

**VILLAGE OF BLOOMFIELD**  
**N1100 Town Hall Road, P.O. Box 609**  
**Pell Lake, WI 53157**  
**Phone: 262-279-6039 Fax: 262-279-0196**

**PLANNING AND ZONING COMMISSION**  
**MINUTES**

November 21, 2017

1. Call to Order: Chairman, Doug Mushel, called the meeting to order at 7:00 p.m.
2. Roll Call: Present: Doug Mushel  
Gary Grolle  
Karen Brabec  
Rodney Austin  
Absent: Deron Johnson

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on November 16, 2017 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes of the October 17, 2017 Village Planning and Zoning Commission meeting:

**MOTION:**

Gary Grolle made a motion to dispense with the reading of, and approve the minutes of the October 17, 2017 Village Planning and Zoning Commission meeting as written.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

5. Open Public Hearing:
  - a. **Present the Preliminary Final Draft Comprehensive Smart Growth Plan Update 2017-2037 to the Public.**

**MOTION:**

Gary Grolle made a motion to open the Public Hearing at 7:04 p.m.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

Chairman Mushel explained to the public the sections of the Comprehensive Smart Growth Plan Update that had the most changes made to them.

**b. Requests from the public to speak in favor of the Preliminary Final Draft Comprehensive Smart Growth Plan Update 2017-2037:**

Michael Brittain spoke in favor of the Plan update, noting that on page 70 under districts and associations, the Pell Lake Lake Association needed to be added. No other public comment was made in favor of the Plan update.

**c. Requests from the public to speak against the Preliminary Final Draft Comprehensive Smart Growth Plan Update 2017-2037:**

There was no public comment against the Plan Update. However, for the record, the Plan Commission received a letter dated November 21, 2017 from the Lake Geneva Utility Commission specifying Section 4 – Utilities & Community Facilities, there could be

a jurisdictional conflict in the Northwest Study Area concerning sewer and water extension.

6. Close Public Hearing:

**MOTION:**

Gary Grolle made a motion to Close the Public Hearing at 7:07 p.m.

Rodney Austin seconded the motion.

**Motion carried. 4 ayes 0 nays**

7. Open Public Hearing:

a. **Bruce Sarna/Big Toy Storage**

**N1548 N. Daisy Drive**

**Tax Parcel No.: &B 140003J**

**Genoa City, WI 53128**

**Conditional Use Permit Amendment**

**Current Zoning: B-4 (Highway Business District) and C-1 (Lowland Resource Conservation District).**

**Applicant is requesting a Conditional Use Permit Amendment to Allow for outdoor storage of boats and RV's, that would not be visible from HWY 12 or N. Daisy Drive.**

**MOTION:**

Gary Grolle made a motion to open the Public Hearing at 7:08 p.m.

Rodney Austin seconded the motion.

**Motion carried. 4 ayes 0 nays**

b. **Requests from the public to speak in favor of the Conditional Use Permit Amendment:**

Craig Ransavage, representative of Big Toy Storage, spoke in favor of the amendment allowing for outdoor storage to increase revenue, and to provide a service that is available at other storage facilities in close proximity to Big Toy Storage for residents that can not afford indoor storage. No other public comment was made in favor of the amendment to allow outdoor storage.

c. **Requests from the public to speak against the Conditional Use Permit Amendment:**

Patrisha Malsch, N1604 N. Daisy Dr., spoke against the amendment to allow for outdoor storage due to the fact that the proposed areas for outdoor storage is visible from her residence, and that she is already having insurance problems due to the pond not being fenced off, and outdoor storage would increase the number of people wandering around the property and pond, and possibly trespassing on her property. She feels Big Toy has adequate storage with all the buildings they have erected, and no more storage should be allowed at all. John Malsch, N1604 N. Daisy Dr. also spoke against outdoor storage, requesting a fence be erected to shield his residence from viewing the unsightly storage, if it is going to be allowed. No other public comment was made against the amendment.

8. Close Public Hearing:

**MOTION:**

Gary Grolle made a motion to close the Public Hearing at 7:14 p.m.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

9. Open Public Hearing:

a. **Jeff Alheit**

**N1865 County Trunk H  
Lake Geneva, WI 53147**

**Tax Parcel No.: &B 700007A**

**Conditional Use Permit Amendment**

**Current Zoning: C-2 (Upland Resource Conservation District), C-1 (Lowland Resource Conservation District), and C-4 (Wetland Resource Conservation District).**

**Applicant is requesting a Conditional Use Permit Amendment to allow for an additional 12,950 square feet of additional accessory structure use on the property to be used for cold storage. The current Conditional Use Permit allows for 9,816 square feet of accessory structures, which is in existence currently.**

**MOTION:**

Gary Grolle made a motion to open the Public Hearing at 7:14 p.m.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

b. **Requests from the public to speak in favor of the Conditional Use Permit Amendment:**

Jeff Alheit spoke in favor of the amendment allowing additional square footage for additional accessory structure use on his property. He also pointed out that the agenda stated 5,950 additional square footage, which is incorrect it should be 12,950 (185 x 70). He explained that the proposed building probably would not be that large, but he wanted the amendment to reflect additional square footage, if needed, in the future. No other public comment was made in favor of the amendment.

c. **Requests from the public to speak against the Conditional Use Permit Amendment:**

There were no public comments against the amendment.

10. Close Public Hearing:

**MOTION:**

Gary Grolle made a motion to close the Public Hearing at 7:18 p.m.

Rodney Austin seconded the motion.

**Motion carried. 4 ayes 0 nays**

11. Discussion and Possible Action Re:

a. **Preliminary Final Draft Comprehensive Smart Growth Plan Update 2017-2037.**

Discussion took place. Zoning Administrator, Marcanti, is to contact Graef to see about getting a word version of the final draft for making corrections and/or changes.

**MOTION:**

Gary Grolle made a motion to forward the Preliminary Final Draft Comprehensive Smart Growth Plan Update 2017-2037 to the Village Board with the addition of Pell Lake Lake Association added to page 70.

Rodney Austin seconded the motion.

**Motion carried. 4 ayes 0 nays**

b. **Bruce Sarna/Big Toy Storage**

**N1548 N. Daisy Drive  
Genoa City, WI 53128**

**Tax Parcel No.: &B 1400003J**

**Conditional Use Permit Amendment**

**Current Zoning: B-4 (Highway Business District) and C-1 (Lowland Resource Conservation District).**

**Applicant is requesting a Conditional Use Permit Amendment to allow for outdoor storage of Boats and RV's that would not be visible from HWY 12 or N. Daisy Dr.**

Discussion took place. The public concerns for having to view the outdoor storage from their residence was taken into consideration. The Commission felt that fencing off, or screening of the northern most property line would alleviate the viewing problem.

Chairman Mushel voiced his opinion that outdoor storage would not be site acceptable, especially at a main intersection.

**MOTION:**

Gary Grolle made a motion to forward the Conditional Use Permit Amendment to allow for outdoor storage to the Village Board, with the condition that adequate screening by either natural vegetation or fencing be installed along the northern property line.

Karen Brabec seconded the motion.

**Motion carried. 3 ayes 1 nay (Mushel)**

**c. Jeff Alheit**

**N1865 County Trunk H  
Lake Geneva, WI 53147**

**Tax Parcel No.: &B 700007A**

**Conditional Use Permit Amendment**

**Current Zoning: C-2 (Upland Resource Conservation District), C-1 (Lowland Resource Conservation District), and C-4 (Wetland Resource Conservation District).**

**Applicant is requesting a Conditional Use Permit Amendment to allow for an additional 12,950 square feet of additional accessory structure use on the property to be used for cold storage. The current Conditional Use Permit allows for 9,816 square feet of accessory structures, which is in existence currently.**

Discussion took place. Commissioner Mushel was satisfied with the letter provided from Coilin P. McConnell of McConnell Environmental stating the proposed additional accessory structure is located farther than 100 feet from the wetland boundary. It was determined that due to lot size a total of 23,731 square feet of accessory structures was allowable. The amendment would total 22,766 square feet of accessory structures. The Commission requested a copy of a site plan showing the exact location of the proposed accessory structure once one is obtained by the applicant for the file.

**MOTION:**

Gary Grolle made a motion to approve the Conditional Use Permit Amendment allowing for an additional 12,950 square feet of accessory structures, making a total of 22,766 square feet, and to forward the matter to the Village Board.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

**d. Peter Lombardo**

**W1382 Greenview Rd.  
Pell Lake, WI 53157  
Lot Line Adjustment**

**Tax Parcel Nos.: &PLH 00078 and &PLH 00079**

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

**Applicant is requesting a lot line adjustment to combine a newly purchased parcel with his current parcel.**

Discussion took place. Applicant provided the Commission with a Plat of Survey and a Warranty Deed.

**MOTION:**

Gary Grolle made a motion to approve the lot line adjustment and to forward to the Village Board.

Rodney Austin seconded the motion.

**Motion carried. 4 ayes 0 nays**

12. Adjournment:

**MOTION:**

Gary Grolle made a motion to adjourn the meeting at 7:46 p.m.

Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

Respectfully submitted,

Jill M. Marcanti  
Zoning Administrator