TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

September 17, 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 and Constable Mike Langland. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald. Also present: Sheboygan County Highway Commissioner Bryan Olson.

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 August 20, 2025 Regular Monthly Town Board Meeting: Motion Schmidt/Ostermann to approve minutes from the August 20, 2025 Regular Monthly Town Board meeting as written; carried 3-0.

IV. Public Hearing on Ordinance 2025-05 an Ordinance to Amend the Comprehensive Plan. Sheboygan County 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 0.5 acres of land (part of parcel 59014181700) owned by Sheboygan County, east of County Road DL, from "Agricultural" to "Government/Institutional."

Chair Anger introduced the application to amend the Town of Mosel Comprehensive Plan and requested staff to present Plan Commission's findings from their September 11, 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 focusing on survey questions 11, 13, 14, 15, 16 and 17 regarding condition and maintenance of the Town's road system and questions 18 and 19 regarding provided services. It was generally agreed that placing a brine storage/dispensing facility wasn't specifically addressed but 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. Commissioners considered the Town's *Transportation Goals*. Concerns were raised that the Comprehensive Plan identified the project site as future agricultural use and the proposed use may not be consistent with the Town's goals and objectives. Following discussion regarding property history, benefits of parcel location and proposed use, and other potential uses for small parcel, Commissioners found that the proposed amendment was generally consistent with the Town's goals and objectives.

Item 2D *Policies & Programs*: Commissioners reviewed the Town's policies and programs, and particularly considered the Town's program for *Intergovernmental Cooperation.* The Commission found that the proposed amendment was generally consistent with the Town's policies and programs.

Item 3: *Is the property within the Town's Farmland Preservation Area?* The Commission determined that the property was not within the *Town's Farmland Preservation Area*.

Item 4 *Other Relevant Factors*: Sheboygan County had owned the property for decades and had earmarked the site for a future transportation related facility since acquisition. Due to the parcel size, location and government ownership it was likely assumed to be road right-of-way and was overlooked as buildable land. Given the County's long-term plans, a *Governmental/Institutional* classification would have been appropriate during the Town's comprehensive plan development. The parcel is very narrow and low and subject to flooding. The land provided an excellent regional location for a brine facility with easy-on/easy-off traffic onto a county road.

Staff informed the Board that the Plan Commission approved Resolution 2025-07 *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 asked Mr. Olson if the County had additional information that they wished to bring before the Board. Mr. Olson indicated he did not. Chair Anger closed the floor, and the Board considered the findings of the Plan Commission.

Motion Ostermann/Schmidt to approve Ordinance 2025-05 *An Ordinance to Amend the Comprehensive Plan:* to amend maps "Map 1A and "Map 1B" to recategorize approximately 0.5 acres of land (part of parcel 59014181700) east of County Road DL, Section 9, from "Agricultural" to "Government/Institutional." carried 3-0.

V. Public Hearing on Ordinance 2025-06 Zoning Ordinance Amendment. Sheboygan County, W5741 County Road J, Plymouth, filed a petition to rezone portions of parcels 59014181650 and 59014181700, Town of Mosel, from A-2 *General Agricultural District* to B-1 *Business District* (0.55 acres) and A-PR *Prime Agricultural Parcel Remnant District* (0.49 acres). The purpose of the proposed B-1 land was to construct a brine storage and dispensing facility. The purpose of the A-PR land was to sell the land to the Town of Mosel to construct a semi turnaround for agricultural manure hauling.

Chair Anger introduced the petition and requested staff present Plan Commission's findings from their September 11, 2025 Public Hearing. Staff presented the following findings:

Petition to Rezone Lot 1 (0.499 acres, as identified on draft CSM) from A-2 to A-PR:

- The proposed use was consistent with the Town's Comprehensive Plan 2009-2029, Addendum-2;
- The draft Certified Survey Map was consistent with Chapter 10: *Land Division Ordinance;* and
- The proposed use was consistent with the A-PR *Agricultural Parcel Remnants District.*

Petition to Rezone Lot 2 (0.554 acres, as identified on draft CSM) from A-2 to B-1:

- The proposed use was consistent with the Town's Comprehensive Plan 2009-2029, Addendum-2 as outlined in Resolution 2025-07, pending approval of the Town Board;
- The draft Certified Survey Map was consistent with Chapter 10: *Land Division Ordinance;* and
- The proposed use was consistent with the B-1 *Business District.*

Commissioners agreed that since only a draft certified survey map was available as a legal description for the rezoning boundaries, a final CSM successfully recorded with Sheboygan County and the Town of Mosel must be completed before the rezoning became effective.

Staff reported the Commission voted 6-1 to recommend the Town Board adopt Ordinance 2025-06.

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 Schmidt/Ostermann to approve Ordinance 2025-06 *Zoning Ordinance Amendment:* The following land is zoned B-1 *Business District*; Lot 2, 0.554 acres and A-PR *Agricultural Parcels Remnants District* Lot 1, 0.499 acres as defined on draft Certified Survey Map prepared by Sheboygan County. Part of SW¼ of the NW¼, Section 9, T16N. R23E, Town of Mosel, Sheboygan County, Wisconsin. Rezone to become effective following the successful recording of a Certified Survey Map consistent with draft with Sheboygan County Register of Deeds and the Town of Mosel, motion carried 3-0.

VI. General Government Administration.

A. Consideration of Transfer Station Open Position. Staff reported the position has been posted on the Town's web site and posting board and on the Haven Fire Department's Facebook page. Clerk-Treasurer Hermann reported no applications have been received.

B. Ward Monument Maintenance Update. Chair Anger reported that Ward Monument contacted him via email on September 3rd and indicated they plan to start repairs at the Harms Cemetery. Chair Anger will report progress at a future meeting.

C. Haven Firefighters – Temporary Class "B"/"Class B" Retailer's License for Sunday October 5, 2025 W982 County Road FF. Motion Ostermann/Schmidt to approve Temporary Class "B"/"Class B" Retailers License for the Haven Firefighters on Sunday October 5, 2025 at W982 CTH FF: carried 3-0.

D. Review of Insurance Questionnaire. Clerk-Treasurer Hermann reported that the annual property and operations insurance questionnaire was due and was looking for assistance. Deputy Clerk Grunwald would assist.

E. Michael Feraro, N9182 County Road DL, Class "B' Beer License in a Residential District. Clerk-Treasurer Hermann reported that Mr. Feraro had requested a retailers license for his residents to operate a sanctioned dart league. She informed him that an alcohol retail license was not permitted on residential property. Mr. Feraro inquired about rezoning his property commercial. Board members agreed that rezoning his property was inconsistent with the Town's Comprehensive Plan and would likely not support a rezone.

VII. Public Works, Public Safety and Enforcement

A. Roads

1. Prioritize fall 2025 and 2026 Road and Right-of-Way Projects. The following fall 2025 projects were discussed with Mr. Olson:

- Inspect Rowe Road east of Lakeshore Road to reestablish grading crown before frost.
- Tree trimming Playbird Road just west of Lakeshore Road and Lakeshore Road just north of Garton Road west right-of-way.
- Culvert inspection and inventory on Garton Road from STH 42 east to CTH Y and from CTH DL east to terminus. Include core samples for future design.
- Centerline and fog line painting: County Line from Union to Rangeline, and Garton and Lakeshore Roads in their entirety.

The following 2026 projects were discussed with the request for estimated costs for 2026 budget:

- Chip seal Rangeline Road from Playbird Road north to CTH FF.
- Chip seal Santana Drive.
- Chip seal Union Road from Countyline Road south approximately 3,280 feet (paved 2023).
- Crack filling and chip sealing Garton Road from CTH DL west to CTH Y.
- Replace/repair culvert on Rowe Road just east of CTH DL.
- Chip seal Rowe Road from CTH DL east to Lakeshore Road.
- Garton Road culvert replacement (as identified in the fall of 2025 survey).
- Rowe Road drainage restoration from CTH Y east to ROW of I-43.
- Land purchase from County for semi turnaround as defined in item V above.
- Grading, fencing and gating for semi turnaround property as defined in item V above.
- Horizontal bore and pipe installation below CTH DL for semi turnaround facility.

2. **Orthland Dairy LLC. Orchard Road frac tank ditch stabilization project update.** Staff informed the Board that Orthland Dairy was interested in moving the project forward and inquired about an opportunity to cost share the project with the Town. Chair Anger asked if the current cost estimate included a geotextile fabric. Staff indicated it did not. Board members agreed that a geotextile should be used and were open to a cost share provided Orthland Dairy LLC would enter into a reimbursement/use agreement with the Town. Motion Ostermann/Schmidt to approve the Town spend $1,500 towards the Orchard Road frac tank right-of-way stabilization project providing Orthland Dairy LLC enters into a reimbursement/use agreement with the Town of Mosel, motion carried 3-0.
3. **County Line Road, Vandoske Dairy Farms LLC project update.** Chair Anger reported work had been completed and following receipt of billing from Sheboygan County, Vandoske Dairy Farms LLC should be billed for half the project expenses as defined in their *Cost Share & Maintenance Agreement*.
4. **Town Policy on Engine Braking.** Board members agreed to place item on future agenda.

B. Discussion of Future Waste & Recycling Hauling & Disposal Services. Board members agreed to have Supervisor Ostermann obtain quotes from Harters and GFL.

C. Conditional Use and Special Land Use Permit Review.
Essential Water & Sewer LLC – Water & Sewer Business, 3628 Playbird Road (CUP). Constable Langland found everything to be compliant and recommended a two-year review interval. Motion Schmidt/Ostermann to continue the current terms of the Essential Water & Sewer LLC CUP with a review interval of two years, carried 3-0.

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

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/Ostermann to approve an amended monthly voucher list to include $18,811.26 to Sheboygan County Department of Transportation and $192.28 to Wisconsin Newspress for total voucher expenses of $40,112.29, 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 15, 2025 – Town Board Regular Monthly Meeting @ 6:30 p.m.

B. 2026 Budget Preparation Meetings TBD.

XI. Adjourn: Motion Ostermann/Schmidt to adjourn meeting, carried 3-0. Meeting adjourned at 8:30 p.m.

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Aaron Anger, Chair

Attest:

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Todd Grunwald, Deputy Clerk-Treasurer