was verified that the agenda was posted on July 16, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes – 6-16-2020: Rodney Austin made a motion, seconded by Karen Brabec, to dispense with the reading of, and approve the minutes of the June 16, 2020 meeting as submitted. A voice vote was unanimous; motion carried.
- 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 acre parcel on Palm Road and wants 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.

Discussion took place. Commissioner Alheit asked the Zoning Administrator if the property was zoned correctly and if it matched the Village’s Comprehensive Plan. She confirmed the property was entirely zoned R-2 (Single Family Residence Sewered) and that it did comply with the Village’s Comprehensive Plan. A motion was made by Jeff Alheit, seconded by Karen Brabec, to recommend approval of the Comprehensive Plan to the Village Board. A voice vote was unanimous; motion carried.

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.

Discussion took place. The Building Inspector explained that there are some residential lots within Bloomfield that have some acreage, and that the metal sided pole barns are more cost effective to build, and last longer than wood or sided sheds, and that no other municipalities that he works for has this type of restriction in their ordinances. Attorney Schuk explained that restriction was put in place years ago when a different Commission was in place. Chairman Aronson instructed the Zoning Administrator to create an ordinance removing that item from the Chapter 27 Zoning Ordinance and set it for Public Hearing for the next Planning and Zoning Meeting.

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: A motion was made by Jeff Alheit, seconded by Karen Brabec, to open the Public Hearing at 6:25 p.m. A voice vote was unanimous; motion carried.
2. Presentation of the Rezone to the Public: The Zoning Administrator explained the rezone to the public.
3. Public's opportunity to testify: Chairman Aronson asked if there was anyone in attendance that wished to speak in favor of the rezone. Trustee Rita Marcinkus said she was in favor of the rezone. Chairman Aronson asked if there was anyone in attendance that would like to speak against the rezone. There was no one to speak against.
4. Close Public Hearing: Motion was made by Karen Brabec, seconded by Rodney Austin, to close the Public Hearing at 6:27
5. Discussion and possible action, and possible recommendation to the Full Board: There was no discussion. A motion was made by Karen Brabec, seconded by Jeff Alheit to recommend approval of the rezone to the Full Board. A voice vote was unanimous; motion carried.

d. Village of Bloomfield

Possible text amendment to Chapter 27 – Zoning Ordinance Section 27-102 – Parking Regulations 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: A motion was made by Karen Brabec, seconded by Rodney Austin, to open the Public Hearing at 6:27 p.m.
2. Presentation of the text amendment to the public: The Zoning Administrator explained the reasoning behind the text amendment to the public.
3. Public's opportunity to testify: Chairman Aronson asked if there was anyone in attendance that wished to speak in favor of the text amendment. Trustee Rita Marcinkus was in favor of, but asked if that would be for just new businesses or old businesses as well. It was explained that old businesses are grandfathered in. Chairman Aronson asked if anyone in attendance wished to speak against the text amendment. No one spoke against.
4. Close Public Hearing: A motion was made by Jeff Alheit, seconded by Karen Brabec, to close the Public Hearing at 6:30 p.m. A voice vote was unanimous; motion carried.
5. Discussion and possible action, and possible recommendation to the Full Board: A motion was made by Karen Brabec, seconded by Jeff Alheit, to recommend approval of the text amendment to the Village Board. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:31 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted:
Jill M. Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

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1. Call to Order: Chairman Dan Aronson called the meeting to order at 8:04 p.m.
2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell
Jeff Alheit
Karen Brabec
3. Verification of Agenda Posting: It was verified that the agenda was posted on August 17, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
4. Approval of Minutes –7-21-20: Karen Brabec made a motion, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes of the July 21, 2020 Village Planning and Zoning Commission meeting as submitted.
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.

Attorney Schuk explained he spoke to the developer and explained that the easement on the east side of the property should not be labeled a fire lane, just a private easement for the neighbors. Also, the notations of limited common element was confusing, and either limited be removed, or an explanation be made. Also, the zoning of the two abutting properties needs to be noted. Attorney Schuk explained the Commission could approve the Condo Plat conditionally, having the above changes on the Condo Plat for the Village Board meeting on Sept. 14, 2020. Jeff Alheit made a motion, seconded by Karen Brabec, to conditionally approve and recommend approval to the Village Board, with the condition that Attorney Schuk’s changes are noted on the final Condo Plat that is brought to the Village Board Sept. 14, 2020. The voice vote was unanimous; motion carried.

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.

Zoning Administrator Marcanti explained that this can only be approved conditionally, because the owners need to get a Plat of Survey done showing the lot line adjustment, and a bill of sale for the sale of the property. Jeff Alheit made a motion, seconded by Karen Brabec, to conditionally recommend approval of the Lot Line Adjustment to the Village Board, and after a Plat of Survey and bill of sale is received, a resolution will be signed by the Village President. A voice vote was unanimous; motion carried.

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- 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.**

Karen Brabec made a motion, seconded by Jeff Alheit, to send the newly created ordinance for Public Hearing. A voice vote was unanimous; motion carried.

- d. Village of Bloomfield**

Clover Road and Highland

Tax Parcel No.: &B 160008B

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.

Jeff Alheit made a motion, seconded by Karen Brabec, to recommend approval of the Certified Survey Map to the Village Board. A voice vote was unanimous; motion carried.

6. Adjournment: Karen Brabec made a motion, seconded by Jeff Alheit, to adjourn the meeting at 8:23 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:04 p.m.
2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell
_ Karen Brabec
_ Jeff Alheit
Rodney Austin

Also in attendance was Village Clerk Candace Kinsch, and Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting: Village Clerk Candace Kinsch verified the agenda was posted.
4. Discussion and Possible Action:
 - a. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1:
 1. Open Public Hearing: A motion was made by Jeff Alheit, seconded by Karen Brabec, to open the Public Hearing at 6:05 p.m. Motion was unanimous; motion carried.
 2. Presentation of Tax Incremental District No. 1: Attorney Brian Schuk made a presentation to the public explaining the TID to them.
 3. Public's Opportunity to Testify: Chairman Aronson asked for anyone who was in favor of the TID to testify. There was roughly 2 hours of discussion, comments, and questions from the public. Rita Marcinkus began by stating she was in favor of the TID because it was going to help clean the community up. Trustee Susan Bernstein asked if the taxes generated lasted until the TID closes. Brian Roemer from Ehlers (Public Finance Advisors) explained the tax benefits of the TID, and that the debt can be prepaid, and a portion of, or the whole TID could be closed early. Emily Strom stated she was in favor of the TID and thanked the Village for trying to do something to clean up the neighborhood. A question was asked if DNR approval was needed because the property is in the shoreland district. Attorney Schuk explained no DNR approval was needed. Sue T. questioned the ½ mile radius and if it relates to the roads or property and if it related to prompting eminent domain issues where the Village could come in a taken their property. Attorney Schuk explained that eminent domain was around for 200 years, and it had never been utilized in Bloomfield and that eminent domain was very expensive and takes a lot to do, and that even if somewhere down the road a new board wanted to utilize eminent domain, property owners still had to be paid a fair value for their land. Gwen and Robert Erickson had more questions concerning eminent domain. Attorney Schuk tried to explain eminent domain again. Todd Richards was in favor of the TID but questioned who decided what was the blighted areas. Steve Squires felt a Dollar General was not an improvement to the area and questioned the flyer that was sent out making their properties blighted, and there was going to be a meeting at Town Hall, but there was no meeting. He said he has spent 2 years fixing up the garage on his property, and what would happen if him and his wife wanted to build a nice residence on their property, would they be able to get permits since it is considered blighted. He wanted his property removed from the TID project. Attorney Schuk tried to explain that just because the report said the area is blighted that does not put a label on their property, and if they wanted to fix it up and build on it they could. Commissioner Rodney Austin had to leave the meeting at 7:46 p.m. Becky Gallagher spoke in favor of

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the TID stating that the property had been blighted for the past 20 years, and anything was better than what it is and has been all those years.

4. Close Public Hearing: A motion was made by Karen Brabec, seconded by Jeff Alheit, to close the Public Hearing at 8:00 p.m.
- 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. Chairman Aronson asked for a motion to be made. No motion was made. No action was taken at this time.
5. Adjournment: A motion was made by Karen Brabec, seconded by Jeff Alheit to adjourn the meeting at 8:03 p.m. Motion was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:00 p.m.
2. Roll Call: Present: Dan Aronson
Karen Brabec
Jeff Alheit
Rodney Austin
Absent: Ivan Purnell
3. Verification of Agenda Posting: It was verified that the agenda was posted on August 26, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.
4. Approval of Minutes 08-18-2020: A motion was made by Jeff Alheit, seconded by Rodney Austin, to dispense with the reading of, and approve the minutes of the August 18, 2020 Village Planning and Zoning Commission meeting as submitted.
5. Discussion and Possible Action:
 - a. **Village of Bloomfield**
Clover Road and Highland Boulevard 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.
Discussion took place. Attorney Schuk explained the modification to the CSM to the Commissioners, adding the retention basin into Lot 1.
A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend approval of the modified CSM to the Full Village Board. A voice vote was unanimous; motion carried.
 - b. **A Resolution Designating Boundaries and Approving a Project Plan of Tax Incremental District No. 1 in the Village of Bloomfield, Walworth County, Wisconsin.**
Discussion took place. Attorney Shuck explained the changes to the Commissioners taking out lots 1, 2, 4, 5, and 6 from the TID, and just have the TID cover the 2.58 acres of lot 3. After much discussion, the Commissioners felt lots 4, 5, and 6 should be returned to the TID. A motion was made by Jeff Alheit, seconded by Karen Brabec, to approve the TID and Project Plan for lots 3, 4, 5, and 6, and recommend approval to the Full Village Board. A voice vote was unanimous; motion carried.
6. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin to adjourn the meeting at 6:48 p.m.

Respectfully submitted,
Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

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Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

MEETING MINUTES

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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:07 p.m.
2. Roll Call: Present: Dan Aronson Absent: Ivan Purnell
Karen Brabec
Jeff Alheit
Rodney Austin
3. Verification of Agenda Posting: It was verified that the agenda was posted on September 9, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.
4. Discussion and Possible Action:
 - a. **Dollar General site plan review**
Clover Road and Highland Boulevard Tax Parcel No.: &B 1600008B
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.
Discussion took place. The lighting plan was discussed noting the lights will all be shaded on all sides, and face downward so the light does not shine outside of the property lines. The Engineer okayed the engineering plans. A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend approval of the site plan, lighting plan, stormwater management plan, and engineering plan to the Full Village Board. A voice vote was unanimous; motion carried.
5. Adjournment: A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:12 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

VILLAGE OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

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1. Call to Order: President Dan Aronson called the meeting to order at 6:12 p.m.
2. Roll Call: Present: Dan Aronson
Jeff Alheit
Rodney Austin
Absent: Karen Brabec
Ivan Purnell

Also in attendance was Zoning Administrator Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on September 14, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe's Service.
4. Approval of Minutes 8-27-2020 and 9-10-2020: Not all the Commissioners had a chance to read the minutes. This item is postponed until the October 20, 2020 meeting.
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 structures in some residential districts.**
 - I. Open Public Hearing: A motion was made by Jeff Alheit, seconded by Rodney Austin to open the Public Hearing at 6:15 p.m.
 - II. Presentation of text amendment to the Public: Zoning Administrator Marcanti explained that the amendment allows for pole barn accessory structure to be built in residential districts on property of 1 acre or more.
 - III. Public's Opportunity to Testify: No residents were connected on the Zoom meeting to comment either for or against the amendment.
 - IV. Close Public Hearing: A motion was made by Jeff Alheit, seconded by Rodney Austin, to close the Public Hearing at 6:19 p.m.
 - V. Discussion and Possible Action: A motion was made by Jeff Alheit, seconded by Rodney Austin, to recommend approval of the amendment to the Full Village Board.
6. Adjournment: A motion was made by Jeff Alheit, seconded by Rodney Austin, to adjourn the meeting at 6:21 p.m.

Respectfully submitted,
Jill Marcanti
Zoning Administrator

VILLAGE OF BLOOMFIELD

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PLANNING AND ZONING COMMISSION

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October 20, 2020
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- 1. Call to Order: Chairman Dan Aronson called the meeting to order via Zoom at 6:05 p.m.
- 2. Roll Call: Present: Dan Aronson Absent: Jeff Alheit
Karen Brabec Ivan Purnell
Rodney Austin

Also in attendance was Attorney Brian Schuk, and Zoning Administrator Jill Marcanti.

- 3. Verification of Agenda Posting: It was verified that the agenda was posted on October 13, 2020 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
- 4. Approval of Minutes – 8-27-20-, 9-10-20, and 9-15-20: An omnibus motion was made by Karen Brabec, seconded by Rodney Austin, to approve the minutes from the August 27, 2020, September 10, 2020, and September 15, 2020 meeting as submitted. A roll call vote was unanimous; motion carried.
- 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:

Much discussion took place. The Village Attorney explained that it is the opinion of Graef (the Village Planners) that it was acceptable to rezone the Lakewood Camp property to B-5-Planned Commercial Recreational Business District even though the Village’s current Comprehensive Plan lists Commercial as “undesirable”. An “undesirable” category can still be acceptable and is merely a guide for conversation about the corridor or district, and should be considered on a case by case basis. Attorney Schuk screen shared a copy of the memo from Graef and explained the different options. Graef feels it would behoove the Village to amend its Comprehensive Plan to add a characterization evaluation process for determining if a use that is labeled “undesirable” would be acceptable. Graef also recommended creating a new land use category, namely commercial/recreational. A third recommendation Graef had was the possibility of using easements or restrictive covenants to the property to limit the potential for future development. Attorney Schuk explained he did not especially like that recommendation. Discussion took place on how long it would take to amend the Comprehensive Plan, and the cost of doing so. Attorney Schuk also explained the Conditional Use Permit stated that an amendment to the Comprehensive Plan needed to be applied for before occupancy permits could be given out, and if the Commission did not feel an amendment was necessary it should have the owner of the property file for an amendment to their Conditional Use Permit taking that out of the Permit.

A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend to the Village Board that the owner apply for a Conditional Use Permit amendment so the owner was not held up for another 4 months or so. A roll call vote was unanimous; motion carried.

A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend to the Village Board to review the current Comprehensive Plan for the Village future developments and possibly make any amendments needed. A roll call vote was unanimous; motion carried.

**b. Birender Singh
Pell Lake Mobil
N12003 Park Road**

Tax Parcel No.: &PL 00217

**Genoa City, WI 53128
Site Plan Approval**

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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 Village Board.

The Zoning Administrator explained the variance Mr. Singh received from the Board of Appeals and the layout of the site plan. A motion was made by Rodney Austin, seconded by Karen Brabec to recommend approval to the Village Board since he received variances and it will be a nice addition for the community. A roll call vote was unanimous; motion carried.

c. Kim and Richard Miller

**W1164 Mignonette Road
Genoa City, WI 53128
Lot Line Adjustment**

Tax Parcel Nos.: &PL 01460 and &PL 01458

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.

The Zoning Administrator explained that this was approved in 2019 but had to be voided because the person who owned tax parcel &PL 01458 decided not to sell the property to the Miller's. Since that time the person who owned &PL 01458 has moved, and the Miller's have purchased his entire lot and residence. The remaining portion of &PL 01458 will still be above the minimum square foot needed for a standard lot.

A motion was made by Karen Brabec, seconded by Rodney Austin, to recommend approval of the Lot Line Adjustment to the Village Board so the Miller's can build a garage on the lot their residence is on. A roll call vote was unanimous; motion carried.

6. Adjournment:

A motion was made by Karen Brabec, seconded by Rodney Austin, to adjourn the meeting at 6:49 p.m.

Respectfully submitted,
Jill Marcanti
Zoning Administrator