

**TOWN OF MOSEL
TOWN BOARD MONTHLY MEETING**

JULY 13, 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 Bob Stapleton (AT&T agent), Aina Henegar (River Wildlife), Brian Wunsch, Dan Luebke, Chris Vonderkall (PGA), Mike Scharl, Jim Hodgell, and Lloyd Wunsch. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. Public Input: Discussion only – any topic.** No one present offered public input.
- III. Approve/Accept Minutes from June 8, 2010 Monthly Board Meeting.** Motion Warnecke/Scharinger to accept minutes with corrections from June 8, 2010; carried 3-0.
- IV. Public Hearing on AT&T's Special Land Use Permit Application for a Temporary Cell Tower.**
- A. Presentation of Application.** Bob Stapleton, agent for AT&T Mobility requested permission to erect a temporary cellular phone tower up to 32 ft. from July 31, 2010-August 17, 2010 for the 2010 PGA Championship on property located at W980 County Road FF, parcels #59014-182440 and #59014-182460. The tower would be located to the south of the current T-Mobile temporary tower. The parcel is currently zoned B-1 Business 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 Scharinger/Warnecke to grant AT&T a Special Land Use Permit from July 31, 2010-August 17, 2010; carried 3-0.
- V. Licensing:**
- A. 2010-2011 Alcohol & Cigarette Licensing**
- 1. Retail Class B Beer & Liquor Licenses – Restaurants Associates Events Corp. (Levy Restaurants).** Following review of the application, motion Warnecke/Scharinger to grant a 2010-2011 retail class B beer and liquor license to Restaurants Associates Events Corp. (Levy Restaurants) for the property at Whistling Straits W8501 County Road LS; carried 3-0.
- 2. Operator's (Bartender's) Licenses.** Upon review of the applications, motion Warnecke/Scharinger to deny Michael Green an operator's license due to his felony conviction; carried 3-0. Motion Warnecke/Scharinger to grant operator's licenses to Sara Werner, Mark Grunwald, Laura Hartlaub, Samuel Hocevar, Kimberly Immel, Kristina Kubichek, Kathy Lopez, David Mauss, Eric Peters, Andrew Shircel, Adam Starnitcky, Anna VerVelde, Jeffrey Allman, Crystal Downs, Chandra Klima, Nadine Minglana, Jennifer Weber, Jennifer Bryson, Audrey Caballero, Catherine Certalic, Samuel Fujiwara, Erin Fitzgerald, Vikki Fritzsching, Todd Guevin, Annette Holvey, Bethany Jackson, Tracy Johnson, Mary Lamusga, Carol Piotrowski, Scott Scheurell, Nick Wingate, Casy Yost, Jessica Tallinger, and Mary Williams; carried 3-0.

VI. Public Works, Public Safety and Enforcement.

- A. 2010 PGA Tournament Special Land Use Permit: Discuss and Possibly Act on the Request of Kohler/PGA to Amend the Permit to Allow for a Second Communications Tower.** Chris Vonderkall stated Kohler/PGA would like to add a 40 foot maximum temporary tower to be located on the vendor compound off Gate 3 and 70 ft. off County Road LS. Motion Scharinger/Warnecke to grant Kohler Co. and PGA Tournament Corporation Inc. an amendment to the Special Land Use Permit to allow for a second telecommunications tower; carried 3-0.
- B. Discuss and Possibly Take Action on Kohler Co. Bird Hunting Preserve Hunting Cabin Building Permit.** Aina Henegar presented plans for a 1,081 sq. ft. hunting cabin to be located off Garton Road. The Board was concerned with the sq. footage being over 1,000 as stated on the Conditional Use Permit, especially since the plans showed a future bedroom and bathroom in the basement. Concern was also raised by Brian Wunsch (Haven Fire Department Chief) as to the location of the cabin being 1,100 ft. from the roadway which would make fighting a fire difficult. Deferred to the August meeting.
- C. Discuss and Possibly Take Action on Garden Walk Traffic Arrangements.** Chair Zylman reported the event, organized by the Garden Club, could have 2,000+ people in attendance. The Kohler Power Systems Plant parking lot will be used for parking and guests will be shuttled to the event. Garton Road will have no parking on the road but handicapped parking will be available off the entrance to the farm and Orchard Beach Road will be blocked off (only residents and worker vehicles will be allowed). Motion Warnecke/Scharinger to have the Garden Club provide 3 sheriffs' deputies, located on Orchard Beach Road and County Road LS, Garton Road and County Road LS, and at Kohler Generator parking entrances and exists, to direct traffic. Within the Kohler Generator parking lot, volunteers can monitor vehicles so they only park in designated stalls so Haven Fire Department has access to their water supply if needed; carried 3-0. Mike Scharl will contact the Gardon Club. Motion Scharinger/Warnecke to approve a letter which will be sent to residents on Garton Road, Orchard Beach Road and some on County Road LS explaining the event and the traffic arrangements; carried 3-0.
- D. Discuss and Possibly Take Action on Town of Sheboygan Sanitary District Request.** Town of Sheboygan Sanitary District is requesting the Town to allow them to have control of what is spread on the land and ultimately the water supply around the new well on County Road LS. The Board would like to include in the agreement possible future attachment to the water district and that Town of Sheboygan Sanitary District will monitor the land around the well. Supervisor Warnecke asked if there is concern with the chemicals that are possibly used by Steve B.'s Landscaping. The request was deferred until the August meeting.
- E. Discuss Possible Dissolution of Haven Sanitary District.** Lloyd Wunsch stated the Haven Sanitary District gets together once a year. The Sanitary District was formed in 1960 when there were problems with sanitation in Haven. Now there is nothing for the District to do other than schedule ditch cleaning every few years at a cost of about \$100.00. The Sanitary District has \$21,000 which they cannot just give to the Town. The Board advised Mr. Wunsch that the Sanitary District should get legal counsel to determine how to give the money back to the property owners. The Town Board ultimately has the power to dissolve the District.
- F. Discuss and Possibly Take Action on Hiring GPA for Whistling Straits Assessment.** Three options were discussed by the Board: 1. Hire Golf Property Analysis (GPA), 2. Hire Mark Brown of Associated Appraisal Consultants, and 3. Kohler Co. has suggested stipulating out of BOR. Attorney Paul Dirkse suggested having a formal motion to hire GPR before the July 29 BOR but the

Town could still do options 2 or 3. Motion Warnecke/Scharinger to hire Golf Property Analysis for Whistling Straits Assessment; carried 3-0.

- G. Discuss and Possibly Take Action on Purchase of Used Drive-Up, In-Ground Drop Off Box.** Supervisor Warnecke was contacted by the Town of Sheboygan offering the Town their old drive-up, in-ground drop off box. Since it is not the current plan to accept tax payments at the hall next year, Clerk-Treasurer Rehbein will contact Town of Sheboygan and not purchase the drop off box.
- H. Discuss and Approve Board of Appeals 2nd Alternate.** Motion Scharinger/Warnecke to appoint Randy Rautmann as Board of Appeals 2nd Alternate; carried 3-0.
- I. Review Board of Appeals Hearing.** In the future a meeting will be scheduled with the Planning & Zoning Commission, Town Board and Board of Appeals for training with Attorney Paul Dirkse.
- J. Update on Garton Road and I-43 Interchange Construction.** The Garton Road project is complete and I-43 Interchange is scheduled to be completed by July 24, 2010.
- K. Discuss When Building Inspections Are Required.** Deferred to the August meeting.
- L. SSA-TAC/MPO (Sheboygan Service Area-Technical Advisory Committee/Metropolitan Planning Organization) Report.** Supervisor Warnecke reported the I-43 bridges over County Road O and County Road J will be replaced next year. No meeting scheduled for July.
- M. Discuss Comprehensive Plan Implementation Meeting.** Deferred until August meeting.
- N. Ordinance and Permit Violations.** Constable Langland reported Larry Gordon added a car port to his large shed but did not list that on his building permit. Mr. Gordon says it was not stated but the cost was included in the building permit. Constable Langland spoke to Travis Ardell regarding is landscaping. Mr. Ardell is working on it. Constable Langland said Quality Appliance will pick up old refrigerators and dehumidifiers from his home at a cost of \$15.00 each.
- O. Constable's Report and Log Review.** The Constable's log was reviewed and signed.

VII. Correspondence/Communications/Contacts.

- A. Others.** None

VIII. Financials:

- A. 2010/2011 Tax Collection Update.** Clerk-Treasurer Rehbein and Chair Zylman will meet with Cleveland State Bank to discuss collection of taxes.
- B. Possible Action on Uncollectable Personal Property Taxes.** Deferred to August meeting.
- C. Review Financial Reports.** The financial reports were reviewed and filed in the Clerk-Treasurer's office.
- D. Review and Approve Voucher List.** Motion Warnecke/Scharinger to approve payment of all items on the voucher list, a total of \$65,106.94 as presented; carried 3-0.
- E. Building Permit, Conditional Use, Rezoning, and Variance Applications Report.** The value of the building permits issued June 1-30, 2010 was \$113,983.98. Total fees collected were \$346.00. The year-to-date total value is \$577,459.98. There was one Driveway Permit issued, no new rezoning applications requested, no new Conditional Use/Special Land Use applications distributed and no new Variance Applications distributed.

IX. Review Upcoming Calendar of Events.

- A. July 16, 2010 Wisconsin Towns Association Quarterly Meeting 7:30 p.m.**
- B. July 29, 2010 Board of Review 4:00 p.m.**
- C. August 3, 2010 Board Meeting 6:30 p.m.**
- D. August 12, 2010 Government Grants and Programs Conference at LTC.** Chair Zylman will be attending.
- E. August 9-15, 2010 PGA Championship**

- F. Others.** Supervisor Warnecke and possibly Chair Zylman would like to attend the Wisconsin Towns Association Conference in La Crosse October 3-6, 2010.
- X. Future Agenda Items: Discussion Only.** Deferred items.
- XI. Adjourn.** Motion Warnecke/Scharinger to adjourn; carried 3-0. Meeting adjourned at 8:50 p.m.

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved on 8/3/2010

Dirk Zylman, Chair