

**CITY OF GREEN LAKE PLAN COMMISSION  
PUBLIC HEARING & MEETING – JANUARY 12, 2026**

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: Public Hearing Notice was published in the Green Lake Reporter on December 18 & December 25, 2025. Outline agenda was posted on December 17, 2025, January 7, 2026 & January 9, 2026.

Roll Call: M. John Mason, Raymond Radis, Timothy Jankowski, Michael Ratter, Marion Sobieski, Steven Stahl & Danielle Reysen. Absent: John Meiborg. Also present: Don Lenz-Green Lake Surveying Company; Reid Jahns-Excel Engineering, Nate Chitko-Design Specialty Builders

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

Minutes: Motion made by Jankowski, second by Ratter to approve the Minutes of December 8, 2025. Motion carried.

Approval of Zoning Designation-Robinhood Estates Annexation: Motion by Mason, second by Jankowski to approve Single-Family Residential (R-1) Zoning. Ayes: 6 Nays: 0 Motion carried.

Approval of Certified Survey Map-Frederick Caruso: Motion by Jankowski, second by Mason to approve the Certified Survey Map from Frederick Caruso to combining lots at 416 Stonehaven Drive and 417 Evensong Way, Green Lake WI. Ayes: 6 Nays: 0 Motion carried.

Public Hearing: Public Hearing was called to order at 4:03 pm. Purpose of Public Hearing: Application for Conditional Use Permit (CUP) from Great Lakes Capital, LLC- John Triggs for short-term rental, at 453 South Street, Green Lake, WI.

Presentation by Applicant: John Triggs & Karla Maldonado provided an update regarding the application, renters they are looking to host, and reason for the request.

Presentation by Zoning Administrator: Zoning Administrator makes recommendation to approve with compliance with the short-term ordinance.

Those speaking in favor/written statements in favor: Letter received from Sean & Jo Ellen Madden.

Those speaking in opposition/written statements in opposition: Marily Kosin 464 South Street, Gerald & Lisa Scott Ptacek 457 South Street.

Questions/Comments from Plan Commission Members: Timothy Jankowski, Marion Sobieski, & M. John Mason questioned owner.

Public Hearing was adjourned at 4:29 pm and regular meeting came to order immediately.

Application for CUP from Great Lakes Capital, LLC-John Triggs for a short-term rental at 453 South Street, Green Lake WI: Motion made by Ratter, second by Mason to approve the Conditional Use Permit as requested. Ayes: 6 Nays: 0 Absent: Motion carried.

Public Hearing: Public Hearing was called to order at 4:30 pm. Purpose of Public Hearing: Application for Conditional Use Permit (CUP) from Christopher Nordeen to build a boat house, 499 Greenway Ave, Green Lake, WI.

Presentation by Applicant: Nate Chitko provided an update on the application for boat house. Match boat house with the house, the building will be used for storage of water craft and other items.

Presentation by Zoning Administrator: Zoning Administrator made statement and approved recommendation.

Those speaking in favor/written statements in favor or speaking in opposition/written statements in opposition:

Those speaking in opposition/written statements in opposition: None

Questions/Comments from Plan Commission Members: M. John Mason & Marion Sobieski questioned Zoning Administrator.

Public Hearing was adjourned at 4:33 pm and regular meeting came to order immediately.

Application for CUP from Christopher Nordeen to build a boat house at 499 Greenway Ave, Green Lake WI: Commission reviewed standards for Conditional Uses as per Section 13-1-66 of the Zoning Ordinance:

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 Single-Family Residential Lakeshore 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.

6. When applying the above standards to the establishment of one- and two-family lots, this proposed use does not defeat the purposes and objective of the Single-Family Residential Lakeshore District.

Motion made by Jankowski, second by Ratter to approve the Conditional Use Permit as requested. Ayes: 6 Nays: 0 Absent: 2 Motion carried.

Public Hearing: Public Hearing was called to order at 4:36 pm. Purpose of Public Hearing: Final Plat Review from Deer Crossing GL, LLC- Justin Krueger, 891 Sunnyside Road, Green Lake, WI.

Presentation by Applicant: Reid Jahns Excel Engineering and Justin Krueger appeared and made statements regarding final plat review-phase 1. 31 Single family, 2 multifamily, 2 commercial lots and one community area with a pool lot. The development will be on municipal sewer and water. Local streets, with one access road to Sunnyside Road. Issues brought up by city's engineer have been addressed with the exception of a couple of matters.

Presentation by Zoning Administrator: All questions Zoning Administrator had been addressed by the City Engineer.

Those speaking in favor/written statements in favor: None

Those speaking in opposition/written statements in opposition: David Hudzinski N5810 County Road A.

Questions/Comments from Plan Commission Members: Timothy Jankowski & Michael Ratter had questions.

Public Hearing was adjourned at 4:57 pm and regular meeting came to order immediately.

Final Plat Review from Deer Crossing GL, LLC -Justin Krueger, 891 Sunnyside Road, Green Lake, WI: Motion made by Ratter, second by Mason to approve the final plat review for phase 1 with the conditions of: pedestrian traffic being addressed and final review by MSA. Ayes: 6 Nays: 0 Absent: Motion carried.

Update Zoning Research-Small-lot residential & Downtown District Designation: M. John Mason & Michael Ratter updated commission members, and commission is in favor of pursuing a small-lot residential district. Mark Wilton explained the downtown District. Commission is in favor if zoning designation and other questions are clarified.

Future Agenda items: Meeting February 9, 2026 at 4:00 pm

Motion made by Sobieski, second by Jankowski to adjourn. Motion carried. (5:08 pm)

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Melissa M. Zamzow, Clerk