

Village of Kohler  
Joint Village Board and Plan Commission Meeting  
August 8, 2024

Chairperson Thomas Schnettler called the Plan Commission meeting to order at 4:30 p.m. Roll call was taken: Tom Schnettler, Jay Hoekstra, Mike Wandschneider, Thomas Kramer, Mike Zimmermann and Paul Bonack were present. Lee Gumm was absent. Staff members present: Shawn Splivalo, Gary Lindow, Mike Kitzerow and Laurie Lindow.

Plan Commission Business

1. Approval of Meeting Minutes from July 11, 2024 – Motion by Mike Zimmermann, second by Mike Wandschneider to approve the meeting minutes from July 11, 2024. Motion carried.
2. Request from Tim and Lesley O'Reilly for a building permit for a new home on Lot 62 in The Clearings Subdivision - The proposed home meets setbacks and village code and was approved by the Kohler Co. Residential Review Committee Motion by Tom Schnettler, second by Thomas Kramer to approve a building permit for Tim and Lesley O'Reilly for a new home on Lot 62 in The Clearings Subdivision. Motion carried.
3. Request from Allison Barley, 144 Grafton Court, for a building permit for a fence – The proposed fence will replace some existing fence and add new fencing. The height of the proposed fence meets code. Motion by Jay Hoekstra, second by Mike Wandschneider to approve a building permit for Allison Barley, 144 Grafton Court, for a fence. Motion carried.

Roll Call for Village Board – Tom Schnettler, Mike Zimmermann, John Ewert, Michael Wandschneider, Brett Edgerle, Kelly Kasten and Tracy Lyons were present.

4. Presentation by Kohler Co. representatives–Inn on Woodlake expansion project:

Dirk Willis, Kohler Co. Hospitality/Real Estate executive, discussed the conceptual plan for the Inn on Woodlake expansion project. The goal is to have a wholistic business experience combining food, beverage and entertainment under one roof. The proposed timeline for construction is to start in November. The hotels have been experiencing high demand with 30% of golfers being directed to other local hotels to stay. The expansion will also increase the commercial tax base in the Village. The expansion complements the existing hotel rooms and will add an additional 65 rooms. The existing Swing Studio and former Salon Aura areas will expand into an aesthetically pleasing unique, innovative and engaging food, beverage and entertainment facility as a local destination and for corporate groups.

One hundred of the closest homes to the expansion plans were invited to a meeting last Tuesday whereby 35 neighboring homes were represented. The parking lots, entry points, landscaping and garden areas will be reconfigured, adding to the garden community atmosphere. An outside experience, interactive area will also be added to include a larger putting area and firepits.

The existing shipping and receiving area and associate parking lot will be reconfigured and landscaping will be added to screen the area.

Ruben Cambero Sedano, General Manager of The American Club and Inn on Woodlake, detailed some of the building renovations that are proposed. The existing lobby façade will be removed and the lobby area moved further to the east. There will be one below level floor for back of house operations and entertainment. The first floor will include restaurant and entertainment areas, and the second, third and fourth floors will be hotel rooms. The Inn on Woodlake currently has 138 rooms and will be adding 65 rooms. The American Club has 240 hotel rooms. There will be 315 parking spaces with an additional 25 spaces for associates in the west lot off Woodlake Road. The associate parking lot will be located in the existing prairie area and will be shielded by trees along the roadway. Parking in the hotel parking lot for access to the north entrance of Ebben Field will need to be addressed. Live music is planned in the new entertainment space but will follow the same programming and format utilized now. The proposed Inn on Woodlake expansion plans will be submitted to the Plan Commission for their review at a future date.

### Adjournment

Motion by Mike Zimmermann, second by Mike Wandschneider to adjourn the meeting at 4:58 p.m. Motion carried.

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Laurie Lindow, Clerk-Treasurer