

**TOWN OF MOSEL  
TOWN BOARD MONTHLY MEETING**

**AUGUST 9, 2011**

**MINUTES**

- I. **Call To Order and Verification of Meeting Duly Noticed.** Town Chair Dirk Zylman called the meeting to order at 6:30 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Town officials present were Supervisor Wayne Warnecke, Constable Mike Langland and Clerk-Treasurer Rachel Rehbein. Supervisor Aaron Anger was absent. Also present were Wayne & Pauline Huibregtse, Jeff Verhaeghe, Paul Gavin and Jim Hodgell. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on August 4, 2011 at the Town Hall at 11:24 a.m., the Transfer Station at 11:32 a.m., Joe's Hometown Auto at 11:40 a.m. and the website at 11:20 a.m.
- II. **Public Input: Discussion only – any topic.** No one offered public input.
- III. **Approve/Accept Minutes from July 12, 2011 Monthly Board Meeting.** Motion Warnecke/Zylman to accept minutes from July 12, 2011 Monthly Board Meeting with corrections; carried 2-0.
- IV. **Take Action on Amending Zoning Code 7.05 H (1) (d) to Allow Multi-Family Dwellings (Ordinance 2011-04).** Motion Warnecke/Zylman to amend zoning code 7.05 H (1) (d) by deleting the existing language and replacing with the following language: “Multi-family residences containing no more than four (4) dwelling units”; carried 2-0.
- V. **Public Hearing on Wayne & Pauline Huibregtse, parcel #59014-183710, W1009-W1011-W1013 County Road FF Petition to rezone 1.25 acres from B-1 Business District to RH-1 Rural Hamlet District.**
  - A. **Presentation of Application.** Wayne and Pauline Huibregtse presented their desire to rezone their 3 family rental property from B-1 to RH-1 for the purposes of protecting themselves should they suffer a catastrophic loss (fire or tornado) and enabling them to refinance their existing building loan. Having the property rezoned would allow them to rebuild in the eventuality of a loss - presently cannot rebuild with the existing zoning classification.
  - B. **Open Floor to Public Testimony/Clerk-Treasurer's Contacts.** No one was present to give verbal testimony regarding the subject rezoning. Clerk-Treasurer Rehbein reported she had not receive any written, faxed or phone comments.
  - C. **Close Floor; Take Action Or Set Date To Do So.** Chair Zylman closed the floor. Motion Warnecke/Zylman to rezone the property at W1009/W1011/W1013 County Road FF, a total of 1.25 acres, parcels #59014-183710, from B-1 Business District to RH-1 Rural Hamlet District; carried 2-0.
- VI. **Take Action on Adding the Definition of a Warehouse to Zoning Code 7.02 B (75) (Ordinance 2011-05).** Motion Warnecke/Zylman to add the definition of a warehouse as “a building where raw materials, manufactured goods, merchandise or similar material is stored temporarily” to 7.02 B (75); carried 2-0.
- VII. **Public Works, Public Safety and Enforcement.**
  - A. **Conditional Use Permit Reviews:**
    1. **Richco Structures – Operate a roof & floor truss manufacturing business and business office.** Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 2 years (August 2013); carried 2-0.

2. **Jerome Buboltz – Stevie B’s Landscaping Business in R-1 Residential District.** Motion Warnecke/Zylman to renew the Special Land Use Permit and review it again in 1 year (August 2012); carried 2-0.
  3. **Delores Gottsacker – Mini-warehouses.** Motion Warnecke/Zylman to renew the Conditional Use Permit with the added condition that grass shall be kept cut and review it again in 1 year (August 2012); carried 2-0.
  4. **Haven Bar & Grill – Tavern and restaurant, with beer garden and live music.** Mr. Gavin reported that business is slow. Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 1 year (August 2012); carried 2-0.
  5. **Sheboygan Rifle and Pistol Club – Shooting range and sportsmen’s club.** Mr. Verhaeghe reported they have increased interest in gun training due to the recent concealed carrying of weapons becoming legal in Wisconsin. Supervisor Warnecke would like them to take sound readings on the east end of Garton Road. Mr. Verhaeghe said he could do that. Supervisor Warnecke stated he has been hearing automatic weapons. Mr. Verhaeghe stated only law enforcement use automatic weapons on the range for training. In the near future, the Club may be adding security cameras at a cost of \$10-12,000.00. They will obtain a building permit for them. Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 1 year (August 2012); carried 2-0.
  6. **WDOT – 188’ tower and 12’x 24’ equipment building.** Motion Warnecke/Zylman to renew the Conditional Use Permit with the added condition that WDOT provide contact information on gate and review it again in 1 year (August 2012); carried 2-0.
  7. **Larry Sewer & Water – Water & sewer business.** Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 2 years (August 2013); carried 2-0.
  8. **Ardell Motorsports – Motorsports sales and service.** Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 1 year (August 2012); carried 2-0.
  9. **Sixel & Schwinn – Contractor’s shop, office, yard and 42 sq. ft. illuminated ground sign.** Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 3 years (August 2014); carried 2-0.
  10. **Ron Hammann – U.S. Cellular tower.** Motion Warnecke/Zylman to renew the Conditional Use Permit and review it again in 3 years (August 2014); carried 2-0.
- B. Whistling Straits update.** The Town received a list of projects Whistling Straits will be completing in 2011. A building permit invoice will be sent to them for \$182.00.
- C. Sign Replacement Update.** Chair Zylman contacted Ron Spatz of the Sheboygan County Highway Department to replace the 29 damaged signs and then begin installing new, reflective signs which conform to the new state standards, starting on the south end of town and moving north (as approved at the June 14, 2011 Town Board meeting).
- D. Discuss Citation Authority.** Chair Zylman proposes to first send offenders a letter. If they do not correct the offence, Constable Langland will contact them. If they still do not correct the offence, Constable Langland will give them a citation. The Town would have to make arrangements with a Municipal Court to handle offenders who do not pay the citation. This subject will be discussed further at the September Board meeting.
- E. Discuss Unlicensed Motor Vehicles Ordinance Enforcement (Town Ordinance Chapter 5.01).** Constable Langland reported he had seen 91 unlicensed vehicles on approximately 30 properties. This will be discussed again at the September Board meeting.
- F. Update on Dairyland Drive Center Stripping.** Chair Zylman authorized to have only center line stripping be done on Dairyland Drive at a cost of \$250.00 per mile.
- G. Update on Culvert Repair on Rangeline Road.** The repair has not been done yet.
- H. Discuss Town Road Weight Limit Procedures.** Chair Zylman reported that at the Wisconsin Town’s Association meeting it was discussed that if large trucks are being used on certain roads,

they must have flag people and drive in the middle of the road. Supervisor Warnecke also reported that in spring trucks should travel on certain roads early in the morning when there is still frost in the ground. This will be discussed further at the September Board meeting.

- I. **Update on Agriculture Conversion Fee Procedures.** The fee no longer needs to be collected. The fee we did collect will be used for planning, zoning, and compliance monitoring.
- J. **Review State Redistricting Impact on Town of Mosel.** Town of Mosel will remain in the 9<sup>th</sup> and 27<sup>th</sup> Districts.
- K. **Discuss Newsletter Ideas.** The newsletter will go out late October. Constable Langland suggested putting in that Gus Holman Company takes appliances at no charge.
- L. **SSA-TAC/MPO (Sheboygan Service Area-Technical Advisory Committee/Metropolitan Planning Organization) Report.** Supervisor Warnecke had no report. Next meeting is August 18, 2011.
- M. **SUASSP-TAC (Sheboygan Urbanized Area Sewer Service Plan-Technical Advisory Committee) Report.** Chair Zylman had no report.
- N. **Wisconsin Towns Association (WTA)-Sheboygan County Meeting.** Chair Zylman reported several topics discussed including Trip-D, Voter ID, Ag Conversion Fee and weight limits.
- O. **Heads of Government Meeting Report.** Chair Zylman had no report.
- P. **Ordinance and Permit Violations.** Constable Langland reported he picked up tires and a dehumidifier on the road. He also picked up garbage on Rowe Road by the Transfer Station which contained a name. The Sheboygan County Sheriff's department was contacted. He also reported a large orange barrel on Rowe Road by the railroad tracks.
- Q. **Constable's Report and Log Review.** Constable's log was reviewed and signed.

#### VIII. Correspondence/Communications/Contacts.

- A. **Website Count: 2519**
- B. **Noxious Weeds Complaints.** Two complaints were received for a property on Garton Road. The owner has said they will have it taken care of.
- C. **WDOT E-mail Regarding I-43 Event Only Off Ramp.** The I-43 Event only off ramp will be let in 2012. Chair Zylman will contact Todd Grunewald of the Haven Fire Department regarding the Town possibly being responsible for the plowing of the ramps.
- D. **ATC (American Transmission Company) Meeting.** Supervisor Warnecke attending a meeting July 13, 2011 and reported that any route the company adopts, the Town it is in would receive monies of a percent of the project cost and receive an annual payment. Three or four routes are proposed. It will take one to two years to decide.
- E. **Others.** A town resident was concerned about the possibility of sludge being dumped on a City of Sheboygan owned property on Playbird Road. The Town of Sheboygan will be holding public hearings on the matter.

#### IX. Financials:

- A. **Review Financial Reports.** The financial reports were reviewed and filed in the Clerk-Treasurer's office.
- B. **Review and Approve Voucher List.** Motion Warnecke/Zylman to approve payment of all items on the voucher list, a total of \$8,484.34; carried 2-0.
- C. **Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued July 1-31, 2011 was \$49,456.00. Total fees collected were \$182.00. The year-to-date total value is \$311,674.00. There were no Driveway Permit issued, one new rezoning application requested, no new Conditional Use/Special Land Use application distributed and no new Variance Application distributed.

**X. Review Upcoming Calendar of Events.**

- A. August 17, 2011 Public Information Session regarding County Road LS.** Sheboygan County Highway Department is responsible for contacting the affected residents. Clerk-Treasurer Rehbein has posted the meeting and put on the Town's website.
- B. August 24-26, 2011 Clerk-Treasurer Attending WMCA Conference.**
- C. September 13, 2011 Board Meeting.**
- D. Others.** Supervisor Warnecke attending MPO meeting August 18, 2011; Supervisor Warnecke and Chair Zylman will be attending the Wisconsin Towns Association Convention in Green Bay October 23-26, 2011

**XI. Future Agenda Items: Discussion Only.**

- A. Others.** None discussed.

**XII. Adjourn.** Motion Warnecke/Zylman to adjourn; carried 2-0. Meeting adjourned at 8:01 p.m.

ATTEST:

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Dirk Zylman, Chair

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Rachel Rehbein, Clerk-Treasurer

Approved on September 13, 2011