



Thursday, February 26, 2026 at 9:00 AM

MINUTES

In-Person in Council Chambers

Chairman Moore called the meeting to order at 9:00 a.m.

1. Roll Call

Members Present: Leon Vanevenhoven, John Moore, Quin Lenz, Heather Hayes, Julie Schroeder

Members Absent: Karl Kilgas, Shannon Schmalz

Other(s) Present: Associate Planner Adrienne Nelson, Applicant Mandy Waite and Husband Jeremiah Voight

Lenz made a motion to excuse the absent members. Seconded by Vanevenhoven. The motion passed unanimously.

2. Approval of Minutes

a. Approve Minutes from February 5, 2026

Lenz made a motion to approve the minutes from February 5, 2026. Seconded by Vanevenhoven. The motion passed unanimously.

3. Old Business

a. Introduction Revolving Loan Application Review – Club Ritz

Associate Planner Nelson presented the revolving loan application for Club Ritz. The application was previously discussed at the February 5, 2026 RACK meeting. At that meeting, RACK requested additional information, which was provided by the applicants. The loan documents were provided to RACK members, to be discussed.

b. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Club Ritz

Lenz made a motion to adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Revolving Loan Fund Documentation for Club Ritz. Seconded by Vanevenhoven. The motion passed unanimously.

Closed session entered at 9:03 a.m.

Applicant Mandy Waite and Husband Jeremiah Voight joined the closed session at 9:18 a.m. for further questions.

c. Return to Open Session for Possible Action

Vanevenhoven made a motion to return to open session. Seconded by Lenz. The motion passed unanimously.

Open Session entered at 9:25 a.m.

4. New Business

a. Adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Club Ritz

Vanevenhoven made a motion to adjourn to Closed Session pursuant to Wisconsin State Statute 19.85(1)(e) to discuss the disposition of public funds – Revolving Loan Fund Documentation for Club Ritz. Seconded by Lenz. The motion passed unanimously.

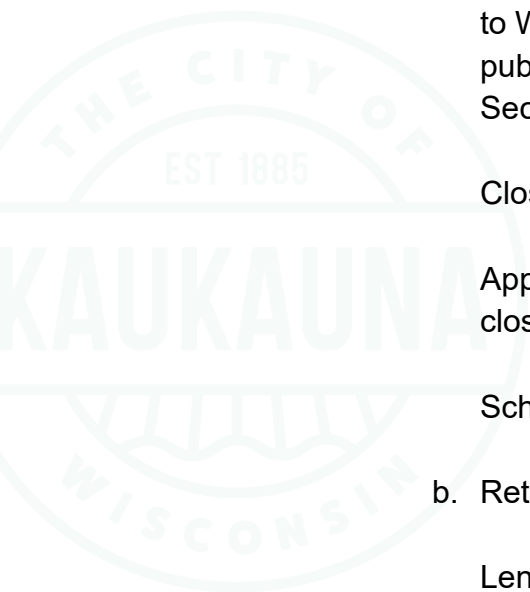
Closed session entered at 9:26 a.m.

Applicant Mandy Waite and Husband Jeremiah Voight joined the closed session at 9:41 a.m. for further questions.

Schroeder exited the closed session at 9:44 a.m.

b. Return to Open Session for Possible Action

Lenz made a motion to return to open session. Seconded by Vanevenhoven. The motion passed unanimously.



Open Session entered at 9:52 a.m.

Lenz made a motion to approve the loan documentation with a 7-year term and the following conditions: stormwater and erosion control permits are obtained from the Engineering Department prior to the issuance of building permits, the occupancy limit will remain at 86 people, a fence will be added on the western side of the property with plantings per 17.52 of the Municipal Code, angle parking is to remain on the street (no changes to ninety degree stalls), off-street parking stalls must also be angled parking due to access aisle width, a right-of-way permit is obtained prior to any work being done in the public right-of-way, a Certificate of Appropriateness is approved from the Redevelopment Authority (RACK) for the façade, one ADA stall and path should be provided for the off-street parking, and any on-street stall marked as ADA must meet all slope/dimension requirements. Seconded by Hayes. Moore, Lenz, and Hayes voted aye. Vanevenhoven voted nay. Motion passed three to one.

5. Other Business
 - a. None

6. Adjourn

Vanevenhoven made a motion to adjourn the meeting. Seconded by Lenz. Motion passed unanimously. The meeting adjourned at 9:55 a.m.

