

MINUTES OF THE TOWN OF GREENBUSH
AUGUST 23, 2021

PUBLIC HEARING

Planning Commission Chairman, Jim Weinbauer, called the Planning Commission Public Hearing to order at 7:30 p.m. Planning members present were Allen Gross, Spencer Thiel, Jim Sheets and John Easley.

The Commission asked for comments in considering the rezoning request of Jeffrey Luth to rezone 10 acres of parcel #59002010050, located at W7102 County Road C in section 36 from A1 (Agricultural Land) to A1-S (Agricultural Land District-Small Scale). Jeff Luth reported that the land had been sold to Ryan Raeder and the adjoining lands had been previously sold to Stemper Hay and Grain Company. Motion to approve the rezoning request of Jeffrey Luth to rezone 10 acres of parcel #59002010050, located at W7102 County Road C in section 36 from A1 (Agricultural Land) to A1-S (Agricultural Land District-Small Scale) by Allen Gross, second by Jim Sheets. Motion carried.

The Commission asked for comments in considering the rezoning request of Doug Wenzel and Greg Herzog to rezone approximately 5 acres of land from parcel # 59002004750 located on County Road U in Section 18 from A1 (Agricultural Land) to A5 (Limited Further Development Agricultural) so that a home may be built and the remaining land rented for farming. Jim Weinbauer stated that there were similarly developed parcels in the area. Mike Limberg expressed concern how the land in front of the proposed home would be used. Herzog explained that much of the available land would still be used for agriculture. Motion to approve the rezoning request of Doug Wenzel and Greg Herzog to rezone approximately 5 acres of land from parcel # 59002004750 located on County Road U in Section 18 from A1 (Agricultural Land) to A5 (Limited Further Development Agricultural) by Spencer Thiel, second by Jim Sheets. Motion carried.

The Commission asked for comments in considering the conditional use request of Doug Wenzel and Greg Herzog allowing for a driveway of longer than 150 feet on parcel # 59002004750 located on County Road U in Section 18. Herzog explained that the county endorsed the use of the existing agricultural driveway to enter the property. The commission explained the need for a bypass on the driveway such that trucks or emergency vehicles could pass each other. Motion to approve the conditional use request of Doug Wenzel and Greg Herzog allowing for a driveway of longer than 150 feet on parcel # 59002004750 located on County Road U in Section 18 by John Easley, second by Allen Gross. Motion carried.

With no further the business, the public hearing was concluded at 7:50 pm.

BOARD MEETING

Chairman Limberg called the Town Board meeting to order at 8:00 p.m. Board members present were Dan Klahn, Beth Lagacy and Mary Kracht. Pledge of Allegiance was recited.

Motion to approve clerk's report as presented with the correction of the name Herbie Kohlmann (replacing Kohler) in the minutes by Mary Kracht, second by Beth Lagacy. Motion carried.

Motion to approve treasurer's report as presented by Dan Klahn, second by Mary Kracht. Motion approved.

No public comments were expressed.

Motion to approve the rezoning request of Jeffrey Luth to rezone 10 acres of parcel #59002010050, located at W7102 County Road C in section 36 from A1 (Agricultural Land) to A1-S (Agricultural Land District-Small Scale) by Dan Klahn, second by Mary Kracht. Roll Call vote was unanimous for approval. Chairman Limberg expressed that a certified survey map or written expression from the Sheboygan County Planning office would be needed to complete the rezoning recording.

Motion to approve the rezoning request of Doug Wenzel and Greg Herzog to rezone approximately 5 acres of land from parcel # 59002004750 located on County Road U in Section 18 from A1 (Agricultural Land) to A5 (Limited Further Development Agricultural) so that a home may be built and the remaining land rented for farming by Beth Lagacy, second by Dan Klahn. Roll call vote was unanimous for approval. Chairman Limberg advised that when building permits are issued, a more accurate mapping of the home, driveway and outbuildings would be necessary.

Motion to approve the conditional use request of Doug Wenzel and Greg Herzog allowing for a driveway of longer than 150 feet on parcel # 59002004750 located on County Road U in Section 18 by Dan Klahn, second by Mary Kracht. Motion carried.

Fire Department Chief Steve Dickman provided his monthly financial statement. He reported that the COVID vaccine clinic will be held on September 30, 2021 from 2:30-5:30 pm. and a follow up clinic will be held on October 21, 2021 from 2:30 – 5:30 pm in the firehouse. Further, he reported that Brush Truck #6 had a new alternator installed and LED lights were being utilized to reduce the amperage draw. He also reported pump testing on Engine #1 this past month was successful. The fire department will be drilling with other neighboring fire departments next week in Plymouth focusing on search and rescue and pump operations.

Steve DeMunck gave his maintenance report discussing the August 15th well pump burn out and subsequent replacement. The maintenance effort caused backups to the toilets in the building and the washing machine in the fire station. DeMunck requested that toilet valves and supply lines from faucet to tanks be replaced in all toilets at a cost of approximately \$200 for materials.

Motion to approve the land rental contract for Mark Webb for the 2021 and 2022 for the town's five acre hayfield by Mary Kracht, second by Beth Lagacy. Motion carried. Further, the use of the acreage to the west of the fire station could be offered for his use as needed.

The Board reviewed excerpts from previous minutes of January and February, 2015, regarding the proposed increase in building rental fees. Motion to increase non-resident hall rental fees from \$120 to \$150 per day beginning January 1, 2022, by Dan Klahn, second by Mary Kracht. Motion Carried.

Motion to approve the refund of Building Rental Fee from Marlon Mehre for Zion Lutheran church picnic because of the lack of water at the town hall by Beth Lagacy, second by Mary Kracht. Motion carried.

Clerk Treasurer Jon J. Miller announced that Public Hours for the Town Hall will be moved to Tuesday's from 7:00 a.m. to 11:00 a.m. beginning on October 1st, 2021.

Clerk Treasurer Jon J. Miller announced that the agenda for future board meetings will be posted in the BP Gas Station instead of the Glenbeulah Bank which is closing. The agenda will also be found on the Town of Greenbush website at townofgreenbush.com.

Chairman Limberg discussed the lack of progress made on negotiating and collecting on the damage on Chickadee Road by a highway construction subcontractor. The town attorney has been instructed to provide a final letter to subcontractors before a law suit is filed.

Chairman Limberg discussed the progress on the Glen Road Culverts. Two culverts are near completion. Beth Lagacy expressed concern for the lack of fill near the aprons of the culverts. Limberg mentioned the need for blacktop maintenance near heavily used driveways.

Clerk/Treasurer Miller provided a calculation for the approximate amount of funds the town might expect to use from the federal ARPA grant as a result of lost revenue due to COVID 19 disruptions. The calculation was based on a conservative estimate of the townships revenues in the next four years.

Clerk/Treasurer Miller indicated that the LRIP grant has been filed with the State of Wisconsin Department of Transportation for reimbursement. The next step is a Sheboygan County Highway Department review.

The board reviewed correspondence for the month. A plant was sent in memory of former board member William Schreiner for his funeral the prior week. Among the correspondence was the results of the Town Hall water test, a notice of the completion of work on Highway 23 near the Town Hall, a population estimate for the Town of Greenbush, A WPS request to provide them details on future road improvements, a Wisconsin Department of Revenue calculation of the 6% increase in equalized property valuation, a new estimate from Sheboygan County on the Center Road bridge project scheduled for 2022, a notice of the changing look of property tax bills for 2022, an article provided by George Bailey regarding trash collection services, and a mapping provided by Everstream of fiber being laid in conduit along County Road S.

The board reviewed Building Permits for the previous month.

Motion to approve the August bills for payment by Mary Kracht, second by Beth Lagacy. Motion carried.

Motion to adjourn by Beth Lagacy, second by Mary Kracht at 9:05 p.m. Motion carried.