TOWN OF MOSEL, WISCONSIN
TOWN BOARD MONTHLY MEETING

August 19, 2026

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 Aaron Schmidt and Randy Ostermann and Constable Mike Langland. Staff Present: Clerk-Treasurer Traci Hermann and Deputy Clerk-Treasurer Todd Grunwald.

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 July 15, 2026, Regular Monthly Town Board Meeting: Motion Schmidt/Ostermann to approve minutes from July 15, 2026, Regular Monthly Town Board meeting as written; carried 3-0.

IV. Hearing on Resolution 2026-01 CSM Review submitted by Kathy Albert to split 0.63 acres from parcel 59014182930 and merge it to existing parcel 59014182931 (Tract 1 of CSM V8 P195) to create LOT 1, Part of NE¼ of the SE¼, S18, T16N, R23E, Union Road, Town of Mosel. Plan Commission reviewed and approved the proposed parcel split and merger after the August 13th public hearing for the petition to rezone. 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 B. A-1-S *Prime Agricultural District (small-scale)* Town of Mosel Zoning Ordinance.

Motion Schmidt/Ostermann to approve Resolution 2026-01, CSM to legally split parcel 0.63 acres from parcel 59014182930 and merge with parcel 59014182931 to create LOT 1 (2.241 acres), Part of NE¼ of the SE¼, S18, T16N, R23E, Union Road, Town of Mosel. Certified Survey Map sealed on May 21, 2026, is incorporated into this resolution by reference, carried 3-0.

V. Public Hearing on Ordinance 2026-02 Zoning Ordinance Amendment. Kathy Albert, N8622 Union Road, Town of Mosel, has filed a petition to rezone all of parcel 59014182931 (1.61 acres) from R-1 *Single Family Residential District* and 0.63 acres of parcel 59014182931 from A-1 *Prime Agricultural District* to A-1-S *Prime Agricultural District (small-scale)*. Staff explained that the approved land merger in Item IV above would create an A-1/R-1 split zoned lot. The petition requests the new LOT 1 to be rezoned to A-1-S. Staff presented the petition and the following Plan Commission findings:

- The proposed zoning request was consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addenedum-2;*
- The proposed use and area of LOT 1 was consistent with the zoning district A-1-S *Prime Agricultural District (Small-Scale)*; and
- Since a parcel was not being created on which a residence could be built, the provisions of the A-PR *Prime Agricultural Parcel Remnants District* do not apply.

Chair Anger opened the floor for public comment. Staff reported that no input had been received. Chair Anger asked Ms. Albert if she had any concerns or additional information to share. Ms. Albert indicated she did not. Chair Anger closed the floor, and the Board considered the findings of the Plan Commission.

Motion Ostermann/Schmidt to approve Ordinance 2026-02 *Zoning Ordinance Amendment:* designating the following described land A-1-S *Prime Agricultural District (small-scale)*: LOT 1 (2.241 acres), Part of NE¼ of the SE¼, S18, T16N, R23E, Union Road, Town of Mosel, Sheboygan County, Wisconsin. Certified Survey Map sealed on May 21, 2026, is incorporated into this ordinance by reference, carried 3-0.

VI. Hearing on Ordinance 2026-03 An Ordinance Creating Section 9.02 *Park Regulations.* Staff introduced the Ordinance and briefed the Board on Plan Commission's recommended amendments. Chair Anger opened the floor for public comment; hearing none, Chair Anger closed the floor. Board members reviewed the ordinance and considered the amendments.

Motion Ostermann/Schmidt to approve Ordinance 2026-03 as amended by Plan Commission except for (17) *Hours of park* to remain as initially drafted; carried 3-0.

VII. General Government Administration

A. ATV/UTV Ordinance Discussion. Chair Anger informed Board that following correspondence with Town of Herman, the municipalities agreed to open Rangeline Road from County Line to CTH FF as an ATV/UTV route. He also met with Bryan Olson, Sheboygan County Transportation Commissioner, and reported the County would consider opening County Highways MM and FF as ATV/UTV routes but not DL or Y. Opening County Highway Y may be revisited after future repaving and road widening. Board members agreed to move forward with a petition to Sheboygan County to approve MM and FF as ATV/UTV routes.

B. Town Web Proposal Review/Action. Staff reported that a proposal from Town Web (Town of Mosel's website provider) presented multiple site update options and a three-year maintenance agreement.
Motion Schmidt/Ostermann to approve the following website updates: website & platform upgrade (onetime fee) $800, premium ADA-Compliance Solution $600/year, and Multi-language Website (one language) $50/year, resulting in a year one fee of $3,270 and years two and three each a fee of $2,470; carried 3-0.

C. Brine Storage/Dispensing and Semi Turn-Around Facilities on CTH DL update. Chair Anger met with Bryan Olson, Sheboygan County Transportation Commissioner, and reported that Sheboygan County had completed the property transfer from WisDOT at a purchase price of approximately $10,000. The County remained interested in selling part of the property to the Town of Mosel for a semi-truck-turnaround, price to be determined. The County would like to begin site prep in September with the brine storage/dispensing facility operational by winter. Board members agreed to have the Town Chair and staff move forward with project planning and preparations and report back to the Board as appropriate.

D. Other General Government Administration Items (discussion only). None.

VIII. Public Works, Public Safety and Enforcement

A. Roads

1. **Garton Road – Box Culvert Maintenance.** Chair Anger reported the box culvert near the east terminus of Garton Road (WisDOT culvert number 101772) needs either repairs or possible replacement. He reported that some of the timber piles on the wing walls have failed and the stream had undercut the bottom of the culvert. The Sheboygan County Department of Transportation conducted an inspection and proposed the structure be repaired at a cost of $11,891.19. Since the proposal lacked specificity regarding scope of repairs, the Board agreed the Chair and staff should meet with the County to explore options and further define scope of services.

2. **Lakeshore Road – Possible Utility Installation Settlement Resulting in Potholes between Playbird and Garton Roads.** Chair Anger would investigate reports.
3. **Other Road Items (discussion only).** None.

B. Conditional Use and Special Land Use Permit Review.

1. **Vandoske Dairy Farms, LLC – On-Farm Store, W1823 County Line Road, (CUP).** Staff reminded the Board that the Vandoske Dairy Farms, LLC permit review was deferred to allow the permit holder to consider if permit conditions restricting seasonal and hourly operations remained applicable to current and future business operations. Staff reported the permit holder had requested year-round operations with no limits on hours of operations. Town Constable found everything to be compliant and indicated he did not anticipate any issues with amending the CUP as requested, with a continued one-year review interval. Motion Schmidt/Ostermann to strike conditions 5 and 6 from the current terms in the Vandoske Dairy Farms, LLC CUP with a review interval of one year, carried 3-0.
2. **Luedke Holdings, LLC dba Joe's Hometown Auto – Auto and Light Truck Repair, N7451 Werthmann Ln, (CUP).** Town Constable found everything to be compliant and recommended a one-year review interval. Motion Ostermann/Schmidt to continue the current terms in the Luedke Holdings, LLC CUP with a review interval of 1 year, carried 3-0.
3. **Gellings Roofing & Siding – Roofing and Siding Business, W2074 Garton Road, (CUP).** Town Constable found the site to be substantially compliant but expressed concerns that a trailered boat which was to be sold now appears to be parked as outside storage. Board members agreed to defer CUP review until next month and directed the Constable to advise the permit holder to either move the boat off premises or relocate the boat alongside the building away from street view and request a CUP amendment for outside storage.
4. **Richco Structures – Operate a Roof & Floor Truss Manufacturing Business and Office in I-1 and B-1 Districts, W989 CTH FF (CUP).** Town Constable found everything to be compliant and recommended a 2-year review interval. Motion Schmidt/Ostermann to continue the current terms of the Richco Structures CUP with a review interval of 2 years, carried 3-0.
5. **Petrauski Roofing – Roofing Business, W1706 Playbird Road (CUP).** Town Constable found everything to be compliant and recommended a 1-year review interval. Motion Ostermann/Schmidt to continue the current terms in the Petrauski Roofing CUP with a review interval of 1 year, carried 3-0.
6. **Sheboygan County Transportation Department North Side Shed – Highway Maintenance Facility, N7563 STH 42, CUP Consideration/Action of Expiring Permit.** Staff reported since the property was rezoned to B-1 and the current use was permitted a CUP was no longer required. Staff reported Bryan Olson, Sheboygan County Transportation Commissioner, agreed to CUP expiration.
7. **Wisconsin Department of Transportation – 188' Communication Tower and 12' x 24' Equipment Building with Generator, N7563 STH 42, CUP Consideration/Action of Expiring Permit.** Staff reported since the property was rezoned to B-1 and the current use was permitted a CUP was no longer required. Staff reporter Mark Rasmussen, WisDot's Network Communications Supervisor, agreed to CUP expiration.
8. **Steve B's Landscaping – Landscaping Business in R-1 District, N7332 Lakeshore Road (SLUP) Consideration/Action of Expiring Permit.** Staff reported that the property had been transferred to a new owner. Condition 1 of the SLUP limited the permitted use to Mr. Buboltz and it could not transfer to any other business or owner. Therefore, the permit should be expired.

   Motion Schmidt/Ostermann to expire the Sheboygan County Transportation Department North Side Shed CUP, the Wisconsin Department of Transportation CUP and Steve B's Landscaping SLUP, carried 3-0.

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

IX. Correspondence/Communications/Contacts.

- **A. Board Contacts**: Refer to board contact list filed with the Clerk-Treasurer.
- **B. Staff Reports**. Deputy Clerk-Treasurer Grunwald reported that the application to recertify the Town's Farmland Preservation Ordinance had been submitted to the State for review.

X. 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, carried 3-0.
- **C. Review Building Permit, Conditional Use, Rezoning and Variance Application Report**. On file in the Clerk-Treasurer's office.

XI. Review Upcoming Calendar of Events.

- **A. Monday, August 24, 2026 – Open Book from 10:00 a.m. to 2:00 p.m.**
- **B. Wednesday, September 16, 2026 – Town Board Regular Monthly Meeting @ 6:30 p.m.**

XII. Adjourn: Motion Ostermann/Schmidt to adjourn meeting, carried 3-0. Meeting adjourned at 8:00 p.m.

_____
Aaron Anger, Chair

Attest:

_____
Todd Grunwald, Deputy Clerk-Treasurer