

**CITY OF GREEN LAKE PLAN COMMISSION
MEETING – JANUARY 13, 2025**

Meeting was called to order at 4:00 pm by Mayor Raymond Radis. Pledge of Allegiance was recited followed by a moment of silent meditation.

Certification of Open Meeting Law: Agenda was posted January 3, 2025

Roll Call: George King, Steven Stahl, Michael Ratter, Timothy Jankowski, & Raymond Radis.
Absent: Marion Sobieski & Darin Green. Also Present: Zoning Administrator Susan Leahy & City Attorney Jesse Spankowski

Agenda: Motion made by Jankowski, second by Ratter to approve the agenda. Motion carried.

Minutes: Motion made by Ratter, second by Jankowski to approve the Minutes of December 9, 2024. Motion carried.

Consider of Certified Survey Map for Rory's Powersports, LLC-W780 State Road 23/49 Green Lake, WI – Motion by Jankowski, second by Ratter recommend to City Council to approve the Certified Survey Map as submitted. Ayes: 5 Nays: 0 Motion carried.

Site Plan Approval for Thrasher Opera House: Motion by Ratter, second by Jankowski to approve the site plan for Thrasher Opera House. Motion by Ratter, second by Jankowski to suspend the rules to allow Rachel from Thrasher to speak. Rachel from Thrasher provided insight into request. Ayes: 5 Nays: 0

Public Hearing was called to order at 4:05 pm. Application for Conditional Use Permit from Thomas R. & Jane A. Willett for Lot 2 of CSM #3553 & Lot 2 of CSM #3548 Green Lake WI

Presentation by Applicant- Kyle Wiggs makes a presentation regarding request for conditional use permit to operate a full-service boat dealership to include sales, service, and off-season storage by Gage Marine.

Presentation by Zoning Administrator: Statement made and recommends approval.

Those speaking in favor/written statements in favor: No statements received.

Those speaking in opposition/written statements in opposition: No statements in opposition.

General Statement: Lee Garro, 760 Prairie Place, questioned funding of the project and an addition of another marina's use at the boat launch.

Questions/Comments from Plan Commission Members: Jankowski & King questions district designation clarification. King questioned the combination of acreage

Public Hearing was adjourned at 4:13 pm and regular meeting came to order immediately.

Consideration of Application for Conditional Use Permit from Thomas R. & Jane A. Willett for Lot 2 of CSM #3553 & Lot 2 of CSM #3548 Green Lake WI: Motion by King, second by Jankowski to approve the request for conditional use permit. Ayes: 5, Nays: 0. Motion carried.

Plan Commission reviewed the Standards in Section 13-1-66 of the Municipal Code and finds:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
5. The proposed use does not violate flood plain regulations governing the site.
6. When applying the above standards to operate a full-service boat dealership; including sales, service, and off-season storage, the proposed request does not defeat the purposes and objectives of the district.

Public Hearing was called to order at 4:18 pm. Application for Conditional Use Permit from Brandon Bonfiglio for property at 691 South Street, Green Lake WI

Presentation by Applicant- Brandon Bonfiglio presented application for conditional use permit to operate a short-term rental.

Presentation for Zoning Administrator: Statement by Attorney Zoning Administrator and recommends approval.

Those speaking in favor/written statements in favor: Star Leitz, 659 South St. spoke in favor.

Those speaking in opposition/written statements in opposition: No statements in opposition.

Questions/Comments from Plan Commission Members: Jankowski questioned occupancy. King makes a statement regarding short-term rentals.

Public Hearing was adjourned at 4:27 pm and regular meeting came to order immediately.

Consideration of Application for Conditional Use Permit from Brandon Bonfiglio for property at 691 South Street, Green Lake WI 54941. Motion by King, second by Ratter, to find the standards have been met and approve the request for conditional use. Ayes: 5 Nays: 0. Motion carried.

Plan Commission reviewed the Standards in Section 13-1-66 of the Municipal Code and finds:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
5. The proposed use does not violate flood plain regulations governing the site.
6. When applying the above standards to the proposed short-term rental request does not defeat the purposes and objectives of the multi-family residential district.

Public Hearing was called to order at 4:29 pm. Application for Conditional Use Permit from Adrienne Borders & Salvador Ingram for property at 528 South Street, Green Lake WI

Presentation by Applicant- Adrienne Borders and Salvador Ingram presented their application for a short-term rental conditional use permit.

Presentation by Zoning Administrator: Susan Leahy presented her report and recommended approval.

Those speaking in favor/written statements in favor: No statements received.

Those speaking in opposition/written statements in opposition: No statements received.

Questions/Comments from Plan Commission Members: King made a comment regarding short-term rentals.

Public Hearing was adjourned at 4:35 pm and regular meeting came to order immediately.

Consideration of Application for Conditional Use Permit from Adrienne Borders & Salvador Ingram for property at 528 South Street, Green Lake WI: Motion by Ratter, seconded by

Jankowski to find the standards have been met and approve the conditional use permit as requested. Ayes: 5 Nays: 0. Motion carried.

Plan Commission reviewed the Standards in Section 13-1-66 of the Municipal Code and finds:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
5. The proposed use does not violate flood plain regulations governing the site.
6. When applying the above standards to the proposed short-term rental request does not defeat the purposes and objectives of the commercial district.

First Floor Ordinance: Motion to suspend the rules by King, second by Jankowski to allow Mark Wilton to discuss the request for the first-floor ordinance. Mark Wilton provided background information to the committee. Discussion between members to move forward with the concept.

Motion made by Jankowski, second by Ratter to adjourn. Motion carried. (4:46 pm)

Melissa M. Zamzow, Deputy Clerk