

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

PLANNING AND ZONING COMMISSION  
AGENDA  
January 19, 2021  
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, January 19, 2021  
PLACE: Via Zoom <https://us02web.zoom.us/j/81703772978>  
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the October 20, 2020 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **James Frank**  
**W823 Eau Claire Rd. &PLA 00156 and &PLA 00163**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
Applicant wishes to sell Lots 766 and 765 to his neighbor due to the fact that there is ditch that runs down lot 765 and a fence along the lot line of 765, so he never knew he actually owned the property, and the neighbor takes care of those two lots due to the ditch.
  - b. **MTM Builders, Inc.**  
**Vacant property &B 2200004**  
**Palm Rd., Walnut Rd., and Condor Rd.**  
**Genoa City, WI 53128**  
**Final Plat Approval**  
Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission's final approval of the subdivision lot layout.
6. Adjournment.

Posted: January 12, 2021  
Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

Join Zoom Meeting  
<https://us02web.zoom.us/j/81703772978>

Meeting ID: 817 0377 2978  
One tap mobile  
+13126266799,,81703772978# US (Chicago)

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Meeting ID: 817 0377 2978

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**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**AGENDA**

February 16, 2021  
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, February 16, 2021  
Place: Via Zoom: <https://us02web.zoom.us/j/83019097606>  
Time: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 19, 2021 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Blane Radmer**  
**W1726 Litchfield Road** **&A 188800001 and &B 1700008**  
**Lake Geneva, WI 53147**  
**Lot Line Adjustment**  
**Current Zoning: C-2 (Upland Resource Conservation District)**  
**Applicant wishes to create a lot line adjustment making his lot larger so he can put up a pole barn accessory structure that would not interfere with the wetlands on his current property.**
  - b. **HC2, LLC.**  
**Vacant Property on Evergreen Rd.** **&A 489400001 and &A 489400002**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Current Zoning: R-2 and C-1**  
**Applicant wishes to create of lot line adjustment to make the buildable portion of Lot 2 larger so a house can be build on it without interfering with the wetlands on the property.**
  - c. **MTM Builders, Inc.**  
**Vacant Property**  
**Palm Rd., Walnut Rd., and Condor Rd.** **&B 2200004**  
**Genoa City, WI 53128**  
**Final Plat Approval**  
**MTM Builders has asked to be removed from this agenda and postponed until the March meeting as their Engineer’s are not ready to proceed at this time.**
6. **Adjournment.**

**Posted: February 11, 2021**

Bloomfield Town Hall

Pell Lake Post Office

Monroe’s Service

Join Zoom Meeting

<https://us02web.zoom.us/j/83019097606>

Meeting ID: 830 1909 7606

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+13126266799,,83019097606# US (Chicago)

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+1 312 626 6799 US (Chicago)

Meeting ID: 830 1909 7606

Find your local number: <https://us02web.zoom.us/j/83019097606>

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53128

**PLANNING AND ZONING COMMISSION**

**AGENDA**  
March 16, 2021  
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, March 16, 2021

PLACE: Via Zoom: <https://us02web.zoom.us/j/84504761682>

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of minutes from the February 16, 2021 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:

**a. John Onushko**

**Vacant Property Elm Drive  
Genoa City, WI 53128**

**Tax Parcel No. &PL 00342**

**Applicant wishes to create two lots out of one lot in order to build two residences. The applicant currently owns the entire property (10 lots).**

**b. MTM Builders, Inc.**

**Vacant property Palm Road, Walnut Road, and Condor Road  
Genoa City, WI 53128**

**Tax Parcel &B 2200004**

**Final Plat Approval**

**MTM Builders has asked to be removed from this agenda and postponed until the April meeting after a meeting with Village staff, the Village Attorney, and Village Engineers, in order to have enough time to make the changes suggested.**

6. Adjournment.

Posted: March 11, 2021

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

Join Zoom Meeting

<https://us02web.zoom.us/j/84504761682>

Meeting ID: 845 0476 1682

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+13126266799,,84504761682# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 845 0476 1682

Find your local number: <https://us02web.zoom.us/j/84504761682>

**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**AGENDA**  
April 20, 2021  
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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, April 20, 2021  
PLACE: Via Zoom: <https://us02web.zoom.us/j/86112370353>  
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting:
4. Approval of Minutes from the March 16, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:
  - a. **MTM Builders, Inc.**  
**Vacant property**  
**Palm Rd., Walnut Rd., and Condor Rd. &B 2200004**  
**Genoa City, WI 53128**  
**Final Plat Approval**  
**Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision layout after meeting with staff.**
  - b. **Thomas and Crystal Diesel**  
**W1061 Wisteria Rd. &PL 00636 and &PL 00637**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Applicants want to combine their two lots in order to put up a garage accessory structure.**  
**Peter Bokos**  
**N1174 Walnut Rd. &PL 00108**  
**Genoa City, WI 53128**  
**Parcel Spilt**  
**Applicant wants to split his one tax parcel number consisting of 24 lots into 3 tax parcel numbers of 8 lots each.**
6. Adjournment.

Posted: April 15, 2021  
Bloomfield Town Hall

Pell Lake Post Office

Monroe’s Service

Join Zoom Meeting  
<https://us02web.zoom.us/j/86112370353>

Meeting ID: 861 1237 0353

One tap mobile

+13126266799,,86112370353# US (Chicago)

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+1 312 626 6799 US (Chicago)

Meeting ID: 861 1237 0353

Find your local number: <https://us02web.zoom.us/j/86112370353>

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road  
P.O. Box 609  
Pell Lake, WI 53128

**SPECIAL PLANNING AND ZONING COMMISSION**

**AGENDA**

Thursday, May 6, 2021  
Page 1 of 1

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

DATE: Thursday, May 6, 2021  
PLACE: Via Zoom: <https://us02web.zoom.us/j/89827944688>  
TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of agenda posting.
4. Approval of Minutes from the April 20, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:
  - a. **MTM Builders, Inc.**  
**Vacant Property**  
**Palm Rd., Walnut Rd., and Condor Rd. &B 2200004**  
**Genoa City, WI 53128**  
**Final Plat Approval**  
**Applicant wishes to create a 9 lot subdivision, called Palm Pointe Subdivision, and needs the Commission’s final approval of the subdivision layout after meeting with staff, and also needs the Developer’s Agreement with the Village approved. This has been approved by attorney Schuk.**
  - b. **MTM Builders**  
**Vacant Property**  
**Palm Rd., Walnut Rd., and Condor Rd. &B 2200004**  
**Genoa City, WI 53128**  
**Variances Approval**  
**Applicant wishes for the Planning and Zoning Commission to approve a couple of variances for their Palm Pointe Subdivision that Attorney Shuck recommends.**
  - c. **Adjournment.**

Posted: May 5, 2021  
Bloomfield Town Hall

Pell Lake Post Office

Monroe’s Service

Join Zoom Meeting  
<https://us02web.zoom.us/j/89827944688>

Meeting ID: 898 2794 4688  
One tap mobile  
+13126266799,,89827944688# US (Chicago)  
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Meeting ID: 898 2794 4688

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

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**AGENDA - REVISED**

June 28, 2021

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

DATE: Monday, June 28, 2021

PLACE: In Person at Town Hall, or via Zoom, whichever you prefer.

TIME: 6:30 P.M.

1. Call to Order:
2. Roll Call
3. Verification of Agenda Posting.
4. Approval of Minutes of the May 18, 2021 Village Planning and Zoning Minutes.
5. Discussion and Possible Action Re:

**a. Mark Dammyer**

**Bear Dog Farm**

**W1347 Litchfield Road**

**Lake Geneva, WI 53147**

**Conditional Use Permit**

**Applicant wishes to obtain a Conditional Use Permit for Short Term Rentals (which at this time the Village of Bloomfield has no ordinances, except for Bed and Breakfast Establishments). An Operation Plan is attached.**

**&A 487600001**

**I. Open Public Hearing.**

**II. Presentation of Conditional Use Permit Application.**

**III. Public's Opportunity to Testify.**

**IV. Close Public Hearing.**

**v. Discussion, Possible Action, and Recommendation to the Board.**

6. Adjournment.

Join Zoom Meeting

<https://us02web.zoom.us/j/85484443327>

Meeting ID: 854 8444 3327

One tap mobile

+13126266799,,85484443327# US (Chicago)

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Meeting ID: 854 8444 3327

Find your local number: <https://us02web.zoom.us/j/85484443327>

Posted: June 17, 2021 Re-posted: June 24, 2021

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

**VILLAGE OF BLOOMFIELD**

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

**PLANNING AND ZONING COMMISSION**

**AGENDA**  
July 20, 2021  
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.....  
In compliance with section 19.84 Wisconsin Statutes, notice of the meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, July 20, 2021

TIME: 6:00 p.m.

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

<https://us02web.zoom.us/j/87528745545>

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the June 28, 2021 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

a. **Danny and Karen Kraemer**

**W662 Hafs Road**

**MB 1100004D**

**Genoa City, WI 53128**

**Rezone and CSM Approval: Current Zoning A-1 Prime Agricultural Land District).**

**Requested Zoning: (A-4 Agricultural related Manufacturing, Warehousing, and Marketing District).**

**The applicants are requesting a Rezone for the purpose of expanding the Topples Tree Service business. The Rezone and CSM Approval will be on tax parcel No. &A 478500001, vacant property on Hafs Road. Only the rezone requires a Public Hearing.**

**I. Open Public Hearing.**

**II. Presentation of Rezone Application.**

**III. Public's Opportunity to Testify.**

**IV. Close Public Hearing.**

**V. Discussion, Possible Action, and Recommendation to the Full Board.**

6. **MTM Builders, Inc.**

**W936 Myrtle Road**

**&PL 00719**

**Genoa City, WI 53128**

**CSM Approval**

**Applicants are requesting a CSM Approval to split one lot into two lots to build two new single family residences.**

7. **David Butler**

**N1224 Clover Road**

**&PL 00347 and &A 496300001**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Applicant requests a Lot Line Adjustment combining two lots into one, combining a vacant lot with an existing residence, making a standard, conforming lot.**

8. **Adjournment.**

Posted: July 15, 2021

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

OR Join Zoom Meeting: <https://us02web.zoom.us/j/87528745545>

Meeting ID: 875 2874 5545 One tap mobile +13126266799,,87528745545# US (Chicago)

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Meeting ID: 875 2874 5545 Find your local number: <https://us02web.zoom.us/u/kb6tesqyyN>

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53128

**PLANNING AND ZONING COMMISSION**

**AGENDA**

September 21, 2021

Page 1 of 1

In compliance with Section 19.84 Wisconsin Statutes, notice of the meeting of the Village 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 for the July 20, 2021 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:

**a. Danny and Karen Kraemer**

**W662 Hafs Road**

**MB 1100004D**

**Genoa City, WI 53128**

**Conditional Use Permit Application**

**Current Zoning: A-4 (Agricultural related manufacturing, warehousing, and marketing District).**

**The applicants are requesting a Conditional Use Permit for the purpose of expanding the Topples Tree Service business. The vacant property (6.64 acres) on Hafs Road, directly across Hafs Road from the current Topples Tree Service (tax parcel no. &A 478500001), will be used for the storage of wood chips, mulch, logs, and firewood (see Operational Plan).**

**I. Open Public Hearing.**

**II. Presentation of Conditional Use Permit Application to the Public.**

**III. Public's Opportunity to Testify.**

**IV. Close Public Hearing.**

**V. Discussion and Possible Action, and Recommendation to the Board.**

**b. Robert and Gwen Erickson**

**W1328 Glenwood**

**&PLH 00246**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Current Zoning: R-2 (Single Family Residence District)**

**The applicants are requesting a Lot Line Adjustment combining all three of the lots they own (Lots 1202 thru 1218 on West Forest, tax parcels &PLH 00252 and & &PLH 00253 and Lots 1174 thru 1184 on Glenwood Road, tax parcel &PLH 00246) into one parcel.**

**c. Gary Dunham**

**A developer, working with Attorney Brian Schuk, would like to address the Planning and Zoning Commission concerning a Concept Plan for a Planned Unit Development for tax parcel nos.: &A 493300002, &A 5600004, &PLH 00070, and &PLH 00064.**

6. Adjournment.

Posted: Friday, September 10, 2021

Bloomfield Town Hall

Pell Lake Post Office

Monroe's Service

**September 21, 2021**



Join Zoom Meeting

<https://us02web.zoom.us/j/88243083067>

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Meeting ID: 882 4308 3067

Find your local number: <https://us02web.zoom.us/j/88243083067>