

**MINUTES OF THE TOWN OF GREENBUSH**  
**PLANNING COMMISSION PUBLIC HEARING AND MEETING**  
**July 28, 2025**

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

The Planning commission was presented an application from Bernard and Arlis Henschel, W7051 Hickory Lane, Elkhart Lake, WI 53020 to detach a 0.18 acre parcel of land from Parcel No 59002009922 which is zoned A-1-S and attach it to the neighboring Parcel No. 5900200992, which is zoned A-5. This would allow the septic field to be joined with the resident property.

No one was present to address the planning commission on the concerns of the Henschel's. The matter was deferred to determine if the Henschel's wished to continue with pursuing the application.

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.

Weinbauer discussed the need for an easement and the potential for problems when different parcels contain the septic system and not the residence itself. Weinbauer also suggested that the property split may not have support of the town board or the neighbors of the property. Solvang countered that the town would have to have substantial reason in its long-range plan or ordinance to deny his request. Solvang also stated that the county has jurisdiction over the septic systems. A public hearing on the matter will be scheduled in August.

The Planning Commission Meeting was adjourned at 7:22p.m.

**MINUTES OF THE TOWN OF GREENBUSH**  
**BOARD MEETING**  
**July 28, 2025**

Chairman Mike Limberg called the Town Board meeting to order at 7:26 p.m. Board members present were Tony Wagner, Miles Shaw, Dan Klahn, and Mary Kracht. Pledge of Allegiance was recited.

Motion Klahn/Wagner to approve clerk's report including the minutes of the Town Board meeting of June 27, 2025 after removing incorrect statement regarding easements in the public comments section of the June meeting. Motion approved.

Motion Kracht/Klahn to approve treasurer's report as presented. Clerk/Treasurer Miller also mentioned that the reassessment information would not be available until about four weeks after originally promised because of a personnel situation in the assessor's office. Motion approved.

The Greenbush Fire Department Update was presented in writing by Steve Dickman. Dickman reported on the July financial statement. Dickman reported that a fan and battery had been replaced on Engine #2. Dickman reported on training that members of the fire department will soon attend in Cedar Grove. It will include instruction on hose line advancement, search and rescue, and entanglement stations.

Steve Dickman presented the maintenance report. Dickman noted that painting and fan installation in the fire station had been scheduled. Dickman suggested the playground area may require 15 yards of woodchips to further provide ground cover.

Public Comments: There were no public comments from the floor.

The Chairman of the Town of Liberty was not available this month to discuss the means they used to create a fire service fee to fund fire services for the town.

Chairman Limberg appointed Ryan Ernst to the Planning Commission. Motion Wagner/Shaw to confirm this appointment. Motion carried.

Chairman Limberg presented quotes from the Sheboygan County Highway Department for road grading and reshaping on Hulls Crossing and School Road at a cost of \$5113.64. Motion Klahn/Kracht to approve the bid for road grading and reshaping on Hulls Crossing and School Road at an estimated cost of \$5113.64. Motion carried.

The Town Board discussed the Center Street Bridge Project. Bryan Olson of the Sheboygan County Highway Department indicated that the project would be fully funded by the state with the exception of obtaining real estate to have sufficient right of way for flaring of the guard rails on the end of the bridge. Motion Shaw/Klahn to pursue the Center Street Bridge Project and obtain the necessary real estate cited. Motion carried. Chairman Limberg indicated he will contact the Wisconsin Historical Society about obtaining the necessary real estate.

Town Board Members reviewed quotes from Shufflebotham Tree Service and Sheboygan County to grind the stumps down to surface level on Sunrise Road. Motion Klahn/Wagner to approve the bid of Sheboygan County to remove, grind and haul 130 stumps on Sunrise Road at a cost of \$8283. Motion carried.

Chairman Limberg lead a discussion on the Scenic View Betterment Project. Limberg said he would seek guidance as to whether the town would be allowed to bill the property owner from the erosion of soil that find its way into the ditch. Tony Wagner provided an estimate from Sheboygan County to provide for 928 feet of ditching on Scenic View Road at a cost of \$10,240. Wagner indicated an estimate for culverts in the area would be soon forthcoming. Motion by Wagner to approve the bid provided to provide for 928 feet of ditching on Scenic View Road at a cost of \$10,240. The motion failed due to lack of a second.

Chairman Limberg reported that the resident on Glen Road indicated that there would be no need to clear the drainage problem on that road until autumn.

The Town Board reviewed applications and proposals for maintaining the Brick Church Cemetery. Matthew Hildebrandt, Ben Grade and Lisa Sharpe were present to inquire about the position. The board had received another employment application and a bid from a landscaping company as well. The board

discussed the merits of having a sub-contractor or an employee assume the position. The liability of volunteers working on the site was also discussed. Chairman Limberg will seek guidance from the town attorney on the matter.

The board discussed the request of Oyvind Solvang to run his sewer line under a town road from a residence in one parcel to a septic field in another parcel. Discussion ensued as to the legality of the town to reject Sandvig's proposal. Chairman Limberg will consult with the town attorney on this matter.

A quote was received from Cobblestone Landscaping to provide mulch and shrub removal around the town hall building. The town board took no action.

Mary Kratch discussed an incident in which the Glenbeulah Fire Department first responders incorrectly responded to a call at the state prison. They then subsequently billed the Town of Greenbush who subsequently billed the State Prison, a bill which they are refusing to pay. Clerk/Treasurer Miller expressed some frustration in billing first responder calls without having sufficient information from the Glenbeulah Fire Department. The town will deduct the charge from its next bill payment to the Village of Glenbeulah.

Motion Kracht/Shaw to advertise for sale the town hall snowblower on the Wisconsin Surplus Website. Motion carried.

Clerk/Treasurer Miller will seek to dispose of the previous town computer CPU.

Miles Shaw discussed the complaint of Tony Wager that Shaw participated in an illegal meeting of the town board meeting when the town board met informally following town hall meetings. Shaw informed Wagner that if the issue needed a resolution, a formal complaint should be filed.

Miles Shaw and Chairman Limberg sought to clarify the manner in which county officials were contacted. In previous town boards, this gathering of information was left to the town chairman. Tony Wagner stated that more information is useful and resolved to continue to seek information and estimates from Sheboygan County and other contractors, independently.

The Town Board reviewed the monthly correspondence which includes: Public Notices of Air Pollution Control Permit Application from Kohler Company – Vitreous Plant and Aldrich Chemical Company, Pipeline Safety Resources Brochure for Emergency and Public Officials, Notice of the 2025 Fire Dues Distribution, Email from Amy Lee Bach proposing an Agriculture Based Lodging Concept in Greenbush, Letter from the Cristo Rey Ranch in Mount Calvary seeking sponsorships. 2025 Community Projects Survey from the Bay Lakes Region Council, Email from Wisconsin Dept. of Revenue regarding the new Innovation Planning Grants Program, A summary from the Wisconsin Towns Association on highlights from the newly signed state budget, a notice from Associated Appraisal about a reassignment of appraiser for the Town of Greenbush, an Email from Heidi Bogart about spraying at the Legion that allegedly killed her trees and bushes, Sheboygan County Ordinance No. 5 Amending Office Hours, Sheboygan County Ordinance No. 6 Modifying Minimum Standards for Airport Service, Notice from Wisconsin Department of Revenue delaying Innovation Grant Launch, Offer of training from UW-Madison for methods to evaluate roads, report conditions and develop maintenance and capital plans, and notice of Wisconsin Department of Revenue Public Hearing on Rule 25-050 relating to regulation and taxation of alcoholic beverages.

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 9:26 p.m. Motion carried.