

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
March 23, 2026**

The Planning Commission Public Hearing and Meeting was called to order by James Weinbauer at 7:05 p.m. Committee Members present were Michelle Kreidler, Miles Shaw, and Ryan Ernst.

The Planning Commission held a public hearing for an application for rezoning from M T Properties, N7184 Cty Rd C, Plymouth, WI 53073. The request is to have the 35 acres of land at N6301 Cty Rd U (Parcel No. 59002004410) rezoned from A1 to A5. The property is 40% used for agriculture and 60% used for hunting and recreation. The proposed use is to allow the building of a home with the remainder of the land used for agriculture or hunting/recreation. Burkhart notes that county soil testing was provided at a previous meeting. Letters of support from neighbors were read. C1 zoning was suggested by audience members. Weinbauer noted that the request was made for A5 which is what was under consideration. Planning Commission members soil and location review scoring indicated A5 zoning was appropriate.

Motion Shaw/Kreidler to approve application for rezoning as requested. Motion carried.

The Planning Commission held a public hearing for an application for rezoning and for a conditional use permit for Anthony Wagner, W8497 Cty Rd C, Glenbeulah, WI 53023 (Parcel No. 59002000883). The 2 acres of land is zoned A5 and is currently used as a residence. The request is to rezone the land to B1 (Local Business and Industrial District). Wagner also seeks a conditional use permit for operation of a van conversion business for up to three employees operating between 6:00 a.m. and 5:00 p.m. and using existing building and parking area. Wagner indicated that up to seven vans may be parked outside not including his own or that of his employees. Customers arrive by appointment, so traffic on the site is very limited. Wagner said that the vast majority of the work is performed inside the building.

Motion Ernst/Kreidler to approve application for rezoning and condition use permit (with draft stipulations and additions above included). Motion carried.

The Public Hearing was adjourned at 7:30 p.m. The Planning Commission continued to its meeting immediately thereafter.

The Planning Commission considered an application for parcel division and rezoning for David and Barbara Ohman, N5157 Kettle Moraine Drive, Glenbeulah, WI 53023. Parcel No. 59002005920 at W7263 Cty Rd Z, Plymouth, WI 53073 is the building site of a former dairy farm which is currently used for storage and land for farming. The request is to create a parcel of 5 acres of land and rezone it a A5 so their son can build a home on the property. Land from adjoining parcel No. 59002005910 could be merged with the existing parcel so that enough farm land remains to maintain A1 zoning for the existing parcel. Weinbauer indicated that a survey should be provided and the land staked out prior to the next planning commission and town board meeting. This request will have a public hearing in April.

The Planning Commission considered an application for parcel division and rezoning for Karen Schreiner, N5220 Cty Rd U, Glenbeulah, WI 53023. Parcel No. 59002006890 is 83.15 acres and is zoned A1. The request is to create a resident parcel along Division Road containing a home and an out building. Representatives of Karen Schreiner indicated that they are seeking A5 zoning for a 5.6 acres carved out

parcel with access to Division Road. The remainder of the land would remain zoned A1. Weinbauer indicated they would need a survey and staking of the parcel and advised the commission members to perform their soil test/land review. This request will have a public hearing in April.

The planning commission adjourned their meeting at 7:46 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
March 23, 2026**

Chairman Michael Limberg called the Town Board meeting to order at 7:50 p.m. Board members present were Miles Shaw, Tony Wagner, and Mary Kracht. Pledge of Allegiance was recited.

Motion Kracht/Wagner to approve clerk's report including the minutes of the Town Board meeting of February 23, 2026. Motion approved.

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

The Greenbush Fire Department Update was presented in writing by Fire Chief Steve Dickman. Dickman provided the March Financial Statement. Engine 1 had wheel seals repaired. Generator of Squad 5 has oil leaking and will be repaired in the next month. Quotes were received for Tire replacement on Engine 1. Chairman Limberg indicated that Luedtke Auctions would want the used tires.

Steve Dickman presented the maintenance update. Dickman indicated areas of damaged caused by snowplowing on the town hall/fire department site and requested the town board look into the contract with the snowplowing vendor now and in the future.

Chairman Limberg Called for Public Comments. Jim Weinbauer expressed concern on gravel pit on Cty Rd U and Cty Rd T getting close to road and to property lines. Tomas Ward introduced himself as the new report from THE REVIEW. Todd Zimmerman expressed concern over vehicles parked in Greenbush area interrupting snow removal.

Motion Wagner/Kracht to approve an application for rezoning from M T Properties, N7184 Cty Rd C, Plymouth, WI 53073. The request is to have the 35 acres of land at N6301 Cty Rd U (Parcel No. 59002004410) rezoned from A1 to A5. The property is 40% used for agriculture and 60% used for hunting and recreation. The proposed use is to allow the building of a home with the remainder of the land used for agriculture or hunting/recreation. Roll Call vote was unanimous.

Motion Shaw/Kracht to approve an application for rezoning and for a conditional use permit for Anthony Wagner, W8497 Cty Rd C, Glenbeulah, WI 53023 (Parcel No. 59002000883). The 2 acres of land is zoned A5 and is currently used as a residence. The request is to rezone the land to B1 (Local Business and Industrial District). Wagner also seeks a conditional use permit for operation of a van conversion business for up to three employees operating between 6:00 a.m. and 5:00 p.m. and using existing building and parking area and limiting parking to seven vans that are not belonging to owner or employees at any one time. Roll Call vote unanimous with Wagner abstaining.

The Town Board discussed the provisions of the draft ordinance for fire department fees. Clerk/Treasurer reported that a legal opinion was requested from the town's attorneys regarding the legality of billing state owned property for the fire fee. A copy of their opinion was provided to the supervisors. Chairman Limberg said provisions for proposed ordinance would wait until new town board was installed in April.

Chairman Limberg reported that a property owner wants the wood from the tree scheduled to be brought down in their right of way if it can be cut into pieces to be moved by a skid loader.

Clerk/Treasurer Miller reported that no other resumes were received for his position. The advertisement was placed in THE REVIEW again this month. The town board will attempt to schedule a time when the entire board can interview the candidate.

Chairman Limberg indicated he will not appoint a new member to the planning commission until the election is complete.

Clerk/Treasurer Miller announced that the Open Book would be on March 31, 2026 from 10:00 a.m. to 2:00 p.m. The accessor would be available via telephone during that time. The Board of Review is scheduled for 6:00 p.m. on May 5, 2026.

Clerk/Treasurer Miller announced that the date of the Annual Meeting is April 21, 2026, as approved in the prior year's annual meeting.

The Town Board reviewed the monthly correspondence which included WTA Notice of their 2026 Spring Road School in Wisconsin Dells, Wisconsin Dept of Revenue Notice of Deadline for Innovation Grant funding available, WTA Notice of Webinar for Small Bridge Funding, Letter from DNR for Finding of Facts nor Managed Forest Land in the Town, Questionnaire from Kirtis Orendorff, UW Extension regarding township, Wisconsin Legislative Council ACT Memo regarding Wisconsin Act 68, and a notice of a WTA small bridge webinar to be held the next day. Steve Dickman offered date and time of a local storm spotter class.

The Town Board reviewed the March Building and Driveway Permit requests.

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

Motion Kracht/Wagner to adjourn meeting at 8:49 p.m. Motion carried.