

PLANNING COMMISSION  
MINUTES  
November 12<sup>th</sup>, 2025

Commissioner Shovan called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, November 12<sup>th</sup>, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, November 7<sup>th</sup>, 2025 at National Exchange Bank and Trust and the Municipal Office between the hours of 11:00 A.M. and 12:10 P.M. and on the Village website on November 7<sup>th</sup>, 2025 at 11:00 A.M.

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

Others in attendance: Lori Voight; Kevin Voight; John Schott; Hal Karas; Kathleen Barrett; Meaghan Grimes; Randy Boeldt; Tia Thuecks; Davis Thuecks; Nicole Solis; Courtney Kissinger; Frank Rick; Kenny & Judi Salzwedel; John Okell; Mike & Mary Wallace; Richard Sadiq; Amme Salzwedel; Helen Sippel; Donald Sippel; Katie Spies; Garrett Mersberger; Clyde Morter; Sethe Christensen; Kevin Brusse; Walt Vollrath; Heather Winter; Jason Daye; Andrew Anderson; Wendy Orth; Sally Willison; Connie Mertens; Tyler Koski; Betsy Woody; Dennis Lasocki; Kory Brockman; Dave Sachse; Paul Weaver; Sarah Bruno; Michelle Mulholland; Toby Mulholland; Peter Mayer; Alene Zufelt; Luke LaManna; Kelly Cotton; Tom Keene; John Beauchaine; Marcia Beauchaine; Richard Baumann; Henry Schwabrow; Nancy Gores; Joe Grimes; Karen Sickrell; John Bordes; Jim & Carrie Olsen; John Zechlinski; Kathleen Eickhoff; John St. Peter; Jessica Reilly Administrator/Clerk-Treasurer.

(Balderrama/Farrell) moved and seconded to approve the October 8<sup>th</sup>, 2025 minutes.

**Public Comment:**

Peter Mayer – VVCA Attorney – He asked why the plans are being reviewed again tonight. He stated the revised plans were done without the involvement of the VCCA.

Michelle Mulholland – She sees that there are two issues with the plan and that is there are rights being violated and disputes exist. She believes it was improper to include it on this agenda.

Sarah Bruno – She believes that Weaver is misinterpreting rights, including the number of parking spaces.

Corey Brockmann – He stated that he has had numerous meetings with Mr. Weaver and he is open to ideas, but the site is a challenge. Mr. Weaver has been open and nice to work with.

Lori Voight – She stated that the plan is an infringement of rights and that parking is not available in the summer already. She is opposed to this proposal.

Toby Mulholland – He stated this is a complex property with two associations and there are a lot of easements and restrictions. He sees that there are lots of problems in the proposed plans.

Nicole Pankratz-Solis – She stated that she has been doing shows in the theatre for many years and they have a winter show coming up and she is looking for clarity on the show and if it can continue. She would like to purchase just the theatre, as there are many grants available for the arts and arts education.

Katie Spies – She stated that Elkhart Lake is legendary due to the racetrack and the quaintness. This proposal will impact this feeling.

Joe Grimes – He spoke about the Bay & Landing and would like to see a different zoning classification for the Bay & Landing.

Mike Van Someren – He is Weaver's attorney and they are not proposing building on parcel A. This proposal will improve the community.

Clyde Morter – He stated that this property is in an unfortunate situation. He stated it is sad that

someone can come in and make such large changes to the downtown area. He views the changes as adverse.

Arlene Zufelt – She is opposed to these changes as it is too small of space and will drastically change the lifestyle.

Tom Keene – He stated he is still opposed to the plan, same as he was in October.

Kelly Cotton – He is still opposed to the plan.

Luke LaMonna – He agrees with the attorney’s thoughts, and the Boards need to work together.

**Old Business:**

Art Room – Sign Permit

(Farrell/Dagley) moved and seconded to approve the art room sign as long as it is at least 10 feet above the sidewalk.  
Motion Carried Unanimously

**New Business:**

Building Permits – Siebkens 284 S. Lake Street – Duct Work & Gutters & Downspouts

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

(Bray/Rademacher) moved and seconded to approve the duct work permit for Siebkens contingent on State approval.

Motion Carried Unanimously

There was discussion about the downspouts and if the engineer should review the project or if the public works crew could look at the project.

(Farrell/Dagley) moved and seconded to approve the gutters and downspouts contingent on the public works employees being okay with the project.

Motion Carried 5-1

5 ayes- Shovan, Rademacher, Balderrama,  
Dagley, Farrell

1 nay - Bray

Building Permit – 41 E. Rhine Street – Welcome Center

(Farrell/Dagley) moved and seconded to approve the Welcome Center contingent on State approved plans.

Motion Carried Unanimously

Building Permit – 44D Gottfried Street -Salon Remodel

(Farrell/Dagley) moved and seconded to approve the building permit for the salon remodeling project at 44D Gottfried Street contingent on State approval.

Motion Carried Unanimously

CSM Leonard’s Way Park

(Rademacher/Farrell) moved and seconded to approve the CSM for the new park on Leonard’s Way.

Motion Carried Unanimously

Plat of Survey – Winner’s Circle – Victory Park

(Rademacher/Bray) moved and seconded to approve the plat of survey to exchange two feet of land on Winner’s Circle between lots 6 and 7.

Motion Carried Unanimously

### Shore Club Concept Plan

Shovan stated that the reason this was on the agenda was she thought the condominium associations and Weaver and worked out their issues, but it does not appear that has happened. St. Peter reiterated that there are legal issues between the sides and the Village is not the judge.

(Farrell/Bray) moved and seconded to table the Shore Club concept plan as there needs to be agreement between the condo associations and the potential developer or a court declaring the rights before the Planning Commission will place this back on the agenda.

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. There was a discussion about the complex zoning issue and the Village would like to better understand the legal issues involved with this. There was a discussion about the zoning being PS/I and that this could be a change of use.

(Rademacher/Farrell) moved and seconded to table this issue until the next meeting due to the complex zoning issues and not understanding exactly what they are doing.

Motion Carried Unanimously

### The Well Development – 291 N Lincoln St – Development Agreement

There was a brief discussion about the potential items the Well would like to see the costs shared with the Village.

(Balderrama/Farrell) moved to go into closed session under Wisconsin Statute 19.85(1)(e) Discussing Public Business Involving Private Competition at 7:04 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.

(Bray/Rademacher) moved and seconded to return to open session at 7:27 p.m.

The next meeting date would be December 3<sup>rd</sup>, 2025 at 6:00 pm.

(Farrell/Balderrama) moved and seconded that the meeting be adjourned at 7:28 P.M.

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Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer