

PLANNING COMMISSION
MINUTES
October 8th, 2025

Commissioner Shovan called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, October 8th, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, October 2nd, 2025 at National Exchange Bank and Trust and the Municipal Office between the hours of 3:00 P.M. and 3:10 P.M. and on the Village website on October 2nd, 2025 at 3:00 P.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: Debra Dyke; William King; Jane Twohig; George Twohig; Mike Wallace; Mary Wallace; Jill Klein; Karen Calhoun; John Calhoun; Karen Grace; Frank Rick; Ellen Littig Dupuy; Vicki Paulsen; Tracy Meredith; Jackie Hansmann; Carol Schulz; Sarah Bruno; Michelle Mulholland; Toby Mulholland; Peter Mayer; Anthony Reiter III; Lee Prange; Katie Spies; Kevin Brusse; Alene Zufelt; Helen Sippel; Don Sippel; Wendy Orth; Kathy Welsch; Dick Welsch; Jacob Clark; Kames Kupfer; Kathleen Eickhoff; Neil Van Dyke Lori Voight; Kevin Voight; John Beauchaine; Marcia Beauchaine; Dale Rauwerdink; John Bordes; Carolyn Ply; Dannis Lasocki; Patty Rick; Dave Sachse; Paul Weaver; Berri Forman; Kory Brockman; Jody Seidler; Leoda Wolf; Tadeo Balderrama; Kevin Brantmeier; Brian Brantmeier; Mike Wolf; Kelly Cotton; Tim Bender; Tom Keene; Tammy Ertl; Mark Hutchinson; Julie Chamberlain; Michael Fischer; Kenny Salzwedel; Pam Delplain; Tyler Koski; Betsy Woody; Luke LaManna; Sue Dilsilvestro; Mia DiSilvestro; Mandy Graff; Mark Novak; Brian Wattenbach; Mark Schad; Jennifer Schad; Jessica Reilly Administrator/Clerk-Treasurer.

(Rademacher/Dagley) moved and seconded to approve the September 10th, 2025 minutes.

Public Comment:

Peter Mayer – VVCA Attorney – He stated that the condo association objects to the plans especially any development on parcel A. He also stated there is an open space easement where the townhouses are shown. Mayer stated they are disappointed in the submission and would like something mutually beneficial and respecting all property rights.

Sarah Bruno – She agrees with the attorney, but also stated that there is limited parking and this proposal does not offer parking spots. The proposal seems to have overcrowding.

Tony Reiter – He spoke about the sidewalk in front of his property for the Well Development. He wants to know who will take care of the sidewalk for the 200 feet in front of his property.

George Twohig – He stated there was a proposal for the green space area once before and it was rejected. This is purely a commercial endeavor that is trying to maximize the money and it is not good for the people. Parking will also be an issue.

Jane Twohig – This proposal will ruin the character of the Village by getting rid of the green space. This proposal will lose the quaintness of the Village.

Carolyn Ply – She agrees with the attorney and previous speakers.

Marcia Beauchaine – She agrees with the previous speakers, but also there needs to be green space.

Lee Prange – He agrees with the previous speakers.

Neil Van Dyke – He agrees with the previous speakers.

Marian Wallace – She agrees with the speakers and that developing the green space will have a negative effect.

Patty Rick – She agrees with the speakers and states parking will be an issue.

Dale Rauwerdink – He agrees with Peter Mayer’s comments.
Helen Sippel – She agrees with the previous comments.
Brian Brantmeier – He agrees with the previous comments.
Katie Spies – She stated this proposal is making a public resort private and it will hurt room tax and heads on beds.
Arlene Zufelt – She agrees with the attorney and the Twohig’s. She stated there is a complicated relationship between the condo owners and the resort owners. The development needs to be kept quaint and inviting.
Jodi Siefler – She agreed with the others.
Dennis Lasocki – He agrees with George Twohig.
Berri Forman – She stated that parking is already a problem and this will create more congestion.
Tadeo Balderrama – He asked about putting Planning Commission minutes on the website.
John Bortus – He is opposed to the development as presented.
Carol Schulz – She stated parking is already an issue and this will cause more problems.
Betsy Woody – She agrees with Peter Mayer.
Kelly Cotton – He agrees with the attorney Peter Mayer.
Luke LaManna – He agrees with the attorney Peter Mayer.
Tom & Katie Keene – They agree with the attorney Peter Mayer and the other comments.
Brian Wattenbach – He agrees with the attorney Peter Mayer.
Mark Hutinson – He agrees with everything being said including the parking and the attorney.
Jennifer & Mark Schad – They agree with the attorney.
Julie Chamberlain & Mark Small – They agree with the lawyers statement.
Mary Graff – They agree with the attorney’s statements and know that it needs to be redeveloped but the proposed plans are not acceptable.
Mia DiSilvestro – She agrees with the attorney Peter Mayer.
Sue DiSilvestro – She agrees with Peter Mayer.
Tyler Koski – He agrees with the attorney Peter Mayer.
Tim Bender – He agrees with the attorney.

Old Business: None

New Business:

Art Room – Sign Permit

(Bray/Dagley) moved and seconded to table the art room sign permit until more information is provided.

Motion Carried Unanimously

The Well Development – 291 N Lincoln St – Development Agreement

No one was in attendance from the Well Development, so nothing was discussed.

Shore Club Concept Plan

Weaver presented the concept plan. He stated he would like to revitalize the property, as it is going into foreclosure. The concept would be to have small cottages and he is looking at the highest and best use of the property. He stated that this would preserve the property values and reinvest the money into the property,

The Commission reviewed the concept plan. Dagley stated he has concern about parking. Bray stated that we need to re-open the development agreement in order for development to occur.

(Farrell/Bray) moved and seconded that there needs to be agreement between the condo associations and the potential developer to allow for the re-opening of the development agreement.

Motion Carried Unanimously

The next meeting date would be November 12th, 2025 at 6:00 pm.

(Dagley/Rademacher) moved and seconded that the meeting be adjourned at 7:02 P.M.

Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer