

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
March 24, 2025**

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

The Planning Commission held a public hearing on the request to create a parcel for Todd and Melanie Bastian, W9183 Cty Hwy C, Glenbeulah, WI 53023. Parcel No. 59002008961 would be surveyed to create a new parcel of 10 acres for sale on the east side (which includes the residence), from the existing 40.52 acre parcel leaving an approximately 30 acre parcel which would be retained. (which includes the pole barn). The land is currently zoned A5. (Limited Development Agricultural District) No zoning change is requested.

Motion Shaw/Kreider to approve Bastian's request. Motion carried.

The Planning Commission deferred a public hearing on the request to rezone and enlarge a parcel for Kenneth J & Lori Ann Stemper, N7356 Cty Rd A & P, Plymouth, WI 53073 as no certified survey map had been provided. The public hearing will be rescheduled for April, 2025.

The Planning Commission held a public hearing on the request to create a parcel (and any necessary zoning change) from Al and Dawn Schwark, N5886 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 59002005730 would be surveyed to create a new parcel of 16.69 acres for swap on the southeast side of the existing 40 acres parcel leaving a 24+ acre parcel which would be retained. The land is currently zoned A1 (Agricultural Land District). The new parcel would be rezoned A-1-S.

The Planning Commission held a public hearing on the request from Luke and Andrea Kurey, N6004 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 5900200540 would be surveyed to create a merger of the surveyed 16.69 acres on the south side of Farmcraft's parcel 59002005440 into Schwark's parcel 59002005730, which is proposed to remain zoned A1. (Agricultural Land District).

Luke Kurey described in detail how the swap of properties would make for more efficient land usage for both Farmcraft's and Schwark's farms.

Motion Shaw/Kreidler to approve the Schwark's and Kurey's requests as presented. Motion carried.

The planning commission adjourned their meeting at 7:14 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
March 24, 2025**

Chairman John Halbach called the Town Board meeting to order at 7:16 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 February 24, 2025. Motion approved.

Motion Theil/Kracht to approve treasurer's report as presented. Motion approved.

The Greenbush Fire Department Update was presented in writing by Steve DeMunck. John Halbach read the report which stated that a storm spotter class would be held on April 9th. He also reported that annual truck maintenance inspections has been completed on fire apparatus. Tender 4 was repaired by Truck County. Gritt's Auto dealt with some heating core issues. Brake adjustments were made to Tender 3. Engine 1 & 2 had small oil leaks but were considered normal.

Steve DeMunck presented the written maintenance report of Steve Dickman. The report noted that door locks have been repair by Dirkse Glass and the front berm was cleaned out. Roof repairs and screen damage will be referred to Quasius Construction which occurred as a result of roof replacement last year.

Chairman Halbach introduced Dustin Hammel who had been working on the Scenic View Betterment Project. Hammel present his initial finding on Scenic Road water drainage to the board and audience present. 2200 feet of betterment is proposed on the east side of the road and 500 feet on the west side. The county would add pipe on Cty Hwy C to accommodate for flow. Hammel proposed a walk through with local land owners to better explain the county's proposal.

Motion Thiel/Klahn to approve application for the purpose of creating a parcel for Todd and Melanie Bastian, W9183 Cty Hwy C, Glenbeulah, WI 53023. Parcel No. 5900200896 has been surveyed to create a new parcel of 10 acres for sale on the east side (which includes the residence). The original parcel was 40.49 acres leaving a 30.49 acre parcel which will be retained. (The remaining parcel includes the pole barn). The land is currently zoned A5. (Limited Development Agricultural District) No zoning change is requested. Motion carried.

Consideration of the application for the purpose of rezoning and parcel changes for Kenneth J & Lori Ann Stemper, N7356 Cty Rd A & P, Plymouth, WI 53073 was deferred until the April Board Meeting.

Motion Thiel/Klahn to approve a request to create a parcel (and any necessary zoning change) from Al and Dawn Schwark, N5886 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 59002005730 was surveyed to create a new parcel of 16.69 acres for swap on the southeast side of the existing 40 acres parcel leaving a 24+ acre parcel which would be retained. The land is currently zoned A1 (Agricultural Land District). The new parcel would be rezoned A-1-S. Also, to approve a request to from Luke and Andrea Kurey, N6004 Hillcrest Drive, Plymouth, WI, 53073. Parcel No. 5900200540 was surveyed to create a merger of a surveyed 16.69 acres on the south side of Farmcraft's parcel 59002005440 which will be merged into Schwark's parcel 59002005730, which is proposed to remain zoned A1.(Agricultural Land District). Motion carried.

The board considered a request to place an internet service at N5419 Hillcrest Drive, Plymouth, WI 53073. The crew requests to place a service drop of approx. total length 295' in the row of Hillcrest Drive via boring at depth 48" below the ground level to serve the customer at N5419 Hillcrest Drive. The Town of Greenbush has no ordinances controlling such service drops on privately owned property and the request was considered outside the jurisdiction of the town board.

Chairman Halbach presented an offer from D & M Lawn Care to provide for grass cutting, weed trimming and lawn rolling at the Greenbush Town Hall. A newspaper ad will be placed to gather other proposals.

Funding for future fire department expenditures was discussed. Spencer Thiel mentioned research was underway to help the fire department improve its ISO rating. He also reported that additional fees for the fire department would not fall under the revenue limit.

The date for Open Book was deferred until the reassessment is completed and the initial date for the Board of Review was set for May 8, 2025 at 6:00 p.m.

The Announced Date of the Annual Meeting is April 15, 2025 at 7:00 p.m. at the Greenbush Town Hall.

The Town Board reviewed the monthly correspondence which includes: Minutes of the County Board of Canvassers for the Spring Primary Election, WTA Announcement of 2025 Officials Workshops, Announcement of the WAPA Asphalt Paving Seminar, Request from Sheriff Matt Spence to appear at a town board meeting, Finding of Fact from Wisconsin DNR regarding Managed Forest Properties in the Town of Greenbush, Letter from Bill Lagacy regarding status of Fire Inspector, and Solicitation from AYRES to perform updated pavement condition ratings for the Town of Greenbush, and a letter from Rhonda Klatt requesting a resolution for a centralized support person to help local municipalities with zoning issues.

The Town Board reviewed the monthly Building Permits.

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

Motion Thiel/Lagacy to adjourn meeting at 8:17 p.m. Motion carried.