

Mayor
Charlie Wielgosh

City Administrator
Elizabeth Amend



City Alderpersons
Lara Roehl
Matt Schneider
Daniel Kallas
Jasper Kallenbach
Patti Garro
Gary Fenske

531 S. Fulton Street, P O Box 53 Princeton WI 54968
(920) 295-6612

Where recreation and relaxation come together.....

CITY OF PRINCETON PLAN COMMISSION

Monday, November 10, 2025 – 3:00 p.m.
City Council Chambers, 431 W Main Street, Princeton WI

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of minutes from December 19, 2024 Plan Commission meeting.
- 4) Discussion on Zoning Code amendment to the Fence Ordinance 430-85.
- 5) Request from PRP Properties LLC for property at 900 Sunnyview Lane, Princeton, for a Conditional Use Permit (CUP) to complete 15 apartment units in the east and west wings. PRP Properties LLC plan to work with the City on the rear of the building for flex space. Recommendation to City Council for the public hearing to be held at the December Council meeting.
- 6) Request by Benjamin Arata for property at 417 S. Clinton Street, Princeton, for a CUP to allow for short term vacation rentals. Recommendation to City Council for the public hearing to be held at the December Council meeting.
- 7) Items for future agendas.
- 8) Adjournment.

Mayor
Charlie Wielgosh

City Administrator
Mary Lou Neubauer



City Alderpersons
Lara Roehl
Patti Garro
Joshua Zamzow
Jasper Kallenbach
Mary Ernest
Dan Kallas

531 S. Fulton Street, P O Box 53 Princeton WI 54968
(920) 295-6612

Where recreation and relaxation come together.....

CITY OF PRINCETON PLAN COMMISSION

Thursday, December 19, 2024 – 10:30 a.m.
City Council Chambers, 431 W Main Street, Princeton WI

- 1) Call to Order. Meeting was called to order by Chrmn Wielgosh, and in attendance was Daniel Kallas, Mary Ernest, Betsy Ladwig and Lee Ninneman. Absent - Robert Mosolf & vacant position. Also in attendance Liang Wang, Ping Tang and Lara Roehl.
- 2) Pledge of Allegiance was cited.
- 3) Approval of minutes from August 21, 2024 Plan Commission meeting. Kallas made the motion to approve the minutes of the previous meeting, 2nd by Ladwig 5 Ayes 0 Nays Motion carried.
- 4) Conditional Use Permit request 230 Mechanic Street. Request from Liang Wang for the manufacturing use of noted property as outlined on information provided. Recommendation to schedule a public hearing for January City Council meeting 2025.

Liang Wang started his presentation explaining that his product is a de-icing coating product that has been worked on for several years. Research on this process started in 1994 through NASA and other companies and select companies were asked to continue the research which the applicant is continuing. The product is to bond to the surface to delay the icing process. Product is used on aircraft, turbines, helicopters, and other products. He explained they came to Princeton to be in a colder climate for product testing. It was asked if they were still in the experimental process or is the final product been perfected. To which Wang stated they are now in the process to “scale up” the production and are working on the larger quantity production.

It was explained that prior to this meeting, staff had reached out to several agencies who may have concern about products on site and their effect on the waste treatment process, disposal, environmental issues and other areas for compliance. With much of the discussion having technical aspects connected with it, it was explained that it will be necessary to have addition assistance from individuals who understand the effect that a product or byproduct would have. For example, would the byproduct have an adverse

effect on our WWTP facility or cause harm to the pond linings or increase the level of chemicals which we treat. In order to meet our DNR discharge limits, it is necessary to bring in a representative from our Engineering firm, MSA, to assist with this review. There are areas that will be looked at which include storage of chemicals, pretreatment if needed prior to the discharge into the sewer system, air quality, waste product storage and disposal, quantity of chemicals on site, storage and monitoring from the Fire and Safety aspect, effect on wastewater facility, monitoring of the process and discharge for potential elevated chemical levels, all of which would be pulled together in an engineering report for all to use as a guide for the review and implementation of a Conditional Use Permit. MSA will provide a professional engineer knowledgeable on the process and of the cities facilities and upon meeting with the applicant and observing the process will provide an operational plan which will address the operations and concerns. All details of the proposed operation received to date shall be provided to the consulting engineer and ultimately the cost of a study for this project is borne by the applicant.

It was then provided by Ladwig that she has contact with an individual who can act as an interpreter which was accepted. (Following the meeting the interpreter's name/phone was provided).

Ernest then made the motion to proceed with obtaining additional information prior to the Council meeting relating to the process and establishment of the necessary steps to ensure safety and compliance of regulations for all involved, as part of the Engineering Report to be provided 2nd by Ladwig. Roll call vote with 5 Ayes 0 Nays 2 Absent. Motino carried.

- 5) Items for future agendas - none
- 6) Adjournment. Meeting was adjourned at 11:25 a.m. on a motion by Kallas. Motion carried.

Mary Lou Neubauer
City Administrator/Clerk-Treasurer
Zoning Administrator

ORDINANCE NO. 2025-04

An Ordinance to amend Ordinance 430-85 entitled "Fences".

The Common Council of the City of Princeton in session duly begun on the 16th day of December, 2025 does ordain as follows:

SECTION 1: City of Princeton Ordinance 430-85.C. is hereby amended to read as follows:

- C. Height, placement and visibility of fences regulated.
- (2) Residential Zoned Location. Fences or walls in residentially zoned property shall not be located within two feet of any property line except that they may be placed closer to or on the property line with a written consent of abutting property owners. The city shall require the owners to file the written fence agreement. A fence or wall may be erected to a height not exceeding six feet above the ground level, except that no such fence or wall which is located in a required front yard shall exceed a height of three feet. A fence or wall that forms a barrier shall not exceed a height of thirty inches if within ten feet of a driveway access for a distance of ten feet in each direction from the intersection of the property line and street right-of-way line in all residential districts.

Introduced by:

Aldersperson

Introduced by:

Aldersperson

ROLL CALL: Ayes _____ Nays _____ Absent _____ Abstained _____

Passed and approved this 16th day of December, 2025.

CITY OF PRINCETON

CHARLIE WIELGOSH, Mayor

ATTEST:

ELIZABETH AMEND, City Administrator

APPROVED AS TO FORM:

JUSTIN SONDALLE, City Attorney

Published: _____

Chapter 430. Zoning

Article XI. Accessory Uses and Structures; Fences

§ 430-85. Fences.

- A. Fences defined. For the purpose of this section, a "fence" is herein defined as an enclosed barrier consisting of wood, stone or metal intended to prevent ingress or egress. No fence shall be constructed of unsightly or dangerous materials which would constitute a nuisance.
- B. Fences categorized. Fences shall be categorized into three classifications:^[1]
- (1) Boundary fence. A fence placed on or within three feet of the property lines of adjacent properties. The property owner must be able to maintain the fence from his own property.
 - (2) Protective fence. A fence constructed to enclose a hazard to the public health, safety and welfare.
 - (3) Architectural or aesthetic fence. A fence constructed to enhance the appearance of the structure or the landscape.
- [1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- C. Height and placement of fences regulated.
- (1) Any fence erected pursuant to this section may be placed adjacent to the property lot line. The individual constructing the fence shall be required to maintain the property from the fence line to the property line.
 - (2) A fence or wall may be erected, placed or maintained along a lot line on residentially zoned property (or property primarily residential in use) or adjacent thereto to a height not exceeding six feet above the ground level and be no closer than three feet to a public right-of-way (for visual clearance and snowplowing purposes), except that no such fence or wall which is located in a required front yard shall exceed a height of three feet. Where such lot line is adjacent to a nonresidentially zoned property, there shall be a ten-foot limit on the height of a fence or wall along such lot line.
 - (3) In any residential district or on any lot or premises, the principal use of which is for residential purposes, no lengthwise fence or other lengthwise barrier or obstruction shall be erected, placed, installed or reinstalled in any area where there is a distance between main residential buildings of 10 feet or less.
 - (4) No fence or wall shall be erected, placed or maintained along a lot line on any nonresidentially zoned property, adjacent to a residentially zoned property, to a height exceeding 10 feet.
- D. Setback for residential fences. Fences in or adjacent to a residential property (or property primarily residential in use) are permitted on lot lines. Fences may be constructed alongside lot lines but shall not extend into the front setback area as extended to the side lot lines.
- E. Security fences. Security fences are permitted on the property lines in all districts except residential districts, but shall not exceed 10 feet in height and shall be of an open type similar to woven wire or wrought iron fencing.
- F. Prohibited fences.
- (1) No fence shall be constructed which is of a dangerous condition, or which uses barbed wire; provided, however, that barbed wire may be used in industrially zoned areas if the devices securing the barbed wire to the fence are 10 feet above the ground or height and project toward the fenced property and away from any public area.
 - (2) Although fences which conduct electricity or are designed to electrically shock are generally prohibited, such fences using smooth wire are allowed for the limited purpose of deer control.
 - (3) No woven, twisted, welded or interlaced wire fence, such as using chicken wire, shall be located in a nonindustrial district, unless such fencing is ornamental in character.
 - (4) No wood-slat or plastic snow fence shall be permitted as a regular use in a residential district, except as a temporary use under Subsection H.
- G. Fences to be repaired.
- (1) All fences shall be maintained and kept safe and in a state of good repair, and the finished side or decorative side of a fence shall face adjoining property.
 - (2) Any existing fences which do not conform to the requirements of this section and which are damaged, or in need of repair to the extent that exceeds 50% of the then value of the fence, said entire fence shall either be completely dismantled or reconstructed in compliance with the provision of this section.
 - (3) All new and existing fences shall be maintained in such a manner so as not to allow rust, dents or deterioration to take place. If a fence needs repair and maintenance, said fence shall be painted or stained in only neutral colors. Failure to maintain a fence in

ORDINANCE NO. 2025-03

An Ordinance to amend Ordinance 430-85 entitled “Fences”.

The Common Council of the City of Princeton in session duly begun on the 22nd day of July, 2025 does ordain as follows:

SECTION 1: City of Princeton Ordinance 430-85.C. is hereby amended to read as follows:

C. Height and placement of fences regulated.

- (1) Any fence erected pursuant to this section may be placed adjacent to the property lot line and shall not be located within two feet of any property line. The individual constructing the fence shall be required to maintain the property from the fence line to the property line.
- (2) Residential Zoned Location. Fences or walls in residentially zoned property shall not be located within two feet of any property line except that they may be placed closer to or on the property line with a written consent of abutting property owners. The city shall require the owners to file the written fence agreement. A fence or wall may be erected to a height not exceeding six feet above the ground level. A fence or wall that forms a barrier shall not exceed a height of thirty inches if within ten feet of a driveway access for a distance of ten feet in each direction from the intersection of the property line and street right-of-way line in all residential districts.
- (3) Non-Residentially Zoned Location. Fences or walls in any non-residentially zoned property can be adjacent to property line and shall not be located within two feet of any property line with a maximum of 10 feet in height but may be permitted higher with Council approval. Fences for outside storage may be permitted with Council approval.
- (4) Non-Residentially Zoned Visibility; open spacing requirements. In any non-residentially area, fences located in front yard shall be 90% see through without hindrance. A privacy fence in the front yard may be allowed with Council approval. In an industrial area where barbed wire is used, the lowest strand shall be a minimum of six feet above the grade.

SECTION 2: City of Princeton Ordinance 430-85.D. is hereby deleted in its entirety.

SECTION 3: City of Princeton Ordinance 430-85.H.(2) is hereby amended to read as follows:

- (2) Temporary Garden fences are only allowed between dates of May 1 – October 1. Snow fences are only allowed between dates of November 1 – April 1.

SECTION 4: City of Princeton Ordinance 430-85.I. is hereby deleted in its entirety.

SECTION 5: This ordinance shall be in full force and effect after its passage and publication.

SECTION 6: All other provisions of Ordinance No. 430-85 remain the same except as amended as set forth above.

Re: 900 Sunnyview Lane

From Shawna Alvarado <shawnaalvarado23@gmail.com>
Date Sun 11/2/2025 7:18 PM
To Elizabeth Amend <eamend@cityofprincetonwi.com>

Good Evening,

The proposed use of the building will be the completion of 15 apartment units, in the east and west wing, that were started under the previous owner.

The remainder , rear of the building, we intend to work with the city on planning for flex space.

If there is anything further I can provide, please let me know.

Thank you again,
Shawna
Sent from my iPhone

On Oct 31, 2025, at 2:13 PM, Elizabeth Amend <eamend@cityofprincetonwi.com> wrote:

As stated on the Conditional Use Permit, the city needs a statement in writing what conditional use you are requesting? For example, what the proposed use of each structure and lot will be?

I need that by 8am on Monday, so I can publish the meeting.

Thank you

Elizabeth Amend
City of Princeton Administrator/Clerk-Treasurer
Green Lake County
531 S. Fulton Street/PO Box 53
Princeton WI 54968
920-295-6612 / 920-295-3441(Fax)
eamend@cityofprincetonwi.com

From: Shawna Alvarado <shawnaalvarado23@gmail.com>
Sent: Friday, October 31, 2025 11:38 AM
To: Elizabeth Amend <eamend@cityofprincetonwi.com>
Subject: 900 Sunnyview Lane

Hi Betsy,

I truly appreciate your help with all of this!

I am waiting for the owner's signature on the permit, but I was able to do the Near Me report, please see attached to at least get it started.

I can also mail or hand you a check for the \$150 application, but I won't be able to bring it out in person until Monday. Or if you have an online process, I can do that as well.

Thank you again!!

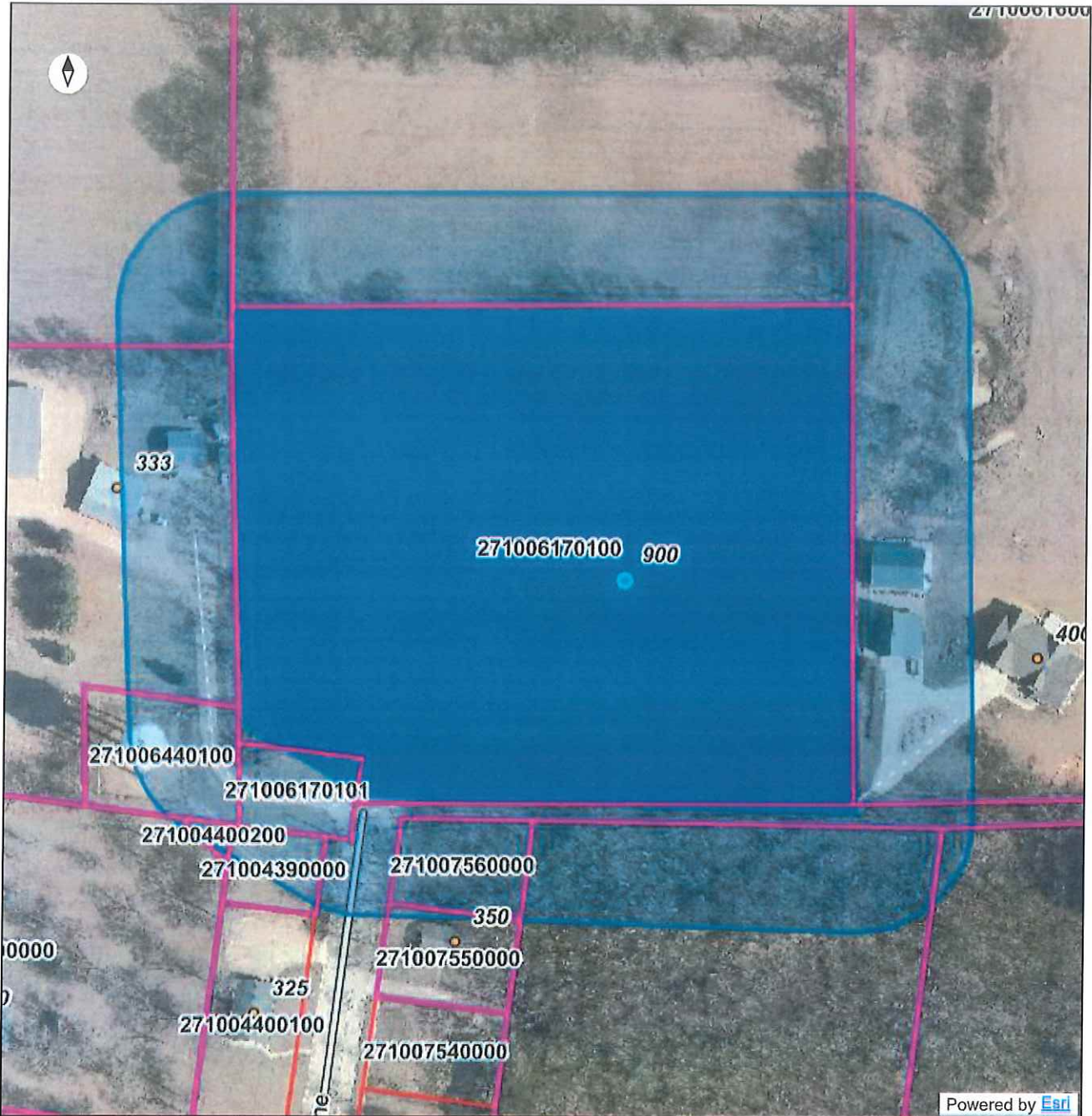
Shawna Alvarado

Near Me Report

Area of Interest (AOI) Information

Area: 426,576.44 ft²

Date: Fri Oct 31 2025 11:32:20 GMT-0500 (Central Daylight Time)



Paid
10/24/25

RECEIVED
OCT 24 2025
\$150-

CONDITIONAL USE PERMIT APPLICATION

Please Print Clearly

APPLICANT INFORMATION

Name of Applicant: Benjamin Arata

Business Address: 417 S. Clinton Street Princeton, WI

Mailing Address: 3780 Mountain Drive
if different from above

City, State, ZIP: Brookfield, WI 53045

Work Phone: _____

Mobile Phone: 262-302-0629



This application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in Section 430-45 hereinafter. The application shall also be accompanied by a list of the names and addresses of all persons owning land within ~~300~~^{500 or 100} feet of the property for which the conditional use permit is requested. Other such information may be requested as relevant to determine and provide for enforcement of this Chapter.

IMPORTANT: I understand that the issuance of a permit is subject to the accuracy of the information supplied on this form, and the adherence to all City of Princeton ordinances, policies, and regulations regarding said application in the City of Princeton. Further, I understand that the City of Princeton retains the right to revoke this permit anytime prior to or during the permit season. My signature constitutes my agreement with these stipulations.

Signature

10/20/25
Date

Received By:

City Administrator

10-24-25
Date

Ben and Brittany Arata
417 S Clinton St.
Princeton, WI 54968
Britt.arata@gmail.com
Ben_arata@yahoo.com
262-490-4082
10/29/2025

Re: Conditional use permit to Operate Short-Term Rental at 417 S Clinton St.

To Whom It May Concern,

I am writing to request approval to operate my property located at **417 S Clinton St., Princeton, WI** as a licensed short-term rental.

It is my goal to maintain a welcoming and well-managed home that aligns with the values and expectations of the Princeton community. All guests will be required to adhere to **strict house rules**, including:

- **Quiet hours** during evening and overnight times
- **Respect toward surrounding neighbors and property boundaries**
- **Cleanliness and responsible use of the home**

I will ensure that only responsible tenants are accepted and that any concerns from the community are addressed promptly. My intention is to provide safe, high-quality lodging that will contribute positively to the local economy by bringing visitors who support local restaurants, shops, and other nearby attractions.

I appreciate your consideration of this request and am fully committed to operating in compliance with all applicable ordinances set forth by the City of Princeton.

Please feel free to contact me if you require any additional information. Thank you for your time and for your dedication to our community.

Sincerely,
Brittany and Ben Arata
Owner, 417 S Clinton St.
Princeton, WI