

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
June 24, 2024**

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

The Planning Commission heard a request to consider an application for zoning change for Kimberly Henschel, W7031 Hickory Lane, Elkhart Lake, WI 53020 to reconfigure No. 59002009920 and 59002009950 into a 20 acre agriculture land parcel to be made for sale and a parcel to be retained. The land is currently zoned A-1 (Agriculture Land District). The Commission suggested zoning for the 32.2 acre parcel to be A-1-S (Agricultural Land District – Small Scale), and the 20 acre parcel to be A-2 (Agricultural Land District). A soil test will also be performed and a public hearing will be scheduled for July 22, 2024.

The Planning Commission heard a request to consider an application for zoning change requested by Rick and Carrie Feldman, N6954 County Rd T, Glenbeulah, WI 53023 to split No. 59002001010 into a 31.8 acre land parcel and a 5.4 acres land parcel. The land is currently zoned A-1 (Agriculture Land District). The application suggests rezoning to A-5 (Limited Further Development Agricultural District) to accommodate the smaller sized parcel. The suggested zoning for the larger remaining parcel would be A-1-S (Agricultural Land District – Small Scale). A soil test will also be performed and a public hearing will be scheduled for July 22, 2024.

The planning commission adjourned their meeting at 7:12 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
June 24, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:15 p.m. Board members present were Spencer Thiel, Dan Klahn, Beth Lagacy, and Mary Kracht. Pledge of Allegiance was recited.

Motion Lagacy/Klahn to approve clerk's report including the minutes of the Special Board Meeting of May 9, 2024, the Board of Review Minutes of May 9, 2024, (correcting a spelling of Spencer Thiel's last name) and the Monthly Board Meeting of May 28, 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 June Financial Statement and commented on the success of the fireman's picnic and the ongoing raffle fund raisers. Dickman also reported he had attended the Fire Chief's Convention the previous Friday and Saturday.

The Maintenance Update was provided by Steve DeMunck. DeMunck requested removing a dying bush behind the building and an overgrown bush on the fire department end of the building. DeMunck

questions whether a barrier should be constructed between the garbage dumpster and the electrical transformer box behind the building. DeMunck reported that scheduled tree trimming on the grounds had been delayed by the weather. DeMunck commented that sidewalk separation and settling had caused potential trip hazards and suggested a professional review for alternative repairs.

Motion Thiel/Klahn to approve Class B Retailer's License for the sale of Fermented Malt Beverages and Intoxicating Liquors for Farm 1849, LLC, N7189 Cty Rd T Glenbeulah, WI for the period from July 1, 2024 to June 30, 2025. Motion Carried.

Motion Thiel/Klahn to approve Class B Retailer's License for the sale of Fermented Malt Beverages and Intoxicating Liquors for Nicolas Haus, W7289 Julie Court, Glenbeulah, WI for the period from July 1, 2024 to June 30, 2025. Motion Carried.

Motion Klahn/Thiel to approve Operator's Licenses Requests from Janice Struve (Nicolaus Haus) and Kristen Pachis (Farm 1849, LLC). Motion Carried.

The Board discussed Roof Repairs on the Fire Department / Town Hall. Sam Quasius described the review of roof material alternatives and the bidding process that takes place before the work begins. Quasius will provide a steel roof alternative estimate for the board to consider.

The Board discussed replacement of the Fire Department's Tender #3. Fire Chief Dickman presented quotes from Midwest Fire Apparatus and S & R Apparatus on both 2000 gallon and 3000 gallon tenders. The board was also provided the cost of an option using the current chassis after refurbishment. Dickman indicated that Fire Department was prepared to offer \$50,000 for the tender from its own funds. Discussion ensued on the future of the fire department and the need to include the general public in the decision making.

The Board still has not received a proposal for the cost of landscaping proposed at a previous meeting.

Motion Kracht/Lagacy to approve bids from Eric Miller of Dirkse Glass and Bill's Electric to install a new handicapped door entrance on the front of the town hall. Motion Carried.

Beth Lagacy and Mary Kracht reported on the work of the WTA Meeting planning committee in choosing an appropriate menu for the meeting. Motion Thiel/Klahn to approve a budget of not to exceed \$350 to order and prepare food for the July 18, 2024 meeting.

The Board discussed the property zoning and conditional use permit of parcel located at N6221 Kettle Moraine Drive. The use of the property by its new owners is not known. A letter shall be written to the owners to advise them of the need to request a conditional use permit or change the zoning of the property as desired.

The Town Board reviewed the monthly correspondence which included: Letter from WE Energies regarding Road Improvement Projects, Notice of UW Extension Planning and Zoning Webinar Series, and Notice from Wisconsin Election Commission regarding Mandatory Use of Uniform Instructions now in effect and an email from Nick Adelman about a potential land sale and how parceling and zoning might be effected.

The Town Board reviewed the June Building Permits and Driveway Permits issued.

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

Motion Kracht/Lagacy to adjourn meeting at 8:47 p.m. Motion carried.