



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, JULY 12, 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 June 14, 2022
- V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment
 - A. Open Public Hearing
 1. Resolution R-21-22 Regarding Political Signs Ordinance #2022-09
 - B. Close Public Hearing
 - C. Discussion and Possible Action for the Ordinance
- VI. Recommendation and Possible Action for a Zoning Ordinance Text Amendment
 - A. Open Public Hearing
 1. Resolution R-12-22 Regarding Apiary Ordinance #2022-10
 - B. Close Public Hearing
 - C. Discussion and Possible Action for the Ordinance
- VII. Recommendation and Possible Action for a Conditional Use Permit
 - A. Open Public Hearing
 1. APPLICANT: Yerkes Future Foundation (Owner), Tom Nickols (Agent)
TAX KEY: WAS 00001
STREET ADDRESS: 373 W. Geneva Street, Williams Bay, WI 53191

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0307J, *Apiaries* to establish and maintain a beekeeping operation.
 - B. Close Public Hearing
- VIII. Recommendation and Possible Action for Certificate of Compliance
 - A. APPLICANT: Mike Mead (Owner), Jennifer Manns (Applicant)

TAX KEY: WFS 00005

STREET ADDRESS: 186 Elkhorn Road, Williams Bay, WI 53191

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification".

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: 07/05/2022 5:00 PM



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Phone: 262-245-2700

UNOFFICIAL MINUTES PLAN COMMISSION 06/14/22 MEETING TUESDAY, JUNE 14, 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, Commissioners Maggie Gage, Jess Haak, Marianne Klemke and Matt Robbins

Also Present: Administrator Becky Tobin, Zoning Administrator Bonnie Schaeffer and Clerk Jackie Pankau-Daniels

Excused: Commissioner Pat Watts and Alternate Commissioner James Killian

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of May 10, 2022

The motion to Approve the Plan Commission Meeting Minutes of May 10, 2022 was initiated by Jess Haak and seconded by Lowell Wright. Unanimously carried.

V. Recommendation and Possible Action for a Zoning Ordinance Text Amendment

A. Open Public Hearing

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

1. Plan Commission Resolution R-14-22 - Regarding Tourist Rooming House Ordinance 2022-03

President Duncan explained that the purpose of the proposed Resolution is to limit where the Tourist Rooming Houses can be located and limit the number of them to fifteen (15).

Cheryl and Gene Frietag (Corner of Cherry and Walworth) stated that there is a house near him that has three groups of 8-10 people at a time, and there are many houses like this nearby. He stated that the number of people coming in and out of the village is raising the cost of water and tax bills. They stated that they do not want to see the number of these properties be increased. President Duncan explained the difference between Tourist Rooming Houses and Short-Term Rentals. He explained that Short-Term Rental properties are permitted by the State of Wisconsin and the Village does not have any control over them.

John Holmes (27 N Walworth) confirmed that his Short-Term Rental Properties would be grandfathered into this new Ordinance as a non-conforming conditional use or they would need to apply for a second Conditional Use Permit to become a conforming conditional use.

Dawn Marie Mancuso (69 N Walworth) stated that she is in favor of this proposed ordinance passing as she will be renovating the vacant building which will include two apartments that they would like to rent out as Tourist Rooming

Houses.

Bob Darre (78 Upper Loch Vista Dr) asked for a straight definition of a Tourist Rooming House and a Short-Term Rental property. President Duncan explained that Short-Term Rentals are regulated by the State and can be rented out from 7-29 days, while Tourist Rooming Houses are regulated by the Village and are rented out from 1-6 days. Bob Darre stated that there are numerous Short-Term Rental properties that are acting as Tourist Rooming Houses and cheating the system without being penalized.

Pat Prohuska (109 Clover) asked if the properties on his street are registered with the Village and are paying the Room Tax. President Duncan stated that most of the Short-Term Rental properties are registered and are paying Room Tax. Administrator Tobin explained that the Village contracts with Host Compliance to track these properties and complaints. She also stated that the Village Board will be looking into increasing the Code Enforcement Officer's hours to be able to focus on these issues more. Pat Prohuska stated that he has found success with calling the Police Department about rowdy rental properties near him.

Cheryl Frietag (Corner of Cherry and Walworth) stated that she does not want to call the Police Department and that she shouldn't have to do that since she pays taxes. She stated this is all about money and nothing will change.

B. Close Public Hearing

President Duncan closed the public hearing at 6:58pm.

C. Discussion and Possible Action for the Resolution

Jess Haak confirmed that if this were approved, new Tourist Rooming Houses would only be allowed in the Small Business district, Village Center and Lake Shore Business district and not in any Residential Districts.

Matt Robbins thanked Lowell Wright for creating the summary sheet explaining the difference between Tourist Rooming Houses and Short-Term Rentals.

Marianne Klemke stated that the different property types are essentially the same because the Short-Term Rental properties are purposely renting their property out on a Friday for a week, even though the people are only staying for the weekend. President Duncan stated that Short-Term Rentals are regulated by the State, not the Village. Klemke stated that she does not want to punish the existing Tourist Rooming Houses if we do not receive complaints about them. President Duncan explained that they could be grandfathered in as they are, or apply for another Conditional Use Permit to become conforming.

Maggie Gage stated that it doesn't seem that the Village is getting as many complaints about the properties that are Tourist Rooming Houses than it is about the properties that are Short-Term Rentals. She also stated that it is an Election year and the Village does work with the League of Wisconsin Municipalities and she would be curious if the League has a study group on this and if we could initiate communication with them about this issue. President Duncan stated that we certainly could reach out to the League and that he has spoken with Tyler August, who is a candidate running for Representative, and brought up this issue to him.

Zoning Administrator Schaeffer stated that she also serves as the Zoning Administrator in the Village of Fontana and they have nearly ten times the amount of rental properties there than we have in Williams Bay. She stated that this is not the first time that the State has mandated something that has a serious repercussion on municipalities. She stated that we should reach out to the State and let them know about the repercussions this has caused because the Short-Term Rentals are renting their property out for seven days, even though the renters are only staying for the weekend, which cannot be stopped by the way the law is written currently.

The motion to Approve Plan Commission Resolution R-14-22 was initiated by Lowell Wright and seconded by Matt Robbins.

Votes:

Yes: Bill Duncan, Maggie Gage, Jess Haak, Matt Robbins, Lowell Wright

No: Marianne Klemke

Abstain: None

Result: Passed

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.

John Berget (Owner) explained that he has purchased the land at the intersection of 50 and 67 and stated that he would like to put storage units and storage condominiums there. He explained that storage condominiums are when people own the storage unit, rather than lease it.

Zoning Administrator Schaeffer stated that this is in the Village's Extraterritorial Plat area. She explained that either way, Berget has been approved by the other communities and can build the buildings as storage units. The Village is just voting on whether they can be storage condominiums or storage units.

The motion to Recommend Village Board Approval of the Extraterritorial Condominium Plat for:

APPLICANT: John Berget (Owner)
TAX KEY: FD250000214
STREET ADDRESS: 4954 State Rd. 50, Town of Delavan

was initiated by Jess Haak and seconded by Maggie Gage. Unanimously carried.

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.

Zoning Administrator Schaeffer explained that these are Extraterritorial Plat reviews and the owners own both parcels, one being in the Geneva Oaks Subdivision and one is not. She stated that because of that, they cannot combine their two parcels without doing this. Schaeffer stated that the Town of Geneva has already approved this and that she recommends approval as well.

The motion to Approve the Extraterritorial Certified Survey Map for:

APPLICANT: Dennis & Tracy O'Shaughnessy (Owners), Jameson Bradford (Agent)
TAX KEY: IGO 00022
STREET ADDRESS: N2363 Geneva Oaks Trail, Town of Linn

was initiated by Matt Robbins and seconded by Jess Haak. Unanimously carried.

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

Pete Solter, representing the Yerkes Future Foundation, suggested that the Plan Commission consider taking out the fly away barrier since it is not really needed in the P&I District because of the flying height of the bees. He also suggested that they take out the water source because, in his experience, bees have always found water and they are close to the lake. Lastly, he stated that they are looking at placing beehives over 100 yards away from residential areas, so Section IV.(4) in the proposed ordinance would not be necessary.

Zoning Administrator Schaeffer stated that typically setbacks are taken from lot lines, not buildings.

President Duncan explained that this is only up for discussion at this point and the Plan Commission needs to take into consideration all of the P&I District, not just the Yerkes property.

It was the consensus of the Plan Commission to leave the proposed ordinance as it is written for when it comes back for a public hearing at the July Plan Commission meeting. No changes were made.

IX. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Marianne Klemke at 7:44pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, Village Clerk

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



VILLAGE OF WILLIAMS BAY

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PLAN COMMISSION RESOLUTION R-21-22

RECOMMENDING APPROVAL OF ORDINANCE #2022-09 AMENDING SECTION 390-1003D. 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 Section 390-1003D. of the Code of Ordinances to determine whether the proposed amendments meet the criteria of Section 390-1204D. 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 12th day of July 2022 on the proposed ordinance amending Section 390-1003D. of the Code of Ordinances of the Village Williams Bay concerning political signs; and

WHEREAS, following said public hearing the Plan Commission of the Village of Williams Bay having found that the proposed ordinance amending Section 390-1003D. of the Code of Ordinances does meet the criteria set forth in Section 390-1204D. 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 #2022-09 amending Section 390-1003D. of the Code of Ordinances of the Village of Williams Bay concerning political signs, as prepared.

Approved by the Plan Commission of the Village of Williams Bay this 12th day of July 2022.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

Attest: _____
Jackelyn Pankau-Daniels, Clerk

ORDINANCE #2022-09
AN ORDINANCE AMENDING SECTION 390-1003D. OF THE CODE
OF ORDINANCES OF THE VILLAGE OF WILLIAMS BAY CONCERNING POLITICAL SIGNS

WHEREAS, the Village of Williams Bay Building, Zoning and Ordinance Committee having recommended amending Section 390-1003D. of the Code of Ordinances, which specifically addresses election campaign signs, to more broadly reference political signs and to bring such regulation into better conformity with current statutory provisions relating to such signs; 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 390-1003 D.; and

WHEREAS, following said public hearing, the Plan Commission having voted to recommend to the Village Board of the Village of Williams Bay the proposed amendment to Section 390-1003D. 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 concerning the amendments of Section 390-1003D. of the Code of Ordinances of the Village of Williams Bay.

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

Section I. Section 390-1003D. of the Code of Ordinances of the Village of Williams Bay is hereby amended to read as follows:

D. Political Signs, defined as signs erected for the purpose of soliciting support for or opposition to a candidate or a political party or relating to a referendum question in an election held under the laws of the state, subject to the following:

(1) The sign does not exceed 11 square feet in surface area or is affixed to a permanent structure and does not extend beyond the perimeter of the structure.

(2) The sign is erected entirely on private property with the property owner's consent.

(3) In the case of an election for office, the sign is erected not sooner than the first day for circulation of nomination papers by candidates before the election to which it applies, and is removed within seven days after the election.

(4) In the case of a referendum, the sign is erected not sooner than the first day on which the question to be voted upon is submitted to the electorate, and is removed within seven (7) days after the day on which the referendum is held.

(5) The sign does not contain flashing lights or moving parts.

(6) The sign is not erected in a location where it constitutes a traffic hazard, including not within any public right-of-way.

(7) During polling hours signs may not be on public property within 100 feet of an entrance to a building containing a polling place.

(8) During hours that absentee ballots may be cast, signs may not be on public property within 100 feet of the entrance to a building containing the office of the Village Clerk.

(9) The Village Clerk, an election inspector or a law enforcement officer may remove signs which are placed in violation of this section.

Section II. 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: _____



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

PLAN COMMISSION RESOLUTION R-21-22

RECOMMENDING APPROVAL OF ORDINANCE #2022-09 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

WHEREAS, pursuant to the provisions of Section 390-1204D., the zoning administrator having reviewed the proposed ordinance amending Section 390-0307B. and creating Sections 390-0207C. (24), 390-0223C. (16) and 390-0307J. of the Code of Ordinances to determine whether the proposed amendments meet the criteria of Section 390-1204D. 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 12th day of July 2022 on the proposed ordinance amending Section 390-1003D. of the Code of Ordinances of the Village Williams Bay concerning apiaries; and

WHEREAS, following said public hearing the Plan Commission of the Village of Williams Bay having found that the proposed ordinance amending Section 390-0307B. and creating Sections 390-0207C. (24), 390-0223C. (16) and 390-0307J. of the Code of Ordinances does meet the criteria set forth in Section 390-1204D. 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 #2022-10 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 apiaries, as prepared.

Approved by the Plan Commission of the Village of Williams Bay this 12th day of July 2022.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, Chairperson

Attest: _____
Jackelyn Pankau-Daniels, Clerk

ORDINANCE #2022-10
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: _____



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:

1000.00

Physical Address of Site: 373 WEST GENEVA ST.

Tax Parcel Number: WAS 00001

Project or Development Name: HONEY BEE HIVES

Applicant

Name: Tom Nickols
Mailing Address: [REDACTED]
eMail: [REDACTED]
Phone: [REDACTED]

Owner of Site

Name: YERKES - FUTURE FOUNDATION
Mailing Address: 373 WEST GENEVA ST
WILLIAMS BAY, WI 53191
eMail: _____
Phone: _____

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

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

Current Zoning of Site: P4I Current Overlay Districts of Site: _____

Proposed Zoning of Site: NO CHANGE

Proposed type of structure or use: SPLIT RAIL FENCE SURROUNDING BEE HIVES

Proposed use of structure or site: ENVIRONMENTAL AND EDUCATION

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):

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

Print Applicant's Name: Tom Nickols

Signature of Applicant: Tom Nickols Date: MAY 6, 2022

For the purpose of educating guests and visitors, on the subject of bee pollinators, the Yerkes Future Foundation is establishing an Apiary. As it is to be situated adjacent to the Pollinator Prairie, located at the Northwest corner of the historic Olmsted Grounds, the Apiary will provide shelter for bees using the Prairie as habitat. It is a square-shaped area, approximately twenty-four (24) feet in length, bounded by a four (4) foot high post-and-rail fence, a distance of approximately forty-two (42) feet off of the property line, and more than one hundred (100) yards, thru a wooded area, from the nearest dwelling structure. It is surrounded by woods to the North and West, prairie and woods to the East, and lawn to the South.

There will be five (5) hives arranged in a row in the middle of the Apiary along a line running East/West. These will be situated approximately fifty-five (55) feet from the property line. The hives will be placed on stands such that the bottom of the hive structure will be about two (2) feet off of the ground, to allow for maintenance of landscape under and around the hives. The hives will be oriented such that their entrances face South, in the direction of Geneva Lake.

A hive consists of stacked, three-quarter-inch ($\frac{3}{4}$ ") thick pine boxes, with dimensions of nineteen and seven-eighths inches ($19 \frac{7}{8}$ ") wide by sixteen and one quarter inches ($16 \frac{1}{4}$ ") long. The stack may be up to four feet (4') high, thus including the stand, attaining an overall height of six-feet (6'). Each hive will have an attractive, artistic design rendered onto the finish, consistent with themes found in nature.

The Apiary will be maintained by professional beekeepers, and will be inspected on a regular basis. Plaques will be posted, at prominent locations, appraising the public with educational resources and guiding them to the location of the apiary.

ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND BLOCKS A, B, C, D AND E OF ASSESSORS SUBDIVISION, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, AS RECORDED IN VOLUME 5 OF PLATS ON PAGE 283

SURVEYOR:
KEITH A. KINDRED, RLS S-2082
WELCH HANSON ASSOCIATES
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WI 53018
(262) 646-6855

SURVEY FOR:
U.S. EQUITIES REALTY
THE UNIVERSITY OF CHICAGO &
CHICAGO TITLE INS. CO.

LEGAL DESCRIPTION (PER TITLE POLICY):

Parcel 1: Blocks A, B, C, D and E of Assessors Subdivision, Village of Williams Bay, Walworth County, Wisconsin, as recorded in Volume 5 of Plats on Page 283.

Parcel 2: All that land described and identified as Tax Parcel No.'s WOB00012, WOB00013, WOB00014, WOB00018, WOB00019, WOB00027, WWUP00010 and WWUP00012, excepting therefrom lands conveyed by deeds recorded in Volume 122 of Deeds on Page 223 and in Volume 572 of Deeds on Page 427.

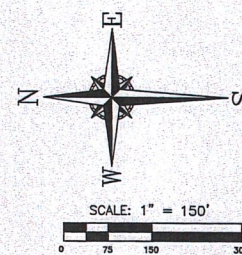
Parcel 3: Lots 53, 54, 55, 65, 66, 67 and 68 in Grand Terrace Subdivision, Village of Williams Bay, Walworth County, Wisconsin. Also that part of Lot 56 in said Grand Terrace Subdivision described as follows: Beginning at a point 25 feet east of the east line of lot 57 at its intersection with the south line of lot 64; thence south and parallel to the prolongation of the line dividing lots 64 and 65 to Ravinia Road; thence in a southeasterly direction along Ravinia Road to the east line of said lot 56; thence north along said east line of lot 56 to the south line of lot 65; thence west to the place of beginning; being 60 x 171.5 ft. more or less; in Grand Terrace, a subdivision of a part of the Southwest quarter of Section No. One (1), and the Northwest quarter of Section No. Twelve (12), all in Township No. One (1) North Range Sixteen (16) East of the Fourth Principal Meridian.

EXCEPTIONS: (per commitment 409648)

- Easement recorded on May 11, 1935 in Volume 240 of Deeds on Page 94, as Document No. 311353 is shown hereon.
- Easement recorded on October 7, 1941 in Volume 282 of Deeds on Page 485, as Document No. 350387 is shown hereon.
- Easement recorded on December 7, 1983 in Volume 314 of Records on Page 614, as Document No. 97430 is shown hereon.
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes.
- Agreement recorded in Volume 125 of Mortgages on Page 606. The East line of Assessor's Subdivision Plat is shown.
- Slope easement recorded in Volume 314 of Records on Page 614 as Document No. 97430 is shown hereon.

NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY WISCONSIN TITLE SERVICE COMPANY, INC., TITLE POLICY NO. 409648, DATED JANUARY 30, 2004, 2ND AMENDED.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS OR ON OFF SITE. UNDERGROUND UTILITIES ARE SHOWN PURSUANT TO THE MARKINGS OF DIGGER'S HOTLINE ON NOVEMBER 22, 2004 TICKET NO. 2004-4704661.
- THE CONTOURS SHOWN ON SHEET 2 WERE OBTAINED FROM THE WALWORTH COUNTY GIS DEPARTMENT, AND NOT FIELD LOCATED.
- PARKING SPACES ARE SHOWN ON CONSTANCE BOULEVARD A TOTAL OF 15 MARKED SPACES ARE LOCATED THERE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKIN, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- TOTAL AREA OF SITE = 3,434,389 S.F. OR 78.84 ACRES.
- THE RIGHTS OF WAY OF CONSTANCE BOULEVARD WAS REPRODUCED FROM THE EXISTING PAVEMENT LOCATION DUE TO THE LACK OF MONUMENTATION AND INFORMATION SHOWN ON THE PLAT OF GRAND TERRACE AND ASSESSORS SUBDIVISION.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH (NAD 1983) ON THE NORTH LINE OF THE SOUTHWEST 01-01-16 AS N87°14'20"E

To: The University of Chicago
Edward E. Bernard
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes Items 1, 5, 7, 8, 9, 10, 11, and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

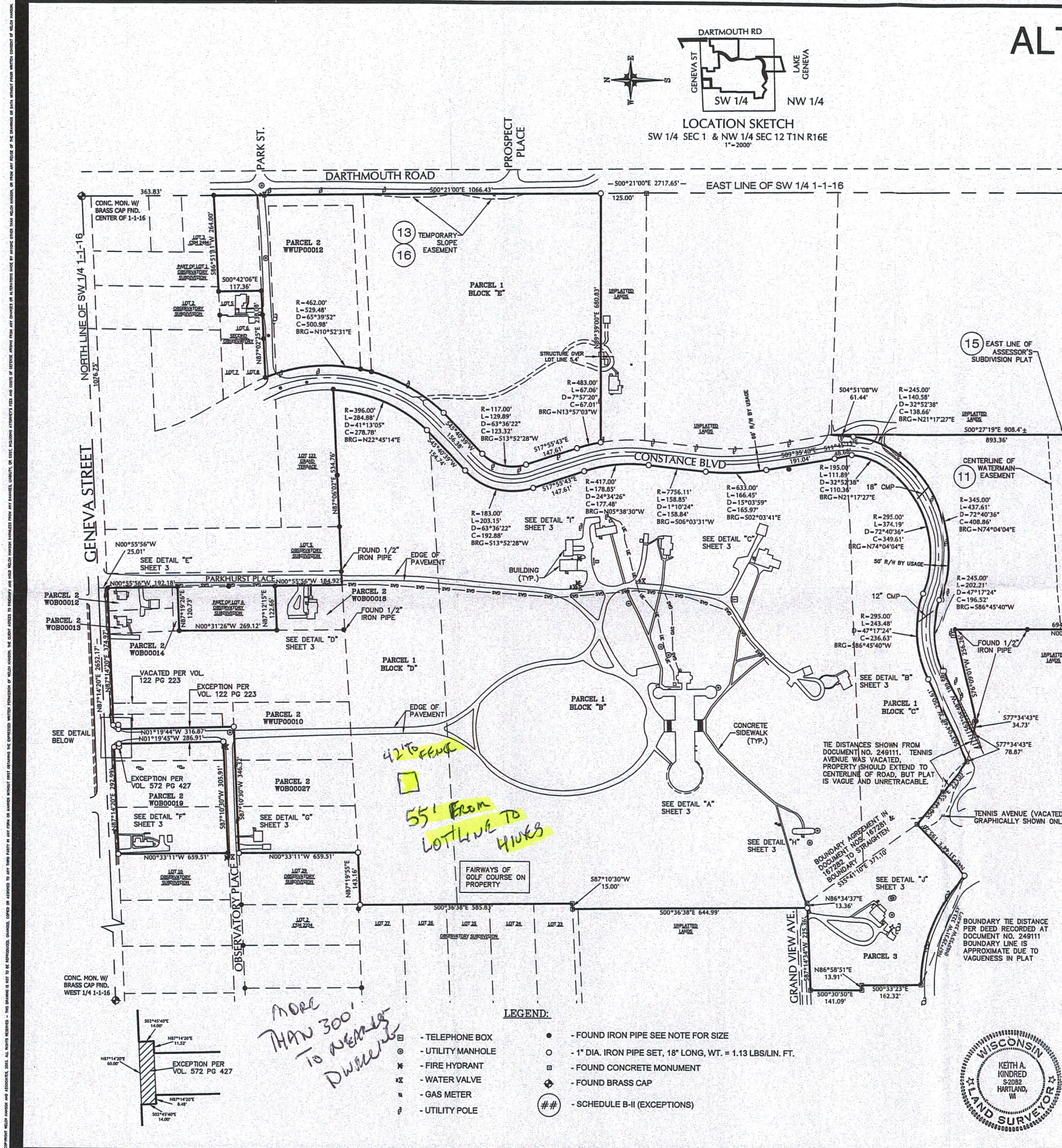
DATED THIS 1ST DAY OF MARCH, 2005

KEITH A. KINDRED, RLS 2082

PROJECT: 14193
FILE: 14193 ALTA.DWG
PATH: P:\14193\DWG
DATED: JANUARY 13, 2005
REVISED: MARCH 1, 2005

SHEET 1 OF 3

011-2082



WAS-1 WAS-2 WOB18 WOB19 WWUP10 WGT-11
WOB12 WOB13 WOB14 WOP27 WWUP12 WGT-12



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting July 12, 2022

July 1, 2022

APPLICANT: Yerkes Future Foundation (Owner), Tom Nickols (Agent)

TAX KEY: WAS 00001

STREET ADDRESS: 373 W. Geneva St, Williams Bay, Wisconsin

The applicant requests a Conditional Use Permit per 390.1207, *Conditional Use Permit*, and 390.0307J, *Apiaries* to establish and maintain a beekeeping operation.

Per Section 390.1207.E.(2), when reviewing a conditional use permit application, it shall be determined if the application meets the following criteria:

- a) Is in harmony with the recommendations of the Comprehensive Plan.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
- e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

CONCLUSION:

The applicant has agreed to meet all the conditions listed in Section 390-0307J:

- (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 during 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.

The conditional use application meets the required criteria and approval is recommended.

Respectfully submitted,

Bonnie 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:

200.00

Physical Address of Site: 186 ELKHORN RD WILLIAMS BAY WI 53191

Tax Parcel Number: WFS 00005

Project or Development Name: _____

Applicant

Name: JENNIFER MANN

Mailing Address: _____

eMail: C _____

Phone: _____

Owner of Site

Name: MIKE MEAD

Mailing Address: _____

eMail: _____

Phone: _____

Legal Representative

Name: NA

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: NA

Mailing Address: _____

eMail: _____
Phone: _____

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

COMMERCIAL BUILDING SINGLE STORY WITH OFFICE
AND WAREHOUSE SPACE 2280 Sqft Parking spaces

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

Current Zoning of Site: COMMERCIAL ^{VC DISTRICT} Current Overlay Districts of Site: _____

Proposed Zoning of Site: COMMERCIAL ^{VC DISTRICT}

Proposed type of structure or use: Sale and storage of low speed electric vehicles called mokes

Proposed use of structure or site: STORAGE AND SALE

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):

WE WILL BE STORING AND SELLING MOKES, LOW SPEED ELECTRIC VEHICLES. ANTICIPATING NO MORE THAN 6 MOKES ON THE PREMISES AT A TIME. WILL USE OFFICE HOURS AND BY APPT HRS. NO SERVICE WORK WILL BE DONE ON SITE. STORAGE AND SALES ONLY. WE WILL DISPLAY 1x2 per DAY OUTSIDE FOR VISIBILITY DURING HRS.

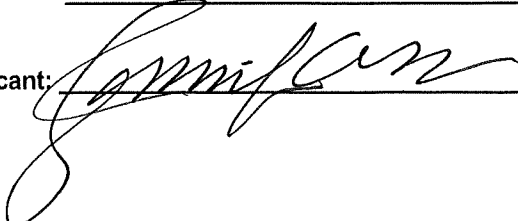
Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

THIS IS A RECREATIONAL VEHICLE THAT IS INTENDED FOR USE AROUND THE LAKE. WE THINK IT FITS IN TO THE VC USES AND WILL HELP DRIVE TRAFFIC AND ACTIVITY TO THAT AREA

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

IT IS A COMMERCIAL ENDEAVOUR THAT WILL NOT IMPEDE OTHER BUSINESSES SURROUNDING. MOST ACTIVITY WILL BE INSIDE OF THE BUILDING. IT IS A LOW USE BUSINESS.

Print Applicant's Name: Jennifer Manns

Signature of Applicant:  Date: 6/4/22



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Plan Commission Meeting July 12, 2022

July 1, 2022

A. APPLICANT: Mike Mead (Owner), Jennifer Manns (Applicant)

TAX KEY: WFS 00005

STREET ADDRESS: 186 Elkhorn Rd, Village of Williams Bay

Applicant is requesting a Certificate of Compliance per Section 390.1211.B(1)(b) "New occupancy and use of an existing building when the new use is of a different land use classification".

The proposed use is storage and sales of low-speed electric vehicles and is classified as Indoor Sales and Service and Outdoor Display. The previous use and proposed use have an equivalent need for parking; therefore, approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator