

**TOWN OF MOSEL
TOWN BOARD MONTHLY MEETING**

MARCH 8, 2011

MINUTES

The Town Board had a tour of Sandhill, the Cabin located on the Kohler Co. Bird Hunting Preserve at W1168 Garton Road, Sheboygan with Aina Henegar at 6:00 p.m. No other Town business was discussed. No action was taken.

- 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 Wayne Warnecke, Dave Scharinger, Clerk-Treasurer Rachel Rehbein and Constable Mike Langland. Also present were Paula Duvencek, Aaron Anger, Aina Henegar and Jim Hodgell. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on March 4, 2011 at the Town Hall at 3:25 p.m., the Transfer Station at 3:33 p.m., Joe's Hometown Auto at 3:41 p.m. and the website at 10:45 a.m.
- II. Public Input: Discussion only – any topic.** None.
- III. Approve/Accept Minutes from February 8, 2011 Monthly Board Meeting.** Motion Scharinger/Warnecke to accept minutes from February 8, 2011 Monthly Board Meeting with changes; carried 3-0.
- IV. Public Works, Public Safety and Enforcement.**
 - A. Discuss Kohler Co. Plans for Sandhill.** Aina Henegar of Kohler Co. would like to change there current conditional use permit to allow over night guests in the basement of the Sandhill Cabin. She is requesting 8 people or 4 adults with the cabin being used year round. There would be no transient hunters allowed. A conditional use public hearing will be scheduled for April 14, 2011.
 - B. Update on Dairyland Drive Referendum.** The referendum will appear on the April 5, 2011 ballot as follows: "Should the Town of Mosel borrow up to \$400,000, to be repaid over not more than 10 years, to repair up to 3 miles of Dairyland Drive?"
 - C. Discuss and Take Action on Installing Rural Numbers.** Motion Warnecke/Scharinger to use the green powder coat post for the rural numbering system; carried 3-0.
 - D. SSA-TAC/MPO (Sheboygan Service Area-Technical Advisory Committee/Metropolitan Planning Organization) Report.** No report due to the February 24, 2011 meeting being postponed until March 10, 2011.
 - E. SUASSP-TAC (Sheboygan Urbanized Area Sewer Service Plan-Technical Advisory Committee) Report.** There was heated discussion regarding the City of Sheboygan contracting the sewer district. Next meeting will be sometime in April, 2011.
 - F. Set Date and Time for Open Book and Board of Review.** Open book will be April 13, 2011 from 4:00 to 6:00 p.m. Motion Warnecke/Scharinger to hold the first Board of Review on May 26, 2011 from 5:00 to 7:00 p.m.; carried 3-0.
 - G. Ordinance and Permit Violations.** Constable Langland reported none. Chair Zylman questioned the height of the new home at W1199 Garton Road. Constable Langland will contact the contractor.
 - H. Constable's Report and Log Review.** Constable's log was reviewed and signed. Constable Langland will be having surgery April 5, 2011. The board will discuss at the April 14, 2011 Board meeting who should cover for Constable Langland while he is recovering for 2 months.

V. Personnel

- A. Discuss and Possibly Take Action on Transfer Station Attendant Job Description.** Motion Scharinger/Warnecke to approve the Transfer Station Attendant Job Description as presented with one addition; carried 3-0.
- B. Discuss and Possibly Take Action on Bonding Clerk/Treasurer and Constable.** Motion Warnecke/Scharinger to acquire bond for the clerk-treasurer and constable from Rural Mutual Insurance; carried 3-0.

VI. Correspondence/Communications/Contacts.

- A. Website Count: 1918**
- B. Mark Pierce of WDNR Regarding Wolf-Dog Hybrids.** Mark Pierce contacted the town resident regarding his wolf-dog hybrids. The Town resident has until 2014 to comply with all DNR requirements. Mr. Pierce will monitor the resident's progress. The wolf-dog hybrids still need to be licensed as dogs in the Town.
- C. DOT – Playbird Road Building.** The DOT owned building at W1706 Playbird Road is currently zoned A-1. The new owner or currently owner will need to rezone if they want to operator a business from that location.
- D. Luelloff Road Bridge Inspection Report.** The Sheboygan County Highway Department's bridge inspector issued a report stating the bridge on Luelloff Road will need to have a 5 ton weight limit posted. The approach joints should be tarred to keep surface water and deicing salts from damaging the bridge ends. A copy of the report is available in the Clerk-Treasurer's office.
- E. Allan Land of WDOR Regarding Whistling Straits Assessment.** See Attachment 1.
- F. City of Sheboygan Falls Fire Department Workers Comprehensive Claim.** A City of Sheboygan Falls Firefighter was injured at the fire on Rangeline Road February 16, 2011. The City of Sheboygan Falls believes that the Town's workers comprehensive should cover the claim. A claim was submitted to our insurance.
- G. Newsletter Update.** A copy of the newsletter was handed out to the board members. The newsletter will get to the printer as soon as possible.
- H. Others.** Due to erosion, a home on County Road LS is dangerously close to falling into Lake Michigan. A mink farmer is looking into expanding their farm.

VII. Financials:

- A. Haven Fire Department Insurance Claim.** The fire station sustained wind damage to the roof on the east side of the truck bay. The Town received a check for \$6,375.00 which is for wind damage less the deductible of \$1,000.00. The money will be given to the Fire Department and they are responsible for the remainder. Motion Warnecke/Scharinger to cut a check to Haven Fire Department for \$6,375.00; carried 3-0.
- B. Review Financial Reports.** The financial reports were reviewed and filed in the Clerk-Treasurer's office.
- C. Review and Approve Voucher List.** Motion Scharinger/Warnecke to approve payment of all items on the voucher list, a total of \$20,395.29; carried 3-0.
- D. Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued February 1-28, 2011 as \$0.00. Total fees collected were \$0.00. The year-to-date total value is \$2,700.00. There were no Driveway Permits issued, no new rezoning applications requested, no new Conditional Use/Special Land Use application distributed and no new Variance Applications distributed.

VIII. Review Upcoming Calendar of Events.

- A. March 10, 2011 Haven Fire Department Annual Meeting 8:00 p.m.**
- B. April 5, 2011 Spring Election**

- C. **April 12, 2011 Annual Meeting 7:30 p.m.**
- D. **April 14, 2011 Monthly Board Meeting 6:30 p.m.**
- E. **Others.** Supervisor Warnecke will be attending a MPO meeting March 10, 2011 and WTA District meeting April 2, 2011. Chair Zylman will be on vacation March 18-26, 2011. Supervisor Warnecke will be on vacation March 11-26, 2011. Supervisor Warnecke may attend WTA Capital Day on March 30, 2011. March 12, 2011 household waste collection at Sheboygan County Highway Department Southside Shed.

IX. Future Agenda Items: Discussion Only.

- A. **Meet with Accountant Paul Corson.**
 - B. **Set Road Inspection date and time.** Supervisor Warnecke suggested April 16, 2011. This item will be discussed at the April Board meeting after the election.
 - C. **Possible Planning & Zoning Commission meeting.** This meeting may include I-1 setbacks, building permit fees, and road specifications for subdivisions.
 - D. **Other.** On-Line Education Videos.
- X. **Adjourn.** Motion Scharinger/Warnecke to adjourn; carried 3-0. Meeting adjourned at 7:55 p.m.

ATTEST:

Dirk Zylman, Chair

Rachel Rehbein, Clerk-Treasurer

Approved on April 14, 2011

ATTACHMENT 1

To: File
From: Dirk Zylman
Re: Conversation with Allan Land
Date: February 28, 2011

On Monday, February 28, 2011, Allan Land from Wisconsin DOR returned a phone call to me. I had left a message asking to talk with him regarding the assessment of Whistling Straits Golf Course. The phone conversation lasted approximately 20 minutes.

I wanted Allan to verify that Mosel would be entitled to a “double adjustment” this year as a result of the late challenge to the golf course that had occurred after the FEV had been set. Mr. Land answered “yes”. He told me that appraisers had to send in their most updated evaluation by the 2nd Monday of June, even if the latest assessment wasn’t totally completed. Since the final tax challenge wasn’t completed until after that date, Mosel would be part of a two step process. First, the 2011 valuation of Whistling Straits would be adjusted to the number that came out of Board of Review. Then, because the tax challenge occurred too late to affect the 2010 FEV, there would be an additional adjustment to offset to what Mosel should have been entitled to in 2010. In 2012, this second adjustment will be removed.

Allan indicated that the adjustment would be \$2,746,000. I asked him why it wasn’t the full \$3,450,000, and he said that Associated Appraisal had already adjusted the value down somewhat.

We talked about how assessments can be based on “cost”, “income”, or “sales” approaches. Since the primary basis of the Whistling Straits assessment was sales, Land indicated that we were within our rights to ask for an annual review.

I also talked about how Jay Christopher’s multiple property purchases had skewed things a bit because they were all in a particular part of the town that Christopher was interested in. Allan said DOR would be willing to “stratify sales”, but indicated we should work with our appraiser on this.

Allan also confirmed that he had several conversations with Mark Brown, and was quite aware of the Whistling Straits situation. This was comforting to me.