

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
March 25, 2024**

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

The Planning Commission held a public hearing in consideration of 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 his desire to place an additional 60' x 120' storage building on his land. He said the setbacks in the ordinance make 30% of his land unusable. He said that to locate the building within 10' of the rear property line was to best accommodate the neighbor's house.

John Easley described suggested criteria for approving a variance including 1) necessary hardship, 2) unique property limitations, and 3) no harm to the public interest. Easley stated that none of the criteria has been met in this situation.

Motion Easley/McClurg to deny the application for variance for Hillside Storage LLC from Trent and Maureen Otto, the owners of property at W6979 State Highway 23, Plymouth, WI 53073. Motion carried.

The Planning Commission considered 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 surrounding the parcel belonging to the Hau's is also farm land. The Parcel is currently zoned A2 – Agriculture Land District (Small Scale).

Hau described how he intended to get 200' of road frontage on each property by taking small tracts of land from neighboring parcels. He is requesting that both parcels would be rezoned to R1 – Residential without sewer, if the property split is approved.

A public hearing will be scheduled for April 22, 2024, if survey results are presented in a timely manner by Hau, allowing for proper notice of the meeting.

The planning commission adjourned their meeting at 7:23 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
March 25, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:27 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 February 26, 2024. Motion approved. Clerk/Treasurer Jon Miller announced a posting to fill vacancies on the Town of Greenbush Planning Commission.

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

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. The March Financial Report was provided. Dickman reported on truck maintenance work performed by Northstar Emergency Vehicle Services and completion of training of four new members and one cadet at LTC. Dickman announced that Storm Spotter Training will be held on April 9th from 6:30 – 8:30 p.m. at the Sheboygan Falls Fire Department. Dickman cautioned the public about the dangers of burning outdoors until vegetation greens up.

The Maintenance Update was provided by Steve DeMunck. DeMunck reported that new chairs had been delivered and that 20 old chairs will be discarded. DeMunck reported that the light in the hallway had been replaced under warranty. DeMunck reported that the location of the new dumpster had been marked for proper placement. He also discussed the need for tree trimming and tree removal on the Town Hall / Fire Department grounds. Motion Lagacy/Kracht to hire Shufflebotham tree service at one daily rate to complete the necessary trimming and tree removal.

Motion Lagacy/Klahn to deny 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. Motion carried. Trent Otto had 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.

Chairman Halbach discussed the successful placement of road signs ordered. The board agreed to replace signs up to an annual budgeted limit until all the damaged or worn signs are refreshed.

Motion Kracht/Klahn to offer the Brick Church Land Lease to Drake Dairy Inc. under the same terms as the previous lease. Motion Carried. Clerk/Treasurer Miller will include a letter in the offer alerting Drake Dairy personnel to observe the property line markers that will be placed to protect the cemetery grounds.

The board discussed the next steps in making a decision on Tender #3 replacement. Ideas presented included surveying the public, holding information meetings, and perhaps bringing in trucks from local fire departments to illustrate the safety features a new vehicle offers. Discussion on the pros and cons of refurbishing the current vehicle vs. replacement ensued. The town will also need to look at the cost of financing the vehicle and the need for a referendum to pay for it.

Chairman Halbach expressed the need to secure a contract for snowplowing service and lawn mowing services for this year. The Town Board had previously contracted with TruGreen for a three year contract for lawn fertilizing and spraying which expires in December, 2025.

The Town of Greenbush is obligated to host the July WTA Sheboygan County Unit 7 Meeting. Clerk/Treasurer Miller will communicate of the scheduling of the meeting for Thursday, July 11, 2024 at 6:30 p.m.

The front door on the town hall would not meet current handicap standards if newly constructed. Steve DeMunck will contact vendors for pricing a new handicapped accessible front door.

Open Book for the Town of Greenbush will be scheduled on April 18, 2024, from 9 – 11 a.m.

The initial meeting of the Board of Review will be scheduled on May 9, 2024 from 6:00 pm – 8:00 p.m.

Clerk/Treasurer Miller announced that the Annual Meeting of the Town of Greenbush will be held on April 16, 2024 at 7:00 p.m.

Board Members reviewed the Conditional Use Permit files to remove antiquated permits.

The Town Board reviewed the monthly correspondence which included: Certification of the Town of Greenbush Farmland Preservation Zoning Ordinance, Agenda of the April 4th Sheboygan County Unit Meeting of the WTA, WTA announcement of webinar on the WisDOT Agricultural Roads Improvement Program, WTA announcement of their Town Road School on April 29-May 1 in Wisconsin Dells, an email from Aaron Brandt announcing applications for the 2024 Sheboygan County Stewardship Program, and a Notice from Sheboygan County regarding the need for an Erosion Control and Stormwater Management Permit for some construction projects.

The Town Board reviewed the March Building Permit.

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

Motion Lagacy/Klahn to adjourn meeting at 9:05 p.m. Motion carried.