

TOWN OF RUSSELL BOARD APPROVED MINUTES

Monday, March 3, 2025

Town of Russell Hall 7:00 p.m.

Variance Application Pavlic/Turba (Parcel 59020281250)

**Called to Order** at 7:00 p.m. by Chairperson Willeford.

**Pledge of Allegiance** followed.

**Agenda Posted:** Yes.

**Attendance:**

Board members present: Chairperson Willeford, Supervisor Ausloos, Supervisor Schmahl.  
Others present: Gabbi Roelse, Gavin Roelse, Warren Roelse, David Amel, Jean Amel, Jerrod Henschel, Joe Mierzejewski, Bill Kraus, Julie Kraus, Pete Geyer, Mark Schuricht, Paul Turba, Francis Halbach, Glenn Schmahl, Jon Maurer, Treasurer Cobble, Clerk Mierzejewski.

Willeford asked clerk to review what transpired at Variance Board meeting regarding the above parcel. Clerk stated applicant requested a four-acre parcel zoned A-2 to be granted a variance to build a house on. Current zoning regulations (updated 2017) state A-2 parcels require five acres to build a house on. Staff report was given, discussion held, and vote taken. Variance board vote one in favor of granting the variance, three votes against granting the variance.

Willeford stated the town board has the legal, moral, and ethical obligation to consider section 1.41 of zoning ordinance allowing landowners of non-conforming parcels to have grandfathered rights unless the town can show that those rights are egregiously detrimental to the township. Schmahl questioned does the town have the legal obligation to follow section 1.41. Henschel stated yes, the town does have the legal obligation to follow section 1.41.

Schmahl moved to allow the variance to be approved due to the legal obligation that town must grant variance on this parcel per section 1.41 of zoning ordinance, Ausloos seconded; motion carried.

The town board's variance application meeting concluded at 7:06 p.m.

Application to Rezone St. Paul's Christian Church Parcels

Town Board at 7:08 p.m. began discussion regarding rezoning St. Paul's Christian Church parcels.

Attendance: John Kiehnau, Pete Geyer, Mark Schuricht, Paul Turba, Francis Halbach, Jon Maurer, Bill Kraus, Julie Kraus, Jerrod Henschel.

Willeford asked Clerk to restate what transpired at Planning Commission Meeting. St. Paul's Christian Church is requesting rezone of properties to be compliant with current zoning regulations. The Church has decided to sell the house on south side of Sexton Road and requests it to be rezoned R-1. Also requested cemetery and lot on west side of Hwy J be rezoned. Staff report revealed both requests are acceptable, to rezone the house to R-1 and the cemetery and lot to P-1. Planning Commission members approved the rezoning as stated above.

Discussion held. Dan Schmahl motioned to accept the zoning change as per Jerrod Henschel's staff report; Ausloos seconded motion and motion carried.

The town board's rezoning application review concluded at 7:11 p.m.

### Regular Monthly Meeting

Regular monthly meeting of Town of Russell Board called to order at 7:12 p.m. by Willeford.

#### **Attendance:**

Others present: Francis Halbach, Pete Geyer, John Kiehnau, Mark Schuricht, Gary Kraus, Julie, Kraus, Bill Kraus, Treasurer Cobble, Clerk Mierzejewski, and Craig Schuh and Brett Glaeser from Ayres Associates.

**Approval of Meeting Minutes:** Clerk read February minutes. Ausloos motioned to approve minutes, seconded by Schmahl; motion carried.

**Treasurer's Report:** Cobble presented February report. Schmahl moved to approve report, seconded by Ausloos; motion carried.

**Monthly Bills:** Clerk reviewed March bills. Ausloos motioned to approve the bills as presented, seconded by Schmahl; motion carried.

**Public Comments:** No public comments.

#### **Town Members/Special Topics:**

- Town Hall Update: Gary Kraus updated board on project. Willeford will check with bank about lien waiver. Clerk gave Gary copy of bid notice that was received from architect. Architect will send PDF to Gary with the different packets to bid on. Gary will send out packets to contractors requesting them. Bids are to be either mailed or dropped off by Clerk. Discussed if a bid bond is received versus a payment. Bid notice to be published in TriCounty News on March 6<sup>th</sup> and March 13<sup>th</sup>. Deadline for clerk to receive bids is April 1<sup>st</sup> at 3:00 p.m.

- ARIP-Craig Schuh and Brett Glaeser presented proposed Holstein Road project plans. Discussion held on assorted options and timelines. Schmahl moved to hire Ayres Associates to proceed with doing engineering/design this year and to oversee bidding process. Ausloos seconded motion and motion carried. Ayres will send bid notice to newspaper, with affidavit sent to clerk when published. Clerk to email Brett with information on publishing in TriCounty News.

**Monthly Correspondence and/or email:**

- Payments received from NEW Title Service for parcel on Hwy Q and Irish Court, Advance Title for Bolz parcel, and Town of New Holstein for one-half of road survey work done for ARIP application.
- DNR sent letter stating a new owner is transferring 19 acres to Managed Forest Law designation.
- Discussed upcoming WTA county meeting.

**Building Permit:** Witkowski Inspection Agency had no permit applications; however, Clerk received from WI DSPS of conditional approval of storage building to be built at Sheboygan County Marsh. Clerk will email Witkowski with this information.

**Liquor/Operator Licenses:** None.

**Recycling Center:** Geyer reported excessive remodeling material has been received from a resident at Recycling Center. Discussion followed.

**Constable Report:** Nothing to report.

**Town Roads:**

- ARIP-See Special Topics section.
- Schmahl requested discussion in future to designate additional roads in township as Class B.
- UTV ordinance: Per town's attorney the UTV ordinance looks good. Ausloos will send paperwork to County.

**Other Town Business:** None currently.

**Adjourn:** Motion to adjourn made by Schmahl, seconded by Ausloos. Meeting adjourned 9:33 p.m.

Respectfully submitted,  
Lynette Mierzejewski  
Town of Russell clerk

