

TOWN 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

April 11, 2018

1. Call to Order: Commissioner Tom Sullivan called the meeting to order at 7:20 p.m.
2. Roll Call: Present: Tom Sullivan Absent: Jim Leedle
Jan Hammarstrom
Frank Oudin
Peter Baker

Also in attendance was Town Chairman, Dan Schoonover, and Zoning Administrator, Jill Marcanti.

3. Verification of Agenda Posting: It was verified that the agenda was posted on April 5, 2018 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.
4. Approval of Minutes from the March 14, 2018 Town Planning and Zoning Commission Meeting:

MOTION:

Frank Oudin made a motion to dispense with the reading of, and approve the minutes of the March 14, 2018 Town Planning and Zoning Commission meeting as written.

Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

5. **David Laurine** **Tax Parcel No.: MB 2600008**
Vacant Property
South of Twin Lakes Road
West of Gra Den Woods Subdivision
Preliminary Subdivision Plat Approval (Public Hearing)
Current Zoning: R-1 (Single Family Residence Unsewered) and C-4 (Wetland Resource Conservation District)
At this time, applicant has requested to be temporarily removed from the agenda.

MOTION:

Jan Hammarstrom made a motion to postpone the Public Hearing until the May 9, 2018 Town Planning and Zoning Commission meeting.

Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

6. **Janet Hammarstrom** **Tax Parcel No.: MB 3300002**
W1662 County Trunk B
Genoa City, WI 53128
Rezone (Public Hearing)
Current Zoning: A-2 (Agricultural Land District), C-2 (Upland Resource Conservation District) and C-3 (Conservancy-Residential District)

Requested Zoning: A-5 (Agricultural-Rural Residential District), C-2 (Upland Resource Conservation District), and C-3 (Conservancy-Residential District)

a. Open Public Hearing:

MOTION:

Frank Oudin made a motion to open the Public Hearing at 7:23 p.m.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

b. Presentation of the rezone to the public:

Zoning Administrator Marcanti explained the rezone to the Commission and public noting some errors on the Rezone Survey that was drawn up by Farris, Hansen, Inc.

c. Public's opportunity to testify:

A few residents asked questions concerning the rezone. Jan Hammarstrom and Brian Hammarstrom spoke in favor of the rezone. There were no comments against the rezone.

d. Close Public Hearing:

MOTION:

Peter Baker made a motion to close the Public Hearing at 7:32 p.m.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

e. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD:

Further discussion took place concerning the errors made on the Rezone Survey and the need to obtain a corrected Rezone Survey to present to the Town Board.

MOTION:

Frank Oudin made a motion to recommend the approval of the rezone to the Town Board, with the condition that the corrected Rezone Survey is accurate and obtained prior to the Town Board meeting May 14, 2018.

Peter Baker seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

7. Janet Hammarstrom

W1662 County Trunk B

Tax Parcel No.: MB 3300002

Deron Hammarstrom

W1610 County Trunk B

Tax Parcel No.: MA 395900002

Genoa City, WI 53128

Lot Line Adjustment

Applicants request a lot line adjustment removing 4.84 acres from tax parcel MB 3300002, adding it to tax parcel MA 395900002 for an inter-family purchase.

a. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD.

MOTION:

Peter Baker made a motion to approve the lot line adjustment removing 4.84 acres from tax parcel MB 3300002, adding it to tax parcel MA 395900002 for an inter-family purchase and recommend it to the Town Board.

Frank Oudin seconded the motion.

Motion carried. 3 ayes 0 nays (Jan Hammarstrom abstained)

8. **Proposed amendment to the Town of Bloomfield’s Chapter 27 Zoning Ordinance and the Municipal Code of the Town of Bloomfield, Walworth County, WI to recreate Section 27-25 (paragraph 2 only) – Pet and Animal Regulations requiring a Conditional Use Permit for exotic animals in some zoning districts.**

- a. Open Public Hearing

MOTION:

Jan Hammarstrom made a motion to open the Public Hearing at 7:35 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

- b. Presentation of amendment to the public:
Zoning Administrator Marcanati read the amendment to the public and explained the change.
- c. Public’s opportunity to testify. No resident spoke in favor of or against the amendment.
- d. Close Public Hearing:

MOTION:

Jan Hammarstrom made a motion to close the Public Hearing at 7:38 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

- e. DISCUSSION, POSSIBLE ACTION AND RECOMMENDATION TO TOWN BOARD:

MOTION:

Frank Oudin made a motion to approve the amendment and recommend it to the Town Board.
Peter Baker seconded the motion.

Motion carried. 4 ayes 0 nays

- 9. Adjournment:

MOTION:

Jan Hammarstrom made a motion to adjourn the meeting at 7:39 p.m.
Frank Oudin seconded the motion.

Motion carried. 4 ayes 0 nays

Respectfully submitted,

Jill Marcanati
Zoning Administrator