

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING & MEETING
August 26, 2024**

The Planning Commission Meeting was called to order by James Weinbauer at 7:00 p.m. Committee Members present were Spencer Thiel, Joe McClurg, Michelle Kreidler, Miles Shaw, and James Weinbauer.

The Planning Commission held a public hearing to consider an application for Zoning Change for Kimberly Henschel, W7031 Hickory Lane, Elkhart Lake, WI 53020 to reconfigure Parcel Nos. 59002009920 and 59002009950 into a 20 acre agriculture land parcel to be made for sale and a 32.2 acre parcel to be retained. The land is currently zoned A-1 (Agriculture Land District). The Commission suggested zoning for the 32.2 parcel is A-1-S (Agricultural Land District – Small Scale). The suggested zoning for 20 acre parcel is A-1-S (Agricultural Land District – Small Scale).

A new certified survey map was provided. Thiel stated that the soil test determined the land was most suitable for crop land. Motion Thiel/McClurg to approve application for rezoning as presented. Motion carried.

The Planning Commission heard a request for a Conditional Use Permit for Nicholas Drew Jung, owner of Parcel No. 59002010410 to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). Weinbauer stated that Jung should file for rezoning of his property. He also advised Jung that his conditional use permit would require information on hours of operation, on vehicles parked on the property and on tire storage and disposal. The commission will wait with the public hearing until the zoning request is heard.

The Planning Commission heard a request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI 53073 to reconfigure parcel nos. 59002007580 and 59002007590 to create a new 6.4451 acre parcel that is equivalent to a zoning change to B-1 (Local Business and Industrial District) that is already approved. The remaining property in parcel nos. 59002007580 and 59002007590 would remain as A-1 (Agricultural Land District). The division requested is already approved in the zoning but is not on file with Sheboygan County as a parceling division. A public hearing on the matter will be held in September.

The Planning Commission heard a request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth WI 53073 to create a new parcel on the northwest corner of parcel 59002007490 which would separate a house and a small amount of farmland and be zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007490 would remained zoned A-1 (Agricultural Land District). A draft certified survey map was presented. A public hearing on the matter will be held in September.

The Planning Commission heard a request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth WI 53073 to create a new parcel on the north side of parcel 59002007800 which would square off the back lot line of parcel 59002007811 and be zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remained zoned A-1 (Agricultural Land District). Weinbauer expressed concern they were creating a lot for a future unscheduled build. There was discussion on the meaning of lot width and how it applied to the amount of road frontage required. The commission will research the matter and have another informational meeting in September.

The planning commission adjourned their meeting at 7:35 p.m.

MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
August 26, 2024

Supervisor Spencer Thiel called the Town Board meeting to order at 7:37 p.m. Board members present were Dan Klahn, Beth Lagacy and Mary Kracht. Pledge of Allegiance was recited.

Motion Kracht/Klahn to approve clerk's report including the minutes of the Board Meeting of July 22, 2024, after a spelling correction is made. Motion approved.

Motion Kracht/Lagacy to approve treasurer's report as presented. Motion approved.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the August Financial Statement. He also reported on annual inspections to the pump on Engine No. 1 and the SCBA compressor. Dickman stated an engine crew will represent the Town of Greenbush at a countywide training event with neighboring fire departments.

The Maintenance Update was provided by Steve DeMunck. DeMunck reported that trees have been trimmed and stump removed along the stone wall. DeMunck provided a quote from Bill's Electric for the final phase of updating outdoor lighting. A decision will be made at the September meeting.

The Village of Glenbeulah requested that the Town of Greenbush reopen their contract for First Responder services after some controversy of coverage of the Kettle Moraine Correctional Institute. As the Village of Glenbeulah has not given notice of exercising the contract termination clause, the Town of Greenbush took no action.

Spencer Thiel provided a proposal from MM Services for removal of wood chips and installation of sand in the playground area. The board was urged to look at different options for installation besides sand. The town board is awaiting other proposals.

Motion Lagacy/Klahn to approve the application Zoning Change for Kimberly Henschel, W7031 Hickory Lane, Elkhart Lake, WI 53020 to reconfigure Parcel Nos. 59002009920 and 59002009950 into a 20 acre agriculture land parcel to be made for sale and a 32.2 acre parcel to be retained. The land is currently zoned A-1 (Agriculture Land District). Zoning for the new 32.2 parcel is A-1-S (Agricultural Land District – Small Scale). Zoning for the new 20 acre parcel is A-1-S (Agricultural Land District – Small Scale). Motion Carried.

Bids for the Roof Repairs are due on August 27th. Quasius representative stated that bids already received were plentiful to provide a good recommendation to the town board in September.

Clerk/Treasurer Miller reported that the new front door has been received and installed by Dirkse Glass. Steve DeMunck is currently replacing damaged tiling. A suggestion was made to purchase an aluminum casing for posting agendas and minutes for the exterior of the building.

The town board was presented options for an ordinance requiring a permit to construct, maintain and operate utilities within the Roadway Right of Way created by the town's attorney. Town Board Members will report their top three priorities that must be included in any new ordinance that is being considered.

Supervisor Thiel reported that work on the culvert and drainage issues on Scenic View Road has been halted pending a review by the Department of Natural Resources.

Supervisor Thiel reported that concerns over the spread of wild parsnip which will prevent the County from mowing town road frontage and ditches as usual.

Supervisor Thiel presented the pricing for new street signs needed in the Town. Motion Kracht/Klahn to approve spending \$373.16 to replace the missing signs and hardware. Motion carried.

Spencer Thiel stated the town board needed time to do substantial homework before moving forward with the Fire Department's request to replace #3 Tender. Motion Lagacy/Klahn to table the topic for six to eight months and make it a subject of the town's annual meeting. Motion carried.

Motion Kracht/Lagacy to approve an increase in the town's Garbage Pickup Fees to \$168/year. Motion Carried.

The Town Board reviewed the monthly correspondence which included: Sheboygan County Ordinance No. 03 Repealing and Recreating Chapter 73 – Floodplain Ordinance, Sheboygan County Ordinance No.04 Repealing and Recreating Chapter 17 Regarding Licensure and Regulation of Certain Sheboygan County Establishments, Sheboygan County Ordinance No. 05 Repealing and Recreating Chapter 18, Licensure and Regulation of Body Piercing and Tattooing email from Wisconsin DOT regarding application for Agricultural Road Improvement Program, email from Bay Lake Regional Planning Commission regarding application for Agricultural Road Improvement Program, the Town of Greenbush Fire Department Inspection Report, Report from Wisconsin Elections Commission on Litigation concerning absentee ballot return envelopes, an email from WTA promoting WTA's annual fall town and village workshops, email from Bryan Olson regarding Bridge Aid, email from Steve Steinhardt, Sheboygan County regarding coverage of the KMCI for first responders, email from Kristin Beckford regarding allocation of prison inmates to the Town of Greenbush population census estimate, WTA Announcement of their Annual Convention, WTA announcement of their Agricultural Community Engagement Twilight Meetings, WTA Announcement of securing \$2 million program testing pre-disaster flood resiliency, Wisconsin DOT Email regarding Agricultural Roads Improvement Program, email from Michael Lindsley seeking exception to getting a second trash bin, Referendum Information from Elkhart Lake School District, news articles on funding approved for Center Street Bridge and Notes on Phone Call from Sheboygan County Treasurer regarding request for the county to take responsibility to mail tax bills.

The Town Board reviewed the July Driveway Permits. Building Permits summary was not received in time for the board meeting.

Motion Kracht/Klahn to approve bills presented for payment this month. Motion carried.

Motion Kracht/Lagacy to adjourn meeting at 8:43 p.m. Motion carried.

