TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

January 15, 2025

Minutes

I. Call to Order. Meeting was called to order at 6:30 p.m. by Town Chair Aaron Anger at Mosel Town Hall, W982 County Road FF, Sheboygan, WI. Other Town Officials in attendance were Supervisors David Wagner and Aaron Schmidt and Constable Mike Langland. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald. Also present: rezone and CUP applicant Korry Ardell and residents Ronald Roehl and Gary Sixel.

II. Public Input: Discussion only – any topic. Chair Anger opened the floor; no public input or discussion was presented. Chair Anger closed the floor.

III. Approve/Accept Minutes from December 18, 2024 Regular Monthly Town Board Meeting: Motion Wagner/Schmidt to approve minutes from the December 18, 2024 Regular Monthly Town Board meeting as written; carried 3-0.

IV. Public Hearing on Ordinance 2025-01. Korry Ardell, W4032 STH 32, Elkhart Lake, filed a petition to rezone W2002 Garton Road, Town of Mosel (4.34 acres, parcel 59014185242) from A-2 *General Agricultural District* to B-1 *Business District*. Staff presented the petition and explained that Plan Commission held a public hearing on September 14, 2023 and recommended conditional approval with specific items that needed to be accomplished, or the property must be returned to its pre-2006 condition. The Town Board held a public hearing on the rezone request on September 20, 2023. The Board and Mr. Ardell agreed to the Commissioners' conditions with minor amendments and a requirement to hold a second public hearing following compliance. Board members and Mr. Ardell agreed at the December 18, 2024 meeting that sufficient compliance had been achieved and the petition to rezone should move forward to public hearing.

Chair Anger opened the floor for public comment. Staff reported that no input had been received. Chair Anger asked Mr. Ardell if he had any concerns or additional information to share. Mr. Ardell indicated he had none. Chair Anger closed the floor, and the Board made the following findings:

- The proposed zoning request was consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addendum-2; and*
- The proposed use was consistent with the B-1 *Business District.*

Motion Schmidt/Wagner to approve Ordinance 2025-01 *Zoning Ordinance Amendment*: the following described land is zoned B-1 *Business District* W2002 Garton Road (4.34 acres, parcel 59014185242), part of the SW¼ of the SW¼, Section 30, T16N, R23E, Town of Mosel, Sheboygan County, Wisconsin. Motion carried 3-0.

V. Public Hearing on Conditional Use Permit 2025-01 submitted by Korry Ardell, 4032 STH 32, Elkhart Lake, for shipping, outside storage, display and viewing of construction and agricultural equipment at W2002 Garton Road, Town of Mosel. Staff presented the application and reported that draft conditions were presented to the applicant prior to hearing. Chair Anger asked if any comments or concerns were received; staff indicated there were none. Chair Anger opened the floor for discussion and asked Mr. Ardell if he had any additional information or concerns. Mr. Ardell expressed his concerns with condition #14 *Pursuant to Section 7.03 (I) of the Town Municipal Code, Ardell will pay the Town its attorneys' fee and costs incurred to enforce this permit*. Mr. Ardell questioned if this language was used in any past permits. Chair Anger explained this language does appear in several permits and that it is the Town's position to include this language in all future permits. He also explained that Section 7.03 (I) is enforceable to all permits regardless of whether the language is enumerated within the permit summary. Condition #1 reminds the permit holder that all relevant Municipal Codes remain enforceable. Chair Anger closed the floor. The Board and Mr. Ardell agreed to the following CUP conditions:

1. This permit was granted in accordance with Section 7.06 of the Town of Mosel Municipal Code. The following conditions are property and permit specific and should not be considered the only permit conditions. All relevant Municipal Codes remain enforceable.
2. Weeds and grass must be mowed regularly, and the property kept neat and orderly.
3. Any outdoor and sign lighting shall not cast glare on roadways and neighboring properties. Lighting shall be projected inward and downward. A lighting plan must be on submitted and approved before installation.
4. Signs must be constructed and installed in compliance with Town of Mosel Municipal Code.
5. All loading, unloading, and visitor parking must be on property. No right-of-way or roadway parking allowed.
6. No more than 25 combined total of semi-trailers and straight-trucks utilized for material or equipment storage. Trailers and trucks must be kept road worthy as defined by WisDOT.
7. Property perimeter security fencing and privacy screening must be kept in good condition.
8. Must work cooperatively with Fire Inspector especially regarding material and equipment organization to allow safe and efficient emergency equipment and responders ingress and egress within the property.
9. Any future construction, operations expansion, or changes in services must be reviewed by the Town Board to determine the following: 1) compliance with zoning regulations and whether a 2) public hearing, and 3) update of conditions are required.
10. No limit on hours of operation.
11. This permit shall not transfer to any other business or property owner.
12. This permit shall be reviewed annually, or upon the Town's Constable or Town Board obtaining knowledge that the conditions of this permit are not being met.
13. Permit holder (Korry Ardell) shall defend, indemnify and hold harmless the Town and its officials, employees and agents from and against any claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses and liabilities, whatsoever, including reasonable attorneys' fees and court costs arising out of the activities conducted on or related to the Subject Property.
14. Pursuant to Section 7.03 (I) of the Town Municipal Code, Ardell, will pay the Town its attorneys' fee and costs incurred to enforce this permit.

Motion Wagner/Schmidt to grant Korry Ardell, W4032 STH 32, Elkhart Lake, a Conditional Use Permit for shipping and outside storage including display, viewing and demonstration of construction and agricultural equipment at W2002 Garton Road, Town of Mosel, with 14 conditions and a 1-year review interval. Motion carried 3-0.

[Conditional Use Permit Application 2025-01]

VI. General Government Administration.

A. April 1, 2025 Spring Election. Clerk-Treasurer Traci Hermann reported that with respect to Town of Mosel elected offices the following persons will appear on the spring ballot: Aaron Anger – Town Chair, Aaron Schmidt – Town Supervisor, Randy Ostermann – Town Supervisor and Mike Langland – Town Constable.

B. Other items for consideration. None.

VII. Public Works, Public Safety and Enforcement

A. Roads. Board members agreed staff should work with the Sheboygan County Transportation Department to draft a design and work scope to repair the heavy right-of-way access point to Vandoske Farms LLC at W1823 County Line Road. Project to be completed under the Road Preservation - Ag Use Initiative.

B. 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: Staff reported participating in an evaluation/compliance of the Town's recycling program by the DNR on Wednesday, January 15 2025. The Town will be receiving an evaluation letter within the next few weeks.

IX. Financials

A. Review of Financial Reports. Approved and on file in the Clerk-Treasurer's office.

B. Review and Approve Voucher List. Motion Wagner/Schmidt to approve the monthly voucher list; carried 3-0.

C. December 2024 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. Tuesday, February 18, 2025 – Spring Primary 7:00 a.m. to 8:00 p.m.

B. Wednesday, February 19, 2025 – Town Board Regular Monthly Meeting @ 6:30 p.m.

XI. Adjourn: Motion Anger/Schmidt to adjourn meetin; carried 3-0. Meeting adjourned at 7:20 p.m.

_____
Aaron Anger, Chair

Attest:

_____
Todd Grunwald, Deputy Clerk-Treasurer