



TOWN OF MOSEL * SPRING 2011 NEWSLETTER

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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

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PLEASE JOIN US!

Town of Mosel Annual Meeting April 12, 2011 at 7:30 p.m. Town Hall

Please join your friends and neighbors to get an update on your Town Government.

Some of the agenda items will include:

- ⇒ Review of past year's Board activities
- ⇒ Discussion and reaction to Dairyland Referendum vote
- ⇒ Discussion of Board priorities for 2011
- ⇒ Discussion of property tax bills
- ⇒ Opportunity to bring any Town matters which concern you to the floor for discussion
- ⇒ Recognition of Retiring Board member Dave Scharinger

Refreshments will be provided by
Cleveland State Bank

**Your Board wants and needs input
and feedback from Mosel residents.
Please come!!**

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DON'T FORGET TO VOTE APRIL 5, 2011.

DAIRYLAND DRIVE REFERENDUM ON APRIL BALLOT



For a number of years, one of the biggest challenges for your Mosel Board has been to decide how to repair (or, more importantly, how to pay for the repair) of Dairyland Drive. Dairyland Drive transects the Town from north to south for 6 miles and is our most heavily traveled Town road.

Unfortunately, this will be a very expensive project. Estimates for a full reconstruction of Dairyland Drive are in the neighborhood of \$1,500,000 to \$2,000,000, a heavy burden for a Town with 810 residents. The Town has been accumulating funds for this repair for close to a decade and currently has built a cash reserve of approximately \$440,000.

Your Board decided to explore repairing 1/2 of Dairyland Drive, or 3 miles, because the Board determined it would be fiscally imprudent to borrow more than \$400,000. If Mosel borrowed \$400,000 at 5% for 5 years, our annual expense would be approximately \$90,000. To give you some perspective, the total Town of Mosel levy for 2011 is \$177,536.

At its January planning session, your Board decided to ask for input from Town residents. We have placed the following advisory referendum question on the April 5, 2011 ballot: **“Should the Town of Mosel be authorized to borrow up to \$400,000 to repair up to 3 miles of Dairyland Drive?”**

Points in Favor

○ Each year Dairyland Drive is getting worse. Rebar (metal bar) is starting to poke through the concrete in places. This could cause significant damage to vehicles using Dairyland Drive. Also, the potholes, although repaired annually, keep coming back.

○ Road repair costs are going up faster

than inflation. The Town has been putting funds into a reserve account to pay for repair of Dairyland Drive. However, for the past several years, the costs of road construction has been going up faster than the return we are getting on our reserves.

○ The dollars that the Town Board is putting away for future repairs could be used to make the debt payments, thus reducing the need for tax increases. For the past number of years, Mosel has been setting aside, on average, approximately \$40,000 annually into a road repair fund. These dollars could be applied to our loan payments, thus lessening the net increase in costs to the town.

Points in Opposition

○ This is too expensive. People are already hurting because of the recession. It would be unfair to add to their burden by taking on additional debt at this time.

○ In the short to intermediate term, we could do other things such as lowering the speed limit and establishing weight limits to limit truck traffic. While not the perfect solution, this will, at least, make travel relatively safer on Dairyland Drive.

○ Even if we do this, we are only solving half the problem. We would only be repairing 3 out of the 6 miles of Dairyland Drive. What sections would be repaired? How would we determine this?

Your Town Board truly values your input. We encourage you to discuss this with your family members and neighbors and to give this serious thought because it will have a significant impact on our Town taxes. If you have any questions, feel free to contact any Town Board member. We want to hear from you.



MY PROPERTY TAXES WENT UP – WHY?

Over the past several weeks, a number of Mosel residents have called the town hall or talked with town officials, questioning why their property taxes went up. This is a fair question, since taxes for residents living in the Sheboygan Area School District went up, on average, about 10% while property taxes for Mosel residents living in the Howards Grove School District went up, on average, approximately 18%.

First, as town officials, we need to point out that the Town of Mosel portion of your tax bill represents only about 9 cents out of every \$1.00 you pay in property taxes. The Town Board only controls 9% of your property tax bill; it has no control over the other 91%. In fact, the Town of Mosel's total levy actually dropped slightly in the last year. For reasons we will try to explain, the average tax rate went up slightly, resulting in your Town of Mosel portion of your tax bill going up approximately 2.5%.

Then why did your taxes go up? There are several reasons. First, each year, the State of Wisconsin establishes the value of all the property across the state. The state makes adjustments to assure that the same basis is used to evaluate all the property in the state, and, on that basis, establishes the property value in each municipality. This is called the Full Equalized Value (FEV). The state established the FEV for the Town of Mosel at \$114,680,100, an increase of 1.4%.

However, the cumulative FEV for all the municipalities in Sheboygan County was \$6,668,958,700, a drop of 2.4%. Thus, the Town of Mosel share of county taxes rose from 1.2672% to 1.3229%. Even if Sheboygan County had not raised its total property tax levy one dollar, Town of Mosel property owners would have had to pay,

cumulatively, approximately \$24,000 in additional property taxes as a result of the adjustments to FEV. The FEV impact on school taxes was similar, resulting in Town of Mosel property owners cumulatively paying an additional \$15,000 to \$20,000 in school property taxes.

A second reason for the large percentage increase in Town of Mosel property taxes was a successful challenge by Kohler Co. over the assessment of the Whistling Straits Golf Course. Citing weakened business conditions, Kohler Co requested a reduction of \$5,000,000 in the assessment of Whistling Straits. The Town disagreed with Kohler Co's reasoning, and hired one of the top property tax attorneys in the state, Mr. Alan Marcuwitz of Michael Best & Frederick, to negotiate on our behalf. After long negotiations, the Whistling Straits assessment was adjusted downward by \$3,416,000.

Things get worse. Because the successful Whistling Straits tax assessment challenge occurred after the state had established the Town of Mosel's FEV, Town of Mosel property owners had to pay taxes based on the higher value. This meant that the approximately \$50,000 of lost tax revenue resulting from the successful tax challenge had to be picked up by all other Mosel property owners. One bit of slightly good news. The Town can appeal to the State Department of Revenue, and, if we are successful, all or most of this \$50,000 will be reimbursed on next year's property taxes.

There are some smaller items. For example, the Town of Mosel is part of the Eastern Shores Library System (ESLS), which allows access to area libraries. Mosel's portion of ESLS taxes increased 9.2% on our 2010 tax bill.

⇒Continued on page 4

MY PROPERTY TAXES WENT UP – WHY? Continued

As mentioned earlier, Mosel residents who live in the Howards Grove School District saw their taxes go up in the neighborhood of 18%, on average. The Howards Grove School District did increase its tax levy substantially, resulting in the higher increases for those residents living in the district. Also, although Whistling Straits Golf Course has property in both the Sheboygan and the Howards Grove School Districts, a larger portion of the course is in the Howards Grove School District, magnifying the impact of the successful tax assessment challenge on Howards Grove School District residents.

On the Town's website you can find an "Analysis of the Increase in the Sheboygan

County Levy for the Town of Mosel" prepared by Sheboygan County Finance Director Terry Hanson, which gives specific detail on some of the themes we have been discussing. Special thanks to Terry, Sheboygan County Treasurer Laura Henning - Lorenz and her assistant, Jane Dragon for helping put together the data used in this explanation.

Any town resident, who still has questions or would like further explanations, is encouraged to call the Town Hall. We will set up an appointment with you and attempt to address all your questions.

USED OIL FILTERS RECYCLING

A new law bans the disposal of used automotive oil filters and oil absorbent materials in landfills in Wisconsin as of January 1, 2011. The ban covers everyone in the state, including homeowners, farmers, businesses, industrial operations, and others.



E-WASTE RECYCLING



Wisconsin's electronics recycling law went into effect January 2010. As of September 1, 2010 you can no longer drop off

electronics at the Transfer Station. Earth Wise Recycling, LLC will be at the Transfer Station **Saturday, May 7, 2011 from 9 a.m.-11 a.m.** to collect the following recyclable items: computer hard drives, key boards, telephones, digital cameras and camcorders, VCR players, rechargeable and

lead sealed batteries, and non-PCB light ballasts at no cost to you. They will also take the following items for a fee:

Televisions - \$20.00 each
 Printers - \$5.00 each
 Computer monitors - \$10.00 each
 Copiers - \$10.00 each

This is for one day only! Additional drop off dates may be added.

SUPERVISOR DAVE SCHARINGER RETIRING

Last fall, Supervisor Dave Scharinger announced that he would be stepping down from his position as Town Board Supervisor when his term was completed in April, 2011.

Dave has served on the Town Board for 8 years. During that time, he always conscientiously attended to his supervisory duties. Dave, a lifelong resident of Mosel, knew many of our town residents and was

respected by all. He made sure that our Board actions reflected the will of our residents.

Dave had prime oversight for the Town's transfer station and did his job well. He epitomized the kind of caring, responsible individual who put the Town's interests above his own. We will miss him. We wish Dave and his wife Robie well.

HAVEN FIREFIGHTERS WIN FEMA GRANT



Early this year, our Haven Fire Department was informed it will be receiving

a \$13,585.00 Federal Emergency Management Agency (FEMA) grant. These funds will be used to purchase 2400 feet of fire hose and 5 nozzles for fighting fires.

We appreciate the willingness of our fire fighters to diligently watch for opportunities to win federal grants. This directly benefits all town residents by reducing the dollars we

need to include on your property taxes. Thank you!

Recently several fire fighters have retired and the Department is looking for new volunteers. This is a way not only to provide an incredible benefit to our Mosel community, but is also a great opportunity to work with a super group of dedicated people. Please consider joining the Haven Fire Department.

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.

CLERK-TREASURER OFFICE HOURS

Monday, Wednesday and Friday – 9:00 a.m. to 3:00 p.m. ****Hours are subject to change.**

Please call the Town Hall at 565-3700 to verify hours. Hours are also posted on the Town Hall door.

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.

RURAL NUMBERING SYSTEM COMING

When traveling through the County, many of you may have noticed new signs showing rural house numbers in a more prominent way. In spring or early summer of 2011, these new rural numbering signs will be installed in Mosel.



Mosel and all Sheboygan County towns are required to install these signs pursuant to an ordinance that was passed by the County Board in 2010. Initially, this idea was put forward by rural fire fighting departments to help them find properties when responding to an emergency. However, many rural residents have voiced support for this new system, because it makes it much easier for visitors to find their property.

All signs will be installed perpendicular to the road in the right of way within 35 feet of the road centerline and within 10 feet of the driveway. Mosel's signs will be colored blue. The Town has contracted with Sheboygan County to install these signs. The cost is estimated to be in the \$35.00 range and will be added to your 2011 property tax bills.

Many Town residents have said they are looking forward to getting these signs installed. It will make it much easier for out of town visitors to find our homes and also will make it much easier for firefighters or law enforcement to find the property if an emergency occurs.

BOOKMOBILE STOPS IN HAVEN

Every other Wednesday from 3:45-4:30 p.m. the Eastern Shores Library System Bookmobile stops at the Mosel Town Hall. You can get books from the Bookmobile's collection or they will bring you books from any library in the Eastern Shores Library system. You can even



request books via the internet at www.easicat.net. The current scheduled dates are: March 23, April 6, April 20, May 4, May 18, and June 1. Contact the Bookmobile for more information at 920-208-4900, ext. 15.

2011 DOG LICENSING INFORMATION

By state law if you own or keep a dog in the Town of Mosel over 5 months old, you must obtain a license by April 1.

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, 2011

To obtain a license, please return:

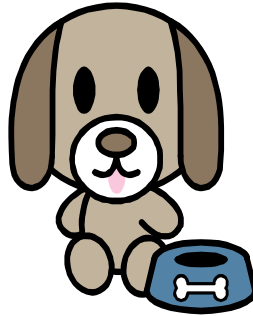
1. The application (below and on the website).

2. Appropriate fee (payable to Town of Mosel).

3. A copy of the current rabies certificate (not the payment receipt).

4. 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.



All licenses expire December 31, 2011 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**