

MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING AND MEETING
August 28, 2023

The Planning Commission Meeting and Public Hearing was called to order by Jim Weinbauer at 7:00 p.m. Committee Members present were Jim Weinbauer, Jim Sheets and Spencer Thiel.

The Planning Commission held a public hearing to consider issuing a conditional use for property owner Ryan Ernst of N6819 Spring Valley Drive, Glenbeulah, WI 53023 to add a driveway greater than 150' long from Spring Valley Road to a pit on his property located on two tax parcels. (Entering and crossing Parcel No. 59002002050 and terminating on Parcel No. 59002002012). Both parcels are zoned Agricultural Land District (A-1). Beth Lagacy suggested that the distance of the driveway should be known and stated on a fire number sign. Weinbauer stated the driveway is only intended for agricultural use and is linked to a manure pit.

Motion Thiel/Sheets to approve issuing a conditional use permit for property owner Ryan Ernst of N6819 Spring Valley Drive, Glenbeulah, WI 53023 to add a driveway greater than 150' long from Spring Valley Road to a pit on his property located on two tax parcels. (Entering and crossing Parcel No. 59002002050 and terminating on Parcel No. 59002002012). Motion carried.

The Planning Commission held a public hearing to a request for property division and zoning change from Agricultural Land District A-1 to Agricultural Land District (Small-Scale) A-1-S to create a 19.6 acre parcel of land at N5835 Ridge Road, Plymouth, WI 53073 for Scheuerman Joint Revocable Trust of 2007, Peter C and Karen S Schuerman, on the northern side of NW SE, SEC 23, EXC THAT PRT LYING W OF TN RD. (Parcel No. 59002005560) leaving a southern parcel of land of approximately 13.4 acres under the existing zoning (A-1) with adjoining lands. Dan Klahn recalled the soil sample failure was noted at a prior planning commission meeting.

Motion Sheets/Thiel to approve the request for property division and zoning change from Agricultural Land District A-1 to Agricultural Land District (Small-Scale) A-1-S to create a 19.6 acre parcel of land at N5835 Ridge Road, Plymouth, WI 53073 for Scheuerman Joint Revocable Trust of 2007, Peter C and Karen S Schuerman, on the northern side of NW SE, SEC 23, EXC THAT PRT LYING W OF TN RD. (Parcel No. 59002005560) leaving a southern parcel of land of approximately 13.4 acres under the existing zoning (A-1) with adjoining lands. Motion carried.

The Planning Commission held a public hearing to consider rezoning 1.02 acres of land located at W9086 County Road T, Glenbeulah, WI 53023 for Brennan Nieskes, owner of Parcel No. 59002006690, which is currently zoned Single Family Residence District without sewer, (R-1) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business. Nieskes was not present for the hearing. Weinbauer pointed out that hours of operation, parking and other factors would need to be known before the board considered the conditional use request. Tom Hau, a neighbor of the property owner, objected to the rezoning and use

of land for a business, citing a similar example in the town of Ada. He stated that most of the nearby properties are zoned for agricultural or residential use and worried about the effect on his property value.

Motion by Thiel/Sheets to table the request to consider rezone 1.02 acres of land located at W9086 County Road T, Glenbeulah, WI 53023 for Brennan Nieskes, owner of Parcel No. 59002006690, which is currently zoned Single Family Residence District without sewer, (R-1) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business. Motion carried.

Jim Weinbauer adjourned the Planning Commission meeting at 7:29 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
August 28, 2023**

Chairman Halbach called the Town Board meeting to order at 7:33 p.m. Board members present were Spencer Thiel, Dan Klahn, Mary Kracht and Beth Lagacy. Pledge of Allegiance was recited.

Motion Kracht/Lagacy to approve clerk's report including the minutes of the Board Meeting of July 24, 2023 and of the Special Town Board meeting of July 28, 2023. Motion approved.

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

The floor was opened for Public Comments. There were none.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the August Financial Statement, reported that the annual pump test had been completed on Engine 1 and that annual hose testing had been completed. He also noted the successful performance of the teams representing Greenbush at the recent Cascade water fights.

Maintenance Update was provided by Steve DeMunck. DeMunck reported the new lights for the parking lot and in front of the firehouse had been installed. DeMunck noted that he had been contacted by Herbie Kohlmann about spraying for weed control. DeMunck reported the power would be turned off in the next several hours to repair an oil leak on a transformer. The siren was repaired by replacing a four amp fuse. He suggested the furnace be inspected as this service had not been completed in the past five years.

Motion Kracht/Klahn to employ Herbie Kohlmann to spray the lawn for weeds. Motion carried.

Motion by Thiel to approve a request for property division and zoning change from Agricultural Land District A-1 to Agricultural Land District (Small-Scale) A-1-S to create a 19.6 acre parcel of land at N5835 Ridge Road, Plymouth, WI 53073 for Scheuerman Joint Revocable Trust of 2007, Peter C and Karen S Schuerman, on the northern side of NW SE, SEC 23, EXC THAT PRT LYING W OF TN RD. (Parcel No. 59002005560) leaving a southern parcel of land of approximately 13.4 acres under the existing zoning (A-1) with adjoining lands. The motion was not seconded. Klahn noted that the property had not passed a soil test and alleged that the driveway location had been changed by the property owner. Motion failed.

Motion Thiel/Klahn to table rezoning 1.02 acres of land located at W9086 County Road T, Glenbeulah, WI 53023 for Brennan Nieskes, owner of Parcel No. 59002006690 which is currently zoned Single Family Residence District without sewer, (R-1) to Local Residence and Industrial District, (B-1), and to approve Application of Conditional Use for same property to operate a motorcycle repair business.

Motion Kracht/Thiel to approve issuing conditional use permit for property owner Ryan Ernst of N6819 Spring Valley Drive, Glenbeulah, WI 53023 to add a driveway greater than 150' long from Spring Valley Road to a pit on his property located on two tax parcels. (Entering and crossing Parcel No. 59002002050 and terminating on Parcel No. 59002002012). Motion carried. Lagacy dissenting.

Motion Lagacy/Kracht to approve Resolution Authorizing Sheboygan County to Sponsor Local Bridge Program – Center Street P-59-0918. Motion carried.

Maintenance Issues at Thornapple Court and Hickory Drive were discussed. Halbach will alert the county that only patch repairs should be made currently.

John & Rebecca Loehr were not present to provide an update of their property which has two homes. Halbach reported he had not yet contacted the Loehr's concerning this issue.

The town board discussed the road damages on Feldman Lane and may review the situation in September.

The town board reviewed the Wade House plan for a horse stable, corral and manure pit. Halbach stated that his concern over the location the manure pit that may be on the flood plain. His concern will be addressed by Sheboygan County Planning Department.

John Halbach appointed Joe McClurg as the newest member of the Town of Greenbush Planning Commission. Motion Lagacy/Klahn to confirm appointment of Joe McClurg to the Town of Greenbush Planning Commission. Motion carried.

The town board discussed the need for Address Markers for Cemeteries. The board requested the town clerk report the pricing of the markers at the next meeting.

The town board reviewed the result of the Solicitation for Garbage/Recycling Service Proposals. The board would like to invite all three vendors to make presentations at the September meeting.

Motion Thiel/Kracht to approve Ordinance to Appoint Alternate Members to the Board of Review.
Motion carried.

Motion Klahn/Thiel to form a committee to develop town board procedures and bylaws. Motion carried.
Lagacy and Kracht volunteered to serve on the committee.

The town board was presented pricing for blinds for the windows in the town hall. No action was taken.

The town board was presented information on a Wisconsin flag and flagpole for the town hall. The item will be reviewed again in September.

The town board reviewed the WTA workshops and convention that were scheduled in the coming weeks.

The board reviewed correspondence received including: Letter from Chairman Halbach to request the Wiltzius to replace their fire number post and sign, an award letter from the Wisconsin Elections Commission providing funds to purchase new Absentee Ballot Envelops, Notice from WTA regarding annual fall workshop registration, WTA notice regarding Virtual Town Law Conference, an email from Dan Barroilhet providing the preliminary estimate of population in the Town of Greenbush, the August 15th Equalized Valuation of Township provided by Wisconsin Department of Revenue, Comments on the WisDOT Local Bridge Program Application, Sheboygan County Ordinance No. 4 prohibiting parking on County Rd DE in the town of Sherman, and a DNR Applications for Managed Forest Land for 2024.

The board reviewed building permits issued prior to the meeting.

Motion Lagacy/Thiel to approve the bills presented for payment. Motion carried.

Motion Lagacy/Kracht to adjourn the meeting at 9:18 p.m. Motion carried.