

Village of Kohler
Planning Commission Meeting
June 4, 2026

Chairperson Thomas Schnettler called the meeting to order at 4:30 p.m. Roll call was taken: Tom Schnettler, Jay Hoekstra, Lee Gumm, TJ Kramer, Lori Noonan and Mike Wandschneider were present. Paul Bonack was absent. Staff members present: Mike Kitzerow and Cindi Gamb.

Public Comment – none.

Approval of meeting minutes from May 7, 2026 – Motion by Mike Wandschneider, second by Lori Noonan to approve the meeting minutes from May 7, 2026. Motion carried.

Business

1. Approve request from Timothy Hoover and Jacquelyn Endsley, 215 School Street, for a building permit for an addition – Motion by Jay Hoekstra, second by Lori Noonan to approve the request from Timothy Hoover and Jacquelyn Endsley, 215 School Street, for a building permit for an addition. Motion carried.
2. Review and recommend to Village Board:
 - a. Request from Buffalo Wild Wings, 4005 Hwy 28, for a building permit for new signage – Motion by Tom Schnettler, second by Mike Wandschneider to recommend the Village Board approve the request from Buffalo Wild Wings, 4005 Hwy 28, for a building permit for new signage. Motion carried.
 - b. Land swap with Kohler Co. – Attorney Bauer addressed the question from the last meeting regarding the discontinuance of West Riverside Drive and the river access at Fenwood Park. The 1933 deed states, “That a roadway connected with the street system of the Village of Kohler be built and maintained along the river bank in said area as a scenic driveway; that if the grantee, its successors or assigns shall fail to keep any of the foregoing conditions, the title of the property shall revert to the party of the first part.” NR 1.92 applies to counties and towns, not villages and cities. There will be further discussions with Kohler Co. on the meaning of the deed restrictions.

The following points were discussed:

- Were other areas of the Village considered for public river access? No, this would be part of the Village Board’s discussions with Kohler Co.
- Do we know how frequently the public uses Fenwood Park? No

numbers, however, there is a group of non-residents that use the grass area for dog training and most of the people accessing the river for fishing are non-residents.

- Does West Riverside Drive need repaving? Yes, the village received a quote for over \$500,000 for repaving. The project would also involve removing trees along the road.
- Will the new land have the same deed restrictions as Fenwood Park? These details will be part of the discussions with Kohler Co.
- What are the plans for the current DPW building? Ownership of the building would go to Kohler Co. Any construction plans for the building would have to come before the Planning Commission for review and approval.
- Currently the Village owned properties are not taxed, when ownership would go to Kohler Co. they become taxable properties.
- The Village's Comprehensive Plan discussed the green space in the Village. The Village owns 108 acres of park/green space and the Kohler Co. owns 120 acres of public accessible green space. The National Standard is 10 acres of green space for every 1,000 people in population. This project is within that scope of the Comprehensive Plan and cooperation with other entities.

Motion by Tom Schnettler, second by Mike Wandschneider to recommend the Village Board negotiate a deal with Kohler Co. on a land swap with the information that has been presented. Motion carried but not unanimously.

Correspondence

None.

Adjournment

Motion by Mike Wandschneider, second by Lee Gumm to adjourn the meeting at 5:02 p.m. Motion carried.

Cind Gamb, Clerk/Treasurer