

MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING AND MEETING
May 27, 2025

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

The Planning Commission held a public hearing on an application for Variance from David J. D'Angelico, N6841 Cty Rd A W, Glenbeulah, WI 53023 to construct a larger garage with access from Cty Rd A which may be closer to Ridge Road than the zoning ordinance allows. The related parcel is 59002002940 and is zoned R1 (Single Family Residence District without Sewer).

D'Angelico stated that his motivation for the application was to build a larger garage to clean up his yard and build a larger bathroom. He noted the septic system limits his ability to build on the opposite side of his property. He also claimed that Ridge Road may be encroaching onto his property.

The Public Hearing was concluded.

Motion McClurg/Kreidler to approve application for Variance from David J. D'Angelico, N6841 Cty Rd A W, Glenbeulah, WI 53023 to construct a larger garage with access from Cty Rd A which may be closer to Ridge Road than the zoning ordinance allows. The related parcel is 59002002940 and is zoned R1 (Single Family Residence District without Sewer). Motion carried.

The Planning commission was presented an application from Oyvind Solvang (Solvang Revocable Trust) W8267 Center Rd, Glenbeulah, WI 53023 to rezone parcel 59002004380 from A2 to R1 and divide the parcel into two lots for building homes on at least two acres. The property is located at N6404 Spring Valley Drive, Glenbeulah, WI 53023. The property must be surveyed prior to approval.

Solvang stated that the property is in the flood zone near the Mullet River. Solvang said he was attempting to remediate the flood zone mapping. He said he received a permit from Sheboygan which allowed him to add fill on one of the two proposed parcels. He stated the county had already limited him to construction without basements. When questioned about location of a septic system on the property, Solvang stated that he would request easement from the town to bore under the road to feed the septic field he would locate on his property on the other side of the road. Solvang also stated that the county would have to issue a shoreline permit for him to build.

Planning Commission members stated they had not received a similar request in the past and would need time to check on the many varied factors affecting the parcel's use. Of particular interest would be on the commonality of shared septic systems in parcels on opposite sides of the road, the feasibility and engineering of piping under the road, and learning about easements in the situation described. Another information meeting for this request will be scheduled for the June board meeting date.

The planning commission adjourned their meeting at 7:48 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
May 27, 2025**

Chairman Mike Limberg called the Town Board meeting to order at 7:52 p.m. Board members present were Tony Wagner, Dan Klahn, 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 April 28, 2025. Motion approved.

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

The Greenbush Fire Department Update was presented in writing by Steve Dickman. Dickman reported that a 2024 DNR Forest Fire Protection Grant was filed and received by the Town of Greenbush. He reported that he was able to bill the DNR for fire department work at a grass fire in a nearby township. He promoted the Greenbush Fireman's Picnic which will be held on Sunday, June 22nd.

Steve Dickman presented the maintenance report. Among the projects completed were the installation of new exit lights, the new locks and covers installed on the mailboxes, and that wood chips were spread on the playground area. Picnic table repairs were in process. Cobblestone Landscaping did not provide a quote on shrub replacement for the meeting.

Public Comments: Chairman Limberg announced that the town and fire department parking lots will be chipsealed on Wednesday and Thursday, May 28-29, 2025. _____ Zimmerman volunteered dirt from his nearby home to fill ruts in the town hall property. The status of the Scenic View Betterment Project was questioned by several residents.

Motion Wagner/Klahn to approve application for Variance from David J. D'Angelico, N6841 Cty Rd A W, Glenbeulah, WI 53023 to construct a larger garage with access from Cty Rd A which may be closer to Ridge Road than the zoning ordinance allows. The related parcel is 59002002940 and is zoned R1 (Single Family Residence District without Sewer). Roll call vote was unanimous.

Chairman Limberg was still recruiting a new member to serve on the Planning Commission.

Motion Klahn/Kracht 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, 2025 to June 30, 2026. Motion carried.

Motion Kracht/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, 2025 to June 30, 2026. Motion carried.

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

Motion Klahn/Wagner to approve Greenbush Fire Department application for Temporary Class "B" Retailer's License for fermented malt beverages at picnics or similar gatherings for June 22, 2025. Motion carried.

No other Operator's License requests had been made in time for the meeting.

Motion Klahn/Wagner to hire Crack Filling Services, Wisconsin, for road work on Sunrise and Cherry Roads, not to exceed \$12,000. Motion carried.

Chairman Limberg presented a quote from Sheboygan County Highway Department for road repairs on Cherry Road. Motion Klahn/Wagner to approve hiring Sheboygan County to seal coat Cherry Road for \$12,153.64. Motion carried.

Chairman Limberg described a situation of many stumps being left on Sunrise Road. Dan Klahn will check with the brush clearing company previously hired about grinding down the stumps.

The board clarified that a motion made in 2022 allowed maintenance personnel to spend \$400 per month without board pre-approval. Mary Kracht volunteered to rewrite the maintenance and cleaning personnel job descriptions.

Miles Shaw was not present at the meeting. He had previously suggested he would contact the chairman of the Town of Liberty to discuss the mechanics of a fire fee ordinance.

The Town Board reviewed the monthly correspondence which includes: Request from Wisconsin DOT for comments on the proposed WIS 67 Project, Notice from DNR concerning the 2025 Recycling Grant Allowance, Memo from WTA regarding a local government summit concerning AI, cybersecurity and civic engagement, Memo from WTA promoting their Fond du Lac spring workshop, Memo from WTA promoting their Virtual Spring Workshop, Memo from Wisconsin DOT promoting their local programs symposium, notice from Town of Marshfield regarding new snowplowing rates for 2025-26, Agenda from WTA for the June 5, 2025, Sheboygan County Unity Meeting and a letter from WE Energies about coordinating road projects with the utility.

The Town Board reviewed the monthly Building Permits.

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

Motion Klahn/Kracht to adjourn meeting at 9:14 p.m. Motion carried.