



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org

Phone: 262-245-2700

NOTICE

PLAN COMMISSION MEETING TUESDAY, JUNE 14, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Minutes
 - A. Plan Commission Meeting Minutes of May 10, 2022
- V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment
 - A. Open Public Hearing
 1. Plan Commission Resolution R-14-22 - Regarding Tourist Rooming House Ordinance 2022-03
 - B. Close Public Hearing
 - C. Discussion and Possible Action for the Resolution
- VI. Recommendation and Possible Action for an Extraterritorial Condominium Plat
 - A. APPLICANT: John Berget (Owner)
TAX KEY: FD250000214
STREET ADDRESS: 4954 State Rd. 50, Town of Delavan

Applicant is requesting approval of a Condominium Plat for North by Northwest Storage Condominium per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps.
- VII. Recommendation and Possible Action for an Extraterritorial Certified Survey Map
 - A. APPLICANT: Dennis & Tracy O'Shaughnessy (Owners), Jameson Bradford (Agent)
TAX KEY: IGO 00022
STREET ADDRESS: N2363 Geneva Oaks Trail, Town of Linn

Applicant is requesting approval of a Certified Survey Map to complete the combination of Lot 22 Geneva Oaks Subdivision with adjoining un-platted lands per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps.
- VIII. Discussion Regarding Proposed Zoning Ordinance Text Amendment
 - A. Discussion regarding proposed Zoning Ordinance Text Amendment to allow Apiaries as a Conditional Use in the P&I District

IX. Adjournment

Bill Duncan
Chairman

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the Village Clerk's office in advance so the appropriate accommodations can be made.

Posted: 06/07/2022 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION 05/10/22 MEETING TUESDAY, MAY 10, 2022 AT 6:30 PM VILLAGE HALL COUNCIL ROOM

I. Call to Order

President Duncan called the meeting to order at 6:30pm.

II. Roll Call

Present: President Bill Duncan, Trustee Lowell Wright, and Commissioners Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke and Matt Robbins

Also Present: Trustee Jaramillo, Alternate Commissioner Killian, Administrator Tobin, Zoning Administrator Schaeffer and Clerk Pankau-Daniels

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of April 12, 2022

The motion to Approve the Plan Commission Meeting Minutes of April 12, 2022 was initiated by Pat Watts and seconded by Maggie Gage.

Votes:

Yes: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins

No: None

Abstain: Lowell Wright

Result: Passed

V. Recommendation for a Zoning Ordinance Text Amendment

A. Open Public Hearing

President Duncan opened the public hearing at 6:32pm.

1. Resolution R-16-22 Regarding Shore Yard Setback Ordinance 2022-07

President Duncan explained that Ordinance 2022-07 will not change the 150 shore yard setback from the lake, but that it will change the shore yard setback from 150 feet to 75 feet from navigable streams.

James Killian (91 N Potawatomi) asked what initiated this change.

Trustee Wright explained that a resident was looking to change their setback and the DNR found that there was a navigable stream within the space. It was also stated that the Village of Williams Bay is one of the few municipalities who still have the 150 foot setback from navigable streams, and other municipalities have adopted a 50-75 foot setback.

B. Close Public Hearing

President Duncan closed the public hearing at 6:34pm.

C. Discussion and Possible Action for the Resolution

The Plan Commission reviewed a map that the Village Engineer sent in, showing two navigable streams in the Village which are located in Kishwauketoe Nature Conservancy. Zoning Administrator Schaeffer stated that the property owner who has the navigable stream is not shown on the map, but the DNR has deemed it a navigable stream.

President Duncan stated that the Resolution before the Plan Commission would recommend Village Board approval of the Ordinance to establish the new setback for navigable streams if approved.

Commissioner Robbins stated that if the Village of Williams Bay is the only municipality that still has such a large setback, it would be appropriate to adopt this Ordinance.

The motion to Approve Resolution R-16-22 was initiated by Lowell Wright and seconded by Matt Robbins. Unanimously carried.

VI. Adjournment

The motion to adjourn was initiated by Maggie Gage and seconded by Marianne Klemke at 6:42pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, Village Clerk

These are not official Minutes until approved by the Governing Body.



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org
Phone: 262-245-2700

PLAN COMMISSION RESOLUTION R-14-22

RECOMMENDING APPROVAL OF ORDINANCE #2022-03 AMENDING SECTIONS 390-0212C., 390-0214C., 390-0215C., 390-0216C., 390-0219C., AND 390-0310M. OF THE CODE OF ORDINANCES OF THE VILLAGE OF WILLIAMS BAY

WHEREAS, pursuant to the provisions of Section 390-1204D., the zoning administrator having reviewed the proposed ordinance amending Sections 390-0212C., 390-0214C., 390-0215C., 390-0216C., 390-0219C., and 390-0310M. of the Code of Ordinances to determine whether the proposed amendments meet the criteria of Section 390-1204D. (2) of the Code of Ordinances and having notified the plan commission that said proposed ordinance meets the criteria of subpart (2); and

WHEREAS, the Plan Commission of the Village of Williams Bay having held a duly noticed public hearing on the 14th day of June, 2022 on the proposed ordinance amending Sections 390-0212C., 390-0214C., 390-0215C., 390-0216C., 390-0219C., and 390-0310M. of the Code of Ordinances of the Village Williams Bay concerning tourist rooming houses; and

WHEREAS, following said public hearing the Plan Commission of the Village of Williams Bay having found that the proposed ordinance amending Sections 390-0212C., 390-0214C., 390-0215C., 390-0216C., 390-0219C., and 390-0310M. of the Code of Ordinances does meet the criteria set forth in Section 390-1204D. (2) of the Code of Ordinances and that the public benefits outweigh any potential adverse effects of the proposed ordinance.

NOW, THEREFORE, the Plan Commission of the Village of Williams Bay do hereby resolve to recommend to the Village Board of the Village of Williams Bay the adoption of proposed Ordinance #2022-03 amending Sections 390-0212C., 390-0214C., 390-0215C., 390-0216C., 390-0219C., and 390-0310M. of the Code of Ordinances of the Village of Williams Bay concerning tourist rooming houses, as prepared.

Approved by the Plan Commission of the Village of Williams Bay this _____ day of June, 2022.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

Attest: _____
Jackelyn Pankau-Daniels, Clerk

ORDINANCE #2022-03
AN ORDINANCE AMENDING SECTIONS 390-0212C., 390-0214C., 390-0215C.,
390-0216C., 390-0219C., AND 390-0310M. OF THE CODE OF ORDINANCES OF THE
VILLAGE OF WILLIAMS BAY CONCERNING TOURIST ROOMING HOUSES

WHEREAS, the Village of Williams Bay Building, Zoning and Ordinance Committee having recommended not permitting the conditional use of tourist rooming houses in all zoning districts in the Village other than the Village Center District (VC), the Small Business District (SB), and the Lakeshore Business District (LSB) while increasing the limit on the maximum number of tourist rooming houses currently established in Section 390-0310M.; and

WHEREAS, the Plan Commission of the Village of Williams Bay having held a duly noticed public hearing to address the proposed amendment of Sections 390-0212C. (9) (SF-6), 390-0214C. (9) (TF), 390-0215C. (15) (MF-12) and 390-0216C. (17) (MF-18) to remove tourist rooming houses as a conditional use in those zoning districts by repealing said subparts, the proposed amendment of Sec. 390-0219C. (LSB) to add tourist rooming houses as a conditional use and the proposed amendment of Section 390-0310M. (8) business land uses, to increase the limitation on the number of tourist rooming houses permitted in the Village; and

WHEREAS, following said public hearing, the Plan Commission having voted to recommend to the Village Board of the Village of Williams Bay the above stated proposed amendments to Chapter 390 of the Code of Ordinances of the Village of Williams Bay; and

WHEREAS, the Village Board of the Village of Williams Bay having determined that it is appropriate to accept the recommendation of the Plan Commission and the Building, Zoning and Ordinance Committee regarding the zoning districts in which tourist rooming houses may be allowed as a conditional use and regarding increasing the maximum number of tourist rooming houses permitted in the Village.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

- Section I. Section 390-0212C. of the Village of Williams Bay is hereby amended as follows:

 Section 390-0212C. (9) is hereby repealed and subparts (10)-(11) are hereby renumbered subparts (9)-(10).
- Section II. Section 390-0214C. of the Code of Ordinances of the Village of Williams Bay is hereby amended as follows:

 Section 390-0214C. (9) is hereby repealed and subparts (10)-(12) are hereby renumbered subparts (9)-(11)
- Section III. Section 390-0215C. of the Code of Ordinances of the Village of Williams Bay is hereby amended as follows:

 Section 390-0215C. (15) is hereby repealed and subparts (16)-(18) are hereby renumbered subparts (15)-(17).

Section IV. Section 390-0216C. of the Code of Ordinances of the Village of Williams Bay is hereby amended as follows:

Section 390-0216C. (17) is hereby repealed and subparts (18)-(20) are hereby renumbered subparts (17)-(19).

Section V. Section 390-0219C. (20) of the Code of Ordinances of the village of Williams Bay is hereby created to read as follows:

(20) Tourist rooming house (per section § 390-0310M).

Section VI. Section 390-0310M. (8) of the Code of Ordinances of the Village of Williams Bay is hereby amended as follows:

The total number of tourist rooming houses permitted in the Village shall not exceed 15.

Section VII. This ordinance shall take effect upon passage and publication as provided by law.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2022.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Jackelyn Pankau-Daniels, Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____

CONSIGNY LAW FIRM, S.C.

ATTORNEYS AT LAW
A Limited Liability Organization

MARK A. SCHROEDER
MARK D. KOPP
MICHAEL A. FAUST
HOLLY D. JENSEN

JUSTIN W. HENRY



JANESVILLE OFFICE
303 EAST COURT STREET
JANESVILLE, WISCONSIN 53545

TELEPHONE (608) 755-5050 FAX (608) 755-5057

BRODHEAD OFFICE
1030 1ST CENTER AVENUE
BRODHEAD, WISCONSIN 53520

TELEPHONE (608) 897-2116 FAX (608) 755-5057

WEBSITE: <http://www.janesvillelaw.com>

March 30, 2022

Sent via email: admin@williamsbay.org

Becky Tobin, Village Administrator
Village of Williams Bay
P. O. Box 580
Williams Bay, WI 53191-0580

RE: Ordinance Addressing Tourist Rooming Houses

Becky,

The proposed Ordinance #2022-03 would amend the zoning ordinance to provide for tourist rooming houses as conditional uses only in the Village Center District, Small Business District and Lakeshore Business District. Currently there are several tourist rooming houses in districts where that use would not be permitted in the future pursuant to the provisions of the ordinance. Such uses are normally considered pre-existing nonconforming uses. A question has arisen concerning the extent to which such pre-existing nonconforming uses could continue in the future.

Pursuant to the provisions of Section 390-0602B. (3), a prior legal use, whether permitted by right or as a conditional use, which is made nonconforming by an amendment to the substantive provisions of the zoning ordinance, may be granted legal conforming status by the issuance of a conditional use permit, subject to the standards and procedures described in Section 390-1207 of the zoning ordinance. As result, where a tourist rooming house was a conditional use in a district and the zoning ordinance is changed to no longer permit a tourist rooming house in that district, the tourist rooming house can continue to be a legal, conforming use so long as the owner of the property applies for another conditional use permit. When such conditional use permit is granted, the ordinance would permit the tourist rooming house to be repaired or replaced in the event of damage or the use could be extended, consistent with any conditions of the conditional use permit.

If such person does not apply for another conditional use permit, the tourist rooming house would constitute a pre-existing nonconforming use and would be subject to the restrictions found in Section 390-0602C. of the zoning ordinance. Such use would also be subject to the provisions of Wis. Stat. Sec. 62.23 (7) (h). Those provisions allow the use to continue but it could not be extended and the total repairs or alterations to a building containing such nonconforming use could not exceed 50% of its assessed value. Further, if the use is discontinued for a period of 12 months it could not be resumed.

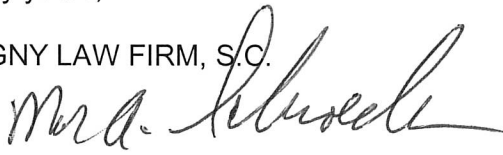
Becky Tobin
March 30, 2022
Page 2

Thank you.

Very truly yours,

CONSIGNY LAW FIRM, S.C.

By:

A handwritten signature in black ink, appearing to read "Mr. Schroeder", written over the printed name.

Mark A. Schroeder
email: mschroeder@janesvillelaw.com

MAS/kk

Proposed Changes to Zoning Ordinances re Tourist Rooming Houses
May 2022

Issue	Short Term Rental	Tourist Rooming Houses	Recommendation
Driving Regulatory Force	State statute mandating we allow them; subject to local licensure requirements	Local Ordinance, except for licensure requirements	No Change
Regulation	State and local license; local ordinance	State and local license; local ordinance; conditional use permit	No Change
Rental Periods	7 to 29 Nights	1 to 6 nights	No Change
Zoning Districts Allowed	All Zones	SF 6 – Village Residential TF – Two Family MF 12 and 18: Multi-Family SB- Small Business VC – Village Center	Remove residential districts, add Lake Shore Business
Number Allowed	Unlimited	5	15 Tourist Rooming Houses
Impact of Change on Existing Units	None	Currently have 7 approved TRHs. 3 are in Village Center, so no change. 4 are in SF6 and would become a Legal, non-conforming use that could continue, with limits on repair or replacement; Owner of such units could apply for and possible be granted a Conditional Use Permit to become considered legal, conforming land use which would allow repair and replacement, subject to their Conditional Use Permit	



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

- ☐ Site Plan [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ Conditional Use Permit (CUP) [§18.1207] - \$500.00
- ☐ Certificate of Compliance [§18.1211] - \$200.00
- ☐ Temporary Use Permit [§18.1208] - \$200.00
- ☐ Preliminary Plat - \$200.00 plus \$20.00 per lot
- ☐ Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot
- ☒ Final Plat - \$100.00 plus \$10.00 per lot
- ☐ Planned Development Overlay (PDO) [§18.0709] - \$500.00
- ☐ Planned Development Amendment - \$500.00
- ☐ Zoning Text or Map Amendment [§18.1204] - \$500.00
- ☐ Project Concept Review - \$200.00
- ☐ Land Use Plan Amendment - \$500.00
- ☐ Interpretation [§18.1216] - \$200.00
- ☐ Appeal [§18.1217] - \$500.00
- ☐ Other: _____ Fee: 190.00

Date application was received:

Fee Paid:

190.00

Physical Address of Site:

4954 STH 50 DELAWARE WI 53115

Tax Parcel Number:

FD 250000 214

Project or Development Name:

North by Northwest Storage

Applicant

Name:

JOHN BERGET

Mailing Address:

5011 STATE HWY. 50
DELAWARE WI 53115

eMail:

Phone:

Owner of Site

Name:

JOHN BERGET

Mailing Address:

5011 STATE RD. 50
DELAWARE WI 53115

eMail:

Phone:

Legal Representative

Name:

MURPHY, DESMOND SC

Mailing Address:

33 EAST MAIN ST. SUITE 500 MADISON WI 53703

eMail:

Phone:

Architect, Engineer, Contractor

Name:

FARMIS HANSEN & ASSOCIATES

Mailing Address:

P.O. Box 437
ELKHORN WI 53121

eMail:

Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):

LOTS 1 AND 2 of CERTIFIED SURVEY MAP NO. 4999
LOCATED IN PART OF NE 1/4 of SE 1/4 AND SE 1/4 of NE 1/4 of SECTION 25

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: A4 Current Overlay Districts of Site: _____

Proposed Zoning of Site: A4

Proposed type of structure or use: Storage Buildings

Proposed use of structure or site: INSIDE STORAGE

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

CONDO PLAT MAP ON SEPARATE SHEETS
INCLUDED WITH APPLICATION

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

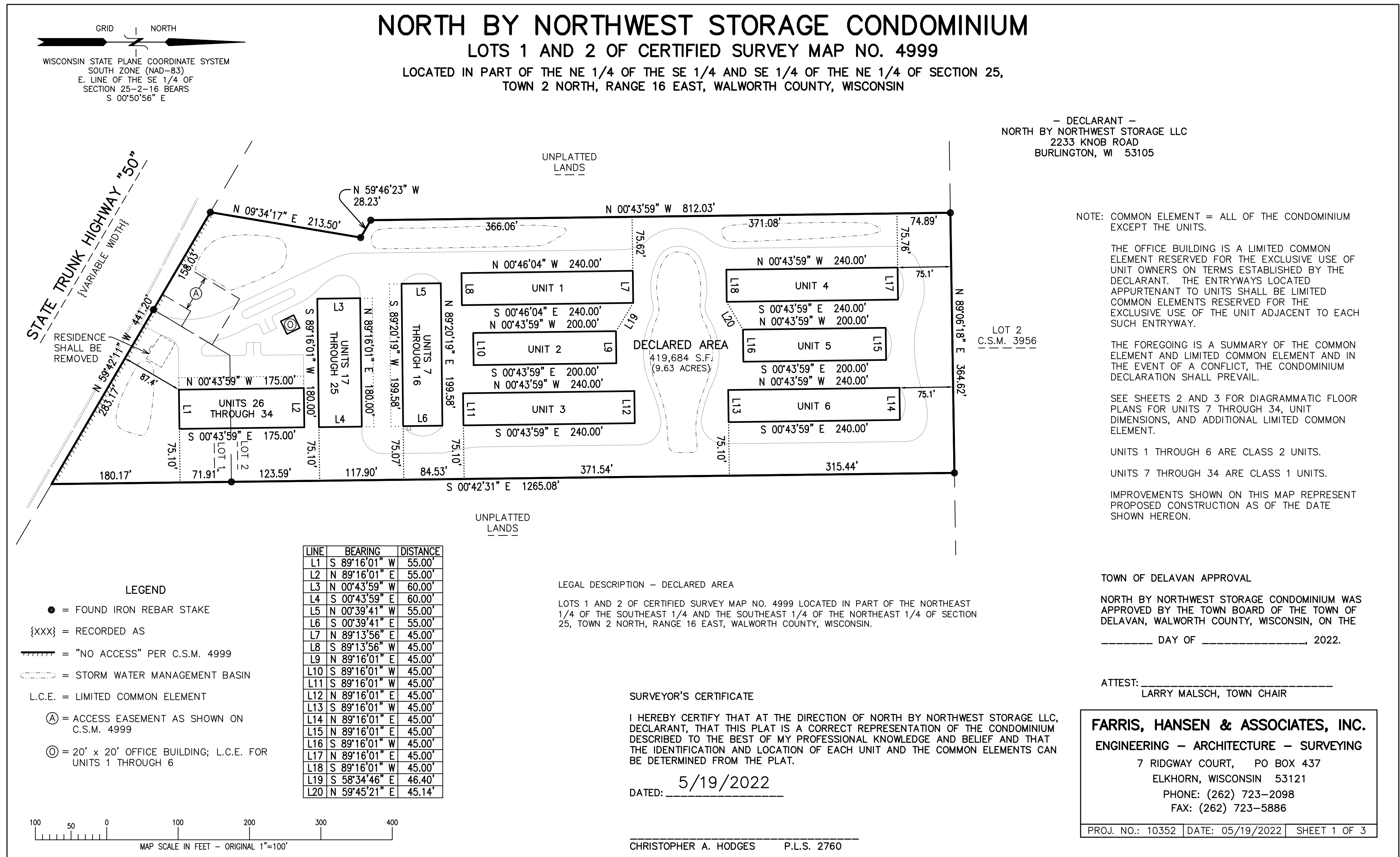
Compliant with TOWN LAND USE

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

CONCRETE TO EAST
STREET TO THE NORTH
POST STORAGE TO SOUTH

Print Applicant's Name: JOHN BERGET

Signature of Applicant: _____ Date: 6/1/2022



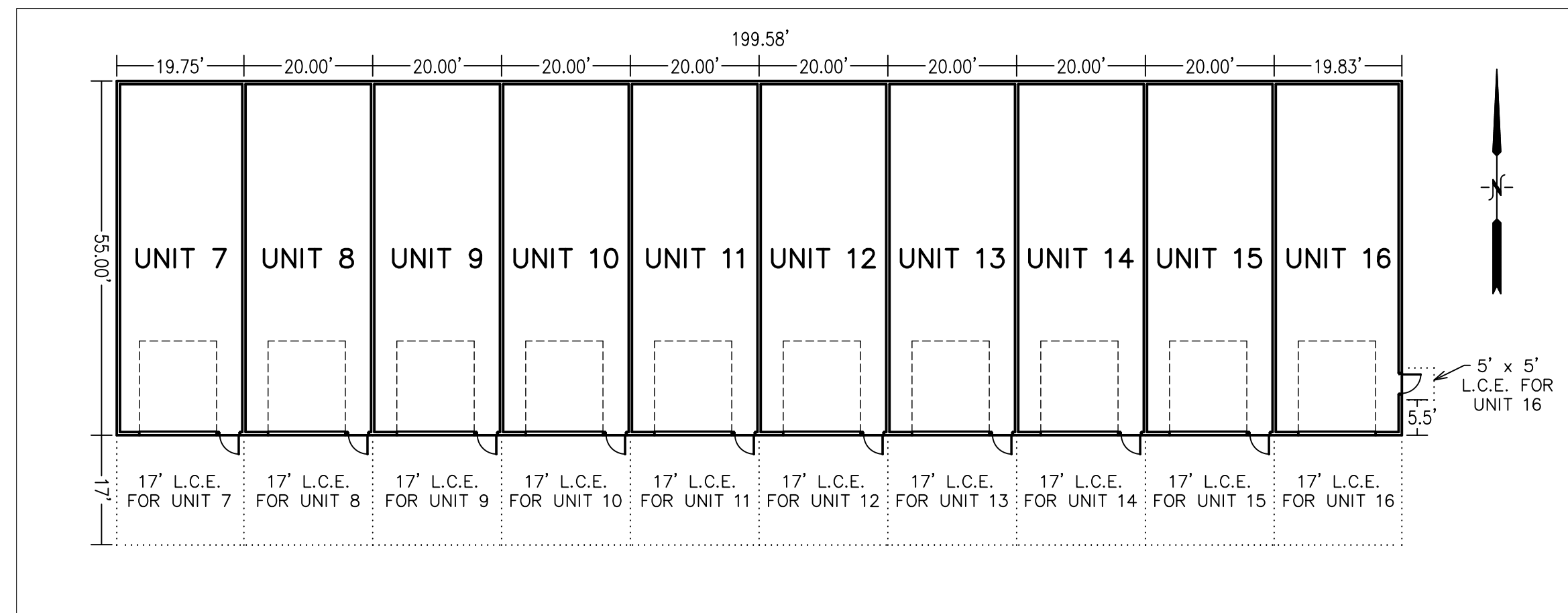
NORTH BY NORTHWEST STORAGE CONDOMINIUM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4999

LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

DIAGRAMMATIC FLOOR PLANS

SCALE: 1"=20'



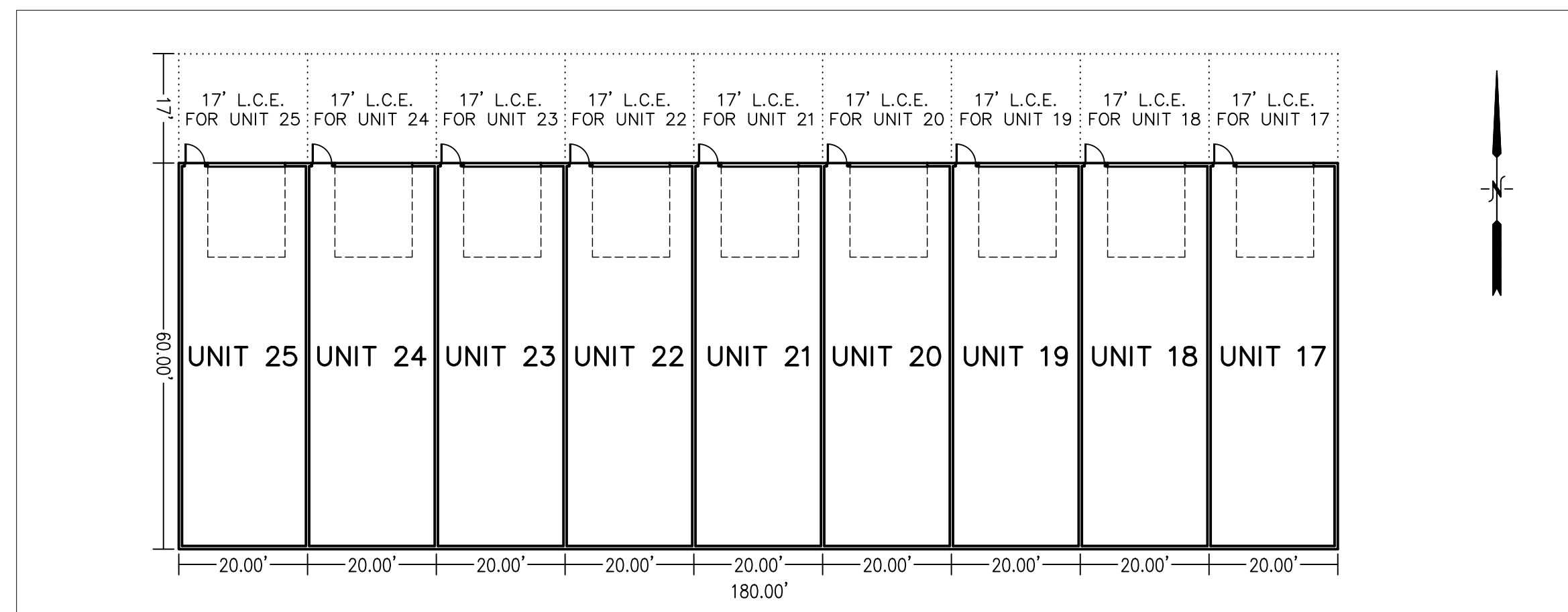
NOTE: UNITS AND DIMENSIONS SHOWN HEREON EXTEND TO THE BUILDING EXTERIOR AND CENTER OF PARTY WALLS PROPOSED.

COMMON ELEMENT = ALL OF THE CONDOMINIUM EXCEPT THE UNITS.

THE OFFICE BUILDING IS A LIMITED COMMON ELEMENT RESERVED FOR THE EXCLUSIVE USE OF UNIT OWNERS ON TERMS ESTABLISHED BY THE DECLARANT. THE ENTRYWAYS LOCATED APPURTENANT TO UNITS SHALL BE LIMITED COMMON ELEMENTS RESERVED FOR THE EXCLUSIVE USE OF THE UNIT ADJACENT TO EACH SUCH ENTRYWAY.

THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENT AND LIMITED COMMON ELEMENT AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THE BUILDINGS AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OR COMMON ELEMENT AS FINALLY CONSTRUCTED.



FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT, PO BOX 437

ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098

FAX: (262) 723-5886

PROJ. NO.: 10352 | DATE: 05/19/2022 | SHEET 2 OF 3

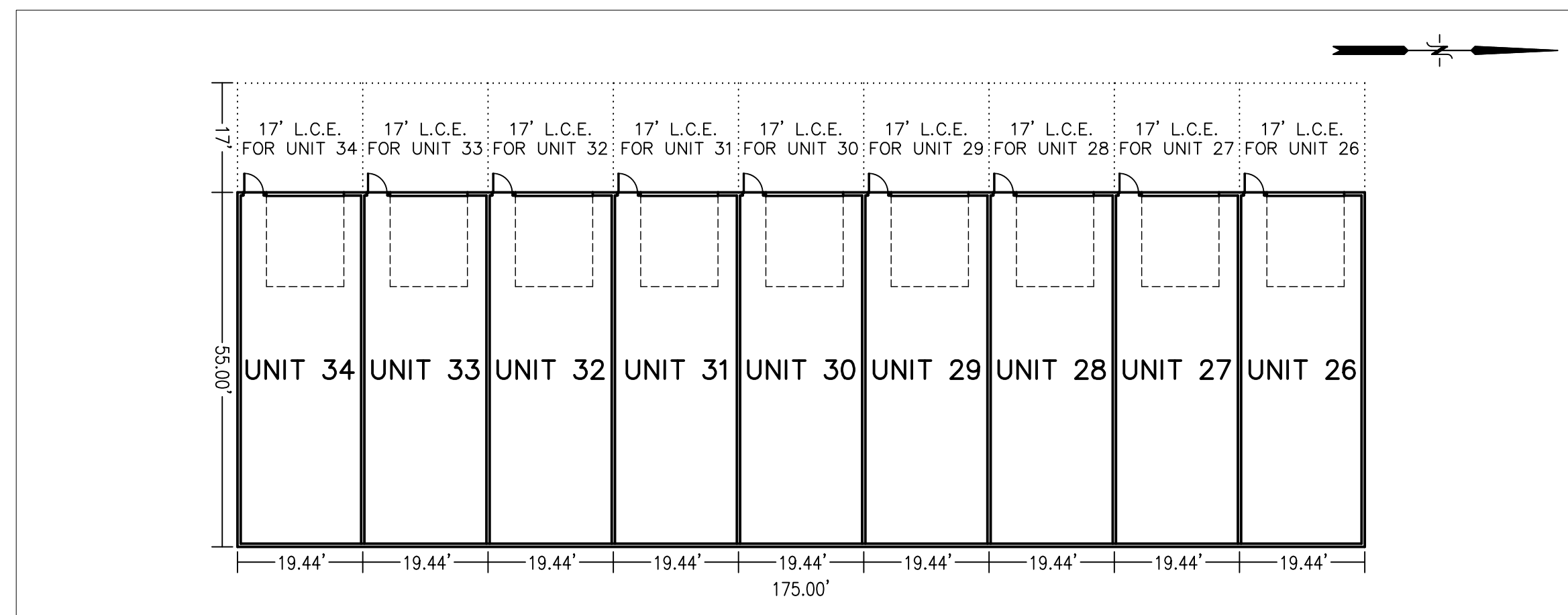
NORTH BY NORTHWEST STORAGE CONDOMINIUM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 4999

LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25,
TOWN 2 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

DIAGRAMMATIC FLOOR PLANS

SCALE: 1"=20'



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THE FOREGOING IS A SUMMARY OF THE COMMON ELEMENT AND LIMITED COMMON ELEMENT AND IN THE EVENT OF A CONFLICT, THE CONDOMINIUM DECLARATION SHALL PREVAIL.

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FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT, PO BOX 437

ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098

FAX: (262) 723-5886

PROJ. NO.: 10352 | DATE: 05/19/2022 | SHEET 3 OF 3



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting June 14, 2022

June 5, 2022

APPLICANT: John Berget (Owner)

TAX KEY: FD250000214

STREET ADDRESS: 5954 State Rd 50, Town of Delavan

Applicant is requesting approval of a Condominium Plat for North by Northwest Storage Condominium per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps.

Based on the application, the applicant has met all the requirements of Section 375-0308 *Condominium Plats*.

Bonnie M. Schaeffer
Zoning Administrator



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191
Phone: 262-245-2700 • Fax: 262-245-2705

Request:

Please check all that apply.

- ☐ Site Plan [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ Conditional Use Permit (CUP) [§18.1207] - \$500.00
- ☐ Certificate of Compliance [§18.1211] - \$200.00
- ☐ Temporary Use Permit [§18.1208] - \$200.00
- ☐ Preliminary Plat - \$200.00 plus \$20.00 per lot
- ☒ Certified Survey Map (CSM) - \$200.00 plus \$20.00 per lot
- ☐ Final Plat - \$100.00 plus \$10.00 per lot
- ☐ Planned Development Overlay (PDO) [§18.0709] - \$500.00
- ☐ Planned Development Amendment - \$500.00
- ☐ Zoning Text or Map Amendment [§18.1204] - \$500.00
- ☐ Project Concept Review - \$200.00
- ☐ Land Use Plan Amendment - \$500.00
- ☐ Interpretation [§18.1216] - \$200.00
- ☐ Appeal [§18.1217] - \$500.00
- ☐ Other: _____ Fee: _____

Date application was received:

Fee Paid:

Physical Address of Site: N2363 Geneva Oaks Trail, Lake Geneva, WI 53147

Tax Parcel Number: IGO 00022

Project or Development Name: O'Shaughnessy CSM

Applicant

Name: Cardinal Engineering

Mailing Address: 1200 LaSalle Street Lake Geneva, WI 53147

eMail: [REDACTED]

Phone: [REDACTED]

Owner of Site

Name: Dennis and Tracy Oshaughnessy

Mailing Address: N2363 Geneva Oaks Trail, Lake Geneva, WI 53147

eMail: [REDACTED]

Phone: [REDACTED]

Legal Representative

Name: _____

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: _____

Mailing Address: _____

eMail: _____
Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):

See attached CSM

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: R-1 **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: R-1

Proposed type of structure of use: Residential home

Proposed use of structure or site: _____

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Addition to residential home

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

No change in zoning or use.

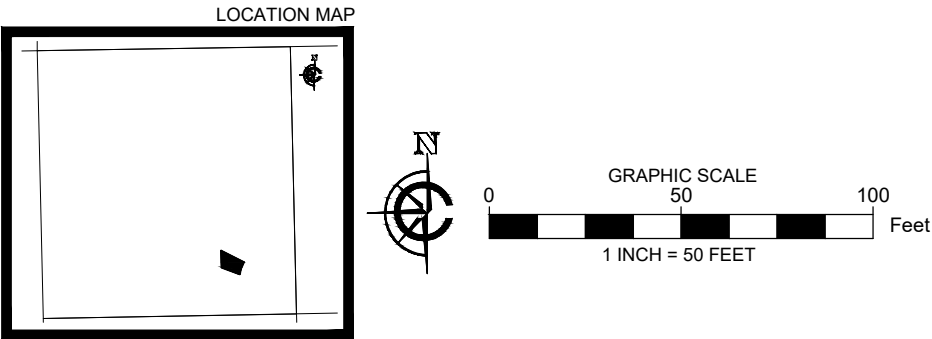
Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

No change in zoning or use.

Print Applicant's Name: Jameson Bradford / Cardinal Engineering

Signature of Applicant: _____ **Date:** _____

CERTIFIED SURVEY MAP NO. _____
PART OF GOVERNMENT LOT 3, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.



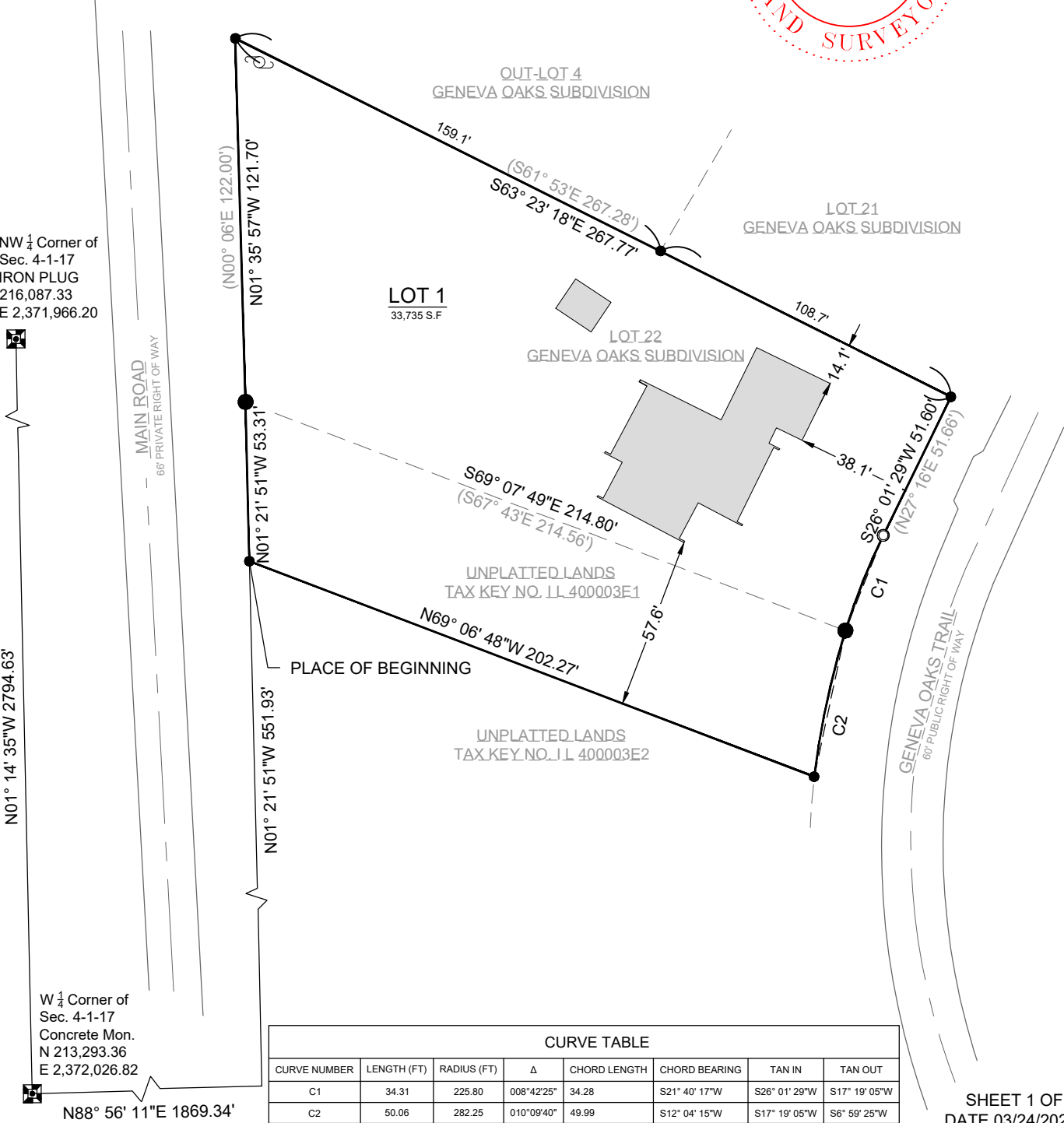
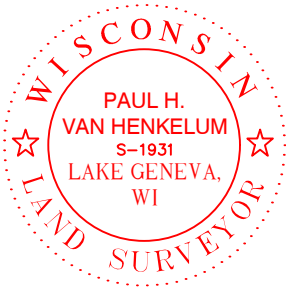
NW 1/4 SEC. 4-1-17
SCALE: 1" = 2,000'

LEGEND

- EXISTING BUILDING
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- UTILITY POLE
- RECORDED AS
- SET 1" O.D. IRON PIPE
18" LONG, 1.13# L.F.
- FOUND SECTION CORNER

OWNERS/SUBDIVIDERS:
DENNIS OSHAUGHNESSY TRUST
N2363 GENEVA OAK TRAIL
LAKE GENEVA, 53147

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776



CERTIFIED SURVEY MAP NO. _____
PART OF GOVERNMENT LOT 3, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

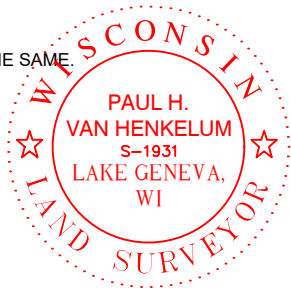
SAID LAND INCLUDING ALL OF LOT 22 OF GENEVA OAKS SUBDIVISION AS RECORDED IN DOCUMENT NO. P21953 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS AND ALSO LANDS IN PART OF GOVERNMENT LOT 3, IN THE TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: COMMENCING FROM THE WEST 1/4 CORNER OF SECTION 4 TOWNSHIP 1 NORTH RANGE 17 EAST; THENCE N88° 56' 11"E 1869.34' ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE N01° 21' 51"W 551.93' TO THE PLACE OF BEGINNING; THENCE N01° 21' 51"W 53.31' TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE N01° 35' 57"W 121.70' TO THE NORTH EAST CORNER OF SAID LOT 22; THENCE S63° 23' 18"E ALONG THE NORTHERLY LINE OF SAID LOT 22, 267.77' TO A POINT ON THE WESTERLY RIGHT OF WAY OF GENEVA OAKS TRAIL; THENCE S26° 01' 29"W 51.60' ALONG SAID WESTERLY RIGHT OF WAY; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 34.31', A RADIUS OF 225.80, A CHORD BEARING AND DISTANCE OF S21° 40' 17"W 34.28' ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTH EASTERLY CORNER OF SAID LOT 22; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 50.06', A RADIUS OF 282.25', A CHORD BEARING AND DISTANCE OF S12° 04' 15"W 49.99' ALONG SAID WESTERLY RIGHT OF WAY; THENCE N69° 06' 48"W 202.27' TO THE PLACE OF BEGINNING. CONTAINING 33,735 SQ. FT. MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF DENNIS OSHAUGHNESSY TRUST, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE TOWN OF LINN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, DENNIS OSHAUGHNESSY TRUST, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1.) TOWN OF LINN
 - 2.) WALWORTH COUNTY
 - 3.) VILLAGE OF WILLIAMS BAY EXTRATERRITORIAL
- WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____

DENNIS OSHAUGHNESSY, TRUSTEE

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____
THE ABOVE NAMED _____ DENNIS OSHAUGHNESSY TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF THE TOWN OF LINN:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF LINN, IS HEREBY APPROVED BY THE TOWN BOARD ON THIS _____ DAY OF _____, 20____

JAMES WEISS
TOWN CHAIRMAN

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF LINN
ON THIS _____ DAY OF _____, 20____

JIM WEISS
CHAIRMAN

CERTIFIED SURVEY MAP NO. _____
PART OF GOVERNMENT LOT 3, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

CERTIFICATE OF THE VILLAGE OF WILLIAMS BAY:
RESOLVED, THAT THIS CERTIFIED SURVEY MAP, HAVING EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF WILLIAMS BAY, WISCONSIN, IS HEREBY APPROVED BY THE VILLAGE PLAN COMMISSION ON THIS _____ DAY OF _____, 20____.

_____ WILLIAM DUNCAN, CHAIRMAN	_____ JACKIE PANKAU-DANIELS VILLAGE CLERK
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WALWORTH COUNTY ZONING AGENCY APPROVAL:

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY ON THIS _____ DAY OF _____, 20____.

RYAN SIMONS,
CHAIRMAN



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting June 14, 2022

June 5, 2022

APPLICANT: Dennis & Tracy O'Shaughnessy (Owners), Jameson Bradford (Agent)

TAX KEY: IGO 00022

STREET ADDRESS: N2363 Geneva Oaks Trail, Town of Linn

Applicant is requesting approval of a Certified Survey Map to complete the combination of Lot 22 Geneva Oaks Subdivision with adjoining unplatted lands per Section 375-0903 Review and Approval of Extraterritorial Plats and Certified Survey Maps.

Based on the application, the applicant has met all the requirements of Section 375-0306 *Minor Land Division (Certified Survey Map)* and 375.0600 *Certified Survey Map*.

Bonnie M. Schaeffer
Zoning Administrator

Re: Ordinance Regulating Beekeeping

Thomas Nickols [REDACTED]

Mon 6/6/2022 2:01 PM

To: Bonnie Schaeffer <zoning@williamsbay.org>

Cc: Becky Tobin <admin@williamsbay.org>; Pete Soltesz [REDACTED]

Bonnie, thanks for forwarding the draft to the ordinance for beekeeping on P&I land. Pete and I reviewed it Saturday afternoon and have the following comments and suggestions. Overall, we thought it was well thought and well written. Would suggest the following changes.

Point #3 P&I land is by definition larger parcels than residential and has different characteristics. For that reason the P&I requirements should be different than residential. Point three addresses two things. The first is essentially the distance away from residences of hives. Would suggest the following language. If the neighboring dwelling is fifty feet or more from the lot line, the hives shall be twenty five feet or more from the lot line. If the dwelling is less than fifty feet from the lot line, the hives will be fifty feet or more from the lot line. As Pete has shared with all of us, the most important point is having the hive opening facing away from the lot line.

Point #4 In a residential setting where houses are close together, a flyaway barrier has been written into some residential ordinances. Again as Pete has pointed out, bees leave the hive in the direction of the exit hole and then climb to altitude and go where they desire. In a P&I setting the barrier would not accomplish anything and merely add cost and an unsightly fence.

Point 6 in tight residential areas a neighbors bird bath could be potentially attractive to bees. In a P&I setting with lots of prairie plants and trees a bird bath would be more of a mosquito concern with standing water.

All of the rest of the points are very reasonable and we agree should be included. I look forward to discussing these changes with you this afternoon.

Under separate cover I will send a picture of one of the just completed hives that feature the Wisconsin State Bird the Robin as well as the State Flower the Wood Violet.

Tom

On Jun 3, 2022, at 3:02 PM, Bonnie Schaeffer <zoning@williamsbay.org> wrote:

ORDINANCE #2022-_____
AN ORDINANCE AMENDING SECTION 390-0307B. AND CREATING SECTIONS
390-0207C. (24), 390-0223C. (16) AND 390-0307J. OF THE CODE OF ORDINANCES
OF THE VILLAGE OF WILLIAMS BAY CONCERNING BEEKEEPING

WHEREAS, the Village of Williams Bay Building, Zoning and Ordinance Committee having recommended that apiaries be allowed as a conditional use in the Agricultural Holding District (AH) and the Public and Institutional District (P & I) subject to reasonable restrictions in order to facilitate the activity of beekeeping in those districts; and

WHEREAS, the Plan Commission of the Village of Williams Bay having held a duly noticed public hearing to address the proposed amendment of Section 390-0307B. and creating Sections 390-0207C. (24), 390-0223C. (16) and 390-0307J. of the Code of Ordinances which would allow for the village to permit apiaries as a conditional use in the Agricultural Holding District (AH) and the Public and Institutional District (P & I); and

WHEREAS, following said public hearing, the Plan Commission having voted to recommend to the Village Board of the Village of Williams Bay the above stated amendments to Chapter 390 of the Code of Ordinances of the Village of Williams Bay; and

WHEREAS, the Village Board of the Village of Williams Bay having determined that it is appropriate to accept the recommendation of the Plan Commission and the Building, Zoning and Ordinance Committee regarding enacting the proposed amendments to Chapter 390 of the Code of Ordinances to facilitate apiaries in the Agricultural Holding District (AH) and the Public and Institutional District (P & I) as a conditional use.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

Section I. The introductory paragraph of Section 18.0307B. of the Code of Ordinances of the Village of Williams Bay is hereby amended to read as follows:

Husbandry. Operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit (defined in § 390-0114) per acre. This includes horses, cattle, sheep, goats, llamas (and related species), deer, antelope, swine, fowl (including chickens, turkeys, ducks, geese, peacocks, guinea hens, game birds), aquatic species (including fish, shellfish, crustaceans, echinoderms, plants, and algae), and any animals typically hunted or trapped. The husbandry land use category excludes animals typically kept as pets and commonly available at commercial pet stores (e.g., domestic dogs and cats, fish, small rodents, reptiles, amphibians, tropical/exotic birds). "Indoor aquaculture" operations, as defined in § 390-0311D below, shall be regulated as a separate land use.

Section II. Section 390-0207C. 24. of the Code of Ordinances of the Village of Williams Bay is hereby created to read as follows:

24. Apiaries (per section 390-0307J).

Section III. Section 390-0223C. (16) of the Code of Ordinances of the Village of Williams Bay is hereby created to read as follows:

16. Apiaries (per section 390-0307J).

Section IV. Section 390-0307J. of the Code of Ordinances of the Village of Williams Bay is hereby created to read as follows:

J. Apiaries: Operations involving the keeping of honeybees and the location and maintenance of beehives.

Apiary land uses shall adhere to the following standards:

- (1) Only honeybees which are of the Eastern European genus of *Apis mellifera* are permitted.
- (2) A maximum of ten (10) hives per parcel may be allowed dependent upon the characteristics of each parcel and the use of adjoining parcels.
- (3) Hives and related structures that form the apiary must have a minimum 50 foot setback from any property line. The opening of the hive shall be facing away from the property line.
- (4) A minimum 6 foot closed fence or other flyway barrier of sufficient height approved by the Village must be located between the hives and all property lines located within 50 feet of the hives.
- (5) Hives shall have removable frames which may be stacked or with other construction approved by the Village, and shall be kept in sound and usable condition.
- (6) Hives must be provided with a constant source of freshwater designed to allow bees to access the water by landing on a hard surface area. This requirement does not apply the period of time while bees are in hibernation.
- (7) Hives must be actively managed and properly maintained. If not actively managed and maintained hives must be dismantled or removed.
- (8) If bees in a hive exhibit unusually aggressive characteristics the queen must be removed and a new queen may be inserted. Queens must be selected from stock bred for gentleness and non-swarmling characteristics.

Section V. This ordinance shall take effect upon passage and publication as provided by law.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2022.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Jackelyn Pankau-Daniels, Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____