

VILLAGE 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 Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, January 16, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the December 19, 2017 Village Planning and Zoning Commission Meeting.

5. Discussion and Possible Action Re:

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

N1548 N. Daisy Drive

Tax Parcel No.: &B 1400003J

Genoa City, WI 53128

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.

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.

6. Adjournment.

Posted: January 11, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobile

Monroe's Service

VILLAGE 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 Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, March 20, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 16, 2018 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
 - a. **Matthew Scanlan**
W1270 Poinsetta Road Tax Parcel No.: **&PL 01891**
Genoa City, WI 53128
Current Zoning: R-2 (Single Family Residence Sewered)
CSM Approval
Applicant is seeking a CSM approval to split his lot to create a second buildable lot.
 - b. **William and Beverly Hafs**
Tim and Patty Kaddatz
Doug and Helen Skrade
W633 Hafs Road Tax Parcel Nos.: **&B 1100004G**
Genoa City, WI 53128
Current Zoning: A-1 (Farmland Preservation District) and C-1 (Lowland Resource Conservation District)
Applicants are seeking a CSM approval to separate parcel &B 1100004G for an estate settlement, keeping both lots conforming in size for A-1 zoning.
 - c. Possible amendment to the newly amended Zoning Ordinance Section 27-25 Pet and Animal Regulations (paragraph 2 only) per the Town of Bloomfield Plan Commission suggestions.
6. Adjournment.

Posted: March 14, 2018
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53128

PLANNING AND ZONING COMMISSION
AGENDA

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

DATE: Tuesday, April 17, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the March 20, 2018 Village Planning and Zoning Commission Meeting.
5. **David Laurine**  
**N1083 County Trunk U** Tax Parcel No.: &B 2300008  
**Genoa City, WI 53128**  
Applicant is seeking a Conditional Use Permit to build a 60' x 200' accessory building for an off-season storage facility.
  - a. **PUBLIC HEARING**
    - I. Open Public Hearing.
    - II. Presentation of Conditional Use Permit Application.
    - III. Public's opportunity to testify.
    - iv. Close Public Hearing.
  - b. **DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO VILLAGE BOARD.**
6. Proposed amendment to the Village of Bloomfield's Chapter 27 Zoning Ordinance, Section 27-25 Pet and Animal Regulations requiring a Conditional Use Permit for exotic animals in some zoning districts.
  - a. **PUBLIC HEARING.**
    - I. Open Public Hearing.
    - II. Presentation of the amendment to the Public.
    - III. Public's opportunity to testify.
    - iv. Close Public Hearing.
  - b. **DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO VILLAGE BOARD.**
7. Adjournment.

Posted: April 12, 2018:  
Bloomfield Town Hall  
Pell Lake Post Office  
Pell Lake Mobile  
Monroe's Service

VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION  
AGENDA

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

DATE: Tuesday, May 15, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the April 17, 2018 Village Planning and Zoning Commission Meeting.
5. **David Laurine**  
**N1083 County Trunk U** **Tax Parcel No.: &B 2300008**  
**Genoa City, WI 53128**  
**Rezone:**  
**Current Zoning: A-2 (Agricultural Land District) and B-2 (General Business District)**  
**Applicant wishes to rezone approx. 2.85 acres of the A-2 to B-2 for an off-season storage facility.**
  - a. **PUBLIC HEARING**
    - I. Open Public Hearing.
    - II. Presentation of Rezone Application to the public.
    - III. Public's opportunity to testify.
    - iv. Close Public Hearing.
  - b. **DISCUSSION, POSSIBLE ACTION, AND RECOMMENDATION TO VILLAGE BOARD.**
6. Discussion and Possible Action Re:
  - a. **David Laurine**  
**N1083 County Trunk U** **Tax Parcel No.: &B 2300008**  
**Genoa City, WI 53128**  
**Conditional Use Permit**  
**Applicant is seeking a Conditional Use Permit to build two 60' x 200' accessory buildings for an off-season storage facility. The Public Hearing took place on April 17, 2018.**
  - b. **Acknowledgement of Possible Covenants, Conditions and Restrictions of Record form for the Village.**
  - c. **Intergovernmental Boundary Agreement.**
  - d. **Confirm next meeting date: June 19, 2018**
7. Adjournment.

Posted: May 10, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service

VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION  
AGENDA

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

DATE: Tuesday, June 19, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the May 15, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
Tory Schutte – Apple Seed Properties, LLC
W1179 Lake Dr. 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.
6. **Zac Bowgren**
N971 Rose Dr. Tax Parcel No.: &RNG 00059
Genoa City, WI 53128
Conditional Use Permit
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.
 - b. Presentation of Conditional Use Permit to the public.
 - c. Public's opportunity to testify.
 - d. Close Public Hearing
 - e. Discussion, possible action, and recommendation to Village Board.
7. **Janice Glosson**
N1542 North Daisy Dr. Tax Parcel No.: &A 294700001
Genoa City, WI 53128
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
 - b. Presentation of the Rezone and Certified Survey Map application to the public.
 - c. Public's opportunity to testify.
 - d. Close Public Hearing.
 - e. Discussion, possible action, and recommendation to Village Board.
8. Adjournment.
Posted: June 14, 2017 – Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, Monroe's Service

**VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53157**

**PLANNING AND ZONING COMMISSION
AGENDA**

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

DATE: Tuesday, July 17, 2018

PLACE: Bloomfield Town Hall

TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the June 19, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:

Deer Pines, LLC. (Russ Carynski)

Keith Keating Agent

Vacant Property

Tax Parcel No.: &B 1300007

Southwest Corner of Powers Lake Rd. and Tombeau Rd.

Genoa City, WI 53128

Certified Survey Map Approval and Rezone

Current Zoning: A-2 (Agricultural Land District), C-1 (Lowland Resource Conservation District), and R-1 (Single Family Residence District Unsewered)

Requested Zoning: R-1 Single Family Residence District Unsewered) and C-1 (Lowland Resource Conservation District)

The applicant is requesting a Certified Survey Map approval splitting 8.2 acres off of the 151 acre parcel and a rezone for the purpose of building one single family residence. This rezone is in compliance with the Village 2037 Smart Growth Plan.

- a. Open Public Hearing.
 - b. Presentation of Certified Survey Map and rezone application to the public.
 - c. Public's opportunity to testify.
 - d. Close Public Hearing.
 - e. Discussion, possible action, and recommendation to Village Board.
6. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.
 7. Confirm next meeting date: August 21, 2018.
 8. Adjournment.

Posted: July 12, 2018
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road
Pell Lake, WI 53157

PLANNING AND ZONING COMMISSION
AGENDA

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

DATE: Tuesday, August 21, 2018
PLACE: Bloomfield Town Hall
TIME: 7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes of the July 17, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
 - a. **Joshua Spooner**
N1320 S. Lakeshore Dr.
Genoa City, WI 53128
RE: Roller Rink Park/Beach Area Restoration Project
Applicant is requesting that the Planning and Zoning Commission approves the issuance of a zoning permit for a restoration project for Roller Rink Park and Beach area per attached drawing and narrative.
 - b. **Discussion regarding possible areas to expand development of business/commercial/residential zoning and future planning.**
6. Confirm next meeting date: September 18, 2018.
7. Adjournment.

Posted: August 16, 2018
Bloomfield Town Hall
Pell Lake Post Office
Pell Lake Mobil
Monroe's Service

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N1100 Town Hall Road
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PLANNING AND ZONING COMMISSION
AGENDA

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

DATE: Tuesday, September 18, 2018

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the August 21, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
 - a. **Bill Davis, Agent**
Marc Lindskog, Owner
Vacant Property West of W1009 Marigold Tax Parcel No.: &PL 01393
Genoa City, WI 53128
Certified Survey Map Approval
Current Zoning: R-2 (Single Family Residence District)
Applicant is seeking a CSM Approval splitting the parcel in half for the purpose of building two single family residences.
6. Discussion and possible action regarding the changing of time for future Village Planning and Zoning Meetings.
7. Discussion regarding possible areas to expand business/commercial zoning areas and future planning.
8. Confirm next meeting date: October 16, 2018.
9. Adjournment.

Posted: September 13, 2018

Bloomfield Town Hall

Pell Lake Post Office

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PLANNING AND ZONING COMMISSION
AGENDA

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

DATE: Tuesday, October 16, 2018

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the September 18, 2018 Village Planning and Zoning Meeting.
5. Discussion and Possible Action Re:
  - a. **Bharati Ghosh**  
**W1227 Arbutus Road** Tax Parcel Nos.: **&PL 01760 and &PL 01760A**  
**Genoa City, WI 53128**  
**CSM Approval**  
**Current Zoning: R-2 (Single Family Residence Sewered)**  
**Applicant is requesting a CSM approval splitting lots 8781, 8782 and half of 8783 off of Tax Parcel No. &PL 01760, and lots 8785, 8784, and half of 8783 off of Tax Parcel No. &PL 01760A to create a third buildable standard, conforming lot with frontage on Trumpet Road.**
6. Discussion regarding a possible amendment to the Chapter 27 Zoning Ordinance allowing for minor modifications due to advanced and more precise measuring technologies, or error in pin placement when staking previous subdivisions.
7. Discussion and Possible Action Re:
  - a. **MTM Builders, Inc. (Proposed Purchaser)**  
**Ettore C. Gallo Land Trust (Proposed Seller)**  
**W881 Florence Rd.** Tax Parcel No.: **&PLA 00142**  
**Genoa City, WI 53128**  
**CSM Approval**  
**Current Zoning: R-2 (Single Family Residence Sewered)**  
**Applicant is requesting a CSM approval splitting Tax Parcel No.: &PLA 00142 into three lots for the purpose of building two new single family residences.**
8. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
9. Confirm next meeting date and time: November 20, 2018 at 6:00 p.m.
10. Adjournment.

Posted: October 12, 2018  
Bloomfield Town Hall  
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In compliance with Section 19.84 Wisconsin Statutes, notice of meeting of the Village of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Tuesday, November 20, 2018

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of the Minutes from the October 16, 2018 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
 - a. **Concetta Gerambia**
N1206 County Road H Tax Parcel Nos. &PL 01503 and &PL 00045
Genoa City, WI 53128
Lot Line Adjustment
Applicant is requesting a Lot Line Adjustment removing lots 7005, 7004, 7003, 7002 and 7001 from tax parcel &PL 01503, and adding them to tax parcel &PL 00045. Both tax parcels are owned by the applicant.
6. Discussion and Possible Action Re:
Cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.
7. Discussion and Possible Action Re:
The Building Inspector's suggestion that the Zoning Ordinance allow for accessory structures prior to the principal structure being present or under construction, as long as the resident has a zoning and building permit issued for both the accessory structure and principal structure.
8. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
9. Confirm next meeting date: Tuesday, December 18, 2018 at 6:00 p.m.
10. Adjournment.

Posted: November 15, 2018

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

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