

**TOWN OF BLOOMFIELD  
N1100 Town Hall Road  
P.O. Box 704  
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 Town of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Wednesday, March 13, 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 October 31, 2018 Town Planning and Zoning Commission Meeting.
5. Discussion and Possible Action:

**a. Rick Thorson**

**IRA Services Trust Co.**

**N845 County Road H**

**Genoa City, WI 53128**

**Conditional Use Permit Amendment**

**Current Zoning: B-2 General Business District**

**Applicant wishes to amend his current Conditional Use Permit which allows for personal cold storage to include towing and storage of impound/wrecked vehicles inside the pole building.**

**Tax Parcel: MA 175000003**

- I. **Open Public Hearing.**
  - II. **Presentation of Conditional Use Amendment to the Public.**
  - III. **Public's Opportunity to Testify.**
  - IV. **Close Public Hearing.**
  - V. **Discussion and Possible Action and Recommendation to the Board.**
- b. Consideration of an amendment to Chapter 27 – Zoning Ordinance, adding section 27-157 Special Exceptions and Modifications to the Ordinance recommended by the Village Attorney.**
- I. **Open Public Hearing.**
  - II. **Presentation of Amendment to the Public.**
  - III. **Public's Opportunity to Testify.**
  - IV. **Close Public Hearing.**
  - V. **Discussion and Possible Action and Recommendation to the Board.**
6. Confirm next meeting date: April 10, 2019 at 6:00 p.m.
  7. Adjournment.

Posted: March 11, 2019  
Bloomfield Town Hall  
Pioneer Estates Club House  
Lake Ivanhoe Club House

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P. O. Box 704

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 Town of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Wednesday, May 8, 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 March 13, 2019 Town Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Dusti Grenus**  
**N2444 Howard Dr. Tax Parcel Nos.: MIR 00397, MIR 00396, and MIR 00383**  
**Burlington, WI 53105**  
**Lot Line Adjustment**  
**Current Zoning: R-1 (Single-family Residential Unsewered)**  
**Applicant wishes to combine her three lots into one in order to put an addition on the residence in the future and meet current setbacks.**
  - b. **Larry and Pamela Kundert**  
**N1279 White Pigeon Road Tax Parcel No.: MB 1900001**  
**Lake Geneva, WI 53147**  
**Certified Survey Map Approval**  
**Current Zoning: A-1 (Farmland Preservation District)**  
**Applicant wishes to split off all buildings from the remaining farmland by creating a new 21.457 acre parcel.**
6. Confirm next meeting date: June 12, 2019 at 6:00 p.m.
7. Adjournment.

Posted: May 7, 2019

Bloomfield Town Hall

Pioneer Estates Club House

Lake Ivanhoe Club House

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1. Call to Order:

Chairman Jim Leedle called the meeting to order at 6:00 p.m.

2. Roll Call:

Present:

Jim Leedle  
Tom Sullivan  
Frank Oudin  
Mary McIntyre

Absent: Peter Baker

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

3. Verification of Agenda Posting:

It was verified that the agenda was posted on Friday, August 9, 2019 at Bloomfield Town Hall, Pioneer Estates Club House, and Lake Ivanhoe Club House.

4. Approval of Minutes – 05-08-2019:

A motion was made by Tom Sullivan, seconded by Frank Oudin, to dispense with the reading of, and approve the minutes of the Town Planning and Zoning Commission meeting from May 8, 2019 as submitted. A voice vote was unanimous; motion carried.

5. Discussion and Possible Action Re:

a. **Larry and Pamela Kundert**

**N1279 White Pigeon Road  
Lake Geneva, WI 53147  
Farmland Separation**

**Tax Parcel No.: MB 1900001**

**Current Zoning: A-1 (Farmland Preservation District)**

**Per Walworth County suggestion applicants wish to split off approximately 6.5 acres from the original 160 acre farm, including all farm structures for the purpose of selling the 6.5 acres. However, before he spends the money to have another certified Survey map drawn up, he wants to see if the Plan Commission would approve what the new owner wants to do on the property either as a permitted use or a conditional use.**

Discussion took place. Larry Kundert brought with him the potential purchaser of the property, Joe Huff, with him to the meeting. Mr. Kundert explained how he came in front of the Commission in May for a Certified Survey Map approval, but County stopped it because there is shoreland on the property from a small pond, so County felt they had jurisdiction. County mapped out the 6.5 acres they would be willing to let be separated, keeping the A-1 zoning. Mr. Huff explained he wanted to build a larger accessory building in order to work on his farm equipment. The Commissioners felt Wis. Stats. 91.01 (1) (b) "An activity or business operation that is an integral part of, or incidental to, an agricultural use" would allow this activity to be considered a permitted use and no conditional use would be necessary, and suggested Mr. Kundert go ahead with the certified survey map and farmland separation suggested by County.

b. **Wedding/Events Barns.**

Discussion took place. Zoning Administrator Marcanti explained that this issue was voted on in November 2016 and was to be recommended to the Full Board, however, it was never put on a Full Board agenda. The Commissioners wanted more time to digest Walworth County's ordinance and possibly collect more information concerning such items as number of restrooms needed, parking spaces, number of guests, etc. Frank Oudin is going to set up

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a meeting with Blue Stem Events in Hebron, IL so more information can be obtained. Jim Leedle is going to make a list of items to investigate. No action was taken at this time. This item is to be place on the next Planning and Zoning agenda.

6. Adjournment:

A motion was made by Frank Oudin, seconded by Tom Sullivan, to adjourn the meeting at 6:33 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,  
Jill Marcanti  
Zoning Administrator

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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 Town of Bloomfield  
Planning and Zoning Commission is hereby given:

DATE: Wednesday, September 11, 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 August 14, 2019 Town Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:

a. **Amber A. Timm**

**Vacant Parcels on Hillcrest Drive**

**MGDW 00001 and MGDW 00002**

**Genoa City, WI 53128**

**Lot Line Adjustment**

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

**Applicant wishes to combine two parcels into one tax parcel for the purpose of building one single family residence. This is consistent with the Town Smart Growth Plan.**

- b. **Possible amendment to Chapter 27 Zoning Ordinance regulating the use of portable storage containers.**
- c. **Possible amendment to Chapter 27 Zoning Ordinance allowing Farm Family Businesses/Wedding Barns as a Conditional Use.**

Posted: September 5, 2019

Bloomfield Town Hall

Pioneer Estates Club House

Lake Ivanhoe Club House

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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 Town of Bloomfield Planning and Zoning Commission is hereby given:

DATE: Wednesday, October 9, 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 September 11, 2019 Town Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Larry and Pamela Kundert**  
**N1279 White Pigeon Road** Tax Parcel No.: MB 1900001  
**Lake Geneva, WI 53147**  
**Farmland Separation**  
**Current Zoning: A-1 (Farmland Preservation) and C-4 (Wetland Resource Conservation District)**  
**Applicant wishes to split 6.635 acres, including all farm structures, off of the 160 acre farm for the purpose of selling the 6.635 acres to his tenant that currently lives on the property and farms the land. This is per Walworth County's suggestion, and complies with the Town's Smart Growth Plan.**
  - b. **Proposed amendment to Chapter 27 Zoning Ordinance regulating the use of portable storage containers. (This Ordinance was passed by the Village on Sept. 9, 2019)**
    - I. Open Public Hearing.
    - II. Presentation of Amendment to the Public.
    - III. Public's Opportunity to Testify.
    - IV. Close Public Hearing.
    - V. Discussion, Possible Action, and Recommendation to the Board.
  - c. **Proposed amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Event Barns as a Conditional Use in the A-1 (Farmland Preservation District) and A-2 (Agricultural Land District). (This Ordinance is scheduled for a Village Public Hearing on Oct. 15, 2019).**
    - I. Open Public Hearing.
    - II. Presentation of Amendment to the Public.
    - III. Public's Opportunity to Testify.
    - IV. Close Public Hearing.
    - V. Discussion, Possible Action, and Recommendation to the Board.
6. Motion for Adjournment.

Posted: October 7, 2019

Bloomfield Town Hall, Pioneer Estates Club House, Lake Ivanhoe Club House