

**MINUTES OF THE TOWN OF GREENBUSH  
PLANNING COMMISSION PUBLIC HEARING & MEETING  
April 22, 2024**

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

The Planning Commission held a public hearing to consider an application for zoning change requested by Ken and Sandy Hau, N7342 School Road, Glenbeulah, WI 53023 to split (and expand) parcel No. 59002009540 into two parcels. The land in surrounding parcel No. 59002009530 also belongs to the Haus'. A small portion of this parcel would be reassigned to the two newly created parcels. Lot 1, the remainder of parcel No. 59002009530 would be reduced to 37.331 acres. Lot 2, the northern newly created parcel from No. 59002009540 would become a 1.469 acre parcel. Lot 3, the southern newly created parcel from No. 59002009540 would become a 1.153 acre parcel. The two newly created parcels would be rezoned R-1 - Residential without sewer. The remainder of parcel No. 59002009530 would remain zoned at A-1 – Agricultural Land District.

Hau explained that the second home on the property was built in 1978 prior to any effective zoning rules and the land was plotted on what would be less than two acre parcels. There were no comments from the public

Motion McClurg/Thiel to approve the request for rezoning and parcel splitting as indicated above. Motion carried.

The planning commission adjourned their meeting at 7:03 p.m.

**MINUTES OF THE TOWN OF GREENBUSH  
BOARD MEETING  
April 22, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:05 p.m. Board members present were Spencer Thiel, Dan Klahn, and Mary Kracht. Pledge of Allegiance was recited.

Motion Thiel/Kracht to approve clerk's report including the minutes of the Board Meeting of March 25, 2024. Motion approved.

Motion Thiel/Kracht 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 April Financial Statement and a roster of the new officers elected. Dickman reported that nine incidents were serviced by the department in the past month, eight being in the Town of Greenbush and also joined with other fire departments to fight a house fire in St. Cloud. Dickman requested that money received for supplies used to respond to accidents be forwarded to the fire department. The board advised Dickman that the town should be paying for such supplies from the fire department budgeted funds.

The Maintenance Update was provided by Steve DeMunck. DeMunck reported repairs to the hallway light and corner molding.

Motion Klahn/Thiel to approve the application for zoning change requested by Ken and Sandy Hau, N7342 School Road, Glenbeulah, WI 53023 to split (and expand) parcel No. 59002009540 into two parcels. The land in surrounding parcel No. 59002009530 also belongs to the Haus'. A small portion of this parcel would be reassigned to the two newly created parcels. Lot 1, the remainder of parcel No. 59002009530 would be reduced to 37.331 acres. Lot 2, the northern newly created parcel from No. 59002009540 would become a 1.469 acre parcel. Lot 3, the southern newly created parcel from No. 59002009540 would become a 1.153 acre parcel. The two newly created parcels would be rezoned R-1 - Residential without sewer. The remainder of parcel No. 59002009530 would remain zoned at A-1 - Agricultural Land District. Motion carried. It was noted that the new lots would be smaller than the 2 acres but the homes have been in place since 1978.

Roof Repairs on Fire Department / Town Hall were considered. Thiel suggested that proposals be obtained once a shingle style could be identified. Fire Chief Dickman reported on a warranty that may still be available on the roof. The warranty identified types of shingles that could be considered. Discussion on the pros and cons of a steel roof ensued. The use of a general contractor to manage the project was considered. The board suggested inviting Quasius Construction to a future board meeting.

Discussion of the financing of Tender #3 Replacement took place. Clerk/Treasurer Miller presented approximated cost of a 10 year note obtained from National Exchange Bank under two scenarios. He also provided interest rates from the Board of Commission of Public Lands which was higher than commercial rates. Chairman Halbach stressed the importance of being prepared to educate the public if a referendum option was chosen. Refurbishing the existing tender truck was also discussed. Fire Chief Dickman will investigate some options for updating the current truck.

Chairman Halbach reported shoulder work is scheduled for Forest Road.

Chairman Halbach presented a cost estimate for crack sealing services provided by Crack Filling Services, Corp. in Cross Plains, WI. Roads scheduled included Kathryn Drive, Hillcrest Drive, Spring Valley Road, the Town Hall Parking Lot and Plank Road. Motion Klahn/Kracht to proceed with the crack sealing and spot sealing proposal provided by Crack Filling Service, Corp. spending up to \$24,500 for this purpose. Motion carried.

Chairman Halbach presented cost estimates for Chip Sealing on Town Roads selected. Motion Kracht/Klahn to approve scheduling chip sealing for Kathryn Drive, Hillcrest Drive and Spring Valley Drive at total cost of \$99,475.24 with Sheboygan County Department of Transportation. Motion carried.

Motion Kracht/Klahn to contract with Cobblestone Landscaping for Town Hall / Fire Department snowplowing service at the rates quoted for the next winter season. Motion carried. Services provided include clearing of sidewalks, salting, and plowing. The importance of timely plowing for the fire station was stressed.

Motion Thiel/Kracht to approve contract through December 1, 2024, for Steve DeMunck increasing his lawn mowing rate to \$45/hour and maintaining his outdoor maintenance rate at \$25/hour. Motion

carried. The board noted it may be necessary to seek out other alternatives for these services after December 1, 2024.

The board discussed the need to replace the landscaping bark. Colored stones were suggested. Sand was suggested to replace the bark in the playground area. Cobblestone landscaping volunteered to present a proposal for the work.

Spencer Thiel presented a proposal from Automatic Entrances of Wisconsin to install Front Door Handicapped Entrance at a cost of \$4220.00 using Federal ARPA Funds. The work would still require the services of an electrician which was not quoted. More proposals from other vendors have been sought but have not yet arrived.

Due to a conflict with Memorial Day, the date of the May Town Board Meeting will be scheduled on Tuesday, May 28, 2024.

Motion Kracht/Klahn to move the conditional use permits pulled in the March Board Meeting to an archive folder. Motion carried. Board Members reviewed additional Conditional Use Permit files to remove antiquated permits. Motion Kracht/Thiel to move the conditional use permits pulled in the current Board Meeting to an archive folder. Motion carried.

The Town Board reviewed the monthly correspondence which included: Sheboygan County Ordinance No. 14 – Creating an Oversight Committee advising and evaluating Treatment Alternatives and Diversions Program (TAD), Sheboygan County Ordinance No. 15 – Amending Elected Officials Salaries, Sheboygan County Ordinance No. 16 – Amending Chapter 12 – County Emergency Medical Services Council, Sheboygan County Ordinance No. 17 – Establishing a Speed Zone on Cty Rd II in the Town of Sherman, Sheboygan County Ordinance No. 18 – Establishing a Speed Zone on Cty Rd J in the Town of Rhine and an Email from WTA concerning their inaugural Spring Road School in Wisconsin Dells.

The Town Board reviewed the April Building Permits.

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

Motion Klahn/Kracht to adjourn meeting at 8:34 p.m. Motion carried.