TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

November 20, 2024

Minutes

I. Call to Order. Meeting was called to order at 6:10 p.m. by Supervisor David Wagner at Mosel Town Hall, W982 County Road FF, Sheboygan, WI. Other Town Officials in attendance were Supervisors Aaron Schmidt and Constable Mike Langland. Town Officials absent: Chair Aaron Anger. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald. Also present: Jay Beaudry and Chris Graeber representing the Beaudry zoning petition, Randy Hedstrom representing the Hedstrom zoning petition, Dillan Rogers representing Little Bears Tree Service LLC CUP, Scott Trempe representing Trempe Lawn Service LLC CUP, and Jarrod Wilhite representing Olive Branch Landscape and Lawn Maintenance (CUP).

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

III. Approve/Accept Minutes from October 23, 2024 Regular Monthly Town Board Meeting: Motion Schmidt/Wagner to approve minutes from the October 23, 2024 Regular Monthly Town Board meeting as written; carried 2-0.

IV. Hearing on Resolution 2024-04 Certified Survey Map (CSM) Review. Jay Beaudry N7317 State Hwy 42, Town of Mosel, submitted a CSM to legally split parcel 59014186240 on County Road Y, Town of Mosel. Staff explained parcel 59014186240 consisted of two non-contiguous pieces of land. The current owners would like to sell the western 0.552-acre piece of land with its existing 20-foot permanent easement for access to the Bob Beaudry property. The purpose of the CSM splits the land from the parent parcel, creating a new parcel. Jay Beaudry will acquire the Bob Beaudry property in the future and plans to use the new parcel as the primary access point to parcel 59014186331, which is currently accessed through the Beaudry Electric business parking lot off Playbird Road. Plan Commission reviewed and approved the proposed parcel split after the November 13th public hearing for the petition to rezone. Supervisor Wagner opened the floor for discussion; seeing none, he closed the floor. The Board reviewed the CSM and agreed with the following findings:

- Certified Survey Map conformed to the Town of Mosel *Comprehensive Plan 2019-2029, Addendum 2* and Ch. 236.34, Wis Stats*;*
- Fulfilled the requirements of the Town of Mosel Land Division Ordinance; and
- Conformed to the purpose and regulations of Sec 7.05 G. C-1 *Conservancy District* Town of Mosel Zoning Ordinance.

Motion Schmidt/Wagner to approve Resolution 2024-04, CSM to legally split parcel 59014186240 into two parcels. Certified Survey Map sealed on November 11, 2024 is incorporated into this resolution by reference, carried 2-0.

V. Public Hearing on Ordinance 2024-07. Jay Beaudry filed a petition to rezone the western 0.552-acre piece of land of parent parcel 59014186240 from R-1 *Single-Family Residential District* to C-1 *Conservancy District*. Staff explained the CSM created a parcel of substandard size for the R-1 district (minimum lot size of 60,000 square feet) and Chapter 10.03 C. (1) of the Town of Mosel Municipal Code does not allow the approval of a CSM unless it conforms to the zoning district. The Conservancy District is the only district in which a 0.552-acre parcel satisfies this requirement. Staff presented the petition and the following Plan Commission findings:

- The proposed lot split and zoning request was consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addenedum-2* as follows:
  1. Since the C-1 *Conservancy District* was considered to have lesser degree of impact (intensity) than either the allowed residential or commercial future uses, an amendment to the Town's Comprehensive Plan was not required; and
  2. The primary use of the property was for driveway access to the residence located on adjacent parcel 59014186331 which is an allowed use in both the R-1 and C-1 districts.
- Certified Survey Map is consistent with Chapter 10: *Land Division Ordinance*; and
- The proposed use is consistent with the C-1 *Conservancy District*.

Supervisor Wagner opened the floor for public comment. Staff reported that Mr. Robert Schueffner, N7405 County Road Y, expressed concerns with survey markers located on his property and a potential property boundary discrepancy. However, after meeting with the applicant he retracted his concerns. No other input was received. Supervisor Wagner asked Mr. Beaudry if he had any concerns or additional information to share. Mr. Beaudry explained that he proposed procuring the property to provide access to his father's residence located on the adjacent parcel so future residential traffic does not need to go through his business parking lot. Supervisor Wagner closed the floor, and the Board considered the findings of the Plan Commission.

Motion Schmidt/Wagner to approve Ordinance 2024-07 *Zoning Ordinance Amendment:* the following described land is zoned C-1 *Conservancy District:* Outlot 1 of parent parcel 59014186240 (0.552 acres) part of the SW¼ of the SW¼, Section 32, T16N, R23E, Town of Mosel, Sheboygan County, Wisconsin. Certified Survey Map sealed on November 11, 2024 is incorporated into this ordinance by reference, carried 2-0.

VI. Hearing on Resolution 2024-05 CSM Review. Randy Hedstrom submitted a CSM to legally split parcel 59014185513, County Road Y, Town of Mosel. Mr. Hedstrom proposed to purchase land from Marjorie Navis (parcel 59014185513) to square off and merge his existing lots 59014185514, 59014185522 and 59014185511 to create two new larger lots. Plan Commission reviewed and approved the proposed parcel split and lot mergers after the November 13th public hearing for the petition to rezone. Supervisor Wagner opened the floor for discussion; seeing none, he closed the floor. The Board reviewed the CSM and agreed with the following findings:

- Certified Survey Map conformed to the Town of Mosel *Comprehensive Plan 2019-2029, Addendum 2* and Ch. 236.34, Wis Stats*;*
- Fulfilled the requirements of the Town of Mosel Land Division Ordinance; and
- Conformed to the purpose and regulations of Sec 7.05 H. R-1 *Single-Family Residential District* Town of Mosel Zoning Ordinance.

Motion Schmidt/Wagner to approve Resolution 2024-05, CSM to create Lot 1 (2.613 acres) and Lot 2 (2.354 acres) being part of the SE¼ of the NE¼ of Section 31, Township 16 North, Range 23 East, County Road Y, Town of Mosel, Sheboygan County, Wisconsin. Certified Survey Map sealed on August 27, 2024 is incorporated into this resolution by reference, carried 2-0.

VII. Public Hearing on Ordinance 2024-08. Randy Hedstrom, N7514 County Road Y, Town of Mosel filed a petition to rezone approximately 1.5 acres of land agreed to be purchased from Marjorie Navis (parcel 59014185514) from A-T *Agricultural Transition District* to R-1 *Single-Family Residential District*. Staff presented the petition and the following Plan Commission findings:

- The proposed lot split and zoning request was consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addenedum-2;*
- Certified Survey Map was consistent with Chapter 10: *Land Division Ordinance*; and
- The proposed use was consistent with the R-1 *Single-Family Residential District*.

Supervisor Wagner opened the floor for public comment. Staff reported no input had been received. Supervisor Wagner asked Mr. Hedstrom if he had any concerns or additional information to share. Mr. Hedstrom explained he was just trying to clean up property boundaries. Supervisor Wagner closed the floor, and the Board considered the findings of the Plan Commission.

Motion Schmidt/Wagner to approve Ordinance 2024-08 *Zoning Ordinance Amendment:* the following described land is zoned R-1 *Single-Family Residential District:* Lot 1 and Lot 2 (4.967 combined acres) part of the SE¼ of the NE¼, Section 31, T16N, R23E, County Road Y, Town of Mosel, Sheboygan County, Wisconsin. Certified Survey Map sealed on August 27, 2024 is incorporated into this ordinance by reference, carried 2-0.

VIII. General Government Administration.

A. Review/Consider application of Kohler Co. to amend its alcohol, cigarette, electronic vaping devices and tobacco products retail licenses. Motion Schmidt/Wagner to amend the Kohler Co. issued alcohol, cigarette, electronic vaping devices and tobacco products retail licenses with the addition of Megan Belcher as Chief Legal Officer & Corporate Secretary; carried 2-0.

B. Review request by Kohler Co. rename "Lake Cabin" to "Arsham Cabin". Board members agreed to have staff update appropriate documents to reflect the name change.

C. Insurance Coverage Consideration for Crime, Property, and Fire Truck Sections of the Horton Group Insurance package. Horton Group offered several options of possible coverage changes for 2025. Following discussion, Board members agreed to keep the same coverages as the 2024 policy.

IX. Public Works, Public Safety and Enforcement

A. Roads

1. **Playbird Road.** Constable Langland reported fog line painting was completed on Playbird Road from STH 42 to Lakeshore Road.
2. **Intersection of Playbird and Lakeshore Roads.** Constable Langland reported Sheboygan County Transportation Department added gravel at the northwest corner of the intersection of Playbird Road and Lakeshore Road.

B. Conditional and Special Land Use Permit Reviews.

1. **Executive Self Storage – Mini Warehouse Facility, N7537 STH 42 (CUP).** Town Constable found everything to be compliant and recommended a 2-year review interval. Motion Schmidt/Wagner to continue the current terms in the Executive Self Storage CUP with a review interval of two years; carried 2-0.
2. **Excavation Acquisition LLC – Storage, Repair, Display, Showing and Sales of Private Collection, Inside and Outside Storage of Equipment for Business Operations, Outside Storage of Boats and Campers, Outside Display of Items for Sale and Onsite Auctions, 3510 Playbird Road (CUP).** Constable Langland reported that Mr. Gordon had requested the CUP review be completed in December 2024 so he could be available to address the Board regarding amending the permit. Board members agreed to hold over the permit review to future meeting.
3. **Fortress Floors LLC – Inside and Outside Storage of Concrete Flooring Coating Materials, Vehicles and Equipment. Inside and Outside Storage of Personal Items. Inside and Outside Renal Storage. Resale of Vehicles, Boats and Campers, N7418 STH 42 (CUP).** Town Constable found everything to be compliant and recommended a 3-year review interval. Motion Schmidt/Wagner to continue the current terms in the Fortress Floors LLC CUP with a review interval of three years; carried 2-0.
4. **Little Bears Tree Service – Tree Service Business, Inside and Outside Storage Equipment Storage/Parking, Brush Disposal (Chipping, Shredding, Burning and Compositing), Log Splitting and Milling, 4038 Playbird Road (CUP).**

5. **Olive Branch Lawn & Landscaping, LLC – Landscape and Lawn Maintenance Business, Composting, Outside Storage and Parking, 4038 Playbird Road (CUP).**
6. **Trempe Lawn Service, LLC – Lawn Service Company, Indoor and Outdoor Storage and Equipment Storage/Parking, Snow Plowing and On-Site Composting, 4038 Playbird Road (CUP)**
   Town Constable requested that since all three businesses were located on the same property, he would prefer to review all three simultaneously. He reported that the property was orderly and mostly in compliance with established conditions. Constable Langland reported the Haven Fire Department was dispatched in March and November 2024 for uncontrolled brush fires and that the condition requiring a tree screening along the south and southeast property lines has not been completed. Mr. Rogers, Mr. Wilhite, and Mr. Trempe stated that the fires were set by a trespasser, and they plan to update surveillance cameras. The Haven Fire Department advised them that they need to provide the Sheboygan County Dispatch Center their contact information for future incidents and to inform the Haven Fire Chief if an event is arson related. Mr. Wilhite and Mr. Rogers reported they were willing to put the trees in for screening but need permission from the property owner, whom they rarely see. Board members instructed staff to contact property owner Mr. Jason Diener in writing.
   Motion Schmidt/Wagner to continue the current terms in the Little Bears Tree Service, LLC CUP with a review interval of one year; carried 2-0.
   Motion Schmidt/Wagner to continue the current terms in the Olive Branch Lawn & Landscape, LLC CUP with a review interval one year; carried 2-0.
   Motion Schmidt/Wagner to continue the current terms in the Trempe Lawn Service CUP with a review interval of one year; carried 2-0.
7. **Vine & Branch Management, LLC – Offices, Service Crews with Fleet Vehicles, Inside Storage of Materials and Tools for Servicing Owned Properties, Inside Parking, Mini Warehouse Rental, Temporary Outside Display and Resale Vehicles, Boats and Campers, N7402 STH 42 (CUP).** Town Constable found everything to be compliant and recommended a 1-year review interval. Motion Schmidt/Wagner to continue the current terms in the Vine & Branch Management, LLC CUP with a review interval of one year; carried 2-0.
8. **Sunland Properties, LLC dba SRJJ-Heavy Truck and Auto Body, LLC – Offices, Repair Shop, Painting Booths, Inside Storage of Materials, Temporary Outside Parking of Vehicles Staged for Repair and Waiting for Pickup, Temporary Outside Storage of Parts, Temporary Outside Display of Resale Vehicles, Boats and Campers, N7459 STH 42 (CUP).** Town Constable found everything to be compliant and recommended a 1-year review interval. Motion Schmidt/Wagner to continue the current terms in the Sunland Properties LLC dba SRJJ-Heavy Truck and Auto Body, LLC CUP with a review interval of one year; carried 2-0.

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

X. Correspondence/Communications/Contacts.

A. Chair Contacts: Not available.
B. Staff Reports: None.

XI. Financials

A. Approve 2025 Town of Mosel Budget. Motion Schmidt/Wagner to adopt the 2025 Town of Mosel budget; carried 2-0.
B. Approve Short-Term Loan from Oostburg State Bank for Replacement Fire Truck. Motion Schmidt/Wagner to approve a one-year $100,000 note from the Oostburg State Bank with a 5.25% interest rate and an origination fee of $500 for the purpose of purchasing a replacement engine for the Haven Fire Department; carried 2-0.
C. Review of Financial Reports. Approved and on file in the Clerk-Treasurer's office.

D. Review and Approve Voucher List. Motion Schmidt/Wagner to approve the monthly voucher list; carried 2-0.

E. October 2024 Building Permit, Conditional Use, Rezoning and Variance Application Report. Report on file in the Clerk-Treasurer's office.

XII. Review Upcoming Calendar of Events.
Wednesday, December 18, 2024 – Town Board Regular Monthly Meeting @ 6:30 p.m.

XIII. Adjourn: Motion Schmidt/Wagner to adjourn meeting, carried 2-0. Meeting adjourned at 7:25 p.m.

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David Wagner, Supervisor

Attest:

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Todd Grunwald, Deputy Clerk-Treasurer