

Town of West Bend Plan Commission Minutes  
Wednesday April 8, 2026 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, Brad Kopp, Dave Moore, Donna Schneider, Mark Wagor, and Zoning Administrator Ben Greenberg. Jeff Kenkel was excused.

C. Approval of Minutes from February 26, 2026 meeting.

Wagor made a motion to approve the minutes with one change: Vice-Chairman Moore called the meeting to order. The motion was seconded by Moore and passed unanimously.

2. NEW BUSINESS

A. Conditional Use Permit for property located at 5116 Wickert Dr (T13\_1690800); Steven L Yahr and Carmel R Yahr Living Trust, owner; (application 2026-02) to modify a non-conforming residence in the R-1S Shoreland Residential District

One public hearing was held for both CUPs. Motion by Holz to open the public hearing. The motion was seconded by Schneider. Motion carried unanimously. Chairman Holz stated 2 issues. The existing structure is non-conforming at a 5.5 ft. side setback; improvements will be 7 ft. from the side lot line. Architect Michael Peine explained they are doing a lot to improve the property. The house was built in the 1920s. There are dimensional issues – the second floor was less than 8 ft. GIS map shows lot as 50 ft. wide, and the survey shows lot as less than 50 ft. The foundation is 30" higher than grade, so it is hard to meet height requirement. Mr. Peine stated the houses across Wickert Dr are 30' ft. tall. Now there will be an 8' ft. ceiling, steeper roof for cottage look, 2 front doors on Wickert side, and the great room will face lake with a decorative entrance. Brendan McCarthy, 5120 Wickert Dr, stated he lives next door and likes what they're doing with the house and is supportive of height of second floor. He also stated the Yahrs communicated with the McCarthys about the project. Steven Yahr bought the property with the understanding the lot is 50 ft. wide and stated the house will not stick out, it's not too tall. Contractor Giovanni stated he can answer any questions. Romy McCarthy, 5120 Wickert Dr, stated improvements are great for lake. No one was on Zoom. Motion by Schneider to close the public hearing. The motion was seconded by Moore. Motion carried unanimously. Town engineer will review drainage. Motion by Schneider to approve both CUPs with 15 conditions, and they meet standards for CUP in accordance with staff report dated 3/31/2026. The motion was seconded by Moore. Motion carried unanimously.

B. Conditional Use Permit for property located at 5116 Wickert Dr (T13\_1690800); Steven L Yahr and Carmel R Yahr Living Trust, owner; (application 2026-02) to make modifications to a single-family residence which exceeds the twenty-five (25) foot height limitation

Next step is the Town Board meeting on April 14, 2026.

6. Adjournment

Schneider made a motion to adjourn at 7:13 PM. The motion was seconded by Kopp and passed unanimously.

Respectfully submitted,  
Julie Ihlenfeld, Plan Commission Secretary  
4/9/2026