

Village of Kohler
Plan Commission Meeting
September 12, 2024

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

Business

1. Approval of Meeting Minutes from August 8, 2024 – Motion by Mike Zimmermann, second by Jay Hoekstra to approve the meeting minutes from August 8, 2024. Motion carried.
2. Request from Tom & Kayla Tilkens, 620 Treehouse Parkway, for a building permit for a new fence – The proposed fence meets code requirements of 42” high and a survey of the property was submitted. The project was approved by the Kohler Co. Residential Review Committee. Motion by Lee Gumm, second by Mike Zimmermann to approve a building permit for Tom & Kayla Tilkens, 620 Treehouse Parkway, for a building permit for a new fence. Motion carried.
3. Request from Brett & Rhonda Kohler for a building permit for a new home at 840 Briarwood Court, Lot 15 Lakeside East subdivision – The proposed home meets residential building code and setbacks. The project was approved by the Kohler Co. Residential Review Committee. Motion by Jay Hoekstra, second by Mike Zimmermann to approve a building permit for a new home at 840 Briarwood Court for Brett & Rhonda Kohler. Motion carried.
4. Review and make recommendation for Inn on Woodlake expansion project -

Dirk Willis, Kohler Co. Hospitality/Real Estate executive, explained that the conceptual plan for the Inn on Woodlake expansion project has not changed substantially from the last meeting. The proposed timeline for construction is to start in November. The expansion complements the existing hotel rooms and will add an additional 62 rooms. The shipping/receiving area and employee parking will also be expanded.

Tom Schnettler explained that the Plan Commission considers approval of the project based on meeting PUD Zoning building code. The Village Board will consider approval based on operational guidelines to be defined in the development agreement. The Village Attorney and Kohler Co. Legal representatives are working out details of the development agreement.

Live music is planned in the new entertainment space but will follow the same programming and format utilized now. There will not be an open rooftop music venue. An area on the second floor will be partly exposed only during events and will be moved inside at 9:00 p.m. Ben Salzmann, 841 Briarwood Court, has concerns that the music and open air bar will emit noise for neighbors on the lake. He does not want to inhibit the development but wants the project design to address noise concerns.

Mike Kitzerow said that the project has been given state approval to begin some demolition and installation of foundations. Stormwater plans and parking lot layout will be discussed as the project moves further and information is complete.

Motion by Tom Schnettler, second by Mike Zimmermann to recommend Village Board approve building permit for Inn on Woodlake expansion project. Motion carried.

Adjournment

Motion by Mike Zimmermann, second by Lee Gumm to adjourn the meeting at 4:45 p.m. Motion carried.

Laurie Lindow, Clerk-Treasurer