

**MINUTES OF TOWN OF GREENBUSH
PLANNING COMMISSION MEETING/PUBLIC HEARING
November 24, 2025**

Miles Shaw called the Planning Commission public hearing meeting to order at 7:00 p.m. Members present included Miles Shaw, Michelle Kreidler, Joe McClurg, and Ryan Ernst.

The planning commission held a public hearing for a request from Mike Burkart representing M-T Properties, LLC N7184 Cty Rd C, Plymouth, WI 53073 to create a land division on Parcel No.59002004410 which is 39.65 acres and is zoned A-1 (Agricultural Land District). The property is located at N6301 Cty Rd U, Glenbeulah, WI 53023. The proposed division requests that the home and workshop/pole building and approximately 4.65 acres be detached and a new parcel created that is rezoned as A-5 (Limited Further Development Agricultural District). The remaining 35 acres would continue to be zoned A-1, (Agricultural Land District).

Paul Eischen requested information on a soil test for the land coming out of A-1 zoning. Shaw explained no soil test was done but by the commissions' interpretation of the ordinance, it is a consideration but not a requirement.

Motion Ernst/McClurg to approve request from Mike Burkart representing M-T Properties, LLC N7184 Cty Rd C, Plymouth, WI 53073 to create a land division on Parcel No.59002004410 which is 39.65 acres and is zoned A-1 (Agricultural Land District). The property is located at N6301 Cty Rd U, Glenbeulah, WI 53023. The proposed division requests that the home and workshop/pole building and approximately 4.65 acres be detached and a new parcel created that is rezoned as A-5 (Limited Further Development Agricultural District). The remaining 35 acres would continue to be zoned A-1, (Agricultural Land District). Motion carried.

The planning commission held a public hearing for a request from Ronald Borowicz, W7911 Center Road, Glenbeulah, WI, 53023 to split his 49-acre Parcel No. 59002003890 into two parcels which may be zoned appropriately. The land is currently zoned A-3. No change is suggested. The split will allow the residence to be separated from an agricultural wooded area. Lot 1 is 10.16 acres. Lot 2 is 38.86 acres and lies both to the west and south of Lot 1.

Motion McClurg/Ernst to approve request from Ronald Borowicz, W7911 Center Road, Glenbeulah, WI, 53023 to split his 49 acre Parcel No. 59002003890 into two parcels which may be zoned appropriately. The land is currently zoned A-3. No change is suggested. The split will allow the residence to be separated from an agricultural wooded area. Lot 1 is 10.16 acres. Lot 2 is 38.86 acres and lies both to the west and south of Lot 1. Motion carried.

The planning commission adjourned at 7:22 p.m.

MINUTES OF THE TOWN OF GREENBUSH
TOWN BOARD MEETING
November 24, 2025

Chairman Mike Limberg called the Town Board Meeting to order at 7:25 p.m. Members present included Limberg, Miles Shaw, Tony Wagner and Mary Kracht. The pledge of allegiance was recited.

Motion Wagner/Shaw to approve clerk's report including the minutes of the Town Board meeting of October 27, 2025 and minutes of Town Board Budget Workshop of October 16, 2025. Motion approved.

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

The Greenbush Fire Department Update was presented in writing by Steve Dickman. Dickman reported on the November financial statement. Dickman reported on recent search and rescue training with the Cascade fire department that included tree stand and ground rescue and included well trained dogs. Similar training was taking place this evening with the Elkhart Lake Fire Department. Dickman reported on the success of the Poultry Party held on November 14th.

Steve Dickman presented the maintenance report. The blower and transformer was replaced on the small furnace earlier this month.

Public Comments. Todd Zimmerman noted that pink markings had been placed on the Center Street Bridge and nearby ground. The maintenance worker at Brick Church Cemetery requested that a board approve him removing tree limbs that were downed by lightening on the cemetery grounds.

Motion Shaw/Wagner to approve request from Mike Burkart representing M-T Properties, LLC N7184 Cty Rd C, Plymouth, WI 53073 to create a land division on Parcel No.59002004410 which is 39.65 acres and is zoned A-1 (Agricultural Land District). The property is located at N6301 Cty Rd U, Glenbeulah, WI 53023. The proposed division requests that the home and workshop/pole building and approximately 4.65 acres be detached and a new parcel created that is rezoned as A-5 (Limited Further Development Agricultural District). The remaining 35 acres would continue to be zoned A-1, (Agricultural Land District). Roll call vote was unanimous. Motion carried.

Motion Wagner/Shaw to approve request from Ronald Borowicz, W7911 Center Road, Glenbeulah, WI, 53023 to split his 49-acre Parcel No. 59002003890 into two parcels which may be zoned appropriately. The land is currently zoned A-3. No change is suggested. The split will allow the residence to be separated from an agricultural wooded area. Lot 1 is 10.16 acres. Lot 2 is 38.86 acres. Borowicz explained that the lot was being split to allow him future options including building a home on the second lot. Roll Call vote was unanimous. Motion carried.

The Town Board discussed the status of the Fire Services Fee proposal. Wagner provided approximate costs to taxpayers based on the land valuation prior to the reassessment. A worksheet will be made available to board member next month to show how such fees would be calculated. Shaw cited a recent

article in The Review which suggested that county fire departments were highly likely to merge in the near future.

Shufflebotham Tree Service provided the daily rate for tree trimming and removal for the winter season. The Town Board was asked to review roads to be tree trimmed or brush cut during the winter months.

No new information was available on the Center Street bridge project.

Motion Wagner/Kracht to approve snow fence on Glen Road west of Scenic View Road and on Scenic View Road between the two residences at a cost of \$700. Motion carried.

Motion Kracht/Wagner to approve the new rates for Cobblestone for 2025-26 snow blowing and plowing for the winter season. Motion carried.

No action was taken on the 2026 Tru Green contract proposal presented.

Clerk/Treasurer Miller reported that the snowblower auctioned off had finally been removed from property in the past week.

Motion Wagner/Kracht to place stop signs at intersection of Center Road and Scenic View Road to form a three way stop to improve traffic safety. Wagner indicated that justification for the stop signs was a concern for visibility and safety when approaching the intersection. Motion carried.

Motion Kracht/Wagner to approve the 2026 Town of Greenbush Budget and the 2026 Budget for Highway expenditures pursuant to Section 82.01(3) of the Wisconsin Statutes. Motion carried.

Motion Shaw/Wagner to approve the Clerk/Treasurer Employment Agreement for 2026 as presented. Motion carried.

The clerk treasurer announced the time schedule and offices available for the 2026 Spring Election in the Town of Greenbush.

The Town Board reviewed the monthly correspondence which includes: Sheboygan County Ordinance No. 11 Amending Chapter 24 – Parks and Recreational Facilities, Orange Cross Ambulance Contract provided by Steve Streinhardt, Letter from WE Energies regarding 2026-27 Road Improvement Projects, Summary of Annual Support and Licensing from Clear Cast Voting Machines, email from WE Energies regarding right of way work happening at N5501 Kathryn Drive, The Fall 2025 Plancon Chronicle, Thank you card from Dan & Bev Klahn, Update from Wisconsin Elections Commission on updates for process for Military Overseas Voters and the Indefinitely Confined, WTA Notice of Draft Dues for 2026, WTA Notice of December 4 Sheboygan County Unit Meeting, Email from Wisconsin Elections Commission concerning clerk training requirements, Email from Wisconsin Department of Revenue concerning Implementation of 2023 Wisconsin Act 73 concerning Venue Rentals and Alcohol Consumption. Notice of Spectrum Rural Broadband Celebration of November 17th, Sheboygan County Planning Notice of Parcel Split on Penny Lane, Notice of Request for Deposit to Paul Eischen for Previous Public Records Request, Invitation to Wade House Christmas on December 14, 2025, and Finding of Fact on Managed Forest Land on Town of Greenbush Properties recently submitted to the DNR.

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

Motion Kracht/Wagner to approve the bills presented for payment in the month of November, 2025.
Motion carried.

Motion Kracht/Wagner to adjourn meeting at 8:59 p.m. Motion carried.