

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

January 11, 2022

6:00pm

NO MEETING

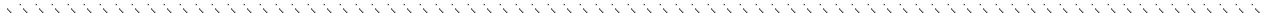
ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6039.

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA
February 9, 2022
Page 1 of 1



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

DATE: Wednesday, February 9, 2022
PLACE: In Person at Bloomfield Town Hall, or 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 July 7, 2021 Town Planning and Zoning Meeting.
5. Discussion and Possible Action:
 - a. **Anthony Marinello**
N2457 Tuskegee Drive **MIR 00082**
John Jahns
N2455 Tuskegee Drive **MIR 00079**
Burlington, WI 53105
Lot Line Adjustment – Plat of Survey.
Applicant wishes to create a Lot Line Adjustment, selling off lots 39 thru 41 of tax parcel MIR 00082 to the owner of MIR 00079, and have lots 39 thru 41 added to parcel MIR 00079, and with this same Plat of Survey, the left over lots 42 and 43 of MIR 00082 will be added to MIR 00083, also owned by Mr. Marinello. This Lot Line Adjustment completely eliminates sub-standard, non-conforming tax parcel MIR 00082, and increases the size of MIR 00079 and MIR 00083, making them less sub-standard, non-conforming in size.
6. Adjournment.

Posted: February 10, 2022
Bloomfield Town Hall,
Pioneer Estates Club House,
Lake Ivanhoe Club House

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

March 8, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

April 12, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

May 10, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA

June 15, 2022
Page 1 of 2

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

DATE: Wednesday, June 15, 2022
PLACE: Bloomfield Town Hall
TIME: 6:30 pm

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting
4. Approval of Minutes from the February 9, 2022 Town Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

a. Jacob Ehlen

**Vacant Property on Eastside Road
Genoa City, WI 53128**

Tax Parcel: MB 1200003

**Current Zoning: A-1 (Farmland Preservation) and C-2 (Upland Resource Conservation)
Certified Survey Map Approval and Rezone**

Requested Zoning: C-2 for the new 5.09 acre parcel

Applicant wishes to create a 5.09 acre parcel zoned C-2 and split it off of the 54.56 acre farm for the purpose of selling and building a residence. Since this is partially Farmland Preservation land, Zoning Administrator Marcanti got approval from Nick Sigmund of Walworth County to rezone a small portion of the property.

- I. **Open Public Hearing.**
- II. **Presentation of Certified Survey Map and Rezone.**
- III. **Public's Opportunity to Testify.**
- IV. **Close Public Hearing.**
- V. **Discussion, Possible Action, and Recommendation to the Town Board.**

b. Poltermann, LP

**N410 Thunderbird Road
Genoa City, WI 53128**

Tax Parcel: MB 3400004

**Current Zoning: C-2 (Upland Resource Conservation)
Certified Survey Map Approval**

Applicant wishes to split 5.005 acres of C-2 property off of the original 115 acre farm for the purpose of building a single family residence for a family member.

- I. **Open Public Hearing.**
- II. **Presentation of Certified Survey Map.**
- III. **Public's Opportunity to Testify.**
- IV. **Close Public Hearing.**
- V. **Discussion, Possible Action, and Recommendation to the Town Board..**

c. Sunnyside Property Investments, LLC.

**Vacant land on Bannecker Drive
Burlington, WI 53140
Lot Line Adjustment**

Tax Parcel Nos.: MIR 00154 and MIR 00155

TOWN OF BLOOMFIELD

N1100 Town Hall Road

P.O. Box 704

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

AGENDA

June 15, 2022

Page 2 of 2

Applicant wishes to combine two separate parcels into one larger substandard, non-conforming parcel for the purpose of building a single family residence.

d. Steve and Shannon Booker

N769 Thunderbird Drive

Tax Parcel: MB 2800001A

Genoa City, WI 53128

Current Zoning: C-2 (Upland Resource Conservation) and C-4 (Wetland Resource Conservation)

Discussion only.

Before paying for a plat of survey to be done, the applicant wishes to get the Committee's feeling on splitting the parcel into two parcels to build a single family residence on the new vacant parcel, while still retaining the accessory structure intact while residence is being erected.

6. Adjournment.

Posted: Monday, June 6, 2022

Bloomfield Town Hall

Pioneer Estates

Lake Ivanhoe Club House

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

MINUTES

June 15, 2022
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1. Call to Order: Zoning Administrator Marcanti called the meeting to order at 6:36 p.m.
2. Roll Call: Present: Tom Sullivan Absent: Jim Leedle
Mary McIntyre Frank Oudin
Peter Baker

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 Monday, June 6, 2022 at Bloomfield Town Hall, Pioneer Estates, and Lake Ivanhoe Club House.
4. Approval of Minutes 2-9-22: A motion was made by Mary McIntyre, seconded by Tom Sullivan, to dispense with the reading of, and approve the minutes from the February 9, 2022 Town Planning and Zoning meeting as submitted. A voice vote was unanimous, 3 aye, 0 nays, motion carried.
5. Discussion and Possible Action Re:

a. Jacob Ehlan

**Vacant Property on Eastside Road
Genoa City, WI 53128**

Tax Parcel No.: MB 1200003

**Current Zoning: A-1 (Farmland Preservation) and C-2 (Upland Resource Conservation)
Certified Survey Map Approval and Rezone**

Requested Zoning: C-2 for the new 5.09 acre parcel

Applicant wishes to create a 5.09 acre parcel zoned C-2 and split it off of the 54.56 acre farm for the purpose of selling and building a residence. Since this is partially Farmland Preservation land, Zoning Administrator, Marcanti got approval from Nick Sigmund of Walworth County to rezone a small portion of the property.

- I. Open Public Hearing: Administrator Marcanti opened the Public Hearing at 6:40 p.m.
- II. Presentation of Certified Survey Map and Rezone: Ms. Marcanti informed the Commissioners of the applicants request.
- III. Public’s Opportunity to Testify: Two neighbors were present and spoke in favor of the Certified Survey Map Application and Rezone. No one in the Public spoke against the Certified Survey Map Application and Rezone.
- IV. Close Public Hearing: Administrator. Marcanti closed the Public Hearing at 6:44 after asking three times for comments in favor and against the Certified Survey Map Application and Rezone.
- V. Discussion, Possible Action, and Recommendation to the Town Board: There was no discussion. The Commission felt they had enough information to make a decision. A motion was made by Peter Baker, seconded by Tom Sullivan, to recommend approval of the Certified Survey Map Application and Rezone of 5.09 acres, splitting it off of the currently 54.56 acre farm to the full Town Board. A voice vote was unanimous, 3 ayes, 0 nays, motion carried.

b. Polterman, LP

**N410 Thunderbird Road
Genoa City, WI 53128**

Tax Parcel No.: MB 3400004

**Current Zoning: C-2 (Upland Resource Conservation)
Certified Survey Map Approval**

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

MINUTES

June 15, 2022
Page 2 of 2

Applicant wishes to split 5.005 acres of C-2 property off of the original 115 acre farm for the purpose of building a single family residence for a family member.

- I. Open Public Hearing: Administrator, Marcanti opened the Public Hearing at 6:45 p.m.
 - II. Presentation of Certified Survey Map: Marcanti explained what portion of land was to be split off of the original 115 acres farm for the Poltermann's son to build a residence for him and his family.
 - III. Public's Opportunity to Testify: One couple from the Public that live down the street spoke in favor of the Certified Survey Map Application. No one from the Public spoke against the Certified Survey Map approval.
 - IV. Close Public Hearing: Marcanti closed the Public Hearing at 6:52 p.m.
 - V. Discussion, Possible Action, and Recommendation to the Town Board: There was not much discussion. A motion was made by Tom Sullivan, seconded by Peter Baker, to recommend approval of the Certified Survey Map to the full Town Board. A voice vote was unanimous, 3 ayes, 0 nays, motion carried.
- c. **Sunnyside Property Investments, LLC**
Vacant land on Bannecker Drive Tax Parcel Nos.: MIR 00154 and MIR 00155
Burlington, Wi 53140
Lot Line Adjustment
Applicant wishes to combine two separate parcels into one larger substandard, non-conforming vacant parcel for the purpose of building a single-family residence.
Administrator, Marcanti answered questions concerning where the property was located at. A motion was made by Peter Baker, seconded by Mary McIntyre, to recommend approval of the Lot Line Adjustment to the full Town Board. A voice vote was unanimous, 3 ayes, 0 nays, motion carried.
- d. **Steve and Shannon Booker**
N769 Thunderbird Drive Tax Parcel No.: MB 2800001A
Genoa City, WI 53128
Current Zoning C-2 (Upland Resource Conservation) and C-4 (Wetland Resource Conservation)
Discussion only.
Before paying for a plat of survey to be done, the applicant wishes to get the Committee's feelings on splitting the parcel into two parcels to build a single family residence on the new vacant parcel, while still retaining the accessory structure intact on the vacant parcel while the new residence is being erected.
Discussion took place. The Commission felt rather than tear down a perfectly good accessory structure while the residence was being erected, and than have to rebuild it would not be cost effective, and would approve a Certified Survey Map Application splitting the accessory structure off of the original old residence as stand alone on the new parcel.
6. Adjournment: A motion was made by Peter Baker, seconded by Mary McIntyre to adjourn the meeting at 7:01 p.m. A voice vote was unanimous, 3 ayes, 0 nays, motion carried.

Respectfully submitted,
Jill Marcanti, Zoning Administrator

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

July 12, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA

August 10, 2022
6:00 p.m.

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

DATE: Wednesday, August 10, 2022

TIME: 6:00 p.m.

PLACE: Bloomfield Town Hall, N1100 Town Hall Road, Pell Lake, WI

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Action:
 - a. Evan and Teresa Freund
W1489 County Road B
Genoa City, WI 53128
Certified Survey Map Approval and Rezone
Current Zoning: C-2 (Upland Resource Conservation District)
Desired Zoning: A-5 (Agricultural-Rural Residential District)
Applicant wishes to split his current lot (which is 6.876 acres) into two 3 plus acre lots to build a residence with no stairs, and allow their daughter to purchase the old residence with three acres. Tax Parcel No.: MA 224300002
 - I. Open Public Hearing.
 - II. Presentation of Certified Survey Map and Rezone Application.
 - III. Public’s Opportunity to Testify.
 - IV. Close Public Hearing.
 - V. Discussion, Possible Action, and Recommendation to the Town Board
5. Discussion Only: Eleazar Aguilar wishes to get the Commissions opinions on building a storage facility on Townline Road prior to spending additional monies on further engineering, architectural drawings, Conditional Use Application, etc.
6. Adjournment.

Posted: Wednesday, August 3, 2022

Bloomfield Town Hall
Pioneer Estates Club House
Lake Ivanhoe Club House

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

P.O. Box 704

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

MINUTES

August 10, 2022

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6. Adjournment: Mary McIntyre made a motion, seconded by Frank Oudin, to adjourn the meeting at 6:38 p.m. A voice vote was unanimous, 4 ayes, 0 nays. Motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

AGENDA

September 14, 2022
Page 1 of 1

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

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the June 15, 2022, August 10, 2022 and September 12, 2022 Special Joint Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
 - a. Steven and Shannon Booker, Jr.
N769 Thunderbird Rd. MB 2800001A
Genoa City, WI 53128
Applicants are thinking of splitting their 13.71 acre lot into 2 lots (one 5.024 acres, and the other 8.689 acres) to build a new residence. Current zoning is C-2 Upland Resource Conservation District and C-4 Wetland Resource Conservation District. This meeting is discussion to inform the Commission what County’s opinion of making this parcel split is, and helping the applicant decide if they should spend more money doing the Certified Survey Map Application with the Town, and then spending more money taking their chances that County might approve this plan.
6. Discussion and Possible Action Re:

Lawrie Kull, et. all MB 200007
W623 N Bloomfield Rd.
Genoa City, WI 53128

and

Michael and Diane Hinzpeter MA 41100001
W619 N Bloomfield Rd.
Genoa City, WI 53128

Lot Line Adjustment
Applicant Kull, et. all is selling a 4 acre section of tax parcel MB 200007 to the Hinzpeter’s which will increase the size of their substandard, non-conforming parcel.
7. Adjournment.

Posted: Tuesday, September 12, 2022
Bloomfield Town Hall
Pioneer Estates Club House
Lake Ivanhoe Resort Club House

TOWN OF BLOOMFIELD

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

PLANNING AND ZONING COMMISSION

MINUTES

September 14, 2022
Page 1 of 2

1. Call to Order: Chairman Jim Leedle called the meeting to order at 6:01 p.m.
2. Roll Call: Present: Jim Leedle Absent: Tom Sullivan
Peter Baker
Mary McIntyre
Frank Oudin

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 September 6, 2022 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes: A motion was made by Mary McIntyre, seconded by Peter Baker, to dispense with the reading of, and approve the minutes of the August 10, 2022 meeting. A voice vote was unanimous, 4 ayes, 0 nays, motion carried. A motion was made by Frank Oudin, seconded by Mary McIntyre, to dispense with the reading of, and approve the minutes of the Special Joint Meeting September 12, 2022. A voice vote was unanimous, 4 ayes, 0 nays, motion carried. The minutes from June 15, 2022 could not be approved as Jim Leedle and Frank Oudin were absent from that meeting, so there was no quorum to approve them.
5. Discussion and Possible Action Re:

a. Steven and Shannon Booker

**N769 Thunderbird Rd.
Genoa City, WI 53128**

MB 2800001A

Applicants are thinking of splitting their 13.71 acre lot into 2 lots (one 5.024 acres, and the other 8.689 acres) to build a new residence. Current zoning is C-2 Upland Resource Conservation District and C-4 Wetland Resource Conservation District. This meeting is for discussion and to inform the Commission what County’s opinion of making this parcel split is, and helping the applicant decide if they should spend more money doing the Certified Survey Map Application with the Town, and then spending more money taking their chances that County may, or may not approve this plan.

Discussion took place. Zoning Administrator Marcanti explained to the Commission that Nick Sigmund from Walworth County had called her, telling her why they would not approve the splitting of the lot into two parcels. He claims that County’s zoning ordinance requires a C-2 lot to be 5 acres of C-2 zoned land. Marcanti agreed that C-2 zoned property requires lots to be a minimum of 5 acres, but no where in Bloomfield’s ordinance (which mimics County’s ordinance) does it specify that the entire parcel needed to be C-2 zoned land, just that the parcel had to be a minimum of 5 acres. Mr. Sigmund also stated that County ordinances states that a shared driveway can not be shared by more the two residences. Bloomfield’s ordinances does not specify that at all. Thinking that maybe County had updated and changed their ordinances, Marcanti asked the past President of Bloomfield, Ken Monroe, who sits on several County comities, to look into Mr. Sigmund’s claims to see if they could be verified. Mr. Monroe spoke to different members of County’s Commissions and could not verify if Mr. Sigmund’s statements were true or his interpretation of what he believed the intent should be. Mr. Monroe could not get any definite answers. Ms. Marcanti explained this to the Booker’s who are to make a decision and let Marcanti know if they want to proceed with their wish to split the parcel, or not.

- 6.

TOWN OF BLOOMFIELD

N1100 Town Hall Road

P.O. Box 704

Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION

MINUTES

September 14, 2022

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7. Discussion and Possible Action Re

a. **Lawrie Kull, et. all**

W623 N Bloomfield Rd.

Genoa City, WI 53128

Michael and Diane Hinzpeter

W619 N Bloomfield Rd.

Genoa City, WI 53128

Lot Line Adjustment

Applicant Kull, et all is selling a 4 acre section of tax parcel MB 200007 to the

Hinzpeter's which will increase the size of their substandard, non-conforming parcel.

Discussion took place. A motion was made by Frank Oudin, seconded by Peter Baker, to make the recommendation to the full Town Board to approve the requested Lot Line Adjustment. A voice vote was unanimous, 4 ayes, 0 nays, motion carried.

MB 200007

MA 41100001

8. Adjournment: A motion was made by Frank Oudin, seconded by Mary McIntyre to adjourn the meeting at 6:23 p.m. A voice vote was unanimous, 4 ayes, 0 nays, motion carried.

Respectfully Submitted,

Jill Marcanti

Zoning Administrator

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

October 11, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

November 8, 2022

6:00pm

NO MEETING

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.

TOWN OF BLOOMFIELD

N1100 Town Hall Road

PO Box 704

Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

December 14, 2022

6:00pm

NO MEETING

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.