



TOWN OF MOSEL * FALL 2012 NEWSLETTER

W982 County Road FF, Sheboygan, WI 53083

Phone: 920-565-3700 Fax: 920-565-2677

e-mail: townofmosel@wi.rr.com Website: townofmosel.com

CHAIR

Dirk Zylman 565-3894
moselchair@wi.rr.com

SUPERVISORS

Wayne Warnecke 565-2562
moselsuper1@wi.rr.com

Aaron Anger 565-2292
moselsuper2@wi.rr.com

CLERK-TREASURER

Rachel Rehbein - 565-3700
townofmosel@wi.rr.com

CONSTABLE

Mike Langland - 565-3881
moselconstable@wi.rr.com

ASSESSOR

Associated Appraisal
Consultants, Inc.
1-800-721-4157

PLANNING & ZONING COMMISSION

Al Loth-Chair,
Barb Bitter, Cathi Kanouse,
Ralph Mayer,
Ron Vandoske,
Randy Rautmann,
Joel Kaeppler

BOARD OF APPEALS

Dennis Mueller-Chair,
Jim Eichmann, Alan Harms,
Bill Ochs, Dan Voss,
Stacy Grunwald (1st Alt.)
Nathan Athorp (2nd Alt.)

HAVEN FIRE DEPT.

FIRE CHIEF

Thad Athorp - 565-3082
havenfd@wi.rr.com

DON'T FORGET TO VOTE!

The Fall General Election is November 6, 2012. Voting takes place at the Town Hall, W982 County Road FF from 7:00 a.m. to 8:00 p.m.

If you will be unable to come to the Town Hall on Election Day, you may request an absentee ballot. The Application for Absentee Ballot (GAB-121) is available on the Town's website. You must be registered to be able to request an absentee ballot. You can also vote in person at the Clerk-Treasurer's office between October 22, 2012 and November 2, 2012 during business hours.

At this time, Voter ID is not required but you will still need to sign the poll book when you vote at the polls on Election Day.

Please attend Town of Mosel's 2013 BUDGET HEARING NOVEMBER 15, 2012 7:00 P.M.

More details on Page 3

WHAT'S INSIDE THIS ISSUE

Major Road Construction in 2014.....	Page 2
Chair's Comments.....	Page 3
Town Right-of-Way Requirements.....	Page 4
Mosel's Full Equalized Value Increases.....	Page 4
Fire Fighter Appreciation Day.....	Page 5
What's New in the Fire Station.....	Page 5
Transfer Station Update	Page 5
County Farmland Preservation Plan.....	Page 6
Tax Payments.....	Page 6
Dog Licensing due April 1, 2013	Page 7

MAJOR ROAD CONSTRUCTION IN 2014



A major road construction project will be occurring in 2014 when County Road LS will be relocated about a

quarter mile west between County Road MM and Orchard Road.

County Road LS is a Sheboygan County road, so the County will be directing and paying for this project. The County has hired consulting firm Ayres & Associates to do the engineering for the project.

There has been a slow but fairly continual deterioration of the bank east of County Road LS for a number of years. The Sheboygan County Transportation Department eventually made the determination that, in a short time, the road would no longer be safe, and therefore, needed to be moved to the west behind the homes on that stretch of County Road LS.

This will have a major impact on the properties of the affected residents. In essence, their backyards will now become their front yards. Things such as access, fields,

and septic systems will be affected, in some cases dramatically.

Since this is a County project, your Town Government is not a major player in this project. However, we view our role as facilitating communications, assuring that the concerns of the residents are addressed, informing Town residents of developments, and in general, helping to make this project move forward as smoothly as possible with the least disruption to the lives and property of our residents.

At its November regular meeting, the Mosel Town Board will be meeting with Sheboygan County Highway Commissioner Greg Schnell and representatives of Ayres & Associates to get an update on the latest plans and to give input on any outstanding concerns. In January or February of 2013 there will be a public hearing where a full presentation will be given and final comments will be solicited.

Your Town Government will try to keep everyone as fully informed as possible. We urge all Mosel residents to periodically check the Town's website townofmosel.com to read and view the latest developments.

POSTING LOCATIONS

Information and legal notices are posted at the following locations:

- ★ **Mosel Town Hall** - W982 County Road FF
- ★ **Joe's Hometown Auto** - N7451 Werthmann Lane (off State Highway 42)
- ★ **The Transfer Station** on Rowe Road



Those matters that require publication are printed in *The Plymouth Review*. Anything that is required to be published will also be posted at all three posting locations.

BOOKMOBILE STOPS IN HAVEN



Bookmobile will be stopping at the Town Hall from 12:15-12:45 p.m. on October 31, November 14, November 28, and December 12. You can request books via the internet at www.easicat.net. Call 208-4900, ext. 15 for more information.

CHAIR'S COMMENTS

Please mark your calendars for Thursday evening, November 15, 2012 at 7:00 p.m. At that time, your Board will hold a public hearing on the proposed 2013 Town of Mosel budget.

Many of you may think that this is not a very exciting way to spend an evening away from home. You sense that the budget is not very complicated, and you also have a feeling that your Board is handling the Town's financial matters fairly prudently. You are probably right!!

However, this is a good time to get to learn a bit more about town government and how it operates. You will hear a review of the 2012 expenditures and will also hear how we propose to spend your tax dollars in 2013. This is your opportunity to provide input and suggestions to the Board.

We do believe we will be presenting a budget that reflects fiscal prudence and frugality in what continue to be tough economic times. For the 4th year in a row, we are presenting a budget that does not increase the town levy. The levy over the last 4 years is as follows: 2013 (proposed) \$177,462; 2012 (actual) \$177,462; 2011 (actual) \$177,462; 2010 (actual) \$177,536.



We are proud of this accomplishment. We promise to continue to strive diligently to watch every tax dollar you provide to us.

Unfortunately, we also recognize that we will not be able to continue maintaining an unchanged levy forever. The biggest portion of our budget relates to road repair and maintenance, and these costs, which are strongly correlated to oil based products such as asphalt and gasoline, continue to increase at a pace well above the rate of inflation.

We would like to get more input and ideas from our residents on how to deal with the rising costs of road maintenance and repair. We have some major questions coming up. At some point, Dairyland Drive will need to be totally repaired, at an estimated cost in the neighborhood of \$2,000,000. Quite an expenditure for a small township of less than 500 households! We have set aside some money for future repairs, but we need your input on what you believe is the best approach.

So, attending the annual budget meeting is important. We hope to see you on November 15th at 7:00 p.m.

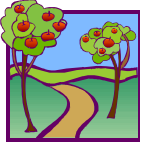
DID YOU KNOW?



In August, 2012, Mosel residents borrowed 444 books from Sheboygan County libraries. Patrons borrowed 36 books from the Bookmobile, 12 from the Elkhart Lake Library, 4 from the Kohler Library, 51 from the Plymouth Library, 2 from the Sheboygan Falls Library, and 335 from the Mead Public Library in Sheboygan.

Mosel residents are encouraged to utilize our local libraries, for a portion of our Sheboygan County property tax bill is allocated for library service. Your Mosel Town Chair, Dirk Zylman, serves as the "unlibrarianed areas" representative on the Mead Public Library Board of Trustees. Feel free to contact him if you have any questions about library service.

TOWN RIGHT-OF-WAY REQUIREMENTS



At times, Town residents may wonder why the Town Board is so persnickety about what activity can occur in the road right-of-way. Typically, the Town right-of-way describes a 66 foot swath of land deeded over to the Town for the purpose of constructing and maintaining a road.

The excess land on each side of the road serves a number of purposes. They include:

1. Helping to maintain a dry roadbed.
2. Catching and collecting snow in winter.
3. Providing draining from saturated adjacent lots or fields.
4. Creating clear lines of sight for motorists.
5. Creating a safety barrier in case of accidents.
6. Providing passageway for public utilities.

As you can see, the Town owned right-of-ways are very important to the safety and convenience of Mosel residents. If any landowner is contemplating doing anything that might affect the right-of-way adjacent to their property, the first thing they should do is contact the Town Clerk-Treasurer to get a full explanation of what can and cannot be done.

MOSEL'S FULL EQUALIZED VALUE INCREASES

In late August, the Town received the “2012 County Equalization Report” from the Wisconsin Department of Revenue. This report shows the adjusted property value assessment of the Town, which is used in preparing the property tax bills for Town of Mosel residents.



The 2012 County Equalization Report showed Mosel's equalized value increasing by 3.10%, from \$108,853,600 to \$112,230,000, the second largest percentage increase of any town, village, or city in Sheboygan County. Overall, Sheboygan County's equalized value decreased by 2.73%.

Town officials checked with our appraiser as well as the Department of Revenue to determine the reason for this significant variance. These officials gave three reasons for the increase: 1. We had over \$1,000,000 in new residential construction over the past year, 2. The golf course's value was adjusted upward and 3. Sales of comparable properties were stable to slightly up during the year.

ATTEND A TOWN GOVERNMENT MEETING!

Meetings are held at the Mosel Town Hall, W982 County Road FF, and are scheduled as follows:

- ★ **Town Board**– 6:30 p.m. on the second Tuesday of each month.
- ★ **Planning & Zoning Commission**– 7:00 p.m. on the first Tuesday of the month as needed.
- ★ **Board of Appeals** – As needed.

Check the website and posting places for any changes or for additional meetings that may be scheduled throughout the month.

OCTOBER 7, 2012 WAS HAVEN FIRE FIGHTER APPECIATION DAY

Did you go to the Haven Fire Department Brat Fry on October 7? We hope so, because it would have given you the opportunity to show your appreciation to the dedicated firefighters who protect our residents and their property throughout the year.

The Mosel Town Board showed its appreciation to our excellent firefighting team by declaring October 7, 2012, “Haven Fire Department Appreciation Day”. In the declaration, on behalf of all Mosel residents,

the Board recognized the dedication and professionalism of our firefighting team and thanked them for the countless hours of training they have put in to protect our Town.



We know you share these sentiments. Whenever you see a Haven Firefighter, don't forget to tell them thank you!

WHAT'S NEW IN THE FIRE STATION?

Have you ever considered joining the Haven Fire Department or have wondered what really happens at the fire station? 10 things you may not have known about the Haven Fire Department:

1. There are currently 24 active volunteer fire fighters.
2. Currently the longest standing volunteer has served for 48 years.
3. The State of Wisconsin requires a minimum of 60 hours of technical college training in order to be a firefighter.
4. The volunteers meet at least two evenings per month for training.
5. The department owns 4 trucks that are used to respond to emergencies.
6. When the department responds to a fire they bring 6,000 gallons of water with them.
7. There are 30,000 gallons of water stored under the floor of the fire station.
8. Anyone can support the fire department by becoming a member of the Fire Department without becoming a fire fighter.
9. Thad Athorp is the fire chief.
10. The Fire Department inspects over 30 businesses twice annually in the Town of Mosel as part of a fire prevention program.

TRANSFER STATION UPDATE

Per recent Chapter 9 code changes there is no trespassing when the Transfer Station is not in operation, there is no loitering, and once items are placed in the dumpsters they cannot be removed. The full ordinance can be found on the Town website under Ordinance No. 2012-01.

The Transfer Station is in need of a backup attendant to work on Saturdays whenever the regular



attendant was unable to work. Please contact Supervisor Aaron Anger if you are interested or have questions.

The Transfer Station is open the **first Saturday** of the month from **9:00 a.m. to 3:30 p.m.** and the **third Saturday** of the month from **9:00 a.m. to 2:00 p.m.** The Transfer Station is located on Rowe Road between Dairyland Drive and County Road LS (east of Railroad tracks).

COUNTY FARMLAND PRESERVATION PLAN/ WORKING LANDS INITIATIVE



Sheboygan County is in the process of updating their Farmland Preservation Plan. This is in response to the requirements set in the 2009 Working Lands Initiative law. This law was put forth as an update to the program previously known as the Farmland Preservation Program. It requires counties to update their farmland preservation plans, increases the financial incentive of tax credits, creates Agricultural Enterprise areas and promotes the purchase of Agricultural Conservation Easements. The Sheboygan County farmland preservation plan update is due by the end of 2015. The Sheboygan County Planning department has been working with the townships on this update through a joint committee. Supervisor

Aaron Anger has been representing the Town of Mosel on this committee.

Work continues on the rough draft of the plan. At a point in the future when a rough draft of the plan is complete, the Town of Mosel will be inviting public input. Please watch our website and meeting agenda for more details. If you would like to learn more about the Working Lands Initiative and farmland preservation tax credits please log onto the State of Wisconsin Department of Agriculture, Trade and Consumer Protection website.

http://datcp.wi.gov/Environment/Working_Lands_Initiative/

If you have questions specific to the Town of Mosel's involvement please contact Supervisor Aaron Anger.

TAX PAYMENTS

You have the following options to make payments:

In-person payments (Check ONLY made payable to Town of Mosel) will be accepted at the Town of Mosel Hall, W982 County Road FF, Sheboygan during office hours. ***You must bring your tax bill with you.***



In-person payments (Cash or Check made payable to Town of Mosel) will be accepted at the Cleveland State Bank (lobby only), 502 S. Wisconsin Drive, Howards Grove WI and the Cleveland State Bank (lobby only), 1250 W. Washington Avenue, Cleveland, WI during lobby hours. ***You must bring your tax bill with you.***

Drop Box payments can be made at Cleveland State Bank, located in the Drive-Thru at 502 S. Wisconsin Drive, Howards Grove WI or Cleveland State Bank, 1250 W. Washington Avenue, Cleveland, WI. ***You must include your tax bill with payment. Please enclose a self-addressed stamped envelope if you are requesting a receipt.***

Tax payments may be mailed to: Town of Mosel, c/o Cleveland State Bank, P. O. Box 158, Cleveland, WI 53015-0158. Check ONLY payable to Town of Mosel and ***include your tax bill. Please enclose a self-addressed stamped envelope if you are requesting a receipt.***

Real Estate taxes may be paid semi-annually without penalty or interest if the first half of the payment is made by January 31, 2013 to the Town of Mosel and the balance to the Sheboygan County Treasurer, 508 New York Avenue, Sheboygan, WI 53081 by July 31, 2013.

2013 DOG LICENSING INFORMATION



Dog licenses for 2013 will be available at the Clerk-Treasurer's office **beginning DECEMBER 1, 2012.**

If you own or keep a dog in the Town of Mosel over 5 months old, you must obtain a license (per State Statute 174.05).

Neutered/Spayed dogs are **\$6**
Unneutered/Unspayed dogs are **\$13**
The cost for a kennel license is **\$60**

****A late fee of \$10 PER DOG will be charged after April 1, 2013****

An application for a Dog License is below and on the website.

To obtain a license, please return the application, copy of the rabies certificate (not the payment receipt), appropriate fee (payable to Town of Mosel), and a self-addressed stamped envelope to the Town of Mosel, W982 County Road FF, Sheboygan, WI 53083. You may also request a dog license in person during office hours or place in drop box.

All licenses expire December 31, 2013 regardless of when they were issued during the year.

You can obtain the Dog License form under permits on the website.

**Town of Mosel
W982 County Road FF
Sheboygan, WI 53083**