

## TOWN BOARD MONTHLY MEETING

TUESDAY, OCTOBER 14, 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 Jim Hodgell, Carol Dobrzynski, Ronald & Betty Strahl, Gene Gumtow, Mike Pelzel, Sue & Chuck Holzward, Doug Roerdink, and Leonard Schwinn. 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 September 11, 2008 Board Meeting and October 1, 2008 Special Town Meeting.** Motion Warnecke/Scharinger to accept minutes from September 11, 2008 as corrected and October 1, 2008; carried 3-0.
- IV. **Petition to Rezone: Ronald Strahl, parcel #59014-186390, N7492 Dairyland Drive.**
  - A. **Presentation of Petition to rezone 13.70 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Mr. Strahl would like to sell the 13.70 acres as a residence in the future, leaving 35 acres as A-1.
  - B. **Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** No one offered comments at the hearing and 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 floor. Motion Scharinger/Warnecke to rezone N7492 Dairyland Drive, a total of 13.70 acres, parcel #59014-186390 from A-1 Prime Agricultural District to A-2 General Agricultural District; carried 3-0.
- V. **Approval of Certified Survey Map, Ronald Strahl, parcel #59014-186390, N7492 Dairyland Drive.** Following review of the map, motion Warnecke/Scharinger to approve the certified survey map for N7492 Dairyland Drive, parcel #59014-186390 as presented; carried 3-0.
- VI. **Public Hearing on a Conditional Use Permit: Leonard Schwinn, Rangeline Property LLC, N7677 Rangeline Road, parcel #59014-185543.**
  - A. **Presentation of application build 50' x 180' warehouse for equipment and material storage for Sixel & Schwinn, Inc. and mini-warehouse rental.** According to his application, he would like to build an approximately 50'x180' warehouse to be used by Sixel & Schwinn, Inc. for storage of equipment and materials. About 75% will be used for mini-warehouse rental. As Sixel & Schwinn grow, they will occupy more of the building. The parking lot will be moved to along Rangeline Road and be graveled and hard surfaced in the future.
  - B. **Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** No one offered comments at the hearing and no comments were received by the Clerk-Treasurer prior to the hearing.
  - C. **Close Floor; Take Action Or Set Date To Do So.** There was some question as to who the Conditional Use Permit should be issued to: Rangeline Property LLC or Sixel & Schwinn. The Board clarified that from this point forward Conditional Use Permits will be issued to the property owner not the tenant. Motion Warnecke/Scharinger to grant a Conditional Use Permit to Leonard Schwinn, Rangeline Property LLC, N7677 Rangeline Road, parcel #59014-185543; carried 3-0. Motion Warnecke/Scharinger to attach the following conditions:

1. No outside storage is allowed.
2. All lighting shall not cast onto neighboring properties or public roadways.
3. This permit shall be reviewed annually.

Motion carried 3-0.

## **VII. Public Works, Public Safety and Enforcement.**

### **A. Conditional Use Permit Reviews Defered from September Meeting.**

1. **Delores Gottsacker – Mini-warehouses.** Mike Langland reported that the first round of junk was picked up. Now there is more. He spoke to Janet Gottsacker who said they will get a trailer and pick it up. Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.
2. **Chuck Holzwart – (two permits) Bakery and cannery. Restaurant and gift shop special land use permit.** The Board had concerns regarding the traffic, loose animals, and compost pile. Chuck & Sue Holzwart said people didn't always want to park in the parking lot but rather on the road. The compost pile has been moved away from the property line to the west. The animals do get out from time to time. Motion Warnecke/Scharinger to review the Conditional Use Permit again in 2 years (October 14, 2010) and also include the cider mill; carried 3-0. Motion Scharinger/Warnecke to review the Special Land Use Permit again in 1 year (October 2009) and encourage them to gravel the parking lot and put up sign to help prevent cars from parking on County Road MM; carried 3-0.
3. **Richard Klunck – Concrete contracting business.** Mike Langland reported that Mr. Klunck has moved parts, two cars and tires. Two trucks are for sale. Camper is gone and Mr. Klunck told him the trailer is for work. Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.
4. **Richco Structures – Roof & floor truss manufacturing & business office.** Craig Korff had contacted Clerk-Treasurer Rehbein indicating he was waiting for Alliant Energy to install lighting. Deferred to November meeting.
5. **Jim Theodoroff – Professional Warehouse.** Mike Langland reported the weeds were mowed. Motion Warnecke/Scharinger to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.

- B. Douglas Roerdink – amend Mini-warehouses at N7639 Rangeline Road.** Mr. Roerdink would like to add a third warehouse building 40' x 210' with 40-10x20 unites, 2-10x15 unites and 1-10x10 unit. Motion Warnecke/Scharinger to amend Conditional Use Permit to add new building; carried 3-0.

### **C. Conditional Use Permit Reviews**

1. **Joe's Hometown Auto – Automotive repair business.** Supervisor Warnecke abstained due to a business relationship with Joe's Hometown Auto. Motion Scharinger/Zylman to review the Conditional Use Permit again in 1 year (October 2009); carried 2-0.
2. **Robert & Darlene Beaudry – (two permits) Residential rental home in B-1. Electric motor and machine repair business in B-1 & A-1.** Motion Warnecke/Scharinger to review the Conditional Use Permit again in 2 years (October 2010); carried 3-0. The Board questioned if this should be a Special Land Use instead of Conditional Use. The matter will be decided before the permit is reviewed again.
3. **William & Therese Berg – (two permits) Auto repair and sales business. Residence in B-1.** Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009) for the Auto repair and sales business and 5 years (October 2013) for the residence; carried 3-0.

4. **Can Am Custom Assemby – Custom plastic assembly business.** Motion Warnecke/Scharinger to review the Conditional Use Permit again in 2 years (October 2010); carried 3-0.
  5. **Four Seasons Comfort LLC – HVAC contractors sales and service.** Supervisor Warnecke abstained due to a business relationship with Four Seasons Comfort. Motion Scharinger/Zylman to review the Conditional Use Permit again in 1 year (October 2009) and remove condition #5 “This permit shall take effect upon the Town receiving evidence of a signed lease granting use of the property”; carried 2-0.
  6. **Gene & David Gumtow – Bingo Supplies business & personal storage.** Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.
  7. **Richard Guske – Personal storage shed.** Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.
  8. **Larry’s Sewer & Water – Water and Sewer Business.** Deferred to November meeting. A letter will be sent to Larry Gordon stating he is not in compliance. The Board also asked Mike Langland to talk to Larry Gordon at his business on Hwy 42.
  9. **Local 800 IUE-CWA – Business office and meeting hall with banquet facility.** Motion Warnecke/Scharinger to review the Conditional Use Permit again in 2 years (October 2010); carried 3-0.
  10. **Qwest Communications – Regeneration facility.** Deferred to November meeting. A letter will be sent to SNGT Properties LLC in Sheboygan Falls stating the property is not compliant and we are unable to contact Qwest by mail.
  11. **Sheboygan County Highway Department – Maintenance facility.** Motion Warnecke/Scharinger to review the Conditional Use Permit again in 5 years (October 2013); carried 3-0.
  12. **Sheboygan Yamaha – Resell cars taken in trade.** Motion Scharinger/Warnecke to review the Conditional Use Permit again in 1 year (October 2009); carried 3-0.
  13. **Anthony Wojcik – Storage building.** Motion Scharinger/Warnecke to review the Conditional Use Permit again in 2 years (October 2010); carried 3-0.
- D. Coordinated Fire Protection.** Todd Grunwald was sent a copy of the letter by fax. Firefighters should talk about the issue. Chair Zylman will meet with Firefighters in the future.
- E. Werthman Lane Request.** Fritz Grunwald of County Materials requested for the Town to make Werthman Lane a Town road. Town Board would like a formal request from businesses on Werthman Lane and from current owner Travis Ardell. Supervisor Scharinger will contact Fritz Grunwald and look into easement.
- F. SSA-TAC/MPO Report.** September meeting was cancelled. October 23, 2008 is the next meeting.
- G. WTA Convention Report.** Chairman Zylman and Supervisor Warnecke attended and shared their experiences.
- H. Sheboygan County Sheriff Joint Powers Agreement.** Motion Warnecke/Scharinger to approve Sheboygan County Sheriff Joint Powers Agreement as presented; carried 3-0.
- I. Ordinance and Permit Violations.** Larry Gordon will be sent another letter in regards to his non-compliance of his Conditional Use Permit and the need to have a Conditional Use Permit at his Hwy 42 business.
- J. Constable’s Report and Log Review.** The Constable’s log was reviewed and signed.

**VIII. Bird Hunting Preserve and Condominium Update.** The Board was presented with a draft Conditional Use Permit for the Bird Hunting Preserve. There was nothing to report on the Condominium proposal.

**IX. Ordinances, Policies and Licensing:**

- A. **Operator's (Bartender's) Licenses (2)** After review of the applications, motion Warnecke/Scharinger to approve operator's licenses to Crystal Downs and Heidi Schuricht; carried 3-0.
- B. **Wind Turbine Discussion.** Possibly take action at the November meeting.
- C. **Proposed Cemetary Fee Changes.** Motion Warnecke/Scharinger to adopt new cemetary fees starting January 1, 2009 as follows Marking Fee \$40, Single Grave \$300, 2 Graves \$500, 3 Graves \$750, 4 Graves \$1,000, 5 Graves \$1,250, 6 Graves \$1,500, 7 Graves \$1,750, 8 Graves \$2,000; carried 3-0.
- D. **Retail/Commercial Overlay Zone for Hwy 42.** Chair Zylman will contact Jon Bartz at M&E.
- E. **Home Occupation Ordinance Discussion.** Deferred to November meeting.

**X. Consider Hiring Additional Firm for Revaluation.** Motion Warnecke/Scharinger to have Supervisor Warnecke contact Golf Property Analysts to negotiate the cost of self contained report in 3 phases with a cost not to exceed \$24,000.00; carried 3-0.

**XI. Correspondence/Communications/Contacts.**

- A. **Public Service Commission of Wisconsin.** No action will be taken.
- B. **Cleveland State Bank.** For information only, possible CD in the future.
- C. **Wood Waste Utilization Meeting.** Information only.

**XII. Financials:**

- A. **2008 Budget Review & 2009 Budget Planning.** Meeting scheduled for October 20, 2008 at 6:30 p.m.
- B. **Review Financial Reports.** The Financial reports were reviewed and filed in the Clerk-Treasurer's office.
- C. **Review and Approve Voucher List.** Motion Warnecke/Scharinger to approve payment of all items on the voucher list, a total of \$12,144.38, as presented; carried 3-0. Motion Scharinger/Warnecke to authorize Clerk-Treasurer Rehbein to make payment to insurance company in an amount not to exceed \$8,882.00; carried 3-0.
- D. **Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued September 1-30, 2008 were \$196,000.00. This brings the year-to-date total value to \$2,363,225.00. Total fees collected September 1-30, 2008 were \$468.00 with a \$53.00 late fee. There were no Driveway Permits issued. Two rezoning applications requested. One rezoning request was presented at this meeting. There was one Conditional Use application presented at this meeting and two Conditional Use applications distributed. One Variance Application was distributed.

**XIII. Review Upcoming Calendar of Events.**

- A. **WTA Sheboygan County Quarterly Meeting – October 17, 7:30 p.m.** Chair Zylman and Clerk-Treasurer Rehbein will be attending this meeting. Town of Mosel is to host the next quarterly meeting in January 2009.
- B. **General Election – November 4, 7 a.m. - 8 p.m.**
- C. **Monthly Board Meeting – November 11, 6:30 p.m.**
- D. **Budget Public Hearing - November 13, 7:30 p.m.**

**XIV. Future Agenda Items: Discussion Only.** Items for the November meeting include Werthman Lane request, deferred Conditional Use Permits, Wind Turbine discussion, and Home Occupation discussion.

**XV. Adjourn.** Motion Warnecke/Scharinger to adjourn; carried 3-0. Meeting adjourned at 9:15 p.m.

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Dirk Zylman, Chairman

ATTEST:

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Rachel Rehbein, Clerk-Treasurer

Approved on November 11, 2008