

**CITY OF GREEN LAKE PLAN COMMISSION  
PUBLIC HEARING & MEETING – MARCH 9, 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 February 12, 19 & 26, 2026. Outline agenda was posted on February 25, 2026.

Roll Call: Timothy Jankowski, Michael Ratter, Steven Stahl, Danielle Reysen, M. John Mason, & Raymond Radis. Absent: John Meiborg & Marion Sobieski. Also present: Brandon Bonfiglio

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

Minutes: Motion made by Mason, second by Stahl to approve the Minutes of February 9, 2026. Motion carried.

Approval of Certified Survey Map from Samuel Boyd & Kendra Boyd Living Trust: Motion by Mason, second by Jankowski to approve the Certifies Survey Map from Samuel Boyd & Kendra Boyd Living Trust, 579 Gold Street, Green Lake WI. Ayes: 6 Nays: 0 Motion carried.

Approval of Certified Survey Map-Thomas & Mary Borah: Motion by Jankowski, second by Mason to approve the Certified Survey Map from Thomas & Mary Borah, N5559 Old Oak Ln, Green Lake WI. Ayes: 6 Nays: 0 Motion carried.

Public Hearing: Public Hearing was called to order at 4:02 pm. Purpose of Public Hearing: Proposed Change to Zoning Code to Create: Title 13, Chapter 1, Section 39 of the Municipal Code of Green Lake Regarding Small Lot Residential Districts (RS-1).

Presentation by Applicant: Michael Ratter provided background information

Presentation by Zoning Administrator: Susan Leahy provided background information.

Those speaking in favor/written statements in favor: None

Those speaking in opposition/written statements in opposition: None

Questions/Comments from Plan Commission Members: Discussion between members about square footage and current housing stock.

Motion by Ratter, second by Jankowski to allow Elaine Houser to address the commission. Motion carried.

Public Hearing was adjourned at 4:17 pm and regular meeting came to order immediately.

Proposed Change in Zoning Code to Create Title 13, Chapter 1, Section 39 of the Municipal Code of the City of Green Lake Regarding Small Lot Residential Districts (RS-1): Motion made by Jankowski, second by Stahl to recommend approval of the zoning change for small lot residential districts (RS-1) to City Council with an amendment building minimum surface area of seven hundred (700) . Ayes: 6 Nays: 0 Absent: 2 (Meiborg, Sobieski). Motion carried.

Public Hearing: Public Hearing was called to order at 4:19 pm. Purpose of Public Hearing: Application for Conditional Use Permit (CUP) from Brandon Bonfiglio to allow commercial zoned property to be used as a two-family residential home at 515 Gold Street, Green Lake, WI.

Presentation by Applicant: Brandon Bonfiglio provided information on the request and application.

Presentation by Zoning Administrator: Zoning Administrator recommended approval.

Those speaking in favor/written statements in favor or speaking in opposition/written statements in opposition: None

Those speaking in opposition/written statements in opposition: None

Questions/Comments from Plan Commission Members: Mason & Jankowski questioned applicant.

Public Hearing was adjourned at 4:25 pm and regular meeting came to order immediately.

Application for CUP from Brandon Bonfiglio to use 515 Gold Street as a two-family residential home: 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 Commercial 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 a two-family residence, this proposed use does not defeat the purposes and objective of the Commercial District.

Motion made by Mason, second by Jankowski to approve the Conditional Use Permit as requested finding it complies with the standards of 13-1-66. Ayes: 5 Nays: 1 (Reysen) Absent: 2. Motion carried.

Update Zoning Research-Cottage Housing: Ratter & Mason provided a background to members. Discussion between members. Cottage Court is intended for infill within the city.

Future Agenda items: Meeting April 13, 2026 at 4:00 pm

Motion made by Jankowski, second by Stahl to adjourn. Motion carried. (4:33 pm)

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Melissa M. Zamzow, Clerk