

**VILLAGE OF BLOOMFIELD**

N1100 Town Hall Road

P.O. Box 609

Pell Lake, WI 53157

**PLANNING AND ZONING COMMISSION**

**MINUTES**

February 16, 2021

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1. Call to Order: Chairman Dan Aronson called the meeting to order at 6:01 p.m.
2. Roll Call: Present: Dan Aronson  
Karen Brabec  
Jeff Alheit  
Rodney Austin  
Absent: Ivan Purnell

Also in attendance was Jill Marcanti, Zoning Administrator.

3. Verification of Agenda Posting: Marcanti verified that the agenda was posted on February 11, 2021 at Bloomfield Town Hall, Pell Lake Post Office, and Monroe’s Service.
4. Approval of Minutes – 01-19-21: A motion was made by Karen Brabec, seconded by Jeff Alheit, to dispense with the reading of, and approve the minutes from the January 19, 2021 Village Planning and Zoning Commission meeting as submitted. A voice vote was unanimous; motion carried.
5. Discussion and Possible Action:

**a. Blane Redmer**

**W1726 Litchfield Road &A 188800001 and &B 1700008**

**Lake Geneva, WI 53147**

**Lot Line Adjustment**

**Current Zoning: C-2 (Upland Resource Conservation District) and A-2 (Agricultural Land District)**

**Applicant wishes to create a Lot Line Adjustment making his lot larger so he can put up a pole barn accessory structure that would not interfere with the wetlands on his current property.**

Discussion took place. Marcanti explained the situation to the Commission, with her only concerns being that A-2 property is supposed to be a minimum of 20 acres and the A-2 land that he is adding to his current C-2 property is only 3.3 acres. However, she also explained that there is property all over the Village that has been broken off of farmland that is zoned agricultural that is not 20 acres in size.

A motion was made by Rodney Austin, seconded by Jeff Alheit, to recommend approval of the Lot Line Adjustment to the Full Village Board. A voice vote was unanimous; motion carried.

**b. HC2, LLC**

**Vacant Property on Evergreen Rd. &A 489400001 and &A 489400002**

**Genoa City, WI 53128**

**Lot Line Adjustment**

**Current Zoning: R-2 (Single Family Residence District Sewered) and C-1 (Lowland Resource Conservation District)**

**Applicant wishes to create a Lot Line Adjustment to make the buildable portion of Lot 2 larger so a residence can be built on it without interfering with the wetlands on the property.**

Discussion took place. Marcanti explained the problem with Lot 2 being mostly C-1 zoning which no residence could be built on without doing the Lot Line Adjustment making Lot 1 27,729 square feet, plenty big enough for a residence, and Lot 2 4 acres.

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A motion was made by Rodney Austin, seconded by Jeff Alheit, to recommend approval of the Lot Line Adjustment to the Full Village Board. A voice vote was unanimous; motion carried.

**c. MTM Builders, Inc.**

**Vacant Property**

**Palm Rd., Walnut Rd. and Condor Rd.**

**&B 2200004**

**Genoa City, WI 53128**

**Final Plat Approval**

**MTM Builders asked to be removed from the agenda and postponed until the March meeting as their Engineer's are not ready to proceed at this time.**

Marcanti explained to the Commissioners that the Engineer's needed to put the water and sewer laterals on the survey, and they had not finished by the meeting date. No vote was needed.

- 6. Adjournment:** A motion was made by Karen Brabec, seconded by Jeff Alheit to adjourn the meeting at 6:23 p.m. A voice vote was unanimous; motion carried.

Respectfully submitted,

Jill Marcanti

Zoning Administrator