

PLANNING COMMISSION
MINUTES
December 3, 2025

Commissioner Shovan called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, December 3rd, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Wednesday, November 26th, 2025 at National Exchange Bank and Trust and the Municipal Office between the hours of 3:00 P.M. and 4:10 P.M. and on the Village website on November 26th, 2025 at 3:00 P.M.

Roll call was taken with the following Commissioners present: Lynn Shovan, Geoffrey Bray, John Rademacher, Matt Flora, Dorothy Farrell, Crystal Kleiber Balderrama, and Jim Dagley.

Others in attendance: Richard Baumann; Judy & Kenny Salzwedel; Sally Willison; Pat Prigge; Mark Landgraf; Mike Wolf; Jessica Reilly Administrator/Clerk-Treasurer.

(Rademacher/Bray) moved and seconded to approve the November 12th, 2025 minutes.

Public Comment: None

Old Business: None

New Business:

Building Permits – Osthoff Resort – Interior Condo Remodel – Unit 410A

The Commission discussed the applications and would like to take the duct work separately from the gutters and downspouts.

(Bray/Balderrama) moved and seconded to approve the interior remodel contingent on State review & approval.

Motion Carried Unanimously

Bay & Landing at Elkhart Lake Condominium Plat & Documents

The Commission discussed the condo plat and documents and would like to see the Bay & Landing communicate with the Village. Rademacher and Dagley raised concerns about the condominium documents and those who may potentially buy the units. The Commission discussed that they believe there could be potential zoning violations if they sell the units.

(Flora/Balderrama) moved and seconded to approve the condominium plan as it meets state statutes, but there are concerns about this project having potential zoning violations.

Motion Carried Unanimously

The Well Development – 291 N Lincoln St – Development Agreement

(Flora/Balderrama) moved to go into closed session under Wisconsin Statute 19.85(1)(e) Discussing Public Business Involving Private Competition at 6:15 p.m. to consider deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons.

Motion Carried Unanimously
By Roll Call

Commissioner Shovan announced that the Commission would be going into a closed session under the above referenced statute and would return to open session in approximately twenty minutes.

(Flora/Rademacher) moved and seconded to return to open session at 6:55 p.m.

The next meeting date would be January 21st, 2025 at 6:00 pm.

(Balderrama/Bray) moved and seconded that the meeting be adjourned at 6:56 P.M.

Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer