

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
January 27, 2025**

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

The Planning Commission heard a request to create a parcel (and any necessary zoning change) from Al and Dawn Schwark, N5886 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 59002005730 would be surveyed to create a new parcel of 15 acres for sale or swap on the southeast side of the existing 40 acres parcel leaving a 25 acre parcel which would be retained. The land is currently zoned A1 (Agricultural Land District).

The Planning Commission heard a request to create a parcel (and any necessary zoning change) from Luke and Andrea Kurey, N6004 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 5900200540 would be surveyed to create a new parcel of 15 acres for sale or swap on the south side of the existing 25 acres parcel leaving a 10 acre parcel which would be retained. The land is currently zoned A1 (Agricultural Land District).

The commission questioned the continuing of zoning a property remaining at A1 (Agricultural Land District) for parcels less than 35 acres. There was some concern that a land lock parcel may be created. The commission advised the both parties to review their situations with the Sheboygan Planning Commission to see if the surveyed areas could be adjoined to the existing parcels and retain the A1 (Agricultural Land District) zoning. A public hearing will be deferred until the county makes a determination on the matter.

The planning commission adjourned their meeting at 7:13 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
January 27, 2025**

Chairman John Halbach called the Town Board meeting to order at 7:15 p.m. Board members present were Spencer Thiel, Beth Lagacy, and Mary Kracht. Pledge of Allegiance was recited.

Motion Thiel/Kracht to approve clerk's report including the minutes of the Town Board meeting of December 23, 2024. Motion approved.

Motion Thiel/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 January Financial Statement. Dickman promoted the annual soup supper fundraiser and thanked the 4-H club and other donors for their contributions.

Steve Dickman presented the maintenance update. Dickman reported that a new door handle and keypad had been installed on the apparatus room door in the fire department. Dickman reported that the new chairs have arrived. Dickman questioned the status of the removed lights. The board advised disposal unless an interested party immediately comes forward.

Chairman Halbach noted personnel changes at the Sheboygan County Highway Department. He has received nothing on the Scenic View Betterment project in the past month.

Motion Lagacy/Thiel to renew five acre land lease with Mark Webb for two years with a payment of \$35/acre or \$175.00 annually for use of the property. Motion carried.

Motion Thiel/Kracht to renew the Town of Mitchell Contract for Fire Department services at a rate of \$9500 annually. Motion carried.

Supervisor Thiel reviewed the recent forum that discussed the future revenue needed to support ongoing Greenbush Fire Department services. At the meeting, Thiel introduced the concept of a fire protection fee that could be based on property value and land use value of acreage and applied to Town of Greenbush property owners tax bills. Thiel sought approval to work with an attorney and an assessor to develop the fee for Greenbush. Chairman Halbach recommended an ongoing committee be established to create and review the new revenue stream. Comments were made that referendums give the voters the power over the funding of fire department capital projects. A fee based model could be ongoing and would not need voter approval. Motion Kracht/Thiel to pursue the creation of ordinance(s) to establish a fire protection fee structure for the fire department by contacting attorneys who have such experience. It was understood some attorney fees may be generated in the process. Motion carried.

Leones Mobile Home Park License Renewal application and payment has not yet been received and will be deferred until February.

Motion Kracht/Thiel to approve new Hall Rental Agreement Form and increasing rental rates to \$100 for residents and \$175 for non-residents beginning on January 1, 2026. Motion carried.

New Maintenance & Cleaning Job Descriptions were presented.

A metal ash can was donated by Supervisor Lagacy to remedy the fire inspector's concern.

The board discussed attendance at the WTA District Meeting. Supervisors Lagacy, Kracht and Klahn will be scheduled to attend.

The Town Board reviewed the monthly correspondence which includes Letter from (illegible signature) regarding town ordinances for property storage, letter from Martenson & Eisele, Inc. regarding GIS mapping assistance offered, Fire Inspection Report from Greenbush Fire Department, County Wide Fire-EMS Sustainability Analysis prepared for Sheboygan County, Email from Paula Knuth regarding papers flying all over from improper garbage/recycling binding, WE Energies New Electric Rates and request from Gary Wentz to learn about the Cemetery Maintenance Position at the Brick Cemetery.

The Town Board reviewed the January Building Permit.

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

Motion Lagacy/Kracht to adjourn meeting at 8:24 p.m. Motion carried.