

**NOTICE OF PUBLIC HEARING AND SPECIAL TOWN BOARD MEETING
REGARDING THE ADOPTION OF THE TOWN OF MOSEL
COMPREHENSIVE PLAN 2008-2028**

TUESDAY, JUNE 2, 2009 - 7:00 p.m.

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Town Chair Dirk Zylman called the meeting to order at 7:00 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Other Town officials present were Supervisors Dave Scharinger and Wayne Warnecke, and Clerk-Treasurer Rachel Rehbein. Also present were Planning & Zoning Commission members Ron Vandoske, Warren Wunsch, Barb Bitter, Al Loth, Ralph Mayer, and Nathan Athorp. Also present was Jon Bartz of Martenson & Eisele. Clerk-Treasurer Rehbein confirmed proper notice of the meeting.
- II. Public Hearing Regarding the Adoption of the Town of Mosel Comprehensive Plan 2008-2028.**
- A. Presentation of Comprehensive Plan 2008-2028.** Chair Zylman stated the Comprehensive Plan process begun in 2004 with a survey completed by town residents that showed 87% wanted the town kept agricultural and rural. In 2007 the Planning & Zoning Commission recommended the area between Highway 42 and Playbird be commercial. With the Kohler Co. possibly wanting to build condos, Planning & Zoning recommended an alternate plan showing a mixed use area between Garton Road, County Road MM and the railroad tracks. A final plan needs to be complete by December 31, 2009.
- B. Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** Members of the Board, the Planning & Zoning Commission and Jon Bartz of Martenson & Eisele discussed the pros and cons of the mixed use district. A mixed use district allows more varied development possibilities. The town would need to clearly define permitted mixed use activities in its ordinance. The Clerk-Treasurer received no testimony before the hearing. Supervisor Scharinger asked the Planning & Zoning Commission members to give their opinion on having the mixed use district or not. Five members favored the plan without mixed use and one liked the mixed use.
- C. Close Floor.** Chair Zylman closed the floor.
- D. Take Action or Set Date To Do So.** Action will be taken at the June 9, 2009 Town Board meeting.
- III. Adjourn.** Motion Scharinger/Warnecke to adjourn; carried 3-0. Meeting adjourned at 7:50 p.m.

Dirk Zylman, Chairman

ATTEST:

Rachel Rehbein, Clerk-Treasurer

Approved on June 9, 2009