

**TOWN OF MOSEL  
PLANNING & ZONING COMMISSION  
SPECIAL MEETING**

**FEBRUARY 5, 2008**

**MINUTES**

- I. Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 7:03 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Commission members Cathy Kanouse, Ron Vandoske, Warren Wunsch, Ralph Mayer, Nathan Athorp, Barb Bitter, Deputy Clerk Rachel Rehbein and Clerk-Treasurer Lavonne Athorp. Town Board members present were Dirk Zylman and Wayne Warnecke. Others present were Randy & Shelly Rautmann, Tom & Carol Quirt, Bill & Sue Swoboda, William Presuitti, Mike Langland, Nate & Mary Calkins, Kent Duveneck, John Woepse, Alan Feingold, Robert Zeigelbauer, Gregory Pagel, Pat & Marvin Jumes, Judy Wagner, Jason & Judy Athorp, Paul Gavin, Ken Steltenpohl; Jay Hoekstra, Jeff Dederling, Jamie Walters, Steven Westphal - Kohler Co. and Paul Dirkse Town Legal Counsel. Deputy Clerk Rehbein confirmed proper notice of the meeting.
- II. Amendment to Chapter 7: Zoning Ordinance.**
- A. Presentation of Changes to Section 7.05(I) B-1 Business District, Section 7.05(J) I-1 Industrial District, Section 7.05(A) A-1 Prime Agricultural District, Section 7.05(B) A-2 General Agricultural District, Section 7.05 (C) A-3 Rural Preservation District, Section 7.06(J) Conditional Uses in A-1/A-2 Agricultural Districts, and the addition of a new zoning district, Section 7.05(H) R-4 Rural Residential District.** Clerk-Treasurer Athorp and Paul Dirkse explained the changes related to a Bird Hunting Preserve.
- B. Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** No one present offered public testimony.
- C. Close Floor; Take Action Or Set Date To Do So.** Motion Vandoske/Kanouse to add Section 7.02(B)(9.5) Bird Hunting Preserve. A parcel of land where non-native game birds are possessed, propagated, stocked, released, and hunted pursuant to a State of Wisconsin Department of Natural Resources Bird Hunting Preserve license. Add Section 7.06(J)(3)(e): Bird Hunting Preserve, including such outbuildings, parking and related facilities necessary to support game stocking and hunting activities. Specifically excluded are restaurant, lodging, retail and similar commercial facilities and activities. Carried 7-0 no abstention. Additional changes will be discussed at a later time.
- III. Petition to Rezone: Nathan and Mary Calkins, parcel #59014-181840, N9214 County Road LS.**
- A. Presentation of Petition to rezone 5.0 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Mr. Calkins explained he and his wife would like to open a Bed and Breakfast on the farm land. They presented a new CSM which would add .75 acres of land to "square off" the property. This .75 acres also has a house. Sheboygan County Planning would not allow a Bed and Breakfast within the Shoreland District without the .75 acres.
- B. Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** No input was received at the public hearing or by the Clerk-Treasurer prior to the hearing.
- C. Close Floor; Take Action Or Set Date To Do So.** Motion Loth/Bitter to table action, carried 6-0, with 1 abstention. Wunsch abstained because he is Mary Calkins' father.

- IV. Petition to Rezone: Kohler Co., Aina Henegar, agent, multiple parcels, on Dairyland Drive between Garton and Rowe Roads and west of the Union Pacific Railroad.**
- A. Presentation of Petition to rezone 370.7405 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Jamie Walters and Jay Hoekstra presented a plan to establish a Class “A” Bird Hunting Preserve and a hunting members clubhouse to be utilized by members of the River Wildlife and their guests.
  - B. Open Floor For Public Testimony/Clerk-Treasurer’s Contacts.** Deputy Rehbein read letters from Rachel Reichwald and Jerome (Scott) Buboltz, Lynn Pagel, Heidi and Fred Pagelow all against the rezoning. Greg Pagel read a statement against the rezoning because of the proposed land use, safety and noise. Others also voiced their concern with the zoning.
  - C. Close Floor; Take Action Or Set Date To Do So.** Chair Loth closed the floor. No action was taken (see V.C. below).
- V. Petition to Rezone: Kohler Co., Jeff Dederling, agent, parcel #59014-184061, N8501 County Road LS.**
- A. Presentation of Petition to rezone 35.12 acres from A-1 Prime Agricultural District and A-2 General Agricultural District to B-1 Business District.** Jamie Walters and Jeff Dederling presented a plan to establish a condominium-hotel property adjacent to Whistling Straits Golf Course. Proposed operation includes thirteen (13) 4-bedroom units contained within ten (10) Cottage Buildings for Property Owners and Resort Guests and a small Gatehouse for registration and guest support purposes.
  - B. Open Floor For Public Testimony/Clerk-Treasurer’s Contacts.** No input was received by the Clerk-Treasurer prior to the hearing. Some voiced their concern about water use as it impacted private wells. Two people spoke in favor of the proposal, but also had concerns about water use.
  - C. Close Floor; Take Action Or Set Date To Do So.** Chair Loth closed floor. Motion Wunsch/Kanouse to table action on both applications; carried 7-0, with no abstention. Motion Wunsch/Vandoske for Loth to recommend three engineering contacts to Town Board to review the Kohler proposals; carried 7-0, with no abstention.
- VI. Adjourn.** Motion Bitter/Mayer to adjourn; carried 7-0. A Special Meeting will be held February 21, 2008, at 7:00 p.m. Meeting adjourned at 10:20 p.m.

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Al Loth, Chair

ATTEST:

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Rachel Rehbein, Deputy Clerk

Approved on March 11, 2008