

**MINUTES OF THE TOWN OF GREENBUSH  
PLANNING COMMISSION PUBLIC HEARING  
September 22, 2025**

A Planning Commission Public Hearing was called to order by James Weinbauer at 7:06 p.m. Committee Members present were Miles Shaw, Michelle Kreidler.

A public hearing was held on 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. 59002009921, which is zoned A-5. This would allow the septic field to be joined with the resident property. Parcel No. 59002009921 is now owned by Matt Williams. A similar size strip of property on the west edge of Parcel No. 59002009921 would be adjoined to Parcel No. 59002009922 to keep the parcels relatively equal in their size to what they are today. There were no public comments. A description of the proposed change was outlined by Bernard Henschel.

Motion Shaw/Kreidler to recommend for approval the 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. 59002009921, which is zoned A-5. This would allow the septic field to be joined with the resident property. Parcel No. 59002009921 is now owned by Matt Williams. A similar size strip of property on the west edge of Parcel No. 59002009921 would be adjoined to Parcel No 59002009922 to keep the parcels relatively equal in their size to what they are today. Motion carried.

A public hearing was held on an application from Oyvind Solvang (Solvang Revocable Trust) W8267 Center Rd, Glenbeulah, WI 53023 to rezone parcel No. 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.

Commissioner Shaw expressed concerns about the narrowness of the property and the potential for future variance requests to any future building undertaken. He also stated that it is desirable in the community to have the septic field located on the same property parcel as the residence. Solvang noted there are exceptions to the septic location already within the town of Greenbush. Kurt Riem noted the proximity of the property to the Mullet River. He also noted that Solvang was not forthcoming about how the second property would be used. Chairman Weinbauer indicated his own opinion that the property should not be sectioned into two parcels because of the location and limited access to Scenic View Road for driveways. Clerk/Treasurer Miller read into the record two letters. Michele Bertram discussed the belief that the area was in the floodplain and that the DNR had indicated otherwise. Sandra Goodspeed and Wendelin Michels do not consider the Solvang property a good location for homes given its environmental advantage to animals, insects and birds as well. New building would also increase the amount of traffic additional residents and might bring to their neighboring property.

Motion Shaw/Kreidler to recommend denial of the application from Oyvind Solvang (Solvang Revocable Trust) W8267 Center Rd, Glenbeulah, WI 53023 to rezone parcel 59002004380 from A2 to RI 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. Motion carried.

The Planning Commission Public Hearing was adjourned at 7:45 p.m.

**MINUTES OF THE TOWN OF GREENBUSH  
BOARD MEETING  
September 22, 2025**

Chairman Mike Limberg called the Town Board meeting to order at 7:48 p.m. Board members present were Tony Wagner and Miles Shaw, Pledge of Allegiance was recited.

Motion Shaw/Wagner to approve clerk's report including the minutes of the Town Board meeting of August 25, 2025 and Special Board Meeting of August 22, 2025. Motion approved.

Motion Shaw/Wagner to approve treasurer's report as presented. Miller also noted the date of the first board of review meeting that had been posted. Motion approved.

The Greenbush Fire Department Update was presented in writing by Steve Dickman. Dickman reported on the September financial statement. Dickman reported on a Water Movement Drill that Greenbush hosted for six local fire departments. Dickman requested the board review an amended WI-MABAS (Mutual Aid Box Alarm System) Agreement at a future board meeting. Dickman requested the Town Board indicate to the Town of Mitchell if they had any intention of raising the \$9500 fee charged to that township to provide fire services for 2026.

Steve Dickman presented the maintenance report. He reported that ceiling fans had been installed in the fire department, a light above the storage area had been installed, and an LED light had been replaced in front of the fire station.

Supervisor Wagner brought two quotes for lawn spraying and fertilizing to the board's attention. Motion Wagner/Limberg to approve the bid from Brian Keller to spray for weeds on the town hall property at a cost of \$560. Motion Carried, Shaw dissenting.

In public comments, Mr. Liebe indicated that the meeting posting was down from the website earlier today. Clerk/Treasurer Miller confirmed the occasional issues he has had with the website but that the agenda was posted in public spaces.

Motion Shaw/Wagner to approve the application from Bernard and Arlis Henschel, W7051 Hickory Lane, Elkhart Lake, WI 53020 to detach a 0.18 acres parcel of land from Parcel No. 59002009922 which is zoned A-1-S and attach it to the neighboring Parcel No. 59002009921, which is zoned A-5. This would allow the septic field to be joined with the resident property. Parcel No. 59002009921 is now owned by Matt Williams. A similar size strip of property on the west edge of Parcel No. 59002009921 would be

adjoined to Parcel No. 59002009922. Roll Call Vote. Shaw, Wagner, Limberg were unanimous in approval.

Motion by Wagner to approve the application from Oyvind Solvang (Solvang Revocable Trust) W8267 Center Rd, Glenbeulah, WI 53023 to rezone parcel No. 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. Approval would be contingent on receipt of a certified survey map from the applicant. Wagner argued that the planning commission had offered no compelling reason to deny the residents application. Shaw and Limberg noted the discussion in the planning commission meeting and the concern of neighbors was among the reasons for zoning ordinances. The motion failed for lack of a second.

Motion Shaw/Limberg to deny the application from Oyvind Solvang (Solvang Revocable Trust) W8267 Center Rd, Glenbeulah, WI 53023 to rezone parcel No. 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. Roll Call Vote. Shaw – aye, Wagner – nay, Limberg – aye. Motion carried 2-1.

The Town Board reviewed reports compiled by the Town Clerk for illustration purposes of a Fire Prevention Fee. Among the documents were the cost of Fire Dept operations in 2013 for the potential permanent revenue limit deduction and the cost of operations in 2024. Also provided were the assessed valuation of the town in 2024 in summary form and a letter passed on by the County Treasurer regarding guidelines for creating the fee for the property tax bill. Limberg noted the collecting of fees was more difficult than imposing the property tax which was aided by the counties ability to foreclose on properties.

Chairman Limberg had not received information from Sheboygan County on the amount of Scenic View Road that could be paved with remaining funds.

The Town Board received no new information on the Center Street Bridge Project.

Chairman Limberg indicated that some ditch cleaning had been done and the need for further removal will be determined after the next significant rain on Glen Road.

The Town Board reviewed an email from the Glenbeulah Fire Department offering a legal opinion from the town attorney that the bill for first responder service at the State Prison must be paid. The board agreed that the bill should be paid but that new language about area covered and information provided for billing should be included in any new agreement for continued service with the Village of Glenbeulah and the First Responders Contract.

The Town Board reviewed results of the Snowblower Auction on Wisconsin Surplus. Receipt of payment has already been made and the snowblower will be picked up by the buyer on September 25, 2025.

The Town Board reviewed the monthly correspondence which includes: Sheboygan County report of the Sanitary Survey of the Greenbush Fire Department and Town Hall, an email from Jennifer Semrau of the Bureau of Waste and Materials Management concerning the need for a new recycling ordinance, an email from the Wisconsin Towns Association regarding their Fall Workshop in Fond du Lac, an email from

Brian Thome of Waste Management introducing his successor as the contact for the Town of Greenbush, an email from Tony Jovanovice concerning the high rate of real estate value escalation, an email from Wisconsin Towns Association promoting their Annual Convention in Wisconsin Dells, an email from the Wisconsin Department of Safety and Professional Services which discusses fire prevention training available, a letter regarding planning for the Sheboygan County Transportation Shared Revenue Program and a solicitation offering to extend the warranty and preventive maintenance on the automatic door opener.

The Town Board reviewed the monthly Building Permits and one Driveway Permit application.

Motion Limberg/Wagner to approve the bills presented for payment this month including any utility bills that may come in prior to September 30, 2025. Motion carried.

Motion Wagner/Shaw to adjourn meeting at 9:26 p.m. Motion carried.