

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING & MEETING
September 23, 2024**

The Planning Commission Meeting was called to order by James Weinbauer at 7:00 p.m. Committee Members present were Spencer Thiel, Michelle Kreidler, Miles Shaw, and James Weinbauer.

PUBLIC HEARING

The Planning Commission held a public hearing to consider application from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to reconfigure parcel nos. 59002007580 and 59002007590 to create a new 6.4451 acre parcel that is equivalent to a zoning change to B-1 (Local Business and Industrial District) that is already approved. The remaining property in parcel nos. 59002007580 and 59002007590 would remain as A-1 (Agricultural Land District).

Motion Thiel/Kreidler to approve the request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth WI to reconfigure parcel nos. 59002007580 and 59002007590 to create a new 6.4451 acre parcel that is equivalent to a zoning change to B-1 (Local Business and Industrial District) that is already approved. The remaining property in parcel nos. 59002007580 and 59002007590 would remain as A-1 (Agricultural Land District. Motion Carried.

The Planning Commission held a public hearing to consider application from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to create a new parcel on the northwest corner of parcel 59002007490 which would separate a house and a small amount of farmland and be zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007490 would remained zoned A-1 (Agricultural Land District).

A discussion ensued as to whether the new parcel should be zoned A-1-S or A-5. Motion Thiel/Shaw to approve the request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to create a new parcel on the northwest corner of parcel 59002007490 which would separate a house and a small amount of farmland and be zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007490 would remained zoned A-1 (Agricultural Land District). Motion carried.

PLANNING COMMISSION MEETING

The Planning Commission heard a request from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to create a new parcel on the north side of parcel 59002007800 which would square off the back lot line of parcel 59002007811 and be zone A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remained zoned A-1 (Agricultural Land District). This request was tabled until the Planning Commission could get a legal opinion as to whether 200 feet of road frontage was equivalent to the required lot width of 200 feet.

The Planning Commission heard a request for rezoning from Nicholas Drew Jung, owner of Parcel No. 59002010410 so as to operate a service station on a full time schedule at W7756 Plank Road, Glenbeulah, WI 53023. The .35 acre parcel is currently zoned R-1 (Single Family Residence District – without sewer). The application requests zoning change to B-1 (Local Business and Industrial District).

It was noted that despite the current zoning, the property has been run as a business for at least four years under the current ownership and many years previous to that under different ownership. The request will move to a public hearing in October.

The planning commission adjourned their meeting at 7:25 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
September 23, 2024**

Chairman John Halbach called the Town Board meeting to order at 7:28 p.m. Board members present were Spencer, Thiel, Dan Klahn, Beth Lagacy, and Mary Kracht. Pledge of Allegiance was recited.

Motion Kracht/Klahn to approve clerk's report including the minutes of the Town Board meetings of August 26, 2024, and of September 4, 2024. Motion approved.

Motion Thiel/Klahn to approve treasurer's report as presented. Motion approved. The Budget Workshop is scheduled for October 17, 2024, at 7:00 p.m. Board Members and Department Heads should submit budget requests a week prior to the meeting, if possible.

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the September Financial Statement. He also reported brush truck #6 was serviced for brake repair, and that air tests for SCBA Cascade System were positive. Dickman cited that joint training took place with Sheboygan County Training Officers and the St. Cloud Fire Department. He advised a Flu Shot Clinic will take place at the fire station on September 28th. Dickman also requested BP gas cards for fire trucks replacing R Store cards which have not always proven functional or convenient.

The Maintenance Update was provided by Steve DeMunck. DeMunck reported that town hall had passed its water test for 2024. He reported that a repair has been made to the water softener drain. DeMunck reported that pins had been replaced on the exterior shutters. Motion Kracht/Klahn to have the lawn sprayed in the fall. Motion carried.

Motion Kracht/Klahn to approve the application from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to reconfigure parcel nos. 59002007580 and 59002007590 to create a new 6.4451 acre parcel that is equivalent to a zoning change to B-1 (Local Business and Industrial District) that is already approved. The remaining property in parcel nos. 59002007580 and 59002007590 would remain as A-1 (Agricultural Land District). Motion carried.

Motion Klahn/Thiel to approve application from Goeser Dairy LLC, W7325 State Highway 67, Plymouth, WI to create a new parcel on the northwest corner of parcel 59002007490 which would separate a house and a small amount of farmland and be zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007490 would remain zoned A-1 (Agricultural Land District). Further discussion on whether A-1-S or A-5 would be appropriate zoning. Motion passed 3-1. Lagacy dissenting.

Adam Englebretson provided a presentation on the building needs for Elkhart Lake School District that would be funded if the referendum question for that school district is approved in November. He discussed a project proposal which would move middle school students to the high school and remodel the current middle school to serve as the elementary school.

Motion Kracht/Klahn to approve outdoor lighting proposal from Bill's Electric to complete changeover to LED lighting and replace outdoor outlets for \$2,995.00 base price. Motion carried.

Scott Liebe requested the board consider supporting a proposal to open all county road for ATV traffic in the Town of Greenbush. He discussed that signs would be added that all county roads are open unless specifically marked. He stated that neighboring townships of Plymouth and Rhine had made similar requests to county. Motion Theil/Klahn to allow Liebe to make application to Sheboygan County to open all county roads accessible to ATV traffic in the Town of Greenbush. Motion carried.

The town board members were requested to report their top three priorities that must be included in any new ordinance that is being formulated to permit construction, maintenance and operation of utilities within the roadway right of way. Thiel suggested possible issues with charging a fee without inspection. Other high priorities included that utilities be responsible for any damage they incur, that no trees or shrubs be deliberately planted in the right of way, and that any manure utility be at least 15 feet off the right of way. The board will continue to formulate the contents of the ordinance in the next board meeting.

Chairman Halbach discussed the need for a culvert on Scenic View Road. He presented the location the DNR approved for the culvert. Residents were concerned that the culvert would divert the flow of water onto their properties. Halbach stated the cost of betterment of ditching provided by the county was excessive. Halbach agreed to get additional quotes from private contractors for ditching prior to a decision being made.

Chairman Halbach discussed a request from Drake Dairy for road boring on Glen Road to provide for manure piping. Drake Dairy representatives were not present at the meeting. A decision was deferred until the next town board meeting.

Mary Kracht presented a quote for the purchase of an LED sign and an outdoor enclosed locking bulletin board display for the town hall. A quote for a larger bulletin board display will be sought. The town board will review the proposal at the next town board meeting.

The town board noted that the performance review for the cleaning lady had not taken place. It was noted that the employee had worked for the town for more than two years without a wage adjustment.

ServiceMaster by Schroeders will be hired to provide floor waxing in the town hall after October 13, 2024.

A discussion about the appropriateness of blinds for town hall windows ensued. Chairman Halbach will check with the attorney on the matter.

Motion Lagacy/Kracht to increase the late fee for dog licenses to \$10 for 2025. Motion carried.

The Town Board reviewed the monthly correspondence which included an email from Jim Young, Wisconsin Dept. of Administration regarding planning for the 2030 Federal Census, WTA's notice of Webinar held by the Wisconsin DOT Bureau of Structures, email Rich Glen, JT Project manager, regarding the Division Road Bridge project, email from John Halbach concerning location of proposed culvert on Scenic View Drive, Notice of WTA's Sheboygan County Unit Meeting of October 3rd, Notice from WTA of Fall Town Officials Workshop in Fond du Lac, McMashon Public Safety and Municipal Management Group Sheboygan County Fire/EMS Sustainability Analysis, Email from Kim Andrastek regarding Act 73 compliance regulating retail licenses for cigarette and tobacco products, Notice from Wisconsin DOT of LRIP funding for resurfacing on Spruce Street, Notice of Local Municipal Roundtable on October 15th at St. Cloud, and Notice of WTA's Town Law Conference on Friday, October 25th.

The Town Board reviewed the August and September Building Permits.

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

Motion Kracht/Lagacy to adjourn meeting at 8:43 p.m. Motion carried.