

**CITY OF GREEN LAKE PLAN  
COMMISSION MEETING – MAY 20, 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 May 5, 2025 with second posting on May 14, 2025. Public Hearing was published on May 1 and 8, 2025.

Roll Call: Raymond Radis, Michael Ratter, Timothy Jankowski, John Mason, John Meiborg, Danielle Reysen. Absent: Steven Stahl, Alternate Marion Sobieski. Also present: City Attorney Jesse Spankowski (via Zoom), Zoning Administrator Susan Leahy, Public Works Director Jason Carley.

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

Minutes: Motion made by Ratter, second by Jankowski to approve the Minutes of April 14, 2025. Motion carried.

Public Hearing Regarding Conditional Use Permit for 695 South Street Unit #1: Public Hearing came to order at 4:01 pm regarding application for Conditional Use Permit from Six Barns, LLC for a short-term rental at 695 South Street, Unit #1. Applicant Nathaniel Scheuers made a presentation to the Commission. Zoning Administrator Susan Leahy presented a Staff Review Report. No one spoke in favor or opposition. No statements were received in favor or opposition. Robert Kleinpaste, 483 Golf Hill Court, asked questions. Applicant will be using AirBnB for rentals. Public Hearing was adjourned at 4:09 pm and meeting was called to order. Commission reviewed standards from Section 13-1-66 of the Municipal Code.

- A. 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.
- B. 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.
- C. 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 Recreational Business District.
- D. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- E. Property is not in the flood plain. Therefore, flood plain rules do not apply.
- F. When applying the above standards, the proposed use does not defeat the purposes and objective of the Recreational Business District. Residential use is allowed in this district.

Motion made by Jankowski, second by Meiborg to approve the Conditional Use Permit to Six Barns, LLC, for a short-term rental at 695 South Street Unit #1, and to approve the standards. Ayes: 6 Nays: 0 Motion carried.

Public Hearing Regarding Conditional Use Permit for 487 Park Drive Unit #301: Public Hearing came to order at 4:12 pm regarding application for Conditional Use Permit from Heidi Curtis for a short-

term rental at 487 Park Drive, Unit #301. Applicant was not present to make a presentation and answer questions. Zoning Administrator Susan Leahy presented a Staff Review Report. No one spoke in favor. No statements were received in favor. No statements were received in opposition. Harold Stetson (President of Home Owners Association for Bayside Condos), 490 South Lawson Drive Unit A4, spoke in opposition. He is concerned about short-term renters not respecting neighboring private properties. Bayside Condo Home Owners Association no longer allows short-term rentals in their complex due to these problems. Public Hearing was adjourned and meeting called to order. Motion made by Meiborg, second by Mason to table this matter to the June 2, 2025, Plan Commission Meeting. Motion carried.

Petition for Direct Annexation: Petition for Direct Annexation by Unanimous Approval pursuant to Wisconsin State Statutes Section 66.0217(2) was received from property owner Deer Crossing GL, LLC, Agent Attorney Nathan P. Olson, for property at W997 Sunnyside Road. Commission reviewed and answer list of questions.

1. To our knowledge there are no electors residing in the petition area.
  2. The Property Owner's Agent has signed the petition.
  3. There is a legal description and scale map attached to the petition.
  4. Documentation was submitted that the Petitioner has filed the petition with the Town of Brooklyn Clerk and the School District of Green Lake.
  5. The land to be annexed is not an unexceptional (unusual) shape and does not create a town island.
  6. Petitioner wants to annex in order to receive municipal sewer and water services.
  7. The property is contiguous to the City.
  8. The City has reasonable need for the land for potential growth.
  9. It is consistent with the City's Comprehensive Plan.
  10. The City can provide the property with sewer, water and refuse collection services.
  11. The Petitioner determined and decided the boundary of the proposed annexation.
  12. This is in the best interest of the City for future growth.
  13. The annexed land is not within a Shoreland/Wetlands Zoning District as determined by Green Lake County.
  14. Petitioner indicates that he desires R3 (Multi-Family Residential District)
- Motion made by Jankowski, second by Meiborg to recommend to the City Council to approve the Annexation Petition as presented, including the recommendation to place R3 (Multi-Family Residential) zoning on this land. Ayes: 6 Nays: 0 Motion carried.

Agenda Items: Review Short-Term Rental Ordinance.

Motion made by Ratter, second by Jankowski to adjourn. Motion carried. (4:45 pm)

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Barbara L. Dugenske, Clerk