

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
May 26 2026**

The Planning Commission Public Hearing and Meeting was called to order by James Weinbauer at 7:03 p.m. Committee Members present were Davd Ohman, Miles Shaw, and Ryan Ernst.

The Planning Commission held a public hearing for a request for a Conditional Use Permit for Chris Petrie, 110 Hein Avenue, Plymouth, WI 53073 to create a driveway greater than 150' on Parcel #59002006131, on the northeast corner of a lot on the west side of Hillcrest Drive. The parcel is currently vacant land that is zoned A-5. The driveway would allow for a residential home placement. Motion Shaw/Ernst to approve Conditional Use Permit request. Motion carried.

The Public Hearing was adjourned at 7:06 p.m. The Planning Commission continued to its meeting immediately thereafter.

The Planning Commission considered a Conditional Use Permit for Derek & Clare O'Leary, N5220 Cty Rd U, Glenbeulah, WI 53023 to provide for driveway of greater than 150' on former parcel #59002006890. The newly created parcel on the east side of Division Road (approved at April, 2026 Town Board Meeting) has yet to be assigned a number. The parcel is currently vacant land zoned A-5. The driveway would allow for residential home placement. A Driveway Permit Form was requested of petitioner.

A public hearing on the matter will be held on June 22, 2026.

The planning commission adjourned their meeting at 7:11 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
BOARD MEETING
May 26, 2026**

Chairman Michael Limberg called the Town Board meeting to order at 7:15 p.m. Board members present were Miles Shaw, Tony Wagner, Wendy Lueck and Ryan Passini. Pledge of Allegiance was recited.

Motion Wagner/Lueck to approve clerk's report including the minutes of the Town Board meeting of April 27, 2026, and minutes of Special Town Board Meeting of April 30, 2026. Motion approved.

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

The Greenbush Fire Department Update was presented in writing by Ray DeMunck. DeMunck provided the May Financial Statement. DeMunck reported repairs were completed on air dryer on Tender #4. DeMunck stated the training topics for the month included GPS/Trail Rescue, Tender shuttle, Pump operation with use of CAFS foam and hose line deployment. DeMunck highlighted the Annual Fireman's Picnic is scheduled for June 28th and will include a parade and the Chicken Butt Band. The department still needs to obtain its temporary liquor license.

Steve Dickman presented the maintenance update. A downed ash tree was cut up and is available for firewood behind the building. The inline water filter was replaced in the utility room. Paint will be sought for metal around the windows of the building.

Chairman Limberg Called for Public Comments. There were none.

Motion Shaw/Lueck to approve request for a Conditional Use Permit for Chris Petrie, 110 Hein Avenue, Plymouth, WI 53073 to create a driveway greater than 150' on Parcel #59002006131, on the northeast corner of a lot on the west side of Hillcrest Drive. The parcel is currently vacant land that is zoned A-5. The driveway would allow for a residential home placement. Vote was unanimous.

Motion Passini/Wagner 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, 2026 to June 30, 2027. Motion carried.

Motion Passini/Wagner 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, 2026 to June 30, 2027. Motion carried.

Motion Lueck/Passini to approve Operator's Licenses Requests from Janice Struve, Mark Degner, and Kelly Ronn (Nicolaus Haus) and Patrick Ritzel (Farm 1849, LLC.) Motion Carried.

The Town Board discussed the special meeting held for fire department fees/referendum consideration earlier in the month. Wagner was to work on the presentation to the public. Shaw sought answers to questions raised during the previous meeting. Lueck and subsequently Limberg consulted with National Exchange Bank about financing for a new truck. Another Fire Department fees/referendum workshop meeting will be posted for June 4, 2026, at 7:00 p.m.

The board discussed the Glenbeulah Fire Department proposal for a flat fee service contract for First Responder Services. The board will await details of the offer to finalize their decision.

The Board considered bids for roadwork from Sheboygan County and Scott Construction for blacktop, chip sealing and gravel cover for various roads including Glen Road, School Road, Chickadee Road, Kettle Moraine Road, Sunrise Road, and Hilltop Road. Motion Shaw/Wagner to approve Scott Construction bid to chip seal Chickadee Road from Highway 23 to Division Road at a cost of \$11,319 and Kettle Moraine Road for a cost of \$16,214. Motion carried.

The Board considered DNR request for Tree Removal on Hulls Crossing Road to create a better grass habitat in the area. The board is open to the possibility and will seek information on funding for the potential joint project.

Motion Shaw/Lueck to approve Town of Marshfield Snow Plowings Rates for the 2026-27 winter season. Motion carried.

Motion Shaw/Lueck to approve offer of contract to Linda Schmidt to assume duties of Town Clerk/Treasurer beginning on June 22, 2026, but beginning work as soon as possible at an annual salary of \$27,500 to be prorated the remainder of the year. Motion carried.

Chairman Limberg reported no progress on appointment to fill the vacancy on the planning commission.

Supervisor Passini and others provided claims of delays occurring in construction projects because of unresponsiveness of the current building inspector. The board will communicate these concerns to the building inspector.

The Town Board reviewed the monthly correspondence which included the Town of Greenbush Maintenance of Effort Report for Fire and EMS Services, DNR Award Letter of Recycling Grant for 2026, 2026 Statement of Assessment Summary for the Wisconsin Dept of Revenue, WTA notice of Turnout for Transportation Roundtable held in May, Wisconsin Dept of Transportation notice of video tutorial regarding Agricultural Roads Improvement Program, Notice of the June 4, 2026, Sheboygan County Unit Meeting of the WTA, Email from Brian Olson regarding delay in Sheboygan County Highway Department billings, Notice of Zone Adjustment of Appeals Workshop on June 25, 2026, a letter from WE Energies concerning coordination of road projects, and a notice from Sheboygan County Health and Human Services concerning an illegally operating campground on Hickory Lane.

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

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

Motion Lueck/Wagner to adjourn meeting at 9:37 p.m. Motion carried.