Town of West Bend Town Board Minutes
October 13th, 2026

Chairman Zagel called the Town of West Bend Town Board **meeting to order at 6:30 P.M.** at the town hall.

Chairman Zagel read the **Call of the Meeting**.

Roll Call was taken. Present: Chairman Troy Zagel, Supervisor Mark Wagor, Supervisor Steve Lindley, Clerk Julie Ihlenfeld, and Treasurer Jacquelyn Haas.

The **Pledge of Allegiance** was recited.

Approval of Minutes of September 8, 23, and 30, 2026 Meetings. Motion by Wagor to approve the meeting minutes. Seconded by Lindley. Motion carried unanimously.

Treasurer's Report. Motion by Wagor to approve the Treasurer's Report for the month of September. Seconded by Lindley. Motion carried unanimously.

Review of Bills and Authorization of Payment. Motion by Zagel to approve the bills and authorize payments. Seconded by Lindley. Motion carried unanimously.

Presentation/Discussion re: Washington County Sheriff Department monthly call review. The Incidents Summary List contained 243 items, and the Monthly Case Overview Report contained 12 items for the month of September 2026. Washington County Deputy Graper was excused.

Presentation/Discussion re: Town PRD Representative Reports from Big Cedar Lake, Little Cedar Lake, and Silver Lake. Chuck McGrady, new Town Representative, presented for Little Cedar Lake PRD. Harvester is done, patrol boat is detailed and the buoys are put away. There are concerns about trailer parking at Ackerman's Grove, an $80,000 levy was approved, and Jaimee Minnie Maples was elected Chair of the LCLPRD. Big Cedar Lake PRD Town Representative Linda Bott stated for the entire season there were 126 citations, 283 warnings, and 245 parking violations. The wake enhancement ordinance went to the DNR and is moving forward. It will be presented to the town board next month. Town Supervisor and Silver Lake PRD Town Representative Steve Lindley stated the SLPRD didn't have a meeting. Next meeting is October 14, 2026.

Discussion/Action re: Concerned Citizen Committee. Discussed complaint received regarding garbage bins. Concerned Citizen Committee Chairman will pass out information to residents on Hwy NN that are leaving their garbage and recycling bins next to the road. Lucky Shotz complaint is being pursued.

Zoning Code Amendment to establish regulations allowing pool houses with plumbing as accessory structures in the R-1R, R-1N, R-1RC, and R-1NC Zoning Districts; Town of West Bend, applicant; (application 2026-11) per Plan Commission Recommendation

1. **Public Hearing.** Chairman Zagel opened the public hearing. Donna Schneider, 5736 Cheryl Ln., stated 450 sq. ft. is too big, and plumbing should be allowed in a pool house for an above-ground pool also. Steve Lindley, 3552 Martha Ct. stated 450 sq. ft. is too big, excessive, that's living space and suggested 100 – 125 sq. ft. Chairman Zagel asked 3 times if anyone else would like to speak at the public hearing. Motion by Zagel to close the public hearing at 6:49 pm. Seconded by Wagor. Motion carried unanimously.

2. Discussion and Adopt Ordinance 2026-06 Amending the Town's Zoning Regulations in Chapter 325 of the Municipal Code. Motion by Zagel to send back to Plan Commission to review the floor area based on public comment that the floor area is too excessive. Seconded by Lindley. Motion carried unanimously.

Zoning Code Amendment to reduce the minimum parking requirements for Group Day Care Center Uses; Fields and Flowers LLC, applicant; (application 2026-06) per Plan Commission Recommendation

1. Public Hearing. Clerk Ihlenfeld read email from Lori Studee, 5185 Juniper Ln, We the surrounding residences have been to this meeting prior, it was denied, we can all work with what is now a conditional use permit with the number of children enrolled at the daycare, at this time we do highly oppose more children to be at this daycare but also opposed to any modifications to allowing the daycare to enroll more children again same thing as last meeting. Too many kids, too much noise, too much unsafe traffic on 18th Ave. I believe it is very unsafe again the noise levels from pick up and drop off, the light shining into our backyards. And into our homes. The increased outdoor volume affects our neighborhoods, and we do not want to lose any value on our homes with a large scale daycare center in our backyard, we believe this will decrease our property values, could also affect our wells, the bright lights, but most of all the safety of the children and the parents and our community driving by, courtesy to our homeowners who bought their homes to live in this rural neighborhood not a residential side school, which was denied. We would like to see it be denied again for all of the same reasons we have opposed previously, this is a building with conditional use permits that we having been working with to protect our home values, the noise levels the bright lights the additional traffic that is a safety concern for the parking lot at the daycare 18th Ave. 18th ave has a high volume of traffic at peak times for the safety of our children enrolled at the center neighbors any citizens driving by. Jeff Lang, 5173 Juniper Ln, had concerns about traffic and congestion on 18th Ave and wondered why the daycare would like increased parking. Peter Shanovich, 5206 Juniper Ln, asked what the daycare requested. The applicant requested amending one off-street parking stall for every three (3) children of licensed capacity (a 1:3 ratio) to one (1) off-street parking stall for every six (6) children of licensed capacity (a 1:6 ratio). Joyce Schuett, 5175 S 18th Ave, lives across the street from the daycare. She stated it's dangerous driving on 18th Avenue and thought this would double the number of cars there. Theresa Huss, 3240 Wood Hill Ct, has same concern and wondered if this would increase parking on the street. It's not safe parking on 18th Avenue. Jim Jansky, 3291 Old Hickory, had similar concerns. Lori Studee asked if this is a way for the daycare to have more students. Donna Schneider, 5736 Cheryl Ln., stated this request reduces the number of parking spaces, and a family may have more than 1 child at the daycare. Motion by Zagel to close the public hearing. Seconded by Wagor. Motion carried unanimously.

2. Discussion and Adopt Ordinance 2026-07 Amending the Town's Zoning Regulations in Chapter 325 of the Municipal Code. Motion by Zagel to deny Ordinance 2026-07 Amending the Town's Zoning Regulations in Chapter 325 of the Municipal Code to reduce the minimum parking requirements for Group Day Care Center Uses based on public comment and Cedar Corporation staff report dated August 18, 2026. The Town considers the current day care parking requirements sufficient to meet both existing needs and long-term development goals. Reducing these requirements could allow day care facilities to decrease the amount of space dedicated to parking, but it may potentially contribute to increased traffic congestion during peak hours and potential incompatibility with adjacent uses. The Town's priority is to ensure adequate parking is available, which helps reduce vehicle-related accidents and liability concerns. On balance, the Town finds that the benefits of maintaining the existing parking standard outweigh the potential development flexibility that would result from the proposed reduction. Seconded by Wagor. Motion carried unanimously.

Discussion/Action re: Resolution 2026-06 A Resolution of the Town of West Bend, Requesting Participation in and County Assistance through the Washington County Shared Services Grant Program for Countywide Fire/Emergency Medical Services (EMS).

Supervisor Wagor's Comments/Concerns:

- I have a few comments to address regarding this Resolution. My comments are not about the Merit of the proposed EMS County Program, but rather about the method and tactics used by the County.

- First, this Resolution was not written by the Town of West Bend but rather drafted by the County Executive and his Team. The introductory language implies a state of emergency and a public safety crisis without offering proof. Further language is disingenuous using leading and condemnation type wording that would imply disagreement would be contrary to public safety.

- Secondly, why wasn't this country-wide shared service grant program presented as a public referendum? This is the use of public funds that have or will be collected from taxpayers for a new program without a proven public crisis established.

- Third, the county impresses a Net Neutral Tax Levy Mil-Rate proposal, the contrary could exist. Based on the costs of this program (which is a moving target – (almost like nailing Jello to the ceiling) could require to 2 to 3 billion valuation and new growth in Washington Counties tax base to support beyond next year. Not to mention that fact that even if tax natural in the first year, the questions would remain as to where those funds came from – did the county have that kind of surplus laying around? The numbers just don't add up – but I'm sure with more Jello and more ceilings the County will make them work on paper.

- Fourth, thinly vailed evidence of future mil-rate increases to support this program is cleverly stated in this resolution, "recognizing that all program funding remains contingent on annual County Board appropriations" – my question would be how and by what formulation would the County Shared EMS funding be levied among the communities? The unwritten answer is don't worry about it, just pass it, we will explain later, it will all work out!

- Further, within this document can be found multiple buzz words and phrases that imply some form of oversight, performance reporting, expectations, accounting, benchmarking and of course best-practices and KPI's. However not one is defined – lots of platitudes with substance to come we must assume. A program like this, along with the crisis that supports such a program should be able to define all these measurements as well as efficiencies given the time it has taken to get to this point.

- Finally, in the last paragraph, we as the elected board of the Town of West Bend are asked to authorize only the Town Chairman to negotiate and approve the final version of whatever this will look like when completed. Therefore, in theory 2/3rds of this Board will not have a voice beyond this Resolution. At this point, whatever the final version looks like and whatever the levy impacts could be, it would be done by a single vote (1/3 of the Township Representation).

  While the Town today has confidence and trust in the current Chairman, the bottom line is this is reducing the democratic representation process. To add further pressure on the Chairmans decisions, the County Resolution implies that failure to approve would result in non-participation for the Town of West Bend, ostracized. The Town would not be granted program funds – which at this time has been tangled in front of the Town at the amount of $126K annually. Adding to the pressure is the fact

that your Town Board has already worked those funds into next the next year's budget. So just how just how impartial will the final decision to approve the program become?

- In conclusion, my vote is not to approve this Resolution until the program has been fully defined, with all the KPI's established along with provided efficiencies. Most importantly financially justified through the most democratic form of whatever government we have left, by way of a County Wide Referendum. Bottom Line, this proposed program has Merit, but if you can't sell it to the constituents by way of a Referendum, then it isn't justifiable.

Motion by Zagel to participate in the countywide EMS proposal. Seconded by Lindley. Roll call vote: Troy Zagel – aye; Steve Lindley-aye; Mark Wagor-nay. Motion carried.

Adopt Resolution 2026-07 to Borrow Funds and Levy Tax. Motion by Zagel to adopt Resolution 2026-07 to borrow funds and levy tax. Seconded by Wagor. Motion carried unanimously.

Adopt Resolution 2026-08 Budget Amendment. Motion by Zagel to adopt Resolution 2026-08 budget amendment. Seconded by Lindley. Motion carried unanimously.

Discussion/Action re: Ordinance Establishing Special or Seasonal Weight Limitations on Town Roadways. Motion by Lindley to approve Ordinance 2026-07 Establishing Special or Seasonal Weight Limitations on Town Roadways. Seconded by Zagel with an amendment to the period of time in Section 4 from March 1 – May 1 to February 15 through May 1. Amended motion carried unanimously.

Discussion/Action re: Donation to Stock Big Cedar Lake with Walleye. Matt Haldeman explained that the Thursday Night Fishing Club restocks fish at a cost of $18,000. Big Cedar Lake PRD contributes funds to stock walleye. Supervisor Lindley stated that this doesn't benefit most residents in the town. Motion by Lindley to deny request for donation to stock Big Cedar Lake with walleye. Seconded by Wagor. Roll call vote: Troy Zagel – nay; Mark Wagor-aye; Steve Lindley-aye. Motion carried.

Discussion/Action re: MS4 Permit. Chairman Zagel is working with Washington County Conservation Project Coordinator Katie Wilson in applying for a grant for the Bauers Drive project.

Other correspondence received by the Clerk and/or Town Board to be discussed at next month's meeting. Received complaint about a tree in town right-of-way. Early voting begins Tuesday, October 20, 2026. Troy Zagel and Julie Ihlenfeld attended the Wisconsin Towns Association. 6,640 lbs. of e-waste was collected October 2026. Total e-waste collected in 2026 was 18,728 lbs. Trick or Treat hours are Saturday, October 31, 2026, from 4:00 pm – 6:00 pm and hours will be posted on website. Allenton Fire Department had 39 calls in September, with 4 calls in the Town of West Bend.

Motion by Wagor to adjourn, seconded by Lindley. Motion carried unanimously to adjourn the meeting at 7:53 P.M.

Respectfully Submitted this 14 day of October 2026.

Julie Ihlenfeld, Clerk