

**MINUTES OF THE TOWN OF GREENBUSH  
PLANNING COMMISSION PUBLIC HEARING & MEETING  
November 25, 2024**

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

**PUBLIC HEARING**

The Planning Commission held a public hearing to consider the application 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 zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remain zoned A-1 (Agricultural Land District). Spencer Thiel indicated that the commission soil survey was completed and passed.

Motion McClurg/Shaw to approve application 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 zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remain zoned A-1 (Agricultural Land District). Motion carried.

**PLANNING COMMISSION MEETING**

The Planning Commission heard a request for Variance from David J. D’Angelico, N6841 Cty Rd A West, Glenbeulah, WI to construct a larger garage with access of Cty Rd A which may be closer to the road than the ordinance allows. The related parcel is 59002002940 and is zoned R1 (Single Family Residence District without Sewer). D’Angelico indicated that his current garage was between 46’ and 65’ from Ridge Road currently. He would like to tear down and construct a larger garage attached to the home on the property. D’Angelico indicated that other locations on his property would not have the electrical or road access compared to the suggested location. The commission indicated that variances are approved very infrequently. Commissioners requested that the property owner stake out the area on his property for the proposed construction. A public hearing on the matter will be scheduled for December.

The planning commission adjourned their meeting at 7:17 p.m.

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

Chairman John Halbach called the Town Board meeting to order at 7:19 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 meeting of October 28, 2024 and the Town Board Budget Workshop Meeting of October 17, 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 November Financial Statement. Dickman reported a \$2200 grant was received from Wisconsin DNR Forestry and would support 50% of the cost of new equipment. Dickman said that proceeds from the Fireman's picnic would be used to purchase new helmets for the fire department. Dickman reported the success of the recent Poultry Party Fundraiser. Dickman invited the town board to schedule an open forum with the fire department.

Motion Thiel/Kracht to schedule and post an open forum with the fire department for January 22, 2025 at 6:30 p.m. in the fire department side of the building. Motion carried.

The Maintenance Update was provided by Steve DeMunck. DeMunck explained an error in interpreting the bid received to repair or replace the siren that was approved the prior month. Comments were made the siren was antiquated equipment and cell phones were the most frequent way people were alerted of severe weather. Motion Thiel/Kracht to not pursue repair or replacement of the town siren. Motion carried.

DeMunck reported that new locks have been installed on the doors of the town hall and that keys will have to be made.

Motion Thiel/Kracht to approve application 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 zoned A-1-S (Agricultural Land District – Small Scale). The remainder of parcel 59002007800 would remain zoned A-1 (Agricultural Land District). Motion carried. Roll call requested. Ayes: Thiel, Kracht, Halbach, Nays: Lagacy, Klahn. Motion carried 3-2.

The board reviewed the updated First Responder Agreement with Glenbeulah EMS. Halbach noted that the description in the amendment did not match the maps provided. It was suggested the board will not act until members of the Glenbeulah fire department and village government were present. Motion Kracht/Thiel to table the agreement. Motion carried.

Motion Lagacy/Klahn to approve the Town of Greenbush Budget and the 2025 Budget for Highway Expenditures pursuant to Section 82.01(3) of the Wisconsin Statutes. Motion Carried.

A bid from Goldsmith to repaint the firehouse at a cost of \$31,225 was presented. The town board will wait until the management fee from Quasius Construction was determined before approving the project.

Motion Lagacy/Thiel to approve bid from Sheboygan County for parking lot chip sealing and repainting parking lines at a cost of \$55,626.96. Motion carried.

An estimate of \$155,953 for Scenic View Betterment from Sheboygan County Highway department was presented. Halbach said as soon as the engineering study was prepared, the town board will use it to obtain bids from private contractors.

Supervisor Thiel stated that 8 foot circulation fans would be installed in the fire department. The final cost would be available at the December meeting but would run approximately \$1000 per fan.

The board considered candidates for replacement for Steve DeMunck who is retiring from maintenance work at the Town of Greenbush. Mary Kracht and John Hallbach were selected to conduct interviews of the two known candidates and make a recommendation to the Town Board at the December meeting.

Motion Thiel/Lagacy to approve Jon J. Miller's employment letter for 2025 as presented. Motion carried.

Clerk/Treasurer Miller announced Spring Elections for April 1, 2025. The town chairman and two board supervisor's terms will expire and be up for election on that date. John Halbach announced he would not be seeking reelection as town chairman.

The Town Board reviewed the monthly correspondence which included Sheboygan County Ordinance No. 9 Amending Chapter 44 related to Sheriff's Department Procedures, Sheboygan County Ordinance No. 10 establishing a Speed Zone on County Road C in the Town of Sheboygan Falls, a notice from the Wisconsin DOT about surplus land for sale in the Town of Greenbush, a notice from the Wisconsin Towns Association concerning the passing of Jerry Derr, Public Notice of an air pollution control permit application review for Aldrich Chemical Company, and an advertisement for Excel, a grant writing company.

The Town Board reviewed the November Building Permit.

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

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