

**TOWN OF MOSEL
TOWN BOARD MONTHLY MEETING
JUNE 10, 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 and Clerk-Treasurer Rachel Rehbein. Also present were Lynn & Greg Pagel, Julee Weyenberg, Mike Drossel, Ken Steltenpohl, Scott Fedler, Rodd Schirmer, Randy Rautmann, Nicole & Travis Ardell, Monica Lienau, Jay Schickel, Jeff Dederling, Marv Jumes, Jim Hodgell, Paul Gavin, Paul Corson, Mike Langland and Heinz Mueller. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. **Public Input: Discussion only.** Mike Drossel of the Sheboygan Rifle & Pistol Club addressed the Board in regards to the Club building an indoor shooting range on their property on Rowe Road. Dirk stated it would be put on the July 8, 2008 Town Board meeting agenda.
- III. **Approve Minutes from June 12, 2007, June 26, 2007 and May 13, 2008 Monthly Board Meetings.** Motion Scharinger/Warnecke to accept June 12, 2007 and June 26, 2007 minutes; carried 3-0. Motion Warnecke/Scharinger to accept May 13, 2008 minutes 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.** Mr. Ardell would like to purchase the N7449 Hwy 42 property (current owner Julee Weyenberg) to operate a motorsports dealership to sell and service ATV and scooters inside the building.
 - B. **Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** Julee Weyenberg (current owner) stated the surveyor found that a building owned by the neighbor to the west was on the Weyenberg property. Clerk-Treasurer Rehbein received no comments before the hearing.
 - C. **Close Floor; Take Action Or Set Date To Do So.** Chairman Zylman closed the floor. Motion Warnecke/Scharinger to obtain addition information and possible take action at the July 8, 2008 meeting; carried 3-0.
- V. **Auditor Paul Corson.** Auditor Paul Corson answered questions from the Board including our abilities to be compliant to GASB 34. Mr. Corson stated it would cost the Town \$13,000.00 to become compliant and most Towns like ours do not use GASB 34.
- VI. **Jay Schickel Request.** Mr. Schickel is negotiating with the DOT on the sale of a portion of his land fronting Hwy 42. Mr. Schickel is requesting that the DOT provide him with a 66-foot road access to his property to accommodate an entrance/egress for a possible future frontage road. He asked the Board to provide him with a letter of support. Mr. Schickel has agreed that he would pay the legal costs of drafting the letter. Motion Warnecke/Scharinger have the town attorney draft a letter to the DOT approve a sixty-six foot wide entrance onto the Jay Schickel property from Highway 42, accessible by north and southbound traffic which would service a future frontage road parallel to the east side of Highway 42, serving the Schickel property as well as several other businesses located in that area.
- VII. **Constable Interviews:**
 - A. **Mike Langland.** Mr. Langland lives on LS and works full-time and first shift at Kohler Generator. He has lived in Mosel for 12 years and has grown children.
 - B. **Heinz Mueller.** Mr. Mueller has lived in Mosel since 1976. He is retired from the U.S. Government Law Enforcement and has children at home.The Board will make a decision by the July 8, 2008 Board Meeting.

VIII. Amendments to Chapter 7: Zoning Ordinance of the Mosel Municipal Code, including changes to: (1) permitted uses in the B-1 Business District and I-1 Industrial District. Currently there are no permitted uses in B-1 and I-1; (2) permitted uses in A-1 Prime Agricultural, A-2 General Agricultural and A-3 Rural Preservation Districts; (3) conditional uses in A-2; (4) adding a definition of a “Bird Hunting Preserve”; and (5) the addition of a new zoning district, R-4 Rural Residential District, for the purpose of allowing single-family residential development while still allowing limited gardening and keeping of animals. Motion Scharinger/ Warnecke to have Planning & Zoning look at the attorney’s changes; carried 3-0.

IX. Kohler Co. Development Proposals:

- A. Special Land Use Permit for a Bird Hunting Preserve Field Test - Brief discussion, no action will be taken.** A Public Hearing and Special Board Meeting is scheduled for June 24, 2008 at 6:30 p.m. Kohler Co. provided a Hunting Summary to the Town and copies were available.
- B. Whistling Straits Cottages project for parcel #59014-184061, N8501 County Road LS (petition to rezone 35.12 acres from A-1 Prime Agricultural District and A-2 General Agricultural District to B-1 Business District, a petition for a conditional use permit, and approval of preliminary plat) - Brief update, no action will be taken.** Chairman Zylman has had discussions with Kohler on possible benefits to the Town financially. More closed sessions may be scheduled. Sheboygan County Planning, Resources, Agriculture and Extension Committee will have a Public Hearing June 12 at 4:00 p.m. to consider the request from Kohler Co. for a Conditional Use Permit to construct the condominium development which is partially within the shoreland district. Supervisor Warnecke will attend the Public Hearing.

X. Ordinances, Policies and Licensing:

- A. 2008-2009 Alcohol & Cigarette Licensing**
 - 1. Retail Class B Beer & Liquor and Cigarette Licenses – Whistling Straits.** Upon review of the applications, motion Warnecke/Scharinger to grant a 2008-2009 retail class B beer and liquor license and cigarette license to Kohler Co., Mary Ann Hert, agent, for the property at N8501 County Road LS; carried 3-0.
 - 2. Retail Class B Beer and Class C Wine Licenses – Whispering Orchards Inc.** Following review of the applications, motion Scharinger/Warnecke to grant a 2008-2009 retail class B beer and retail Class C wine license to Whispering Orchards, Inc., Susan Holzgart, agent, for the property at W1650 County Road MM; carried 3-0.
 - 3. Retail Class B Beer & Liquor and Cigarette Licenses – Haven Bar & Grill.** Upon review of the applications, motion Warnecke/Scharinger to grant a 2008-2009 retail class B beer and liquor license and cigarette license to Haven Bar & Grill, Paul Gavin, agent, for the property at W1008 County Road FF; carried 3-0.
 - 4. Operator’s (Bartender’s) Licenses (41).** Upon review of the applications, motion Scharinger/Warnecke grant operator’s licenses to Kathleen Ackley, Tracy Aplin, Tiffany Barbeau, Cecilia Barber, Diana Brading, Claudette Brandell, Sandra Bryson, Graham Dahler, Lois Demmin, Hillary Duff, Gina Foresta, Linnea Grunewald, Vivian Hahn, Mary Ann Hert, Kristine Hoban, Kathryn Hocesvar, Angela Hoepfner, Dawn Holden, George (Chuck) Holzgart, Jamie Johnson, Melissa Kienbaum, Diane Klatkiewicz, Debbi Dramer, Nicholas Mayer, Sara Mertens, Nadine Minglana, Carissa Mroteck, Shelly Rautmann, Deborah Reichardt, Katharine Ross, Rosalie Sachse, Lisa Severance, Rebecca Stauber, Brittany Strauss, Anna Suscha, Megan Taylor-Suscha, Kelly Teunissen, Traci Theisen, Cecilia Weis, Nancy Wick, and Jessica Worth; carried 3-0.

XI. Public Works, Public Safety and Enforcement.

- A. **Ditch “obstruction” interpretation.** Chairman Zylman proposed conditions for culvert construction: 1) must be contiguous to driveway, 2) cannot go above grade level of driveway, 3) cannot extend beyond culvert, and 4) culvert must not exceed 30 feet (residential) or 42 feet (agricultural). Chairman Zylman will contact Sheboygan Highway Department on their interpretation of an “obstruction”.
- B. **SSA-TAC (Sheboygan Metropolitan Sewer District) report.** Morgan Aircraft wants to build near Sheboygan County Airport and have City of Sheboygan sewer extended the Town of Sheboygan Falls. The Town of Sheboygan has been in the extended district since 1975. Supervisor Warnecke will attend the next meeting June 26 at 9:00 a.m.
- C. **Road repair follow-up.** Supervisor Warnecke presented several options for the repair of Garton Road at the I-43 overpass from Sheboygan County Highway Department and Northeast Asphalt, Inc. Motion Warnecke/Scharinger accept from Sheboygan County Highway Department the option to overlay 447’x23’ with 1 ½’ of asphalt at a cost of \$6,459.00 which includes tack, butt joints on each end, shouldering, and painting. Carried 3-0.
- D. **Report on approved road repair.** Chairman Zylman authorized culvert repair on Garton Road for an estimated cost of \$1,000.00.
- E. **Santana Drive follow-up.** Sheboygan County Highway Department suggested cleaning up the natural drainage area which is located on Mr. Xiong’s property. Motion Warnecke/Scharinger to have the obstruction in the culvert cleared. Chairman Zylman to contact Mr. Xiong and (if Mr. Xiong approves) have a public hearing with landowners. Carried 3-0.
- F. **Transfer Station repair update.** Chairman Zylman will contact Paul Herman of Veolia to have the crack on the brick retaining wall repair due to truck repeatedly hitting it.
- G. **Conditional Use Permits review.** Chairman Zylman and Clerk-Treasurer Rehbein will put together database of CUPs and their due date. Applications will be reviewed at future meetings.

XII. Update on public notice locations. Supervisor Scharinger presented several options for an outdoor enclosed bulletin board to be secured to the fence at the Transfer Station. Motion Scharinger/Warnecke to buy 4XT50 from Grainger at an estimated cost of \$258.00; carried 3-0.

XIII. Personnel:

- A. **Making Clerk-Treasurer position appointive.** A Referendum would need to be on the November ballot. Motion Warnecke/Scharinger to pursue making Clerk-Treasurer position appointive. Action to be taken to find requirements to get on November ballot; Carried 3-0.

XIV. Correspondence/Communications/Contacts.

- A. **Smart Growth Implementation Committee (SGIC) for Sheboygan County.** Chairman Zylman suggested we be on the mailing list for the Committee but no one serve on the committee at this time.

XV. 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 Scharinger/Warnecke to approve payment of all items on the voucher list, a total of \$19,237.91, as presented; carried 3-0. To have the voucher list complete the Friday before the Town Meeting, the Board suggested the Alliant Energy bill be paid when received and reported on the next months voucher list.
- C. **Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued May 1-31, 2008 were \$107,752.00. This brings the year-to-date total value to \$1,418,615.00. Total fees collected May 1-31, 2008 were \$433.00 with no late fees. There were two Conditional Use applications. One was presented at this meeting, the second to be presented at the July 8 meeting. There were no Driveway Permits, Rezoning and Variance Applications distributed.

XVI. Review Upcoming Calendar of Events. The following upcoming events were noted: 1) June 12, 5-7 p.m. – DOT Public Hearing, 2) July 16, 4-6 p.m. - Board of Review Open Book, 3) June 24, 6:30 p.m. - Public Hearing & Special Town Board Meeting, 4) June 26, SSA-TAC meeting, 5) August 6, 6-8 p.m. - Board of Review.

XVII. Future Agenda Items: Discussion Only. The Board noted Chapter 7 and Santana Drive issues should be addressed at the July meeting with our attorney present.

XVIII. 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 July 8, 2008