

**TOWN OF MOSEL
TOWN BOARD MONTHLY MEETING**

AUGUST 12, 2008

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 Supervisors Dave Scharinger and Wayne Warnecke, Clerk-Treasurer Rachel Rehbein and Constable Mike Langland. Also present were Scott Fedler, Rodd Schirmer, Jim Hodgell, Travis Ardell, Jay Schickel and Julee Weyenberg. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. **Public Input: Discussion only – any topic.** No one present offered public input.
- III. **Approve Minutes from July 10, 2007 Board Meeting, August 14, 2007 Board Meeting, September 11, 2007 Board Meeting, September 24, 2007 Board Meeting, October 9, 2007 Board Meeting, October 11, 2007 Special Board Meeting, October 20, 2007 Special Board Meeting, October 24, 2007 Special Board Meeting, November 13, 2007 Board Meeting, November 27, 2007 Board Meeting, December 11, 2007 Joint Meeting, December 13, 2007 Board Meeting, and July 8, 2008 Board Meeting.** Motion Warnecke/Scharinger accept minutes from July 10, 2007, August 14, 2007, September 11, 2007, September 24, 2007, October 9, 2007, October 11, 2007, October 20, 2007, October 24, 2007, November 13, 2007, November 27, 2007, December 11, 2007, and December 13, 2007; carried 3-0. Motion Scharinger/Warnecke accept minutes from July 8, 2008 as corrected; carried 3-0.
- IV. **Public Hearing on a Conditional Use Permit: Travis Ardell, Ardell Motorsports, N7449 Hwy 42, parcel #59014-185920.**
 - A. **Presentation of application to operate a motorsports dealership.** Travis Ardell would like to purchase the property at N7449 Hwy 42 (current owner Julee Weyenberg) to operate a motorsports sales and service and add a showroom.
 - B. **Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** Jim Hodgell stated he has been contacting DOT to see if they are going to widen Hwy 42. He has contacted an attorney to get that answer. Julee Weyenberg stated she has not been contacted by the DOT. Mr. Rodd Schirmer thinks the Hwy 42 expansion would be 10-15 years in the future and would only happen if 11,000 more cars traveled the road. Julee Weyenberg's attorney will record the survey correction when the property sale is complete. No comments were received by the Clerk-Treasurer prior to the hearing.
 - C. **Close Floor; Take Action Or Set Date To Do So.** Chair Zylman closed the floor. Supervisor Warnecke was concerned with the condition the property will be kept in. Travis Ardell said he has been operating the business in the Town of Sheboygan (931 N. 37th Street) and has no issues with neighbors. Travis Ardell said he will not have outdoor storage. Chairman Zylman asked what the intent was with the buildings. Travis Ardell would use the 2 ½ car garage for service and add a 30 foot x 60 foot showroom and live in the house. The Board informed him he would need a building permit for the addition. Travis Ardell stated it was not a high traffic business and shipments come in crates. All cardboard is stored inside and taken to a recycling facility. Travis Ardell would also be putting up a sign and would follow the Town's restrictions. He will also contact the State as to their sign restrictions. Travis Ardell was informed he would need a sign permit. Following further discussion, motion Scharinger/Warnecke to grant a Conditional Use Permit to Travis Ardell for the sale and services of Motorsports at N7449 Hwy 42, parcel #59014-185920, with the following conditions:

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1. No outside storage is allowed.
2. All lighting shall not cast onto neighboring properties or public roadways.
3. One dumpster limit.
4. This permit shall be reviewed in 9 months.

Motion carried 3-0.

V. **Bird Hunting Preserve Update.** Chairman Zylman stated there were no new updates on the Bird Hunting Preserve or Cottages. The Town is waiting for Kohler Co. to provide them with additional information. Chairman Zylman met with Mr. Scott Anderson the new President of Hospitality and Real Estate for Kohler Co.

VI. **Final Review of Special Land Use Permit for Robert Ziegelbauer, N8540 County Road LS, parcel #59014-182462.** Prior to signing the Special Land Use Permit, motion Warnecke/Scharinger to grant Special Land Use Permit to Robert Ziegelbauer; carried 3-0.

VII. Ordinances, Policies and Licensing:

- A. **Operator's (Bartender's) Licenses (2)** Upon review of the applications, motion Scharinger/Warnecke grant operator's licenses to Jussara Dykes and Shannon Sippel; carried 3-0.
- B. **Wind Turbine Discussion.** Following discussion, Supervisor Warnecke will do research on action taken by Calument Co. in regards to large Wind Turbines. The Planning and Zoning Commission should work on language for an ordinance.
- C. **Fee Schedule Update.** Action was tabled until September meeting. Chairman Zylman and Clerk-Treasurer Rehbein will look into other Town's cemetery fees.
- D. **Town Roads Weight Limit Ordinance.** It was discussed to possible place a 4 ton limit on all town roads, except Dairyland and Playbird. Chairman Zylman will talk to Attorney Paul Dirkse and Steve Bauer of the Town of Sheboygan Falls.
- E. **Permitted Culvert Materials.** It was discussed to possible add plastic as a culvert material. Attorney Paul Dirkse will be asked to present an Ordinance at the September meeting.
- F. **Tiling Permit.** It was discussed the possibility tiling permits needed to control water going to other properties. Chairman Zylman will check with the Town Board Association.
- G. **Other.** None

VIII. Public Works, Public Safety and Enforcement.

- A. **Ditch Obstruction Ordinance.** Motion Warnecke/Scharinger to adopt Ordinance 2008-04 "AN ORDINANCE AMENDING SECTION 3.04 OF THE TOWN OF MOSEL MUNICIPAL CODE CONCERNING CULVERT CONSTRUCTION"; carried 3-0.
- B. **Santana Drive Follow-up.** The obstruction in the culvert has been removed. The Board will wait and see what happens after the next heavy rainfall. Attorney Paul Dirkse told Chairman Zylman that the Town has minimal liability. The Sheboygan County Highway Department quoted Chairman Zylman \$40.00 per foot on a 30 inch culvert but Chairman Zylman was not sure if that included labor.
- C. **Transfer Station Regulations Update.** Supervisor Scharinger spoke to Veolia and has updated handouts. He is still working on updating Hazardous Waste Disposal handout. In a future meeting, Supervisor Scharinger will present information on when to close Transfer Station in inclement weather.
- D. **SSA-TAC/MPO Report.** Supervisor Warnecke has nothing new to report.
- E. **Conditional Use Permits Review.** Letters will be sent out and reviews done at September meeting.
- F. **Ordinance and Permit Violations.** Mr. Larry Gordon should pay late fee. Chairman Zylman will send him a letter. Attorney Paul Dirkse should send Jerome Buboltz and Rachel Reichwald a letter stating the Boards concern that he is running a business of fixing cars out of his home in a A-1 district and does not have a permit. He has had previous permit violations.
- G. **Constable's Report and Log Review.** The Constable's log was reviewed and signed.

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- IX. Determine Schedule for Revaluation.** Supervisor Warnecke contacted Golf Property Analysts from Harrisburg, PA for doing a revaluation on Whistling Straits. The cost would be \$20,000.00. Chairman Zylman will contact the State about equalized value. A determination will be made at the September meeting as to who does revaluation for Whistling Straits. Motion Warnecke/Scharinger to approve a full revaluation in 2009, contracting with Associated Appraisal; carried 3-0. Supervisor Scharinger will contact Amy at Associated Appraisal to get us on their list. The Board expressed a desire to begin the revaluation earlier in 2009.
- X. Personnel:**
- A. Approve Clerk-Treasurer Ordinance.** Motion Scharinger/Warnecke to adopt Ordinance 2008-03 "AN ORDINANCE CREATING SECTION 2.07 OF THE TOWN OF MOSEL MUNICIPAL CODE PROVIDING FOR THE APPOINTMENT OF THE COMBINED OFFICE OF TOWN CLERK/TREASURER"; carried 3-0.
- XI. Update on public notice locations.** Supervisor Scharinger has installed the cork bulletin board at the Transfer Station. Notices will now be posted at the Town Hall, Grace Church and the Transfer Station.
- XII. Correspondence/Communications/Contacts.**
- A. DNR letter regarding Clear Span Bridge across Seven Mile Creek.** For information only. No action needed.
- B. Letter from DOT regarding Jay Schickel request.** Chairman Zylman will set up meeting with DOT and the Board.
- C. Sheboygan County Planning & Resources Department Letter.** Clerk-Treasurer Rehbein will complete form letter with Dave Scharinger as contact.
- D. Kohler Co. e-mail regarding Lake Access.** The Lake Access path has been mowed, the hole fixed near the bottom of the path and the large blocks near the gate have been moved.
- E. 2009 Wisconsin Comprehensive Planning Grants Letter.** We received information too late. No action needed.
- F. DOT I-43 Exit Request.** Chairman Zylman will reply with a letter to the DOT stating the need to allow First Responders and Firefighters on exit.
- G. Smart Growth Implementation Committee (SGIC) for Sheb. Co.** No one will be attending unless action items that affect the Town are on the agenda.
- H. Other.** Clerk-Treasurer Rehbein was contacted by FEMA to give FEMA's number to anyone that has had property damage from the recent storms. Chairman Zylman had a call from a resident regarding thistles along road, County has since cut.
- XIII. 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/Scharinger to approve payment of all items on the voucher list, a total of \$25,248.85, as presented; carried 3-0.
- C. Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued July 1-31, 2008 were \$174,115.00. This brings the year-to-date total value to \$1,615,930.00. Total fees collected July 1-31, 2008 were \$452.00 with a \$45.00 late fee (pending payment). There was one Driveway Permit issued and two rezoning applications requested. There was one Conditional Use application which was presented at this meeting. There was one Variance Applications distributed.
- XIV. Review Upcoming Calendar of Events.**
- A. Set Date and Time for Next Board Meeting.** The next Town Board meeting will be September 11, 2008 at 6:30 p.m.

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- B. Discuss topics to include in Fall Newsletter.** Topics included in newsletter will be: Referendum, Mike Langland-Constable, new posting location, Lavonne Athorp Thank You, New Website, Clarify when building permit needed and fees, Fireworks permit, Budget Hearing, Dog Licensing, Transfer Station Information, Bookmobile Schedule, Office Hours, Fire Department Brat Fry, Hunting Cards, Ordinance changes, Lake Access and Revaluation. Clerk-Treasurer Rehbein will try to have a rough draft of the newsletter by September 11 meeting.
 - C. WMCA Conference, Stevens Point – August 20-22** Clerk-Treasurer Rehbein will be attending. Chairman Zylmen will check mail, e-mail, and phone messages.
 - D. Partisan Primary – September 9, 7 a.m. - 8 p.m.**
 - E. 2008 Fall Budget & Finance Workshops – September 23** Clerk-Treasurer Rehbein will be attending.
 - F. WTA Conference – October 5-8** Chairman Zylman and Supervisor Warnecke will be attending.
 - G. General Election – November 4, 7 a.m. - 8 p.m**
 - H. Other.** Chairman Zylman will attend Heads of Government meeting August 13, 2008; Supervisor Warnecke will attend MPO meeting August 28, 2008.
- XV. Future Agenda Items: Discussion Only.** The Board noted the following should be on the September agenda: fee update, culvert material ordinance, CUP review, revaluation, and Fall newsletter.
- XVI. Adjourn.** Motion Warnecke/Scharinger to adjourn; carried 3-0. Meeting adjourned at 9:00 p.m.

Dirk Zylman, Chairman

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved on September 11, 2008