

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
February 26, 2024**

The Planning Commission Meeting was called to order by Spencer Thiel at 7:00 p.m. Committee Members present were, John Easley, Spencer Thiel and John Halbach (substitute)

The Planning Commission considered the application of variance for Hillside Storage LLC from Trent and Maureen Otto, the owners of property at W6979 State Highway 23, Plymouth, WI 53073. They have submitted an application to build an additional self-storage building on Parcel #59002003233 that is approximately 20 ft. from the east side lot line and 10 ft. from the rear lot line. The property is zoned B1 – Local Business and Industrial District.

Trent Otto described the need for the variance is to maximize spatial use of the property (28% of the property lies within the zoning restricted areas), for ease of snowplowing, and provide a fit for future expansion. Easley commented that granting of variances is very restricted to absolutely necessary situations. Various alternatives suggested to the landowner during the meeting included acquiring additional property, repositioning the proposed building on the site, changing the size of the proposed building, or adding to an existing building.

A public hearing will be scheduled for the March 25, 2024, planning commission meeting.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
February 26, 2024**

Chairman Halbach called the Town Board meeting to order at 7:20 p.m. Board members present were Spencer Thiel, Dan Klahn, Mary Kracht, and Beth Lagacy. Pledge of Allegiance was recited.

Motion Klahn/Thiel to approve clerk's report including the minutes of the Board Meeting of January 22, 2024 . Motion approved.

Motion Kracht/Lagacy to approve treasurer's report as presented. Motion approved. Clerk/Treasurer Miller reported the annual audit will be conducted on March 7, 2024.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. The monthly financial report for February was included. Dickman noted that Northstar Emergency Vehicle Services has provided repair to Engine No. 1's primer pump motor and provided the annual inspection to all fire department vehicles. A repair to repipe the breather valve on Engine No. 1 to avoid water overflow is still needed. Dickman also noted an email from Michelle Strauss requesting to provide the town an insurance quote. Dickman stated that Cheryl Liebe was awarded a 15-year service award at the recent department banquet.

Maintenance Update was provided by Steve DeMunck. DeMunck noted that the garage overhead door installer will come in March to test repositioning of the receiver unit for better functionality. DeMunck noted the new larger trash bin provided by Waste Management and was concerned with its consistent placement after dumping. DeMunck suggested getting a quote from a local landscaper to provide lawn fertilization this spring.

A presentation was made by Dr. Adam Englebretson, the Superintendent of the Elkhart Lake School District. Englebretson described the uses and taxpayer costs of a proposed \$7 million operating referendum that will appear on the April ballot.

Kevin Stuck discussed with the Town Board the ongoing process to complete the town's Farmland Preservation Application to DATC.

Motion Klahn/Lagacy to apply for Farmland Preservation Program Certification. Motion carried.

The board discussed the need for a Cemetery Grounds Maintenance Employee. The single applicant for the position withdrew his name because of pay and requirement to use his own equipment. The position remains vacant.

Chairman Halbach discussed plans for the required Bridge and Culvert Inventory. Halbach indicated Bryan Olson of the Sheboygan County Highway Department has much of the data necessary for this report. Motion Kracht/Lagacy to contract with Sheboygan County to complete the required Bridge and Culvert inventory work for the Town of Greenbush. Motion carried.

Chairman Halbach said that while the deadline for the first round of grant writing for the Ag Grant will be missed, he has confirmed that all town roads are Class "B" for this purpose. More grant money will be available under the Ag Grant umbrella in the coming months. Chairman Halbach also mentioned a proposal he had for an area firm that provides grant writing.

Chairman Halbach reported that parking signs had been completed as part of the \$1500 allocated for road sign replacement.

Fire Chief Dickman updated the board on progress in finding a Tender #3 Replacement. Dickman indicated that he would apply for a federal grant to pay for up to 90% of the funding which he considered a longshot. A DNR grant would likely provide about \$10,000 funding for related equipment but was minimal in the need for funding the total purchase.

Motion Thiel/Klahn to purchase 20 chairs from Lifetime for the town hall. Motion Carried.

Motion Lagacy/Klahn to purchase flags from Marshall Sign at the price quoted last August. Motion carried.

Chairman Halbach discussed the need to bid the town hall snowplowing service. Cobblestone Landscaping provided a quote for snowplowing and salting the town hall property that could be considered.

The town board had no opposition to allow the Glenbeulah Fire Department to hang a banner on the on Greenbush Town Hall property advertising their seafood supper fundraiser.

Clerk/Treasurer Miller provided the Conditional Use Permit records from his search of property records in his office. The board will review the records during the next month.

The Town Board reviewed the monthly correspondence which included: email from Wisconsin Department of Revenue regarding Scope Statement SS 009-24 which relates to regulation of alcoholic beverages, Wisconsin Department of Revenue valuation of assessments historically of the Town of Greenbush, Division of Energy, Housing, and Community Resources Notice of Funding Availability, WTA Notice regarding culvert inventory program, WTA notice regarding Agricultural Road Improvement Program grant cycle, Email from Laura Grunwald regarding updates to Farmland Preservation Program, Wisconsin DOT Small Bridge and Culvert Program Notice and related emails from Brian Olson, Notice of 2024 Asphalt Paving Seminar sponsored by Wisconsin Pavement Association, Email from Michelle Strauss of the Horton Group wishing to provide a quote for the town's April insurance renewal, Wisconsin DOT Notice regarding Agricultural Road Improvement Program, Email from Bryan Olson regarding New Bridge Program, Notice from DATCP Working Lands regarding Farmland Preservation Program, email from Wisconsin DOT regarding Agricultural Roads Improvement Program Webinar, Letter from WTA Association Attorney Lara Carlson regarding Lawn Spraying Check in question, the Town Hall Fire Inspection Report, Notice of Changes in Policy from Rural Mutual Insurance Company, Notice of change in billing system from Spectrum, and a request from WPS concerning road improvement project planning.

The Town Board reviewed the February Building Permits.

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

Motion Thiel/Lagacy to adjourn meeting at 8:53 p.m. Motion carried.