



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

OFFICIAL MINUTES PLAN COMMISSION 07/12/22 MEETING TUESDAY, JULY 12, 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: Bill Duncan, Pat Watts, Maggie Gage, Jess Haak, Marianne Klemke, Matt Robbins, Lowell Wright

Also Present: Administrator Becky Tobin and Zoning Administrator Bonnie Schaeffer

III. Pledge of Allegiance

IV. Minutes

A. Plan Commission Meeting Minutes of June 14, 2022

The motion to Approve the Plan Commission Meeting Minutes of June 14, 2022 was initiated by Lowell Wright and seconded by Jess Haak. 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. Resolution R-21-22 Regarding Political Signs Ordinance #2022-09

Kim Travis (457 W. Geneva St) stated that she is opposed to this amendment because it is regulating only political campaign signs and not all signs, and this is violating free-speech.

Jim Killian (91 Potawatomi) stated that the proposed Ordinance is not written clearly. He said Section 1 is too vague and confusing, Section 2 should clarify that political signs are not permitted on village property, Section 3 references allowing signs going up on the day of the start of circulation of nomination papers, which would allow campaign signs to be up months prior to an election (the current Ordinance states 45 days prior to an election), and Section 4 adds more confusion because the number of days is different for candidates and referendums, so he suggested sticking to only allowing signs to be up 45 days prior to an Election.

Tim Halas (134 Elmhurst Ct) stated that based on Jim Killian's comment, he believes there is too much confusion and the proposed Ordinance needs to be reviewed further prior to adoption.

B. Close Public Hearing

President Duncan closed the Public Hearing at 6:44pm.

C. Discussion and Possible Action for the Ordinance

It was the consensus of the Commission that the Ordinance needs to be reviewed further and that it is not ready for

adoption at this time. Commissioner Gage stated that she wants to be sure any revisions that are made are necessary and that the timing is not appropriate since we are in the midst of an election season.

The motion to send the proposed Ordinance back to the Building, Zoning and Ordinance Committee for review was initiated by Maggie Gage and seconded by Jess Haak. Unanimously carried.

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

A. Open Public Hearing

President Duncan opened the public hearing at 6:48pm.

1. Resolution R-12-22 Regarding Apiary Ordinance #2022-10

Bob Darre (78 Upper Loch Vista) stated that he is in support of Yerke's request and the Ordinance amendment.

Jim Killian (91 Potawatomi) stated that he is very supportive of the attempt to make this ordinance change and of what Yerkes is planning to do. He stated that in Section 4, paragraph J, paragraph 4 the "closed" fence needs to be defined more clearly, that in paragraph 6 the word "to" between the word "apply" and the word "period" should be added, and that in paragraph 7 "dismantled or removed" be changed to "dismantled and removed".

B. Close Public Hearing

President Duncan closed the Public Hearing at 6:58pm.

C. Discussion and Possible Action for the Ordinance

The motion to Approve Resolution R-12-22 with the suggested amendments to Ordinance 2022-10 from Jim Killian which include eliminating all of paragraph 4 under Section IV(J), adding the "to" in paragraph 6 and changing "dismantled and removed" to "must be removed" in paragraph 7 was initiated by Jess Haak and seconded by Maggie Gage.

Votes:

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

No: Marianne Klemke

Abstain: None

Result: Passed

VII. Recommendation and Possible Action for a Conditional Use Permit

A. Open Public Hearing

President Duncan opened the Public Hearing at 7:08pm.

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.

Jim Killian (91 Potawatomi) stated that he is in favor, but that he has concerns about the written application itself. He stated that in the fourth line it states that it is approximately 24' in length, but it doesn't clarify exactly what that means. He stated that the application says approximately and not exactly what the distance is to the lot lines and that the Plan Commission and Village Trustees should require this specific information.

Bill Brounow (Yerkes Future Foundation) stated that there is a proposed fence to go around the apiaries which would be 24' in length on each side and that the intent is to situate everything within the lot line requirements set by the Village.

B. Close Public Hearing

President Duncan closed the Public Hearing at 7:17pm.

The motion to Recommend Village Board Approval of the Conditional Use Permit for Yerkes Future Foundation with the conditions listed below was initiated by Jess Haak and seconded by Pat Watts.

Conditions:

- Subject to approval of Ordinance 2022-10.
- Subject to all requirements of Section 390-0307J regarding apiaries.
- Beehives must be located at least 55 feet from the nearest property line per submitted application.

Votes:

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

No: Marianne Klemke

Abstain: None

Result: Passed

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".

Jennifer Manns (Owner) stated that there will be no more than six (6) low-speed vehicles stored at the location at a time, that this space will be used for offices and inventory only - not a rental business, and they will have one on display outside during open business hours only.

The motion to Recommend Village Board Approval of the Certificate of Compliance for Mike Mead and Jennifer Manns was initiated by Matt Robbins and seconded by Lowell Wright. Unanimously carried.

IX. Adjournment

The motion to adjourn was initiated by Jess Haak and seconded by Marianne Klemke at 7:25pm. Unanimously carried.

/s/ Jackie Pankau-Daniels, Village Clerk

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