

Town of Bloomfield  
N1100 Town Hall Road  
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION  
AGENDA

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

Date: Wednesday, August 14, 2013

Time: 7:00 p.m.

Place: Bloomfield Town Hall

A quorum of the Town Board may be present.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of past meeting minutes.

**5. Gifford Brothers (Daniel & Alex)**

**MB 26000002**

Application for Rezone & Certified Survey Map Approval  
Twin Lakes Road  
Genoa City, WI 53128  
Current Zoning: A1 (Farmland Preservation District)  
Proposed Zoning: A5 (Agricultural Rural Residential District)

Applicants request a rezone of for a portion of parcel MB26000002 for the purpose of selling the lot for a single family (SF) residence. Applicants request a Certified Survey Map Approval for the purpose of selling the lot for a SF residence, as to not create a substandard, non-conforming lot on A1 property (minimum lot size 20 acres).

The previous hearing and approval by the Town Board did not specify clearly that the proposed SF lot (the new lot 1) was the only portion of the existing parcel to be rezoned and that the property was located on Twin Lake Road. A copy of the Public Hearing notice is attached hereto and incorporated by reference into this agenda.

- a. Verification of Public Hearing Publication
  - b. Open Public Hearing
  - c. Public Comment
  - d. Close Public Hearing
  - e. Discussion & Possible Action
6. Adjournment.

Posted: August 7, 2013

Bloomfield Town Hall  
Lake Ivanhoe Club House  
Pioneer Estates

## NOTICE OF PUBLIC HEARING

### Town of Bloomfield, Walworth County

**NOTICE IS HEREBY GIVEN** that the Town of Bloomfield Planning & Zoning Commission will be conducting a Public Hearing to be held on the 14<sup>th</sup> day of August, 2013, at 7:00 p.m. at Bloomfield Town Hall, N1100 Town Hall Road, Bloomfield, WI to consider rezoning the following land:

A part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Town 1 North, Range 18 East, Bloomfield Township, Walworth County, Wisconsin, described as follows: Commence at the East  $\frac{1}{4}$  corner of said Section 26; thence S 88°41'20" W 861.94 feet along the South line of the Northeast  $\frac{1}{4}$  of said Section 26 to the point of beginning; thence continue S 88°41'20" W 30.00 feet to the Southeast corner of Certified Survey Map No. 336, recorded in Volume 2, Page 113 of Walworth County Certified Survey Maps; thence N 01°25'52" W 172.46 feet to a found iron pipe marking the Northeast corner of said Certified Survey Map; thence S 88°39'22" W 215.23 feet to a found iron rod marking the Southeast corner of Certified Survey Map No. 3904, recorded in Volume 24, Page 6 of Walworth County Certified Survey Maps; thence N 01°18'40" W 290.00 feet to a found iron rod marking the Northeast corner of said Certified Survey Map No. 3904; thence N 88°41'20" E 245.23 feet; thence S 01°21'21" E 462.33 feet to the point of beginning, and containing 76,327 square feet or 1.752 acre(s) of land, more or less,

from "A1" Farmland Preservation District to "A5" Agricultural Rural Residential District zoning and division of the above-referenced lands from tax key parcel number MB26000002, Twin Lakes Road.

**Immediately following** the Public Hearing, the Town of Bloomfield Town Board will be having a Special Meeting for the purpose of considering approval of rezoning the following land:

A part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Town 1 North, Range 18 East, Bloomfield Township, Walworth County, Wisconsin, described as follows: Commence at the East  $\frac{1}{4}$  corner of said Section 26; thence S 88°41'20" W 861.94 feet along the South line of the Northeast  $\frac{1}{4}$  of said Section 26 to the point of beginning; thence continue S 88°41'20" W 30.00 feet to the Southeast corner of Certified Survey Map No. 336, recorded in Volume 2, Page 113 of Walworth County Certified Survey

Maps; thence N 01°25'52" W 172.46 feet to a found iron pipe marking the Northeast corner of said Certified Survey Map; thence S 88°39'22" W 215.23 feet to a found iron rod marking the Southeast corner of Certified Survey Map No. 3904, recorded in Volume 24, Page 6 of Walworth County Certified Survey Maps; thence N 01°18'40" W 290.00 feet to a found iron rod marking the Northeast corner of said Certified Survey Map No. 3904; thence N 88°41'20" E 245.23 feet; thence S 01°21'21" E 462.33 feet to the point of beginning, and containing 76,327 square feet or 1.752 acre(s) of land, more or less,

from "A1" Farmland Preservation District to "A5" Agricultural Rural Residential District zoning and division of the above-referenced lands from tax key parcel number MB26000002, Twin Lakes Road.

Copies of the Certified Survey Map and all applications pertaining to this matter are available for inspection at the Town Clerk's office, Bloomfield Town Hall during normal business hours. All interest parties are invited to attend and provide comment.

Notice is hereby given this 24<sup>th</sup> day of July 2013.

/s/ Cynthia L. Howard, Town Clerk

PRESS: Please publish on July 25, 2013 and August 1, 2013.