

**TOWN OF MOSEL  
SPECIAL TOWN BOARD MEETING**

**MARCH 15, 2008**

**MINUTES**

- I. Call To Order and Verification of Meeting Duly Noticed.** Town Chair Dirk Zylman called the meeting to order at 9:00 a.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Town officials present were Supervisors Dave Scharinger and Wayne Warnecke, Town Attorney Paul A. Dirkse; several Kohler representatives, including Jeff Dederling, project manager for the Whistling Straits Cottages project and Steven Rose, General Manager of the American Club; and Town residents Marvin Jumes, Ron Vandoske, and Robert Ziegelbauer. Chairman requested that Town Attorney Dirkse take minutes for the meeting.
- II. Consideration of Kohler Co., Jeff Dederling, agent, parcel #59014-184061, N8501 County Road LS. Petition to rezone 35.12 acres from A-1 Prime Agricultural District and A-2 General Agricultural District to B-1 Business District, and approval of preliminary plat.**
- A.** Chairman Zylman called the meeting to order at 9:00 a.m. and verified compliance with the open meetings law. Chariman Zylman also mentioned by way of information that the Kohler Co. was experiencing problems with its water tower at the generator plant and would need to drain the 100,000 gallons of water from the tower; it was a bad time of year for this to occur given the spring thaw, but the Town Board would watch the water levels in the adjoining creek.
- B.** Consideration of the Kohler Co.'s request to rezone a 35.12 acre parcel at 59014-184061 N8501 County Road LS from A-1 Prime Agricultural District and A-2 General Agricultural District to B-1 Business District and to approve a preliminary plat. Chairman Zylman introduced this matter and reviewed the numerous issues to be considered by the Town, including the need to align the Town's Comprehensive Smart Growth Plan with this proposal.
- C.** A general discussion was had concerning these issues and specifically the desire of the Town to engage an engineer to review different aspects of this proposal. Chairman Zylman will contact Martenson & Eisele, Inc. to discuss engaging its services to assist the Town in this matter. Town Attorney Dirkse will work with Kohler's attorney concerning the deadline for consideration of the preliminary plat, and to update and modify the existing Predevelopment Agreement with the Kohler Co. to assure that the Town is reimbursed its engineering, legal and other professional fees in reviewing this matter.
- D.** A further meeting to specifically discuss this matter was scheduled for Thursday, April 3, 2008 at 6:30 p.m., with an alternate date of Thursday, April 10, 2008 at 6:30 p.m.
- III. Adjourn.** Motion was made by Supervisor Scharinger; seconded by Supervisor Warnecke to adjourn. Motion passed unanimously whereupon the meeting was adjourned at 10:15 a.m.

Respectfully submitted by Paul A. Dirkse, Town Attorney

ATTEST:

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Dirk Zylman, Chair

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Rachel Rehbein, Deputy Clerk

Approved on April 3, 2008