TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

April 16, 2025

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 Board members in attendance were Supervisors Aaron Schmidt and Randy Ostermann. Town Officials absent: Constable Mike Langland. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald. Also present: Justin Richardson and Randy Post representing Richco Structures' application to amend the Town's Comprehensive Pan and zoning petition and resident Brenda Blum requesting CSM review.

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 March 19, 2025 Regular Monthly Town Board Meeting: Motion Schmidt/Anger to approve minutes from the March 19, 2025 Regular Monthly Town Board meeting as written; carried 3-0.

IV. Hearing on Resolution 2025-05 Certified Survey Map (CSM) Review. Brenda Blum submitted a CSM to legally split parcel 59014186393, N7492 County Road DL into two parcels. Staff presented the CSM and explained Ms. Blum would like to split the 11+ acre parcel into two parcels: Lot 1 (9.271 acres) and Lot 2 (3-acres) for the purpose of constructing a single-family residence. Staff explained that the property is currently zoned A-T *Agricultural Transition District* and a lot split of 3 acres or larger was permitted. Both lots can remain in the A-T district, and a single-family dwelling was an allowed use on the vacant lot. Chair Anger 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 E. A-T *Agricultural Transition District*.

Motion Schmidt/Ostermann to approve Resolution 2025-05, *Certified Survey Map* to legally split parcel 59014186393 into two parcels, carried 3-0.

V. Public Hearing on Ordinance 2025-02 an Ordinance to Amend the Comprehensive Plan. Richardson Industries LLC (dba Richco Structures), W989 County Road FF, has filed an application to amend the future land use shown on "Map 1A" and "Map 1B" of the existing Comprehensive Plan, Addendum-2. The amendment would recategorize approximately 3.5 acres of land (part of parcel 59014183771), owned by Kohler Co., south of County Road FF, Section 21, from "Agricultural" to "Industrial/Manufacturing."

Chair Anger introduced the application to amend the Town of Mosel Comprehensive Plan and asked Mr. Richardson and Mr. Post if they had any additional information that they wished to bring before the Board. They indicated they did not. Chair Anger requested staff to present Plan Commission's findings from their April 10, 2025 Public Hearing. Staff presented the following findings with respect to page 2 of the *Application – Comprehensive Plan Amendment*:

Item 2A *Opinion Survey*: Commissioners reviewed the 2018 opinion survey and agreed that expansion of existing industries was not addressed, only preferred location of new industrial business. They also agreed that since RICHCO was established before any Town comprehensive plans were effective and has previously been allowed to expand operations, the amendment was not inconsistent with the 2018 opinion survey. Therefore, the Commission found that the proposed amendment was generally consistent with the 2018 citizen opinion survey.

Item 2B *Vision Statement*: The Commission found that the proposed amendment was generally consistent with the Town's vision statement.

Item 2C *Goals & Objectives*: The Commissioners reviewed the Town's goals & objectives as outlined in the comprehensive plan. The Town's *Economic Development* goal is to "meet with existing industries on a periodic basis to discuss concerns they may have operating in the Town of Mosel." The Town completes this goal through an annual conditional use permit review. The Commission found that the proposed amendment was generally consistent with the Town's goals & objectives.

Item 2D *Policies & Programs*: Commissioners reviewed the Town's policies & programs. The Town's program for *Local Government's Ability to Retain and Attract Business* states: "The Town of Mosel seeks to strike a balance between the needs of business expanding or locating in the community and the needs of the community." The Commission found that the proposed amendment was generally consistent with the Town's policies & programs.

Item 3: *Is the property within the Town's Farmland Preservation Area?* The Commission determined that the property was within the *Town's Farmland Preservation Area*.

Item 4 *Other Relevant Factors*: Commissioners agreed that low lying land within the amended area limits its use for agricultural purposes.

Staff informed the Board that the Plan Commission approved Resolution 2025-03 *Resolution Approving an Amendment to the Comprehensive Plan for the Town of Mosel* by a vote of 7-0 and recommended that the Town Board enact an Ordinance adopting the proposed Comprehensive Plan amendment.

Chair Anger opened the floor for public comment. Staff reported several inquiries were received with no objections filed. Chair Anger closed the floor and the Board considered the findings of the Plan Commission.

Motion Ostermann/Schmidt to approve Ordinance 2025-02 *An Ordinance to Amend the Comprehensive Plan:* to amend maps "Map 1A and "Map 1B" to recategorize approximately 3.5 acres of land (part of parcel 59014183771) south of County Road FF, Section 21, from "Agricultural" to "Industrial/Manufacturing." carried 3-0.

VI. Hearing on Resolution 2025-04 CSM Review. Richardson Industries LLC (dba Richco Structures) proposed to merge 3.5 acres of land after purchase from Kohler Co. their parcel 59014183670. Chair Anger 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 M. I-*1 Industrial District* Town of Mosel Zoning Ordinance.

Motion Schmidt/Ostermann to approve Resolution 2025-04 *Certified Survey Map*, to divide and map Lot 1 (parcel 59014183670, 19.309 acres) being part of the NE¼ of the NE¼ of Section 21, T16N, R23E, County Road FF, Town of Mosel, to merge 3.5 acres from parcel 59014183771 to parcel 59014183670 by CSM as defined on Certified Survey Map sealed on August 16, 2024, carried 3-0.

VII. Public Hearing on Ordinance 2025-03 Zoning Ordinance Amendment. Richardson Industries LLC (dba Richco Structures), W989 County Road FF filed a petition to rezone 3.5 acres of land to be purchased form Kohler Co., Town of Mosel, from A-1 *Prime Agricultural District* to I-1 *Industrial District* for the purpose of business expansion. The zoning change would be effective when the CSM recommended for approval under Item VI was recorded.

Chair Anger introduced the petition to rezone and asked Mr. Richardson and Mr. Post if they had any additional information that they wished to bring before the Board. They indicated they did not. Chair Anger requested staff to present Plan Commission's findings from their April 10, 2025 Public Hearing. Staff presented the following findings with respect to zoning code subsection 7.05 A (4) *Rezoning A-1 Land out of Farmland Preservation (FPZ):*

Item (i) *The rezoned land is better suited for a use not allowed in the FPZ:* The Commission made the following findings: 1) Petitioner is a valued industry and member of the Town of Mosel community that provides well-paying careers and supports local business and organizations; 2) Growth is healthy for both the industry and the Town; 3) Operation expansion is not possible with three sides of the property limited by residences, railroad, and County Road FF; and 4) The purchased land has restrictive covenants which state *no improvements, manufactured homes, buildings, sheds, or other similar structures shall be placed or erected upon or constructed, installed or maintained on the property without the prior written consent of Kohler; provided, however, the surface of the property may be improved with packed gravel.* The covenants restrict property use to what was generally allowed under the existing A-1 district. Therefore, the Commission found that the 3.5 acres to be purchased from Kohler from parcel 59014183771 was better suited for use not allowed in FPZ.

Item (ii) *The rezoning is consistent with any comprehensive plan adopted by the Town that is in effect at the time of the rezoning*: The Commission found the rezoning was consistent with the comprehensive plan as amended by Resolution 2025-03.

Item (iii) *The rezoning is substantially consistent with the Sheboygan County Farmland Preservation Plan, certified under Chapter 91, Wisconsin Statutes, which is in effect at the time of rezoning*: The Commission found that since the County's Comprehensive Plan was based on the Town's Comprehensive Plan, the rezoning was consistent with the County's comprehensive plan.

Item (iv) *The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland*: The Commission found the proposal would not substantially impair or limit future agricultural use of other protected farmland.

Commissioners made the following additional findings:

- Certified Survey Map was consistent with Chapter 10: *Land Division Ordinance;* and
- The proposed use was consistent with the I-1 *Industrial District.*

Staff reported the Commission voted 7-0 to recommend the Town Board adopt Ordinance 2025-03.

Chair Anger opened the floor for public comment. Staff reported several inquiries were received with no objections filed. Chair Anger closed the floor and the Board considered the findings of the Plan Commission.

Motion Ostermann/Schmidt to approve Ordinance 2025-03 *Zoning Ordinance Amendment:* The following land is zoned I-1 *Industrial District*: three and a half (3.5) acres from parcel 59014183771, extending 190 feet south and 802.27 feet east-west matching the width of Lot 1 created by CSM, V9 P.30. Part of NE¼ of the NE¼, Section 21, T16N, R23E, Town of Mosel, Sheboygan County, Wisconsin. Rezoning to be effective with recording of CSM approved in Item VI. Certified Survey sealed on August 16, 2024 and incorporated into this ordinance by reference, carried 3-0.

VIII. General Government Administration.

A. Resolution Supporting the Dedication of Centralized Support for Zoning and Planning. Wisconsin Towns Association Sheboygan County Unit requested support of a resolution to create a planning and zoning services position with the UW Extension to support Sheboygan County communities. Motion Schmidt/Ostermann to approve Resolution 2025-06 *Resolution Supporting the Dedication of Centralized Support for Zoning and Planning*, carried 3-0.

B. Microsoft Subscription Price Increase. Clerk-Treasurer Hermann reported that as of May 1, 2025 Microsoft was implementing a 5% increase for monthly billing on annual subscriptions and that the Town was on a monthly billing cycle. If the Town switched to an annual billing cycle a savings of approximately $33 annually would be realized. Board members agreed to switch to an annual billing cycle.

IX. Public Works, Public Safety and Enforcement

A. Roads

1. **County Line Road.** Chair Anger reported that the Sheboygan County Transportation Department is working on a project scope and cost estimate for repairs of the primary access point and roadway damage at the Vandoske Dairy Farms LLC main farm located at W1823 County Line Road. Repairs will be cost shared under the Agricultural Roads Improvement Program. A work scope and anticipated project cost was anticipated to be submitted by next month's meeting.
2. **Rowe Road Drainage between I-43 and County Road Y.** Chair Anger reported that the Sheboygan County Transportation Department was working on the project scope and cost estimate for restoring surface water drainage along County Road Y and Rowe Road east of County Road Y.

B. Constable's Report and Log Book. Constable Langland provided the Board with a written summary of monthly activities.

X. Correspondence/Communications/Contacts.

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

XI. Financials

A. Review Financial Reports. Approved and on file in the Clerk-Treasurer's office.
B. Review and Approve Voucher List. Motion Schmidt/Ostermann to approve the monthly voucher list and to pay off short term loan #1031336 of approximately $75,000 to Oostburg State Bank; carried 3-0.
C. Review Building Permit, Conditional Use, Rezoning and Variance Application Report. Report on file in the Clerk-Treasurer's office.

XII. Review Upcoming Calendar of Events

A. Tuesday, April 29, 2025 - Town Board Annual Road Inspection @ 4:00 p.m.
B. Monday, May 5, 2025 – Open Book (Associated Appraisal by Phone) 1:00 p.m. to 3:00 p.m.
C. Tuesday, May 13, 2025 – Board of Review 4:00 p.m. to 6:00 p.m.
D. Wednesday, May 21, 2025 – Town Board Regular Monthly Meeting @ 6:30 p.m.
E. Tuesday, May 27, 2025 – Board of Appeals Hearing @ 6:30 p.m.

XIII. Adjourn: Motion Ostermann/Schmidt to adjourn meeting, carried 3-0. Meeting adjourned at 7:45 p.m.

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Aaron Anger, Chair

Attest:

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Todd Grunwald, Deputy Clerk-Treasurer