

Town of West Bend Plan Commission Minutes
Thursday July 24, 2025 6:30 PM
Town of West Bend Town Hall

1. Order of Business.

A. Call Meeting to Order.

Chairman Holz called the meeting to order at the Town of West Bend Town Hall at 6:30 PM, accessed via Zoom and telephone.

B. Roll Call.

Present were commission members Michael Holz, Julie Ihlenfeld, Jeff Kenkel, Brad Kopp, Dave Moore, Mark Wagor, and Zoning Administrator Ben Greenberg. Donna Schneider was excused.

C. Approval of Minutes from March 27, 2025 meeting.

Kenkel made a motion to approve the minutes. The motion was seconded by Moore and passed unanimously.

2. NEW BUSINESS

A. One lot Certified Survey Map (CM) for property located at 4575 State Hwy. 33 (T13_0130955); Bender Automotive LLC, owner; Chad Bender, applicant; (application 2025-06)

Holz made a motion to recommend approval of the one lot CSM for property located at 4575 State Hwy. 33 with 7 conditions per Zoning Administrator report dated 7/18/2025. The motion was seconded by Wagor and passed unanimously.

B. Site Plan review for Lifetime Auto to construct a new building for a detailing shop for Lifetime Auto, at property located at 4575 State Hwy. 33 (T13_0130955); Bender Automotive LLC, owner; Chad Bender, applicant; (application 2025-05)

Moore made a motion to approve the site plan for property located at 4575 State Hwy. 33 subject to compliance with impervious standards and with 13 conditions per Zoning Administrator report dated 7/18/2025. The motion was seconded by Kenkel and passed unanimously.

C. Site Plan review for multiple projects at Camp Silver Brook related to two new open air pavilions, a bathroom improvement project in an existing cabin and a new playground; Property address 2561 W Decorah Road; Brigette David, applicant; (application 2025-04)

Holz made a motion to approve the site plan for property located at 2561 W Decorah Road with conditions 1 - 3 per Zoning Administrator report dated 7/18/2025. The motion was seconded by Moore and passed unanimously.

D. Review and discussion of setbacks standards from private roads.

Zoning Administrator Greenberg will draft road setback standards for plan commission review.

3. OLD BUSINESS

A. None

4. CORRESPONDENCES (none)

5. Comments from the public for items not on the agenda

Discussed Big Rivers.

6. Report from Zoning Administrator
None

7. Adjournment

Kenkel made a motion to adjourn at 7:52 PM. The motion was seconded by Moore and passed unanimously.

Respectfully submitted,

Julie Ihlenfeld, Plan Commission Secretary
7/28/2025