

**TOWN OF MOSEL
TOWN BOARD MONTHLY MEETING**

APRIL 15, 2010

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, Supervisor Dave Scharinger, Clerk-Treasurer Rachel Rehbein and Constable Mike Langland. Also present were Jeff Verhaeghe (Sheboygan Rifle & Pistol Club), Barry Deach (PGA), Chris Vanderkall (PGA), Jay Hoekstra (Kohler Co.), Scott Anderson (Kohler Co.), Wayne & Pauline Huibregtse (property owner of 1011 County Road FF-Verizon Temporary Cell Tower location), Jim Richerson (Kohler Co.), Tom Reece (SAC/Verizon), Mike Scharl (Jay Christopher representative) and Town Attorney Paul Dirkse. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. Public Input: Discussion only – any topic.** No one present offered public input.
- III. Kohler Co. and PGA Tournament Corporation, Inc. Special Land Use Permit Public Hearing.**
 - A. Presentation of Application.** Kohler Co. and the PGA Tournament Corporation, Inc. (Chris Vonderkall and Barry Deach, agents) requested permission to operate a hospitality village, support areas, and parking in conjunction with the 2010 PGA Championship golf tournament on property located at N8501 County Road LS and the surrounding area. Affected areas are on the east and west sides of County Road LS, from County Road MM south to Rowe Road, and include the following parcels (all parcel numbers begin with the prefix #59014) owned by Kohler Co.: 181931, 181940, 181951, 181960, 181970, 181980, 181990, 182000, 182010, 182020, 182030, 182040, 182060, 182320, 182330, 182422, 182430, 182462, 182463, 183771, 184010, 184012, 184061, 184071, 184111, 184131, 184160, 184170, 184181, 184212, and 184216; and the following parcels or portions of parcels leased by Kohler Co.: 182050, 182070, 182120, and 184190. The properties are currently zoned A-1 Prime Agricultural District or A-2 General Agricultural District.
 - 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 the floor. Motion Warnecke/Scharinger to grant Kohler Co. and PGA Tournament Corporation, Inc. a Special Land Use Permit; carried 3-0.
- IV. Verizon Wireless/Scott Steeno Special Land Use Permit Public Hearing.**
 - A. Presentation of Application.** Verizon Wireless (Tom Reece, agent in the absence of Scott Steeno), requested permission to erect a temporary cellular phone tower up to 70 ft. from June 23, 2010-August 23, 2010 for the 2010 PGA Championship on property located at W1011 County Road FF, parcel # 59014-183710. Verizon will provide fencing around the tower at least six (6) feet high. (See Special Land Use Permit page 2 item #9). The parcel is currently zoned B-1 Business District. Tom Reece requested the Special Land Use Permit be changed on page 2, item #11 to include access in case of emergency.
 - 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. The Board asked how the tower will get power. Mr. Reece stated the tower would be hocked up to

the power supply at the W1011 County Road FF apartment and the tenant is reimbursed for the extra expense. No generator will be used and that will be stated in the Special Land Use Permit on page 2 under item #7.

- C. **Close Floor; Take Action or Set Date To Do So.** Chair Zylman closed the floor. Motion Scharinger/Warnecke to grant Verizon Wireless a Special Land Use Permit with corrections being made on the Special Land Use Permit by the Town's Attorney and SAC/Verizon providing a more detailed site plan to show actual unit being used and fencing and provide the Town with local contact information; carried 3-0.
- V. **Kohler Co. Amendment to Conditional Use Permit Review and Possible Approval.** Supervisor Scharinger made note of the wording on page 1 item #6 which made it sound like there could be more than 4 guests. Motion Warnecke/Scharinger to approve the Amendment to Kohler Co.-Bird Hunting Preserve Conditional Use Permit with the Town's Attorney making changes on page 1 item #6 to clarify number of guests; carried 3-0.
- VI. **Jay Christopher Special Land Use Permit Review and Possible Approval.** Chair Zylman noted a change on page 1, item #6 of the Special Land Use Permit requested by Jay Christopher. It stated the train track being no more than 2,500 feet long which is more than verbally stated at the public hearing. Supervisor Warnecke asked about the sound of the engine and horn. Mike Scharl indicated it was not determined yet if it would be run on diesel, gas or LP. If run on diesel, the sound would be like a diesel lawnmower. The horn would be like a car horn. Chair Zylman made note of Page 2 item #7 c. of the Special Land Use Permit which limits the sound being heard from off the subject property. Motion Scharinger/Zylman to approve Jay Christopher's Special Land Use Permit to operate a miniature railroad; carried 3-0.
- VII. **Financials:**
- A. **Possible Action on Uncollectable Personal Property Taxes.** Richard Klunck has not paid his personal property taxes for 209. He now currently owns \$1,319.88. The cost of going through Creditors Collection Services in Sheboygan would be 30% or 45% if legal action is taken. Attorney Paul Dirkse would charge \$300 or more if sent it to small claims court. The charge cannot be added to his real estate taxes per the Sheboygan County Treasurer. Motion Warnecke/Scharinger to have Attorney Paul Dirkse send a letter to Mr. Klunck asking for payment or legal action may be taken; carried 3-0.
- B. **Authorize \$12,450 Fire Truck Payment to Restricted Road Account.** Jeff Verhaeghe of the Sheboygan Rifle and Pistol Club stated the Town could request donations from them. Motion Scharinger/Warnecke to transfer \$12,450 from the LGIP General Account to LGIP Dairyland Drive Account; carried 3-0.
- C. **Review Auditors Letter.** The Board reviewed the auditors report. Paul Corson as been asked to attend the June Board Meeting.
- D. **Update on Sheboygan County Highway Department Road Sign Charges.** Clerk-Treasurer Rehbein reported that whenever there is an accident and town property is damaged (such as a stop sign) Sheboygan County Highway Department will bill the person responsible and the Town should never get billed. However, the charged from the accident on Dairyland Drive and Garton Road in December 2009 were on the Town's bill. We now have gotten a credit of \$76.99 on the March 2010 bill.
- E. **Retainer Arrangement with Town Attorney.** Attorney Paul Dirkse is proposing a \$400 per month retainer to include general ordinance review and preparation, annual audit letter, annual meeting issues and possible attendance, and general communication with Town officials. Motion Warnecke/Scharinger to enter into an agreement with Hopp Neumann Humke for \$400 per month on a trial bases from May 1, 2010 through December 31, 2010; carried 3-0.

- F. Building Permit, Conditional Use, Rezoning, and Variance Applications Report.**
The value of the building permits issued March 1-31, 2010 was \$86,076.00. Total fees collected were \$224.00. The year-to-date total value is \$369,676.00. There were no Driveway Permits issued, no new rezoning applications requested, two Conditional Use/Special Land Use applications distributed and no new Variance Applications distributed. Supervisor Warnecke questioned the building permit on Garton Road. Constable Langland will take pictures and Clerk-Treasurer Rehbein will obtain the application and give a report to the Board at the May meeting.

VIII. Review Upcoming Calendar of Events.

- A. Reschedule August Board Meeting.** Due to the PGA Tournament being held August 9-15, the August Board Meeting will be August 3, 2010 at 6:30 p.m.
- B. April 16, 2010 WTA Sheboygan County Unit Meeting** 7:30 p.m. Meeting will be held at the Town of Sheboygan Falls.
- C. May 1, 2010 Road Inspection 8:00 a.m.** Board members may get yellow vests for safety.
- D. May 11, 2010 Monthly Board Meeting 6:30 p.m.**
- E. May 25, 2010 Board of Review 4:00-6:00 p.m.**
- F. Others.** None

IX. Future Agenda Items: Discussion Only. None.

X. Adjourn. Motion Warnecke/Scharinger to adjourn; carried 3-0. Meeting adjourned at 8:20 p.m.

Dirk Zylman, Chair

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved on May 11, 2010