TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

September 18, 2024

Minutes

I. Call to Order. Meeting was called to order at 6:30 p.m. by Chair Aaron Anger at Mosel Town Hall, W982 County Road FF, Sheboygan, WI. Other Town Officials in attendance were Supervisors Dave Wagner and Aaron Schmidt and Constable Mike Langland. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald. Also present: town residents Terry Walter and Randy Osterman; Katherine Roehl and Penny and Thomas Sawall representing zoning petition of Katherine Roehl; and Korry Ardell.

II. Public Input: Discussion only – any topic. Randy Osterman requested approval for Mosel Farm & Home 4-H Club to install an awards display case in the main meeting room. The Board informed Mr. Osterman that his request must be made to the Haven Fire Department. Chair Anger closed the floor.

III. Approve/Accept Minutes from August 21, 2024 Regular Monthly Town Board Meeting: Motion Schmidt/Wagner to approve minutes from the August 21, 2024 Regular Monthly Town Board meeting as written; carried 3-0.

IV. Public Hearing on Ordinance 2024-05. Katherine Roehl, 814 Hawthorne Drive, Howards Grove, petition to rezone a 3.35 acres portion of parcel 59014181731, Town of Mosel: for the purpose of selling and merging the land with existing shed and grain bins with the adjacent property owned by the Sawalls. The petition proposed to rezone the property from A-1 *Prime Agricultural District* to A-1-S *Prime Agricultural District (Small-Scale).* Staff presented the petition and the following Plan Commission findings:

- The proposed parcel split and zoning request was consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addenedum-2;*
- The proposed use was consistent with the zoning district A-1-S *Prime Agricultural District (Small-Scale)*.

Chair Anger opened the floor for public comment. Staff reported that no input was received. Chair Anger closed the floor, and the Board considered the findings of the Plan Commission.

Motion Wagner/Schmidt to approve Ordinance 2023-05 *Zoning Ordinance Amendment:* The following described land is zoned A-1-S *Prime Agricultural District (small-scale):* A portion parcel 59014181731 (3.35 acres) located adjacent to and immediately east of parcel 59014181730, SW¼ of the SW¼, Section 9, T16N, R23E Town of Mosel, Sheboygan County. The complete legal boundaries as defined by Plat of Survey dated May 29, 2024 is incorporated into this ordinance by reference, carried 3-0.

V. Public Hearing on Ordinance 2024-06 – An Ordinance Amending Chapter 7: *Zoning* creating subsection 7.07 H. *Outside Storage of personal owned Motor Homes, Recreational Vehicles, Camping Trailers, Construction and Recreational Trailers, Boat and Boat Trailers, or similar items designed for personal use.* Staff introduced the petition to amend the Code of Ordinances filed by the Town of Mosel Plan Commission. Staff explained that the current language reflects amendments from previous reviews of both the Pan Commission and Town Board. Following their September 11, 2024 public hearing, Plan Commission recommended the Town Board approve Ordinance 2024-06. Chair Anger opened the floor to public comment. Mr. Osterman inquired if this ordinance regulates agricultural equipment. The Board indicated it does not. Mr. Walter inquired as to how many campers are allowed by the proposed ordinance to be stored on a vacant property. The Board indicated that no campers would be allowed outside storage on vacant land. Chair Anger closed the floor, and the Board found the proposed code met the goals established at the onset of the amendment process. Motion Schmidt/Wagner to approve ORDINANCE 2024-06; carried 3-0.

VI. General Government Administration.

A. Ardell Project Update. Korry Ardell reported that the Sheboygan County Board of Adjustments denied his request for a waiver to the requirement for an erosion control and stormwater permit for his property located at W2002 Garton Road. Mr. Ardell indicated he plans to appeal the ruling to the Circuit Court. Mr. Ardell also informed the Board that he has an accepted offer on the Tim Schukantz property located immediately to the east of his property on Garton Road. He indicated that he plans to continue the present agricultural use and rent out the residence. He also inquired about using some of the ag land to resolve the County's storm water requirements. The Board agreed that a higher priority needs to be getting his current business rezoned to be compliant with the Town's municipal code. The Board and Mr. Ardell agreed to review the project status at the Town's November 2024 regular monthly meeting.

B. Consideration/Action Ward Monument Proposal to repair 6 headstones at the Harms Cemetery. Motion Wagner to repair three headstones considered dangerous to the public; motion failed by lack of second. Following discussion the Board agreed that the additional monuments on the proposal will likely become hazards in the near future. Motion Schmidt/Wagner to accept the Ward Headstone Repair proposal to repair 6 headstones at the Harms Cemetery for the amount of $1,900.00; carried 3-0.

C. Haven Firefighters – Temporary Class "B"/"Class B" Retailers License for Sunday October 6, 2024, W982 CTH FF: Motion Wagner/Schmidt to approve Temporary Class "B"/"Class B" Retailers License for the Haven Firefighters on Sunday October 6, 2024 at W982 CTH FF: carried 3-0.

D. Cleveland Lions - Temporary Class "B"/"Class B" Retailers License for Saturday October 12, 2024, W1545 CTH MM: Motion Anger/Wagner to approve Temporary Class "B"/ "Class B" retail license for the Cleveland Lions on Saturday October 12, 2024, at W1545 CTH MM: carried 2-0, Schmidt abstained (property owner).

VII. Public Works, Public Safety and Enforcement

A. Roads. Sunset Circle center lining completed.

B. Haven Fire Department Engine 1162. Haven Fire Department President Grunwald reported that the motor of Engine 1162 appears to have a cracked liner. Motor repair is estimated to be $25,000 to $35,000. Because of corrosion and needed pump repairs, the fire engine with a working motor would have a value of approximately $12,000. President Grunwald explained that two fire engines are needed to effectively service the community. Two options for consideration include: 1) purchase a stop-gap fire engine for $30,000 to $50,000 and continue to submit FEMA grant applications for the next several years; or 2) purchase a used fire engine for ±$250,000 and revisit the long-range plan regarding capital purchases. President Grunwald indicated that the Haven Fire Department would have $20,000 to $30,000 to put toward the purchase. Board members agreed that the second option is preferred and will look into financing options.

C. Transfer Station. Supervisor Wagner reported communications/coordination with Harters Lakeside Disposal regarding timely garbage pickup following fifth Saturday collections.

D. Conditional and Special Land Use Permit Reviews.

1. **Anthony Drews – Metal Fabrication, N7447 STH 42 (CUP).** Town Constable reported that Anthony Drews is not in compliance with conditions #2: *Yard care* and #3: *No storing vehicles outside longer than 1 month unless screened from public*. He also reported that he had provided Mr. Drews several warnings before his review, with no progress toward compliance. Board members agreed to hold over the CUP review to the October 2024 meeting and that staff should send Mr. Drews a non-compliance letter indicating that CUP revocation will be considered at the October 2024 regular monthly meeting with potential fines to follow.
2. **Sheboygan County Transportation Department – Highway Maintenance Facility, N7563 STH 42 Road (CUP).** Town Constable found everything to be compliant and recommended the review interval remain at 5 years. Motion Schmidt/Wagner to continue the current terms in the Sheboygan County Transportation Department CUP with a five-year review interval; carried 3-0.

3. **DL Holdings, DBA Edler Bros Trucking Inc., - Trucking Business, N7477 CTH DL (CUP).** Town Constable found everything to be compliant and recommended the review period be extended to every 3 years. Motion Wagner/Schmidt to continue the current terms in the DL Holdings CUP with a 3-year review interval, carried 3-0.
4. **Essential Sewer & Water Services LLC – Water & Sewer Business, 3628 Playbird Road (CUP).** Town Constable found everything to be compliant and recommended the review period remain every year. Motion Schmidt/Wagner to continue the current terms in the Essential Sewer & Water LLC CUP with a 1-year review interval, carried 3-0.
5. **Champion Storage – Mini Warehouse Facilities with outdoor rental sites:**
   a. **3708 Playbird Road (CUP)**
   b. **W1750 Playbird Road (CUP)**
   c. **5304 Playbird Road (CUP)**
   d. **N7639 Rangeline Road (CUP).**

   Town Constable found everything to be compliant at each facility and recommended the review interval be extended to every 4 years. Motion Wagner/Schmidt to continue the current terms of each Champion Storage Facility CUP (3708 Playbird Road, W1750 Playbird Road, 5304 Playbird Road, and N7639 Rangeline Road) with a 4-year review interval; carried 3-0.

E. Constable's Report and Log Book. Constable's log book reviewed and signed.

VIII. Correspondence/Communications/Contacts.

A. Chair Contacts: Refer to Chair's list filed with the Clerk-Treasurer.
B. Staff Reports: None.

IX. Financials

A. Review Financial Reports. Approved and on file in the Clerk-Treasurer's office.
B. Review and Approve Voucher List. Motion Schmidt/Wagner to approve the monthly voucher list; carried 3-0.
C. Review Building Permit, Conditional Use, Rezoning and Variance Application Report. Report on file in the Clerk-Treasurer's office.

X. Review Upcoming Calendar of Events

A. Wednesday, October 23, 2024 – Town Board Regular Monthly Meeting @ 6:30 p.m.
B. Wednesday, October 30, 2024 – Town Board Budget Meeting @ 6:30 p.m.

XI. Adjourn: Motion Anger/Wagner to adjourn meeting, carried 3-0. Meeting adjourned at 7:50 p.m.

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Aaron Anger, Chair

Attest:

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Todd Grunwald, Deputy Clerk-Treasurer