

**MINUTES OF TOWN OF GREENBUSH
PLANNING COMMISSION MEETING
October 27, 2025**

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

The planning commission heard 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).

Burkart explained he wants to keep 35 acres for hunting and recreation. The 4.65 acres would be sold to Dave Schmitz to build a house. After some discussion, the committee indicated the division looks good as designed. A public hearing will be scheduled for November 24, 2025.

The planning commission adjourned at 7:13 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
PLANNING COMMISSION PUBLIC HEARING
October 27, 2025**

Chairman Jim Weinbauer called the Town Board Public Hearing to order at 7:14 p.m. Members present included Miles Shaw, Michelle Kreidler, Jim Weinbauer, Joe McClurg, and Ryan Ernst.

The Planning Commission of the Town of Greenbush held a public hearing to consider the application of renewal of the current conditional use permit for the Dippel Aggregate Site located at N4938 Cty Rd U, Glenbeulah, WI 53023 operated by the Northeast Asphalt Company, 1524 Atkinson Drive, Green Bay, WI 54303. The site is owned by Randall & Rebecca Dippel, N4938 Cty Rd U, Glenbeulah, WI 53023 and Todd Miske 9585 Cty Hwy XX, Kewaskum, WI 53040. The related parcels are zoned A-1 and are used for non-metallic mining of sand and gravel, agricultural and recreational. There are no proposed changes to the current conditional use permit guidelines. The request was presented by Matt Matusack.

Matusack indicated that the company would like to continue using the property as in the past. Questions from the floor were answered. No letters were received regarding the application. Motion McClurg/Shaw to recommend approval of the renewal of the conditional use permit. Motion carried.

The Public Hearing Adjourned at 7:24 p.m.

**MINUTES OF THE TOWN OF GREENBUSH
TOWN BOARD MEETING
October 27, 2025**

Chairman Mike Limberg called the Town Board Meeting to order at 7:26 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 September 22, 2025, the Special Board Meeting of September 30, 2025 and the Board of Review Minutes of September 30, 2025. Motion approved.

Motion Shaw/Wagner 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 October financial statement. Dickman reported on the 2025 Forest Fire Protection Grant parameters from the DNR. He stated that on Tuesday night, the fire department will be teaching fire safety and prevention to a local boy scout troop using the Sheboygan County Survive Alive House. The annual poultry party will be held on Friday, November 14, 2025, in the apparatus room.

Steve Dickman presented the maintenance report. He stated a valve was replaced on the water heater. He provided an update of the biannual maintenance report on the furnace and air conditioners. Some minor repairs had been completed.

Motion Wagner/Shaw to replaced exhaust fan motor and housing for \$625 and replaced the 24-volt transformer for \$84 on the small furnace, allowing for four hours of labor. Motion carried.

Public Comments. Jim Weinbauer suggested that the planning commission should receive emails about upcoming meetings. Olson property zoning questions were raised.

Motion Shaw/Wagner to approve the application for renewal of the current conditional use permit for the Dippel Aggregate Site located at N4938 Cty Rd U, Glenbeulah, WI 53023 operated by the Northeast Asphalt Company, 1524 Atkinson Drive, Green Bay, WI 54303. The site is owned by Randall & Rebecca Dippel, N4938 Cty Rd U, Glenbeulah, WI 53023 and Todd Miske 9585 Cty Hwy XX, Kewaskum, WI 53040. A discussion on reclamation ensued. Ken Stemper stated there were no known neighbor complaints. Motion carried.

Motion Shaw/Wagner to approve the request of division of land for Richard and Beth Olson, N6107 Cty Rd U, Glenbeulah, WI 53023. The land owners request that Parcel No. 59002004460 which is 39.38 acres and is zoned A-3 (Agricultural Holding District) be divided into three parcels. Lot 1 is 8.78 acres and contains the home and man-made pond and is on the southwest corner of the parcel. Lot 2 is a 21.05 acre L shaped acre parcel to the east and north of Lot 1. Lot 3 is a 9.00 acre rectangular parcel which borders the existing subdivision to the north. Motion carried.

The Town Board discussed the status of the Fire Services Fee proposal. The board reported that the town would have to be responsible to collect delinquent fire fee payments. The county will not. Fire fee examples were provided.

Chairman Limberg reported that Scenic View Road would be paved from State Highway 23 to Center Road and that work started October 27, 2025.

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

Motion Wagner/Shaw to approve the 2025 Sheboygan County Transportation Shared Revenue Program Agreement. Motion carried.

Motion Shaw/Wagner to approve the Joint Powers Agreement with Sheboygan County 911. Motion carried.

Motion Shaw/Wagner to approve resolution designating part of Plank Road as a snowmobile route. Motion carried.

The annual newsletter as an inclusion in the Property Tax Bill with Sheboygan County was provided to the town board.

Motion Shaw/Wagner to approve application for Temporary Class B Retailer's License for the Sale of Fermented Malt Beverages at the Greenbush Fire Department Poultry Party on November 14, 2025. Motion carried.

The Town Board reviewed the monthly correspondence which includes: Notice of Parcel Split on County Road T provided by Karin Pierce of Sheboygan Planning, LRIP Grant Notice meeting scheduled for October 17, 2025. (Town of Greenbush not scheduled to be eligible to receive funds in 2026.), Wisconsin Towns Association and Wisc. Dept of Transportation announcements of LRIP Local Roads Improvement Cycle and available training, Power point slides from Counties recent training on LRIP program ,The Bay Lakes Buzz regional planning commission newsletter, Public Records request from Paul Eischen and Legal Response suggested, WTA promotion of Lunch and Learn Series concerning roles in Municipal Emergency Management, the 2025 Final Statement of Assessment Filed by Sheboygan County, Wisconsin Dept. of Transportation promotion of Agricultural Road Improvement Program Video Tutorial, WTA promotion of Town Law Conference, email from Wade House regarding the Cemetery Walk on October 25, WTA promotion of their October Annual Convention, The Wisconsin Great Lakes Chronicle with cover letter from Wisc. Dept of Administration, and Wisconsin Public Service Commission Notice of Investigation and Request for Comments on construction cost overruns, Email regarding New 2025 Tax Bill and Envelop, Notice from Wisconsin Public Service on Application for Transmission Lines from American Transmission Company, Notice from ATC on the Ozaukee County DIC Project, Public Notice of an Air Pollution Control Permit Application Review for Hexion Inc located in Sheboygan and Letter from WPS regarding road improvement project planning coordination and a notice of a WTA Town Law conference.

The Town Board reviewed the monthly Building Permits.

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

Motion Wagner/Shaw to adjourn meeting at 8:38 p.m. Motion carried.