

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

January 27, 2025

6:00pm

In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 12/17/2024
- 4. Old Business: *(Discussion & Possible Action)* (NONE)
- 5. New Business: *(Discussion & Possible Action)*

a. **Kristin Belongia – T.H. Batterman & Co. Inc.** **Tax Parcel #(s): N LY3200009**

Vacant Townline Rd – Town of Lyons

Certified Survey Map Review

Pursuant to §18.03(7) of the Village of Bloomfield Municipal Code, land to be subdivided within one and one-half (1 ½) miles of the corporate limits of the Village shall be subject to Extraterritorial Jurisdiction Plat Approval.

b. **Dave Butler** **Tax Parcel #(s): &PL 00018 and &PL 00019**

N1153 Hemlock Rd

Lot Line Adjustment

Zoning R-2 Single Family Residence District (sewered)

The Applicant would like to combine two parcels which will create &PL 00018 as a conforming parcel.

c. **Paula Villanueva-Rosas** **Tax Parcel #(s): &PLA 00066**

W860 Juneau Rd

Certified Survey Map

Zoning R-2 Single Family Residence District (sewered)

The Applicant is requesting a minor land division.

d. **Jerry Freeman** **Tax Parcel #(s): &B 1000005**

N2056 Clover Rd

Certified Survey Map

Zoning A-2 Agricultural Land District, C-1 Lowland Resource Conservation District, and C-4 Upland Resource Conservation District

The Applicant is requesting a minor land division.

- 6. Adjournment

Posted: January 23, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates ● Monroe’s Service

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:00pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Jeff Alheit, Alt. Doug Anderson, Dave Butler, John Johnson, and Jim Leedle. Absent: Lloyd Cole. Also present: Zoning Administrator Candace Kinsch

3. Approval of Minutes: 12/17/24

Commissioner Leedle made a motion; seconded by Commissioner Alheit to approve the minutes as written and dispense with the reading. The voice vote was 7 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action) (NONE)

5. New Business: (Discussion & Possible Action)

a. **Kristin Belongia – T.H. Batterman & Co. Inc.**

Tax Parcel #(s): N LY3200009

Vacant Townline Rd – Town of Lyons

Certified Survey Map

Pursuant to §18.03(7) of the Village of Bloomfield Municipal Code, land to be subdivided within one and one-half (1 1/2) miles of the corporate limits of the Village shall be subject to Extraterritorial Jurisdiction Plat approval.

Co-Chair Aronson made a motion; seconded by Commissioner Johnson to recommend approval for the Certified Survey Map. The voice vote was 7 Ayes – 0 Nays; motion carried.

b. **Dave Butler**

N1153 Hemlock Rd

Tax Parcel #(s): &PL 00018 and &PL 00019

Lot Line Adjustment

Zoning R-2 Single Family Residence District (sewered)

The Applicant would like to combine two parcels which will create &PL 00018 as a conforming parcel.

Commissioner Alheit made a motion; seconded by Commissioner Leedle to recommend approval for the Lot Line Adjustment. The voice vote was 6 Ayes – 0 Nays – 1 Abstain (Butler); motion carried.

c. **Paula Villanueva-Rosas**

W860 Juneau Rd

Tax Parcel #(s): &PLA 00066

Certified Survey Map

Zoning R-2 Single Family Residence District (sewered)

The Applicant is requesting a minor land division.

Commissioner Butler made a motion; seconded by Commissioner Alheit to recommend approval for the Certified Survey Map. The voice vote was 7 Ayes – 0 Nays; motion carried.

d. **Jerry Freeman**

N2056 Clover Rd

Tax Parcel #(s): &B 1000005

Certified Survey Map

Zoning A-2 Agricultural Land District, C-1 Lowland Resource Conservation District, and C-4 Upland Resource Conservation District

The Applicant is requesting a minor land division.

Commissioner Leedle made a motion; seconded by Commissioner Aronson to postpone action until 2/24/25 after Attorney Schuk reviews if dedication of an easement is required. The voice vote was 7 Ayes – 0 Nays; motion carried.

6. Adjournment

Commissioner Butler made a motion; seconded by Commissioner Alheit to adjourn the meeting at 6:18pm. The voice vote was 7 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

February 24, 2025

6:00pm

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 1/27/2025
- 4. Old Business: *(Discussion & Possible Action)*

a. **Jerry Freeman**

Tax Parcel #(s): &B 1000005

N2056 Clover Rd

Certified Survey Map

Zoning A-2 Agricultural Land District, C-1 Lowland Resource Conservation District, and C-4 Upland Resource Conservation District

The applicant is requesting a minor land division.

- 5. New Business: *(Discussion & Possible Action)*

b. **Edward & Dorothy Kosowski**

Tax Parcel #(s): &PL 01710 and &RXX00006

N1111 Park Rd

Lot Line Adjustment

Zoning R-2 Single Family Residence District (sewered)

The applicant would like to combine two parcels.

c. **Dave Laurine**

Concept Plan for Residential Development

d. **William Delaney**

Concept Plan for Possible Rezone

- 6. Adjournment

Posted: February 20, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates ● Monroe's Service

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:04pm.

2. Roll Call

Commissioners present: Becky Gallagher, Jeff Alheit, Dave Butler, John Johnson, and Jim Leedle. Absent: Dan Aronson, Doug Anderson (Alt.), and Lloyd Cole. Also present: Zoning Administrator Candace Kinsch

3. Approval of Minutes: 1/27/25

Commissioner Leedle made a motion; seconded by Commissioner Alheit to approve the minutes as written and dispense with the reading. The voice vote was 5 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action)

a. **Jerry Freeman**

Tax Parcel #(s): &B 1000005

N2056 Clover Rd

Certified Survey Map

Zoning A-2 Agricultural Land District, C-1 Lowland Resource Conservation District, and C-4 Upland Resource Conservation District

The applicant is requesting a minor land division.

Commissioner Johnson made a motion; seconded by Commissioner Butler to recommend approval contingent of final review from the Village Attorney and Village Engineer to make sure they are on the same page before board approval. The voice vote was 5 Ayes – 0 Nays; motion carried.

5. New Business: (Discussion & Possible Action)

a. **Edward & Dorothy Kosowski**

Tax Parcel #(s): &PL 01710 and &RXX 00006

N1111 Park Rd

Lot Line Adjustment

Zoning R-2 Single Family Residence District (sewered).

The applicant would like to combine two parcels.

Commissioner Leedle made a motion; seconded by Commissioner Alheit to recommend approval of the lot line adjustment. The voice vote was 5 Ayes – 0 Nays; motion carried.

b. **Dave Laurine**

Concept Plan for Residential Development

Dave Laurine provided a concept plan for a new subdivision on Daisy Dr called Daisy Meadows with future growth across the street.

- An HOA would be created that does not allow above ground pools amongst other regulations.
- He would like concrete roads in the subdivision because they last longer.
- Plans on houses being around 1,500 square feet with side-loading garages.

Commissioner Johnson asked the following questions:

- What would be the price point? Dave responded with it would depend on the market and cost of houses.

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- Will models be built? Dave responded with possibly 1 or 2 but he doesn't build houses, he develops the land to sell lots to builders.

Commissioner Alheit asked the following questions:

- What is the time frame? Dave responded with he would like to start this Spring.

Chair Gallagher was looking for input from the commissioners. Their responses are as follows:

- Commissioner Johnson feels the project is complimentary to other projects in the area.
- Commissioner Leedle stated the water and sewer plant have the capacity.
- Commissioner Alheit stated the development seems cost effective.
- Commissioner Butler stated the commissioners are all in agreement that the development is desirable for the Village of Bloomfield.

c. **William Delaney**

Concept Plan for Possible Rezone

W794/W795 Eau Claire/ Florence Rd

William disbursed a concept plan for a 4-plex he would like to build on his existing property. He plans to do the following:

- Apply for a Lot Line Adjustment for W794 Eau Claire Rd extending the rear lot line 25 feet to build a single-family dwelling unit.
- We would then like to apply for a CSM to separate the 1-acre from &A510800002 to build a 4-unit residence, but the zoning would need to be changed to R-4 Multi-Family Residence District.
- If a R-4 is not allowed, he would then apply instead to create 3 lots where 2 lots are ½ acre each to build two duplexes.
- He would still own the 3rd lot toward Hwy 12.
- There would be 4 possibly 5 new water and sewer services. He would like to add a 5th water hook-up for a sprinkler system.
- There is a utility easement on his property where the mains are.

Commissioner Alheit asked the following questions:

- Where would the access be to the 4 units? William responded with there is a 40-foot right-of-way easement.
- What about the drainage ditch? William responded that the units would be 85 feet away from the drainage ditch.

Commissioner Johnson asked the following questions:

- If we were to say "yes" would the units be owned or rented? If you were to sell your property with the 4 units, would it be sold as a whole? William responded that in the future if he were to sell, he would turn the 4 units into condos and sell them separately. He is aware of what needs to be done to create a condo plat.

Chair Gallagher stated the following:

- We do not have any 4-unit dwelling units in our community today.
- The concept does not meet our flavor now, but we are in the process of updating our comp plan.
- The Lot Line Adjustment would be allowed but cannot go forward with the R-4 at this time.

6. Adjournment

Commissioner Leedle made a motion; seconded by Commissioner Butler to adjourn the meeting at 6:55pm. The voice vote was 5 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
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Special Planning and Zoning

Commission Agenda

March 10, 2025

5:30pm

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. New Business: *(Discussion & Possible Action)*
 - a. **Public Hearing for a Zoning Ordinance Amendment: Repeal and Recreate Chapter 27 Division 14 Definitions**
 - 1) Open Public Hearing
 - 2) Presentation of Zoning Ordinance Amendment
 - 3) Public’s Opportunity to Testify
 - 4) Discussion and Possible Action and Recommendation to the Village Board
4. Adjournment

Posted: March 6, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates ● Monroe’s Service

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.

1. Call to Order

Chair Gallagher called the meeting to order at 5:31pm.

2. Roll Call

Commissioners present: Becky Gallagher, Doug Anderson (Alt.), Dave Butler, and John Johnson,. Absent: Dan Aronson, Jeff Alheit, Lloyd Cole, and Jim Leedle. Also present: Zoning Administrator Candace Kinsch

3. New Business: (Discussion & Possible Action)

a. **Public Hearing for a Zoning Ordinance Amendment: Repeal and Recreate Chapter 27 Division 14 Definitions**

1) Open Public Hearing

Chair Gallagher opened the public hearing at 5:32pm.

2) Presentation of Zoning Ordinance Amendment

The Zoning Ordinance Amendment was available for all in attendance.

3) Public's Opportunity to Testify

Chair Gallagher asked three (3) times if anyone was opposed to the amendment. Chair Gallagher asked three (3) times if anyone was in favor of the amendment.

Rita Marcinkus voiced it is a good thing to clearly define the differences between Manufactured, Mobile, and Modular Homes.

4) Discussion and Possible Action and Recommendation to the Village Board

Chair Gallagher closed the public hearing at 5:35pm.

Commissioner Butler made a motion seconded by Co-Chair Aronson to recommend the approval of Ordinance 2025-O-01. The voice vote was 4 Ayes – 0 Nays; motion carried.

4. Adjournment

Commissioner Butler made a motion; seconded by Commissioner Anderson to adjourn the meeting at 5:36pm. The voice vote was 4 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

**Planning and Zoning
Commission Agenda
Monday, April 28, 2025
6:00pm**

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 2/24/25 & 3/10/25
- 4. Old Business: *(Discussion & Possible Action)* (NONE)
- 5. New Business: *(Discussion & Possible Action)*

a. **Michael Blaha**

Tax Parcel #(s): &IR 00416 and &IR 00424

W927 Dusable Dr

Lot Line Adjustment

Zoning R-1 Single-Family Residence District (unsewered)

The applicant would like to combine two parcels.

- 6. Adjournment

Posted: April 24, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:32pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Dave Butler, and John Johnson. Absent: Doug Anderson, Jeff Alheit, Lloyd Cole, and Jim Leedle. Also present: Zoning Administrator Candace Kinsch

3. Approval of Minutes: 2/24/25 & 3/10/25

John Johnson made a motion; seconded by Bob Davies to approve the 2/24/25 minutes and withdraw the 3/10/25 minutes from the agenda. The voice vote was 4 Ayes – 0 Nays; motion carried.

4. Old Business: (NONE)

5. New Business: (Discussion & Possible Action)

a. **Michael Blaha**

W927 Dusable Dr

Tax Parcel #(s) : &IR 00416 and &IF 00424

Lot Line Adjustment

Zoning: R-1 Single-Family Residence District (unsewered)

The applicant would like to combine two parcels so he can build a garage.

Commissioner Butler made a motion seconded by Commissioner Johnson to recommend the approval of the lot line adjustment by the Village Board. The voice vote was 4 Ayes – 0 Nays; motion carried.

6. Adjournment

Commissioner Butler made a motion; seconded by Co-Chair Aronson to adjourn the meeting at 6:36pm. The voice vote was 4 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

**Planning and Zoning
Commission Agenda
Monday, June 2, 2025
6:00pm**

In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 3/10/25 & 4/28/25
- 4. Old Business: *(Discussion & Possible Action)* (NONE)
- 5. New Business: *(Discussion & Possible Action)*

a. **A. Lawrie Kull**

W623 N Bloomfield Rd

Tax Parcel #(s): &B 200007

Certified Survey Map

Zoning A-4 Agricultural Related Manufacturing, Warehousing and Marketing District

The Applicant would like to split off 5 acres and sell the property to the existing tenant.

b. **Public Hearing to Consider an Amendment to the 2017-2037 Comprehensive Plan**

- 1) Open Public Hearing
- 2) Presentation of Comp Plan Amendment
- 3) Public Opportunity to Testify
- 4) Discussion and Possible Action and Recommendation to the Village Board

6. Adjournment

Posted: May 29, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:07pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Jeff Alheit, Doug Anderson, John Johnson, and Jim Leedle. Absent: Dave Butler. Also present: Zoning Administrator Candace Kinsch and Village Planner Andy Cross.

3. Approval of Minutes: 3/10/25 & 4/28/25

Chair Gallagher made a motion; seconded by Commissioner Johnson to approve the 3/10/25 minutes as written. The voice vote was 3 Ayes – 0 Nays – 3 Abstains (Alheit, Aronson, and Leedle); motion carried.

Chair Gallagher made a motion; seconded by Commissioner Johnson to approve the amended 4/28/25 minutes. The voice vote was 4 Ayes – 0 Nays – 2 Abstains (Alheit & Leedle); motion carried.

4. Old Business: (NONE)

5. New Business: (Discussion & Possible Action)

a. **A. Lawrie Kull**

Tax Parcel #(s): &B 200007

W623 N Bloomfield Rd

Certified Survey Map

Zoning A-4 Agricultural Related Manufacturing, Warehousing, and Marketing District. The applicant would like to split off 5 acres and sell the property to the existing tenant.

Commissioner Leedle made a motion; seconded by Commissioner Aronson to approve the CSM for W623 N Bloomfield Rd. The voice vote was 6 Ayes - 0 Nays; motion carried.

b. **Public Hearing to Consider an Amendment to the 2017-2037 Comprehensive Plan**

1) Open Public Hearing – Chair Gallagher opened the Public Hearing at 6:13pm

2) Presentation of Comp Plan Amendment – Village Planner Andy Cross presented the Comp Plan amendment explaining the first step to the amendment is to adopt the 2050 Town of Bloomfield Comprehensive Plan. The second step to the amendment is to change the land use from Low-Density Residential to Commercial around Eastside Rd and Hwy 50.

The Plan Commissioners asked the following questions:

- *Chair Gallagher - how far would the amendment go down Eastside Rd? Andy Cross explained just a portion of the land on either side of Eastside Rd at this time, a business owner submitted a Comp Plan Amendment application for future development. The new comprehensive plan will define more as it is completed.*
- *Commissioner Alheit – Does that open contiguous parcels to do the same thing? Andy Cross explained not to look at property line but look at the area which the same thing could be done.*
- *Commissioner Leedle – stated a good share of the land is Low-Density Residential at this time, would there be a conflict going forward? Should we try to change more of the land to commercial use? What is the downstream impact? He didn't question the area being changed to commercial, he agrees the area is a good area for commercial. Andy Cross stated there*

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would not be a conflict because Lake Ivanhoe is far enough away not to impact the subdivision's character, they are isolated and buffered.

3) Public Opportunity to Testify – Chair Gallagher gave the public the opportunity to testify at 6:26pm. She asked the public three (3) times if anyone was against the amendment. She asked the public three (3) times if anyone was in favor of the amendment. No one spoke against or in favor but had the following questions:

- Trustee Bernstein asked how can the Village's Comp Plan be amended when we don't have one. Chair Gallagher responded with we do have a Comp Plan and in order for the applicant to do the development the plan needs to be amended.
- Gary Grolle asked if there was a defined area. The response was no, just a portion of either side of East Side Rd.
- Trustee Bernstein stated the Comp Plan doesn't need to be done now the applicant can get a variance. Chair Gallagher stated he could not get a variance because the Comp Plan does not allow for commercial land use. Andy Cross stated that zoning is different than land use.

Chair Gallagher closed the Public Hearing at 6:31pm

4) Discussion and Possible Action and Recommendation to the Village Board

Commissioner Alheit made a motion; seconded by Commissioner Johnson to recommend the approval of Resolution 2025-R-15. The roll call vote was 6 Ayes – 0 Nays; motion carried.

6. Adjournment

Commissioner Leedle made a motion; seconded by Commissioner Johnson to adjourn the meeting at 6:35pm. The voice vote was 6 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

**Planning and Zoning
Commission Agenda
Monday, July 28, 2025
6:00pm or Following COW Meeting**

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Approval of Minutes: 6/2/25
4. Old Business: *(Discussion & Possible Action)* (NONE)
5. New Business: *(Discussion & Possible Action)*
 - a. **Public Hearing to Consider a Conditional Use Permit for Nippersink on the Lake LLC to allow the construction of a detached garage with an upper-story dwelling unit.**
 - 1) Open Public Hearing
 - 2) Presentation of Comp Plan Amendment
 - 3) Public Opportunity to Testify
 - 4) Discussion and Possible Action and Recommendation to the Village Board
 - b. **Pre-Application Reviews for the following:**
 - 1) Woods of Bloomfield West
 - 2) Daisy Meadows
 - 3) Daisy Meadows II
6. Adjournment

Posted: July 24, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:08pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Jeff Alheit, and Doug Anderson. Absent: Dave Butler, John Johnson, and Jim Leedle. Also present: Zoning Administrator Candace Kinsch, Village Attorney Brian Schuk, Village Engineer Greg Governatori, and Village Planner Andy Cross.

3. Approval of Minutes: 6/2/25

Co-Chair Aronson made a motion; seconded by Commissioner Alheit to accept the 6/2/25 minutes as written and dispense with the reading. The voice vote was 4 Ayes – 0 Nays; motion carried.

4. Old Business: (NONE)

5. New Business: (Discussion & Possible Action)

a. **Public Hearing to Consider a Conditional Use Permit (CUP) for Nippersink on the Lake LLC to allow the construction of a detached garage with an upper-story dwelling unit.**

- 1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:10pm
- 2) Presentation of Conditional Use Permit – Village Planner Andy Cross presented the Conditional Use Permit to allow a 2-bedroom single-family dwelling above a 3-car garage on &A23340002 which is allowed as a CUP in B-5 Planned Commercial Recreation Business District.
- 3) Public Opportunity Testify – Chair Gallagher gave the public the opportunity to testify. She asked the public three (3) times if anyone was against the Conditional Use Permit. She asked the public three (3) times if anyone was in favor of the Conditional Use Permit. No one spoke against but had the following questions:

Susan Bernstein – W180 Hilltop Rd – asked the following questions to the applicant:

- Are you planning on building on the hill? – applicant’s response was no, it will be leveled.
- How big is the building going to be? – applicant’s response was 1600sq ft for living quarters, 1600 sq ft for the garage.
- Is there going to be a separate septic tank? – applicant’s response was no, he is planning on a holding tank for the dwelling unit.

The following spoke in favor of the Conditional Use Permit:

Grzegorz Zarobkiewicz – W170 Hilltop Rd stated that it will be nice to have a new building in the area.

Rita Marcinkus – N1240 Lake Shore Dr – is in favor of the conditional use permit.

4) Discussion and Possible Action and Recommendation to the Village Board

Chair Gallagher asked if any of the commissioners had questions. None were raised.

Chair Gallaghers asked/stated the following:

- Per the application dated 4/16/25 short term rentals with option of long-term rentals were listed but the conditional use permit is for a single-family dwelling unit. What are the future plans for the dwelling unit? The Village Planner Andy Cross responded that the unit can be rented in the future but the application for the conditional use permit has changed. Clerk Kinsch stated she would find the email stating the change for the board meeting packet.

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- What are the future plans for the unit? The applicant stated the unit will become a rental unit. *Co-Chair Aronson made a motion; seconded by Commissioner Alheit to recommend approval of the conditional use permit based on the updated application. The voice vote was 4 Ayes – 0 Nays; motion carried.*

b) Pre-Application Review for the following:

Dave Laurine and Village Engineer Greg Governatori presented a future vision of the Village with the following concept plans:

1) Woods of Bloomfield West

- The parcels in the Woods of Bloomfield West are right outside of Graden Woods, the access roads will be off Twin Lakes Rd.
- This subdivision would be the first one completed because the homes would be on well & septic.
- There are 17 parcels that are around 1 acre in size.
- Engineer Governatori stated Wetland Delineations should be completed soon for Woods of Bloomfield West.
- This subdivision is almost complete to go to preliminary plat phase.

2) Daisy Meadows

- There are 63 parcels in the first phase of Daisy Meadows that range from .3 acre to 1 acre with 3 larger parcels ranging from 6 acres to 9 acres because of being located in the environmental corridor.
- Daisy Meadows is part of the existing sewer service amendment on file with SEWRPC.
- Attorney Schuk and Engineer Governatori stated wetland delineations were completed on this parcel.

3) Daisy Meadows II

- Daisy Meadows II is for future planning purposes and will be included in the Sewer Service Reevaluation that the Village will be pursuing.
- There are a total of 156 parcels with 78 parcels off of Daisy Dr and 78 parcels off of Cty Hwy U with parcel sizes varying from .5 of an acre to 4 acres due to environmental corridors.
- There was discussion of the Village improving the unimproved easement going to the WWTP as a roadway which could possibly connect the two parts of Daisy Meadows II.
- By having this concept on file, it can be included in the Comp Plan update.
- Wetland Delineations will need to be done for Daisy Meadows II.

4) A 4th concept plan called Bloomfield Farms was unexpectedly presented located on the corner of County Hwy U and County Hwy B.

- Bloomfield Farms is for future planning purposes.
- Bloomfield Farms is located on the corner of County Hwy U and County Hwy B.
- This subdivision will be on well & septic.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

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Planning and Zoning

Meeting Minutes

July 28, 2025

-
- There are 20 parcels with parcel sizes varying from 1.008 acres to 4 acres due to environmental corridors.
 - This concept plan can be included in the Comp Plan update.
 - Wetland Delineations will need to be done for Bloomfield Farms.

The commissioners made the following comments on the above plans:

All commissioners liked the concept plans submitted for review.

Jeff Alheit would approve all and have them set for the future.

6. Adjournment

Co-Chair Aronson made a motion; seconded by Commissioner Anderson to adjourn the meeting at 6:52pm.

The voice vote was 4 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

**Planning and Zoning
Commission Agenda
Monday, August 25, 2025**

6:00pm or Immediately following Committee Meeting

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 7/28/25
- 4. Old Business: *(Discussion & Possible Action)* (NONE)
- 5. New Business: *(Discussion & Possible Action)*

a. **Malcolm Couture**

Vacant Clover Rd & Poinsetta Rd

Lot Line Adjustment Application

Zoning: R-2

The applicant would like to combine properties.

**Tax Parcel #(s): &PL 01896
&PL 01899**

- 6. Adjournment

Posted: August 21, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:14pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Jeff Alheit, Doug Anderson, and Jim Leedle.

Absent: Dave Butler and John Johnson. Also present: Zoning Administrator Candace Kinsch.

3. Approval of Minutes: 7/28/25

Chair Gallagher made a motion; seconded by Commissioner Alheit to approve the minutes with the mentioned amendments and dispense with the reading. The voice vote was 5 Ayes – 0 Nays; motion carried.

4. Old Business: (NONE)

5. New Business: (Discussion & Possible Action)

a. **Malcom Couture**

Vacant Clover Rd & Poinsetta Rd

Tax Parcel #(s): &PL 01896

Lot Line Adjustment Application

&PL 01899

Zoning: R-2

The applicant would like to combine properties.

Zoning Administrator Kinsch explained parcel # &PL 01899 is unbuildable due to storm water drainage. Mr. Couture had purchased property with the intention of building a 4-plex on the property but a 4-plex doesn't meet the requirements of the Zoning Code. Kinsch explained by combining the parcels staff will create a report to have the Village Engineers attach to the parcel explaining the stormwater drainage issue and that only current parcel # &PL 01896 is part of the buildable footprint. The stormwater area will determine what the setbacks for the side lot line will be in the future.

Chair Gallagher summarized what Zoning Administrator Kinsch stated to get a better understanding and the commissioners agreed the lot line adjustment made sense to make sure the stormwater drainage is addressed now before the application process of a new build.

Co-Chair Aronson made a motion; seconded by Commissioner Leedle to recommend approval of the lot line adjustment. The voice vote was 5 Ayes – 0 Nays; motion carried.

6. Adjournment

Co-Chair Aronson made a motion; seconded by Commissioner Leedle to adjourn the meeting at 6:20pm.

The voice vote was 5 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

**Planning and Zoning
Commission Agenda
Monday, September 22, 2025
6:00pm or Immediately following Committee Meeting**

.....
In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes: 8/25/25
- 4. Old Business: *(Discussion & Possible Action)* (NONE)
- 5. New Business: *(Discussion & Possible Action)*
 - a. **William Holder**
W920 Green Rd
Lot Line Adjustment Application
Zoning: R-2
The applicant would like to combine properties.

**Tax Parcel #(s): &PL 00795
&PL 00802**

- 6. Adjournment

Posted: September 18, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order

Chair Gallagher called the meeting to order at 6:19pm.

2. Roll Call

Commissioners present: Becky Gallagher, Dan Aronson, Jeff Alheit, Doug Anderson, John Johnson, and Jim Leedle. Absent: Dave Butler. Also present: Zoning Administrator Candace Kinsch.

3. Approval of Minutes: 8/25/25

Commissioner Leedle made a motion; seconded by Commissioner Alheit to approve the minutes and dispense with the reading. The voice vote was 6 Ayes – 0 Nays; motion carried.

4. Old Business: (NONE)

5. New Business: (Discussion & Possible Action)

a. **William Holder**

W920 Green Rd

Lot Line Adjustment Application

Zoning: R-2

The applicant would like to combine properties.

William Holder stated he would like to combine his properties to make things easier on his children when the time comes to sell his property.

Co-Chair Aronson made a motion; seconded by Commissioner Leedle to recommend approval of the lot line adjustment. The voice vote was 6 Ayes – 0 Nays; motion carried.

Tax Parcel #(s): &PL 00795

&PL 00802

6. Adjournment

Commissioner Leedle made a motion; seconded by Co-Chair Aronson to adjourn the meeting at 6:21pm. The voice vote was 6 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

Monday, October 27, 2025

6:00pm or Following COW Meeting

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Approval of Minutes: 9/22/25
4. Old Business: *(Discussion & Possible Action)* (NONE)
5. New Business: *(Discussion & Possible Action)*
 - a. **Public Hearing for a Zoning Map Amendment – Rezoning Parcel # &A296100001 on Hwy H near Hwy 120 from M-3 Mineral Extraction to B-4 Highway Commercial**
 - 1) Open Public Hearing
 - 2) Presentation of Zoning Map Amendment
 - 3) Public Opportunity to Testify
 - 4) Discussion and Possible Action and Recommendation to the Village Board
 - b. **Public Hearing to Consider a Conditional Use Permit for Parcel # &A296100001 on Hwy H near Hwy 120 to Operate a Landscaping Business with Exterior Storage**
 - 5) Open Public Hearing
 - 6) Presentation of Conditional Use Permit
 - 7) Public Opportunity to Testify
 - 8) Discussion and Possible Action and Recommendation to the Village Board
6. Adjournment

Posted: October 23, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order:

Chair Gallagher called the meeting to order at 6:08pm

2. Roll Call:

Commissioners present: Becky Gallagher, Dan Aronson, John Johnson, and Jim Leedle. Absent: Jeff Alheit, Doug Anderson, and Dave Butler. Also present: Zoning Administrator Candace Kinsch and Planner Andy Cross.

3. Approval of Minutes: 9/22/25:

Commissioner Aronson made a motion; seconded by Commissioner Johnson to approve the minutes and dispense with the reading. The voice vote was 4 Ayes – 0 Nays; motion carried.

4. Old Business: (Discussion & Possible Action) (NONE):

5. New Business: (Discussion & Possible Action):

a. **Public Hearing for a Zoning Map Amendment – Rezoning Parcel &A296100001 on Hwy H near Hwy 120 from M-3 Mineral Extraction to B-4 Highway Commercial**

1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:09pm.

2) Presentation of Zoning Map Amendment – Planner Cross presented zoning map amendment.

3) Public Opportunity to Testify:

Chair Gallagher asked 3 times if anyone was in opposition to the map amendment:

- Scott, Down to Earth W1971 CTH H, is not opposed to the rezone, but he asked how the property can be developed when there used to be a dump there. Clerk Kinsch stated she confirmed with Walworth County and Nick Sigmund stated the dump was down the road.

Chair Gallagher asked 3 times if anyone is in favor of the map amendment:

- Rita Marcinkus – N1420 N Lake Shore Dr, is in favor of the map amendment.

Chair Gallagher closed the public hearing at 6:16pm.

4) Discussion and Possible Action and Recommendation to the Village Board

Commissioner Aronson made a motion; seconded by Commissioner Johnson to approve the rezone and forward to the board. The voice vote was 4 Ayes – 0 Nays; motion carried.

b. **Public Hearing to Consider a Conditional Use Permit for Parcel &A296100001 on Hwy H near Hwy 120 to Operate a Landscaping Business with Exterior Storage**

1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:16pm.

2) Presentation of Conditional Use Permit – Planner Cross presented the future development of said property. Ground and Grass Landscaping, the applicant, is proposing to operate a landscaping business with an office building and storage. The application is very clear about how many vehicles and what is going to be stored on property. The owner will be planting more foliage to screen the area.

3) Public Opportunity to Testify

Chair Gallagher asked 3 times if anyone was in opposition to the conditional use permit:

- Scott, Down to Earth W1971 CTH H, is not opposed to the conditional use permit but asked where the compacted gravel is going. Chair Gallagher responded with this hearing is about the land use not building or zoning requirements.

Chair Gallagher asked 3 times if anyone is in favor of the conditional use permit:

- Susan Bernstein – W180 Hilltop Rd, is in favor of the conditional use permit.
- Rita Marcinkus – N1420 N Lake Shore Dr, is in favor of the conditional use permit.

Chair Gallagher closed the public hearing at 6:27pm

4) Discussion and Possible Action and Recommendation to the Village Board

Discussion ensued throughout the presentation, public opportunity to testify, and discussion, possible action portions of this public hearing. The following questions and statements were heard:

Chair Gallagher asked or stated:

- What are the structures for storage going to be made of and what materials are going to be stored? Rick Fischer, the applicant's representative, stated the storage bins are going to be concrete blocks and storage materials will be items such as stone, mulch, dirt, and sand.
- Is that where the foliage is going? Rick stated foliage will be planted around to screen and some by the road where the driveway is going. Walworth County already approved the driveway placement.
- Early morning loading could be disrespectful. Rick stated headlights will not shine in the opposite driveway.
- The hours may impede business
- Concerned the hours are unrealistic and could impede business. Does not think that can be promised. Having limits is reasonable but don't cut yourself short. I am ok with the retail office hours from 8am to 6pm.

Commissioner Aronson asked or stated:

- During the Summer, headlights shouldn't be a problem.

Commissioner Johnson:

- Snowplowing through Winter will lead to operations through the night. Rick stated salt would not be loaded at night. Most of the snow removal is done early in the morning because the business is a one-man operation.
- It is more realistic if the hours are from 6am-6pm contingent of weather events.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road

PO Box 609

Pell Lake, WI 53157

Planning and Zoning

Meeting Minutes

October 27, 2025

Commissioner Leedle:

- Understands everyone's concerns but the topography may limit noise because of higher ground. He does not have any concerns.

Chair Gallagher made a motion; seconded by Commissioner Johnson to approve the Conditional Use Permit as specified with the adjustment of hours being limited to 8am to 6pm with seasonal peak hours. The voice vote was 4 Ayes – 0 Nays; motion carried.

6. Adjournment:

Commissioner Aronson made a motion; seconded by Commissioner Johnson to adjourn the meeting at 6:30pm. The voice vote was 4 Ayes – 0 Nays; motion carried.

VILLAGE OF BLOOMFIELD

N1100 Town Hall Road
PO Box 609
Pell Lake, WI 53157

Planning and Zoning

Commission Agenda

Monday, November 24, 2025

6:00pm or Following COW Meeting

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In compliance with Wis. Stats. §19.84, notice of the Planning & Zoning Commission is hereby given:

1. Call to Order
2. Roll Call
3. Approval of Minutes: 10/27/25
4. Old Business: *(Discussion & Possible Action)* (NONE)
5. New Business: *(Discussion & Possible Action)*
  - a. **Public Hearing for a Zoning Map Amendment – Rezoning Parcel # &A493300002 W1320 Highland Blvd from B-2 General Business District to R-2 Single-Family Residence District (Sewered) (MTM Builders)**
    - 1) Open Public Hearing
    - 2) Presentation of Zoning Map Amendment
    - 3) Public Opportunity to Testify
    - 4) Discussion and Possible Action and Recommendation to the Village Board
  - b. **Public Hearing for a Zoning Map Amendment – Rezoning a Portion of Parcel # &B1700010A Vacant CTH H from A-1 Farmland Preservation District to A-5 Agricultural-Rural Residential District (Gifford)**
    - 1) Open Public Hearing
    - 2) Presentation of Zoning Map Amendment
    - 3) Public Opportunity to Testify
    - 4) Discussion and Possible Action and Recommendation to the Village Board
  - c. **Certified Survey Map (CSM) Review** **Tax Parcel #: &B 1700010A**  
**Vacant Property on County Rd H**  
Applicant: Alexander Gifford  
Zoning: A-1 Farmland Preservation District  
The applicant would like to split off 2.97 acres to allow for the construction of a Single-Family Dwelling
  - d. **Public Hearing for a Zoning Map Amendment – Rezoning a Portion of Parcel # &B2200003 N959 Daisy Dr (Hammerstrom)**
    - 1) Open Public Hearing
    - 2) Presentation of Zoning Map Amendment
    - 3) Public Opportunity to Testify
    - 4) Discussion and Possible Action and Recommendation to the Village Board
  - e. **Certified Survey Map (CSM) Review** **Tax Parcel #: &B 2200003**  
**N959 Daisy Dr**  
Applicant: Gabriel Hammerstrom  
Zoning: A-2 Agricultural Land District  
The applicant would like to split off the 1.87 acres surrounding existing structures

6. Adjournment

Posted: November 20, 2025

Bloomfield Town Hall ● Lake Ivanhoe Clubhouse ● Pell Lake Post Office ● Pioneer Estates

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.

1. Call to Order:

Chair Gallagher called the meeting to order at 6:11pm

2. Roll Call:

Commissioners present: Becky Gallagher, Dan Aronson, Doug Anderson, Dave Butler, and Jim Leedle. Absent: Jeff Alheit and John Johnson. Also present: Zoning Administrator Candace Kinsch and Planner Andy Cross.

3. Approval of Minutes: 10/27/25:

*Commissioner Leedle made a motion; seconded by Commissioner Aronson to approve the minutes and dispense with the reading. The voice vote was 5 Ayes – 0 Nays; motion carried.*

4. Old Business: (Discussion & Possible Action) (NONE):

5. New Business: (Discussion & Possible Action):

a. **Public Hearing for a Zoning Map Amendment – Rezoning Parcel # &A493300002 W1320 Highland Blvd from B-2 General Business District to R-2 Single-Family Residence District (Sewered)(MTM Builders)**

- 1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:12pm.
- 2) Presentation of Zoning Map Amendment – Planner Cross presented zoning map amendment.
- 3) Public Opportunity to Testify:

Chair Gallagher asked 3 times if anyone wanted to speak in opposition to the rezone.

Chair Gallagher asked 3 times if anyone wanted to speak in favor of the map amendment.

Chair Gallagher closed the public hearing at 6:15pm.

- 4) Discussion and Possible Action and Recommendation to the Village Board

*Commissioner Aronson made a motion; seconded by Commissioner Butler to recommend approval of the request to rezone the property at W1320 Highland Blvd from B-2 General Business District to R-2 Single-Family Residence District (sewered). The voice vote was 5 Ayes – 0 Nays; motion carried.*

b. **Public Hearing for a Zoning Map Amendment – Rezoning a Portion of Parcel # &B 1700010A Vacant CTH H from A-1 Farmland Preservation District to A-5 Agricultural-Rural Residential District (Gifford)**

- 1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:16pm.
- 2) Presentation of Zoning Map Amendment – Planner Cross presented zoning map amendment.
- 3) Public Opportunity to Testify:

Chair Gallagher asked 3 times if anyone wanted to speak in opposition to the map amendment.

Chair Gallagher asked 3 times if anyone wanted to speak in favor of the map amendment.

- The soon to be property owner is in favor.
- Trustee Marcinkus spoke in favor of the rezone.

Chair Gallagher closed the public hearing at 6:22pm.

- 4) Discussion and Possible Action and Recommendation to the Village Board  
Chair Gallagher asked about the Farmland Preservation District. Clerk Kinsch explained that the Village is not included in the Walworth County Farmland Preservation Plan, but the old Town was, but landowners have to sign up Federally to be included in the Farmland Preservation. She stated Commissioner Leedle would have more information as to how the Farmland Preservation worked. He also stated the landowner needs to sign up for the Farmland Preservation to receive tax credits. *Commissioner Aronson made a motion; seconded by Commissioner Leedle to recommend approval of the request to rezone 2.97 acres of the property identified as &B 1700010A from the A-1 Farmland Preservation District to the A-5 Agricultural – Rural Residential District. The voice vote was 5 Ayes – 0 Nays; motion carried.*

c. **Certified Survey Map (CSM) Review**

**Vacant Property on County Rd H**

**Tax Parcel #: &B 1700010A**

Applicant: Alexander Gifford

Zoning: A-1 Farmland Preservation District

The applicant would like to split off 2.97 acres to allow for the construction of a Single-Family Dwelling

*Commissioner Leedle made a motion; seconded by Commissioner Aronson to recommend approval of the Certified Survey Map for the property with PIN &B 1700010A. The voice vote was 5 Ayes – 0 Nays; motion carried.*

d. **Public Hearing for a Zoning Map Amendment – Rezoning Parcel # &B 2200003 N959 Daisy Dr from A-2 Agricultural Land District to A-5 Agricultural-Rural Residential (Hammerstrom)**

- 1) Open Public Hearing – Chair Gallagher opened the public hearing at 6:25pm.
- 2) Presentation of Zoning Map Amendment – Planner Cross presented zoning map amendment.
- 3) Public Opportunity to Testify:

Chair Gallagher asked 3 times if anyone wanted to speak in opposition to the rezone.

Chair Gallagher asked 3 times if anyone wanted to speak in favor of the rezone.

Chair Gallagher closed the public hearing at 6:29pm.

- 4) Discussion and Possible Action and Recommendation to the Village Board  
*Commissioner Butler made a motion; seconded by Commissioner Aronson to recommend approval of the request to rezone 1.87 acres of the property at N959 Daisy Dr from A-2 Agricultural Land District to A-5 Agricultural-Rural Residential District. The voice vote was 5 Ayes – 0 Nays; motion carried.*

e. **Certified Survey Map (CSM) Review**

**N959 Daisy Dr**

**Tax Parcel #: &B 2200003**

Applicant: Gabriel Hammerstrom

Zoning: A-2 Agricultural Land District

The applicant would like to split off 1.87 acres surrounding existing structures

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

PO Box 609

Pell Lake, WI 53157

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**Planning and Zoning**

**Meeting Minutes**

**November 24, 2025**

*Commissioner Leedle made a motion; seconded by Commissioner Butler to recommend approval of the Certified Survey Map for the property at N959 Daisy Dr. The voice vote was 5 Ayes – 0 Nays; motion carried.*

6. Adjournment:

*Commissioner Butler made a motion; seconded by Commissioner Aronson to adjourn the meeting at 6:32pm. The voice vote was 5 Ayes – 0 Nays; motion carried.*