

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, January 15, 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 November 20, 2018 Village Planning and Zoning Commission meeting, and acknowledgement that the December 18, 2018 meeting never took place.
5. Discussion and Possible Action:
  - a. **Vince and Erika Loiacono**  
**N1694 County Road H                      Tax Parcel Nos.: &A 359900001 and &A 380700001**  
**Genoa City, WI 53128**  
**Preliminary Plat Approval of CSM (Minor Land Division)**  
**Applicant is attempting to split two parcels into four parcels, creating a minor subdivision, and seeking preliminary approval of the division. The original copy of the CSM and Declaration of Covenants, Conditions, Restrictions and Easements are attached, along with the changes suggested by Village Engineers, Village Attorney, and Village Highway Supervisor. A revised version of the CSM and Declaration of Covenants, Conditions, Restrictions, and Easements (after suggested changes) are attached for your review and comment.**  
**\*The CSM approval and rezone will be done at a later date, after the revisions are approved and a Public Hearing can be held.**
  - b. **Cargo containers, semi-trailers, and canvas structures being used as accessory structures for storage in residential districts.**
  - c. **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 the principal structure.**
6. Discussion regarding possible areas to expand business and residential zoned areas and future planning.
7. Discussion and possible action re: Confirm next meeting date: February 26, 2019. \*\*\* This date is one week later than the normal scheduled meeting date, due to Spring Primary Elections on February 19, 2019.
8. Adjournment.

Posted: Monday, February 14, 2019  
Bloomfield Town Hall  
Pell Lake Post Office  
Pell Lake Mobil  
Monroe's Service

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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, 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**

**Genoa City, WI 53128**

**Tax Parcel: &B 1300006A**

**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**

**Genoa City, WI 53128**

**Tax Parcel: &B 2100013**

**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)** **Tax Parcels: &A 481400001 and &A 481400002**  
**W1227 Arbutus Road**  
**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 Protsman** **Tax Parcel: &B 1400004**  
**W673 Pell Lake Road**  
**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

VILLAGE OF BLOOMFIELD  
N1100 Town Hall Road  
P.O. Box 609  
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, March 19, 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 February 26, 2019 Village Planning and Zoning Commission Meeting.
5. Discussion and Possible Action Re:
  - a. **Dave Sarna**  
**Big Toy Storage**  
**N1548 N Daisy Drive** Tax Parcel No.: 1400003J  
**Genoa City, WI 53128**  
**Off Premise Sign Permit Application**  
**Current Zoning: B-4 Highway Business District**  
**Applicant is seeking an off-premise sign permit, that appears to exceed current zoning regulations, and would need approval by the Plan Commission.**
  - b. **Crystal Smith**  
**W1329 Lake Geneva Highway** Tax Parcel No.: &PLH 00234  
**Lake Geneva, WI 53147**  
**Current Zoning: R-2 Single Family Residential District**  
**Applicant is seeking a zoning permit to place a second cargo container (9' x 20') on her property. This is a reapplication from the February meeting with a beautification plan included.**
  - c. **Zoning Administrator to address Commission concerning mobile homes in agricultural zoned districts.**
  - d. **Zoning Administrator to address Commission concerning 2 discrepancies found in the current zoning ordinance text.**
  - e. **Special Exceptions and Modifications amendment that the Plan Commission recommended to the Board October 16, 2018, and what the Town decided to recommend to the Board at their March 13, 2019 meeting.**
6. Confirm next meeting date: April 16, 2019 at 6:00 p.m.
7. Adjournment.

Posted: March 14, 2019  
Bloomfield Town Hall  
Pell Lake Post Office  
Pell Lake Mobil  
Monroe's Service

N1100 Town Hall Road  
Pell Lake, WI 53157

**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, May 21, 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 19, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Vince and Erika Loiacono**  
N1694 County Road H Tax Parcel Nos.: &A 359900001 and &A 380700001  
Genoa City, WI 53128  
Current Zoning: C-2 (Upland Resource Conservation District), A-2 (Agricultural Land District), and C-1 (Lowland Resource Conservation District).  
Rezone and Certified Survey Map Approval (Minor Land Division)  
Proposed Zoning: A-5 (Agricultural-Rural Residential District) and C-1 (Lowland Resource Conservation District).  
Applicants wish to rezone the C-2 and A-2 zoned property to A-5 in order to create a minor land division. The Certified Survey Map Approval will split the two tax parcels into four standard lots in A-5 zoning. The four lots can not be created if the zoning is not changed. This is in compliance with the Village Smart Growth Plan.
    1. Open Public Hearing.
    2. Presentation of Rezone and Certified Survey Map to Public
    3. Public's Opportunity to Testify.
    4. Close Public Hearing.
    5. Discussion, Possible Action, and Recommendation to the Board for both the Rezone and Certified Survey Map Approval.
  - b. **Mark Dammyer**  
N1347 Litchfield Road Tax Parcel Nos.: &B 1600001, &B 1600001E, and &B 1600001F  
Lake Geneva, WI 53147  
Applicant purchased three lots and had a Certified Survey Map created to place all three lots on one CSM.
  - c. **Jodi and Joseph Kelleher**  
W990 Pell Lake Drive Tax Parcel No.: &A 348500001  
Genoa City, WI 53128  
Residents are requesting that the Village of Bloomfield vacate an eight foot wide roadway reservation in front of their property and the property to the east along Pell Lake Drive.
  - d. The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to discuss possibly erecting two shelters, one on Lake Side Beach and one on Roller Rink Beach.
  - e. The Pell Lake Lake Association requested to be put on the agenda to discuss renewal of their Beach Maintenance permit.

Posted: May 16, 2019

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 18, 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 May 21, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action:
  - a. **The Joint Parks, Lakes & Recreation Committee requested to be put on the agenda to further the discussion of possibly erecting a shelter on the beach by Pell Lake.**
  - b. **Obtaining permits for beach maintenance, beach cleaning, etc.**
6. Adjournment.

Posted: June 13, 2019

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**

**REVISED**

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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 16, 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 June 18, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action Re:
  - a. **Brian Golden**  
**W1226 Trumpet Rd. &PL 01766 and &A 481400003**  
**Genoa City, WI 53128**  
**Lot Line Adjustment**  
**Applicant wishes to combine two parcels into one for the purpose of erecting an accessory structure/garage in the future maintaining correct setbacks.**
6. Informational Presentation and Discussion only:  
**Lakewood Estates Development**  
**Lakewood Estates Drive and Lakewood Estates Court Tax Parcel No.: &A 451400001**  
**(South of North Bloomfield Rd. and West of Brevers Ln.)**  
**Owner wishes to present a plan for changing the currently platted subdivision into a Planned Unit Development with many small one and two bedroom cabins, a hotel and restaurant, and wedding venue.**
7. Discussion and Possible Action Re:
  - a. **Farm family business wedding/events barns in the A-1 (Farmland Preservation) and A-2 (Agricultural Land District).**
8. Adjournment.

Posted: July 11, 2019

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 20, 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 July 16, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:

**a. Shephard Enterprises, LLC.**

**Nippersink Golf Report**

**W137 Lakeside Drive**

**&NPS 700066**

**Genoa City, WI 53128**

**Rezone**

**Current Zoning: B-5 (Planned Commercial Recreational Business District)**

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

**Applicants wish to rezone the parcel for the sale of the parcel for a new single-family residence, which is not a permitted use in the B-5 zoning district. This is consistent with the Village Smart Growth Plan.**

**I. Open Public Hearing.**

**II. Presentation of Rezone to the public.**

**III. Public's opportunity to testify.**

**IV. Close Public Hearing.**

**V. Discussion, possible action and recommendation to Village Board.**

**b. Wedding/Events Barns.**

**c. Possible amendment to Chapter 27 Zoning Ordinance, Section 27-20 – Use Regulations concerning Portable Accessory Structures.**

6. Adjournment.

Posted: August 15, 2019

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, September 17, 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 20, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Michael Brittain, President of Pell Lake Lake Association would like to address the Commission concerning applying for a grant and putting a fishing pier in Pell Lake.**
  - b. **Possible amendment to Chapter 27 Zoning Ordinance allowing for a Farm Family Business-Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
6. Adjournment.

Posted: September 12, 2019

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: September 24, 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 20, 2019 Village Planning and Zoning meeting.
5. Discussion and Possible Action:

**a. Series F of LG5, LLC.**

**Lakewood Estates Drive and Lakewood Estates Court**

**(South of North Bloomfield Rd. and West of Brevers Ln.)**

**Tax Parcels: &LEC 00001 thru &LEC 00018, &A114500001, and &A 451400002**

**Rezone: Current Zoning: C-2 (Upland Resource Conservation District), A-5 (Agricultural-Rural Residential District, and C-4 (Wetland Resource Conservation District).**

**Proposed Zoning: B-5 (Planned Commercial Recreational Business District), and C-4 (Wetland Resource Conservation District).**

**Conditional Use Permit.**

**It is the intention of the applicant to rezone the property to B-5 and obtain a Conditional Use Permit for the development of a luxury boutique hotel, restaurant, and glamping resort as described in the attached General Development Plan.**

**I. Open Public Hearing.**

**II. Presentation of Rezone and Conditional Use Permit to the Public.**

**III. Public's Opportunity to Testify.**

**IV. Close Public Hearing.**

**V. Discussion and Possible Action and Recommendation, in any, to the Board.**

6. Adjournment.

Posted: September 19, 2019

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, October 15, 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 17, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action:
  - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
    - 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. Adjournment.

Posted: October 10, 2019

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: November 19, 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 15, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Possible amendment to Chapter 27 Zoning Ordinance allowing for Family Farm Business – Wedding/Events Barns with a Conditional Use Permit and Special Events Permit for each event.**
6. Adjournment.

Posted: November 18, 2019

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: December 17, 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 November 19, 2019 Village Planning and Zoning Commission meeting.
5. Discussion and Possible Action Re:
  - a. **Donald Sullivan**  
**N1241 Phlox** Tax Parcel No.: &PL 00565  
**Genoa City, WI 53128**  
**Current Zoning: R-2 (Single Family Residential Sewered)**  
**Lot Line Adjustment**  
**Applicant owns lots 2716 through 2720 and is purchasing lots 2721 through 2724 and wishes to combine his current parcel with lots 2721 through 2724 to create one tax parcel.**
  - b. **James Minogue**  
**W1039 Evergreen Dr.** Tax Parcel Nos.: &B 2200006 and &A 450400002  
**Genoa City, WI 53128**  
**Current Zoning: R-2 and C-1 (Single Family Residential and Lowland Resource Conservation District)**  
**Lot Line Adjustment**  
**Applicant wishes to move the lot line between two parcels that he owns to make &A 45040002 a larger lot, and &B 2200006 a smaller lot before doing a wetland delineation.**
6. Adjournment.

Posted: December 12, 2019

Bloomfield Town Hall

Pell Lake Post Office

Pell Lake Mobil

Monroe's Service