

Village of Kohler
Planning Commission Meeting
May 7, 2026

Chairperson Thomas Schnettler called the meeting to order at 4:31 p.m. Roll call was taken. Present: Tom Schnettler, Jay Hoekstra, Lee Gumm, Thomas Kramer, Paul Bonack and Lori Noonan. Absent: Mike Wandschneider. Attorney Mike Bauer was also present. Staff members present: Mike Kitzerow and Cindi Gamb.

Public Comment – none.

Approval of meeting minutes from April 2, 2026 – Motion by Jay Hoekstra, second by Lee Gumm to approve the meeting minutes from April 2, 2026. Motion carried.

Business

1. Approve request from Gregg and Jaime Voigt, 640 Forest Road, for a building permit for an addition – request for a dormer to cover outside patio. Motion by Jay Hoekstra, second by Lee Gumm to approve request from Gregg and Jaime Voigt, 640 Forest Road, for a building permit for an addition. Motion carried.
2. Approve request from Norbert and Meagan Schmidt, for a building permit for a fence – request for a 48” fence to surround patio and swimming pool. Motion by Lori Noonan, second by Paul Bonack to approve request from Norbert and Meagan Schmidt, for a building permit for a fence. Motion carried.
3. Recommendation to Village Board to approve request from T-Mobile, 4115 State Hwy 28, for a building permit for new signage – T-Mobile bought out US Cellular and is updating the signage. Motion by Lee Gumm, second by Lori Noonan to recommend the Village Board approve request from T-Mobile, 4115 State Hwy 28, for a building permit for new signage. Motion carried.
4. Discuss possible Village land swap with Kohler Co. and review information packet – a brief history of how the project came about was discussed. The Village salt shed located at Fenwood has deteriorated. The Village spoke with Kohler Co., pursuant to the deed restrictions, about building a new shed on the site; however, the request was denied. The Village garage on Highland Drive also needs major repairs. The only vacant land currently owned by the Village is located in Woodland Cemetery. The site is swampy, wooded, and not considered a favorable option.

The proposal was presented with the following information:

- Wisconsin Statutes §61.35 and §62.23(5) regarding planning.
- Village Ordinance 2.38.010(D)(6) outlining duties of the Planning Commission including the location and architectural design of any public building; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds.
- Property deeds for Fenwood and West Riverside Drive, including deed restrictions on certain properties.

- Land parcels for Fenwood (1500 West Riverside Drive), the current DPW garage (219 Highland Drive) and vacant land proposed for the new DPW garage and cold storage building on Highland Drive.
- Proposed DPW garage site plan and building plans, including cold storage building plans.
- Cemetery maintenance building plans for lawn mowing operations.
- Current green space within the Village.

The financial portion of the project is not part of the Planning Commission's decision and will be determined by the Village Board. The Planning Commission is reviewing the proposed land use and buildings.

Nikki Patterson from Kohler Co. provided the following statement:

“Kohler Co. is pleased to collaborate with the Village of Kohler on an opportunity to enhance our community. The proposed property swap is thoughtfully designed to meet the Village's municipal needs – particularly the construction of a new centralized Department of Public Works facility that will replace aging buildings to meet current and future needs. Kohler Co. is supplying the property for the new facility at no cost to the Village, as well as providing financial support. The proposed property swap also aligns with the company's broader vision for strategic land use and hospitality development. We value the spirit of good faith and cooperation of the negotiations as we continue working toward a final agreement.”

The commission has one month to review the information packet. Discussion and recommendation to the Village Board will take place at the June 4 meeting. The Village Board will consider the Planning Commission's recommendation and continue working with Kohler Co. on a formal written agreement.

Lori Noonan expressed concern regarding the proposal's relation to Wisconsin Administrative Code NR 192. This matter will be discussed further at the next meeting.

Tom Schnettler commented that the proposal presents an opportunity to replace 100-year old buildings with significant financial support from Kohler Co.

Correspondence – none.

Adjournment

Motion by Lee Gumm, second by Jay Hoekstra to adjourn the meeting at 4:55 p.m.
Motion carried.

Cindi Gamb, Clerk/Treasurer