

**MINUTES OF THE TOWN OF GREENBUSH  
PLANNING COMMISSION MEETING / PUBLIC HEARING  
December 27, 2023**

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

A public hearing was held for consideration of a property division and zoning change for Susan Meyer, the owner of property at N7302 Cherry Road, Glenbeulah, WI, 53023. Susan Meyer and her representative Miles Shaw have submitted an application to split off and create a 2.0 acre parcel on the south east corner of Parcel No 59002009330 which separates the home, shed, well, and septic system from the attached agricultural land. A certified survey map for Part of the SE ¼ of the SE ¼ of Section 32, T. 16N., R. 20E., of the Town of Greenbush has been provided. Meyer and Shaw request rezoning for the newly created parcel to be R1 (Single Family Residence District without sewer) or as A5 (Limited Further Development Agricultural District). The existing parcel is currently zoned A1 (Agricultural Land District). Miles Shaw was present for the property owner.

John Easley advised that the land immediately west of the property may be difficult to rezone in the future.

Motion Thiel/Sheets to approve the application described above zoning the newly created parcel as R1 (Single Family Residence without Sewer). Motion carried.

Jim Sheets was recognized for his years of service on the Planning Commission and was attending his final meeting.

Jim Weinbauer adjourned the Public Hearing/Meeting at 7:09 p.m.

**MINUTES OF THE TOWN OF GREENBUSH  
BOARD MEETING  
December 27, 2023**

Chairman Halbach called the Town Board meeting to order at 7:11 p.m. Board members present were Spencer Thiel, Dan Klahn, Mary Kracht, and Beth Lagacy. Pledge of Allegiance was recited.

Motion Kracht/Klahn to approve clerk's report including the minutes of the Public Hearing for the Budget and Special Town Meeting of Electors of November 9, 2023. Board Meeting of November 27, 2023. Motion approved.

Motion Lagacy/Klahn to approve treasurer's report as presented allowing for the void of a check made to Gateway Lawn Treatment for weed spraying. Motion approved.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. The monthly financial reports for November and December were included. Dickman noted that three members and two cadets were taking coursework at Lakeshore Tech. Dickman indicated a new treasurer would be handling fire department funds. Dan Klahn volunteered to audit the books at year end.

Maintenance Update was provided by Steve DeMunck. DeMunck cited a problem in the functioning of the receivers for the overhead doors on the fire station. He is working with the overhead door company on relocating the headers and who is responsible for the cost of such an adjustment.

Motion Lagacy/Thiel to approve a property division and zoning change for Susan Meyer, the owner of property at N7302 Cherry Road, Glenbeulah, WI, 53023. Susan Meyer and her representative Miles Shaw have submitted an application to split off and create a 2.0 acre parcel on the south east corner of Parcel No 59002009330 which separates the home, shed, well, and septic system from the attached agricultural land. A certified survey map for Part of the SE ¼ of the SE ¼ of Section 32, T. 16N., R. 20E., of the Town of Greenbush had been provided. The new 2.0 acre parcel shall be rezoned as R1 (Single Family Residence District without sewer). The remaining existing parcel shall continue to be zoned A1 (Agricultural Land District). Motion carried.

Motion Lagacy/Kracht to amend the previous motion changing the effect dates and approving the contract for Town of Greenbush reevaluation with Associated Appraisal in 2025 using the exterior review of properties as the basis for appraisal and to approve the maintenance contract for the appraisal for 2025-2029. Motion carried.

No information was available from the Town of Forest or the State of Wisconsin regarding the Snowplowing and Maintenance Contract with the Town of Forest.

Chairman Halbach provided an outline of a plan for the next two years for priority of road repairs. Motion Kracht/Klahn to move forward with the two year plan presented. Motion carried.

The town board discussed roads to make a priority for brush and tree trimming for Shufflebotham Tree Service. Roads mentioned included Spring Valley Road, Ridge Road, Kettle Moraine Drive, Barrett Road, Glen Road, Cherry Road and Hilltop Lane. Jonathan Shufflebotham agreed to provide an estimate for the town board for the work. Dan Klahn will tour the roads with Shufflebotham.

No information had been received from the attorney on the proposed Winter Parking Ordinance.

Fire Chief Steve Dickman discussed the need of replacement of Tender #3. Dickman suggested the resale value of the current Tender #3 was between \$15,000 to \$20,000. Board members spoke in favor of replacement rather than refurbishment of the 30 year old vehicle. Dickman suggested the fire department would provide \$50,000 for the new vehicle from its own funds. The town board would likely have to borrow funds provided for in a referendum for the project to move forward.

Trailer Park License renewal of Leones Mobile Homes for 2024 was not yet received by the Town Clerk.

Motion Thiel/Klahn to approve roster of 2024 election workers as presented. Motion carried.

Motion Thiel/Klahn to increase wages of election workers to \$12.50 per hour and wages of election supervisors to \$15.00 per hour. Motion carried. Kracht and Lagacy abstained from voting.

Motion Thiel/Klahn to appropriate \$2752.24 of unused 2% Fire Dues to Truck Fund. Motion carried.

The board reviewed correspondence received including: DNR Scheduled Hearing on Proposed Recycling Rule, Public Notice of Air Pollution Control Permit Application for ANR Pipeline Co and for Kohler Metal Processing Complex, Legislative Updates on the Farmland Preservation Program, Final Calculation of Greenbush Transportation Aids, Department of Administration Notice for 2024 Legal Notice and Ballot Rates, Donation of Hall Rental Deposit by John Halbach, Notice from Spectrum regarding needed equipment update.

No building permits were issued prior to the meeting in December.

Motion Kracht/Klahn to approve the bills presented for payment and the void of check from prior month to Gateway Lawn Treatment. Motion carried.

Motion Lagacy/Thiel to adjourn the meeting at 8:27 p.m. Motion carried.