

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, February 26, 2019

PLACE: Bloomfield Town Hall

TIME: 6:00 p.m.

1. Call to Order.
2. Roll Call.
3. Verification of Agenda Posting.
4. Approval of Minutes from the January 15, 2019 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:

**a. Lee M. and Kathryn B. Reynolds (Owners/Applicants)**

**Joseph and Stephani Reynolds (Purchasers)**

**W424 Powers Lake Road**

**Tax Parcel: &B 130006A**

**Genoa City, WI 53128**

**Rezone and Certified Survey Map Approval**

**Current Zoning: A-2 (Agricultural Land District)**

**Proposed Zoning: A-5 (Agricultural Rural Residential District)**

**Applicants wish to rezone 1.5 acres of a 23.25 acre farm parcel for the purpose of their offspring erecting one single family residence on the family farm. This rezone is in compliance with the Village Smart Growth Plan, and does not create any sub-standard lots.**

1. Open Public Hearing.
2. Presentation of Rezone and Certified Survey Map to the Public.
3. Public's Opportunity to Testify.
4. Close Public Hearing.
5. Discussion and Possible Action and Recommendation to the Board for the Rezone and Certified Survey Map Approval.

**b. Thomas and Linda Moran (Owners)**

**N1220 County Road H**

**Tax Parcel: &B 2100013**

**Genoa City, WI 53128**

**Conditional Use Permit**

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

**The applicants wish to obtain a Conditional Use Permit to establish a licensed Bed and Breakfast for no more than 2 occupants within the owners' existing residence.**

1. Open Public Hearing.
2. Presentation of Conditional Use Permit Application to the Public.
3. Public's Opportunity to Testify.
4. Close Public Hearing.
5. Discussion and Possible Action and Recommendation to the Board for a Conditional Use Permit Approval.

- c. **Kimberly Miller (Owner/Applicant)** Tax Parcel: &PL 01460  
**W1164 Mignonette Road**  
**Michael Grimmer (Owner)** Tax Parcel: &PL 01458  
**W1158 Mignonette**  
**Genoa City, WI 53128**  
Lot Line Adjustment  
**Current Zoning: R-2 (Single Family Residence District)**  
**Applicant wishes to purchase lots 6687 and 6686 from the owner of tax parcel &PL 01458 in order to erect a detached garage and maintain correct setbacks from east side lot line.**  
 I. Discussion, Possible Action, and Recommendation to the Board for Approval.
- d. **Juan C Gonzales-Jimenez (Owner)**  
**Ann Lozano (Owner)**  
**W1227 Arbutus Road** Tax Parcels: &A 481400001 and &A 481400002  
**Genoa City, WI 53128**  
Lot Line Adjustment  
**Current Zoning: R-2 (Single Family Residence District)**  
**Applicants wish to combine both tax parcels into one in order to add an addition to the existing residence which is located on tax parcel: &A 481400001. Tax Parcel: &A 481400002 has no improvements or sewer/water laterals.**  
 I. Discussion, Possible Action, and Recommendation to the Board for Approval.
- e. **William Prottzman**  
**W673 Pell Lake Road** Tax Parcel: &B 1400004  
**Genoa City, WI 53128**  
Certified Survey Map Approval  
**Current Zoning: C-4 (Wetland Conservation District), C-1 (Lowland Conservation District), and A-2 (Agricultural Land District)**  
**Applicant wishes to split the 43.25 acre parcel into two parcels, one 21.99 acres and one 21.27 acres, for the purpose of selling the smaller of the two parcels. This split does not create any sub-standard lots.**  
 I. Discussion and Possible Action and Recommendation to the Board for Approval.
6. Discussion and Possible Action regarding cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.  
 7. Discussion and Possible action regarding a second application for a cargo container (9 x 20') at W1329 Lake Geneva Highway (owner of Chris Anne's Retail. Currently there is a 9 x 40' container).  
 8. Discussion and Possible Action regarding changes to the sign ordinance.  
 9. Discussion and Possible Action regarding short-term rentals.  
 10. Discussion and Possible Action regarding Shoreland Zoning.  
 11. Discussion regarding possible areas to expand business and residential zoned areas and future planning.  
 12. Confirm next meeting date: March 20, 2019 at 6:00 p.m.  
 13. Adjournment.

Posted: February 19, 2019  
 Bloomfield Town Hall  
 Pell Lake Post Office  
 Pell Lake Mobil  
 Monroe's Service