

VILLAGE OF BLOOMFIELD
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Pell Lake, WI 53157
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PLANNING AND ZONING COMMISSION
Minutes

June 19, 2018

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

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: It was verified that the agenda was posted on June 14, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of the Minutes from the May 15, 2018 Village Planning and Zoning Meeting:

MOTION:

Karen Brabec made a motion to dispense with the reading of, and approve the minutes of the May 15, 2018 Village Planning and Zoning meeting as written.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

5. Discussion and Possible Action Re:

Tory Schutte – Apple Seed Properties, LLC

W1179 Lake Drive

Tax Parcel No.: &PL 00685

Genoa City, WI 53128

Shoreland Restoration

Applicant is seeking a zoning permit for shoreland restoration. He will be adding boulders and riprap to 60' of shoreline on his property on Lake Drive.

Discussion took place. Mr. Schutte explained to the Commission his plans to put boulders and riprap on 60' of the shoreline for erosion control, putting a pier in Pell Lake to a depth of 3 feet of water, and possibly clearing natural vegetation on the 60' of shoreline to access the pier more easily. Zoning Administrator Marcanti explained to the Commission that she had spoken to Heidi Bunk of the DNR and she confirmed that Mr. Schutte did not need a DNR permit for the boulders or riprap since it is for erosion control, and per current DNR rules a 70' viewing corridor would be permissible without a DNR permit. Kathy Kramus of the DNR confirmed that a pier is permitted without a DNR permit, and that the length of the pier depends on how far out the pier needs to go to reach 3 feet of water depth.

MOTION:

Karen Brabec made a motion to recommend approval of a zoning permit for the shoreland restoration to the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

6. **Zac Bowgren**

**N971 Rose Dr.
Genoa City, WI 53128
Conditional Use Permit**

Tax Parcel No.: &RNG 00059

Applicant is seeking a Conditional Use Permit to build a 40' x 60' pole barn accessory structure in a residential zoned district.

a. Open Public Hearing:

MOTION:

Karen Brabec made a motion to open the Public Hearing at 7:07 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- b. Presentation of Conditional Use Permit to the Public. Zoning Administrator Marcanti explained that current zoning ordinances do not allow pole barn accessory structures in residential districts without a Conditional Use Permit. Mr. Bowgren presented to the Commission several photos from the same subdivision where there are currently pole barn accessory structures, and canvas accessory structures which look worse than what he is proposing to erect. Mr. Bowgren explained he was going to use the pole barn for cold storage of automobiles, and that no business would be operated out of it.
- c. Public's opportunity to testify:
Mr. Bowgren spoke in favor of the Conditional Use Permit. There was no resident that spoke against the Conditional Use Permit.
- d. Close Public Hearing:

MOTION:

Karen Brabec made a motion to close the Public Hearing at 7:09 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- e. Discussion, possible action, and recommendation to Village Board:

MOTION:

Karen Brabec made a motion to recommend approval of the Conditional Use Permit application with the condition that no business is to be run out of the pole barn, and the structure and driveway meet current setbacks.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

7. Janice Glosson

**N1542 North Daisy Dr.
Genoa City, WI 53128**

Tax Parcel No.: &A 294700001

Rezone and CSM Approval

Current Zoning: C-1 (Lowland Resource Conservation District), A-2 (Agricultural Land District), and B-4 (Highway Business District).

Applicant is seeking a rezone from B-4 (Highway Business District) to A-5 (Agricultural-Rural Residential District) and a Certified Survey Map approval splitting 1.88 acres off of the 9.33 acres for the purpose of building a new single-family residence.

a. Open Public Hearing:

MOTION:

Karen Brabec made a motion to open the Public Hearing at 7:16 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- b. Presentation of the Rezone and Certified Survey Map application to the public.
Zoning Administrator Marcanti explained to the Commission and public Mr. and Mrs. Glosson's wishes to sell their current residence which is located on the A-2 (Agricultural Land District) portion of the property, rezone the B-4 (Highway Business District) to A-5 (Agricultural Rural Residential District) to create a conforming parcel of 1.88 acres to build a new residence.
- c. Public's opportunity to testify:
Mr. and Mrs. Glosson were in attendance to speak in favor of the rezone and CSM approval. No residents were in attendance to speak against the rezone and CSM approval.
- d. Close Public Hearing:

MOTION:

Karen Brabec made a motion to close the Public Hearing at 7:21 p.m.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- e. Discussion, possible action, and recommendation to Village Board:

MOTION:

Karen Brabec made a motion to recommend approval of the rezone as allowed in the Village Smart Growth Plan 2017-2037 and the Certified Survey Map to the Village Board.

Rodney Austin seconded the motion.

Motion carried. 3 ayes 0 nays

- 8. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.
Chairman Grolle addressed the Commission concerning possible areas for expanding commercial zoning and talking to farmers and landowners and possible commercial developers. He also addressed working with the public to make the Town and Village come together more as one united entity. He asked the Commissioners to put some thought into those two issues and will revisit the issues at the next meeting.
- 9. Confirm Next Meeting Date: July 17, 2018
- 10. Adjournment:

MOTION:

Rodney Austin made a motion to adjourn at 7:35 p.m.

Karen Brabec seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully Submitted,

Jill M. Marcanti
Zoning Administrator