

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

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

January 16, 2018

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

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on January 11, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes from the December 19, 2017 Village Planning and Zoning Commission Meeting;

**MOTION:**

Deron Johnson made a motion to dispense with the reading of, and approve the minutes of the December 19, 2017 Village Planning and Zoning Commission meeting as written.  
Karen Brabec seconded the motion.

**Motion carried. 4 ayes 0 nays**

5. Discussion and Possible Action Re:

- a. **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).**

**Craig Ransavage, representative for Big Toy Storage, is to present a revised Site Plan to the Plan Commission, showing more adequate screening with natural vegetation or fencing than previously submitted. The Site Plan also needs to include the location of the screening or fencing, exactly where the outdoor storage is to be located, and a completion date.**

Craig Ransavage presented the revised Site Plan to the Plan Commission. Linda Sarna and Gary Hardt, an arborist, also represented Big Toy Storage. Discussion took place concerning the height of the dirt mounds, the height of the trees and how much they should grow each year, replacement of dead trees, and movement of any outdoor storage items 12' (feet) in height or greater.

**MOTION:**

Gary Grolle made a motion to recommend the Conditional Use Permit Amendment to allow for outdoor storage to the Village Board with the following conditions attached:

1. The maximum number of outdoor storage spaces will remain limited to 58 and located as shown on the attached Site Plan.
2. Natural vegetation screening must be installed and maintained around building 6 as shown on the attached Site Plan. The kidney shaped dirt mounds must be of a consistent height of at least 4' (feet) high from grade. Thuja Green Giant evergreens of a consistent 2' (feet) in height minimum must be planted on top of the mounds.
3. Any evergreens that die during the one-year warranty period are to be replaced with the same species of evergreen and of like size as the deceased trees.
4. Installation of the natural vegetation screening must be completed by July 1, 2018 at the latest.
5. All items to be stored outdoors with a height of 12' (feet) or greater need to be stored on the west side of building 6 behind building 3, effective immediately, until the height of the natural vegetation screening reaches a height of at least 12' (feet).

Karen Brabec seconded the motion.

**Motion carried.            4 ayes            0 nays**

**b. Alan L. Schmidt Trust**

**W195 Lake Street**

**Tax Parcel No.: &E 00012**

**Craig & Paula Besler**

**W199 Lake Street**

**Tax Parcel No.: &E 00011**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Current Zoning: R-1 and R-1 (Single Family Residence Unsewered)**

**Neighbors are making a lot line adjustment swapping even pieces of property to solve an encroachment issue of a shed and allow for a wider driveway.**

**MOTION:**

Gary Grolle made a motion to recommend the lot line adjustment to the Village Board.

Karen Brabec seconded the motion.

**Motion carried.            4 ayes            0 nays**

6. Adjournment:

**MOTION:**

Gary Grolle made a motion to adjourn the meeting at 7:30 p.m.

Karen Brabec seconded the motion.

**Motion carried.            4 ayes            0 nays**

Respectfully submitted,

Jill M. Marcanti  
Zoning Administrator