

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

**FEBRUARY 21, 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, Deputy Clerk Rachel Rehbein and Clerk-Treasurer Lavonne Athorp. Barb Bitter was excused. Town Board members present were Dirk Zylman and Dave Scharinger. Others present were August Margenau, Randy Rautmann, Tom Quirt, Mike Langland, John Woepse, Nate & Mary Calkins; Jay Hoekstra, Jeff Dederling, Jamie Walters, Steven Westphal, Ken Steltenpohl, Aina Henegar - Kohler Co. and Paul Dirkse Town Legal Counsel. Deputy Clerk Rehbein confirmed proper notice of the meeting.
- II. Amendment to Chapter 7: Zoning Ordinance. 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-2 Agricultural Districts, and the addition of a new zoning district, Section 7.05(H) R-4 Rural Residential District.** Deferred to public meeting, see VI. below.
- III. Petition to Rezone: Nathan and Mary Calkins, parcel #59014-181840, N9214 County Road LS. Petition to rezone 5.75 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Sheboygan County Planning requires a Bed and Breakfast as part of a residence, so in this case it is considered an inn. An inn is allowed in Shoreline zoning. They also required set backs which require Calkins to square off property and add another house. This does not comply with Town ordinance. Option 1 to get variance from County to have two lots not one. Option 2 get variance from Town for two houses. Motion Athorp/Kanouse to rezone from A-1 to A-2 with the condition of proper variance be obtained, carried 5-0, 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. Presentation of Petition to rezone 370.7405 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Two letters against and one phone call in favor was received by the Deputy Clerk. N. Athorp spoke with Plymouth DNR and stated a Wildfire Specialist would be willing to meet with the Town, Fire Department and Kohler Co. and did not see a significant fire danger. The Commission acknowledged a lot of negative input. Motion Loth/Vandoske to recommend Kohler Co. granted special land use permit for field testing on 370.7405 acre parcels limited to Bird and Turkey Hunting, carried 6-0 no abstention. Motion Athorp/Wunsch to table rezoning application until results of the special land use permit, carried 6-0 with no abstention.
- V. Petition to Rezone: Kohler Co., Jeff Dederling, agent, parcel #59014-184061, N8501 County Road LS. 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.** Motion Vandoske/Kanouse to recommend rezone 35.12 acres from A-1 and A-2

to B-1 with the Town Board discussing with Kohler Co. the concerns with sewer, water, traffic flow, firefighting, and stormwater management, carried 6-0 with no abstention.

**VI. Preliminary Subdivision/Condominium Plat Review and Amendment to Chapter 7 Public Hearing.** March 11, 2008 6:00 p.m.

**VII. Adjourn.** Motion N. Athorp/Kanouse to adjourn; carried 6-0. Meeting adjourned at 9:02 p.m.

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Al Loth, Chair

ATTEST:

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Rachel Rehbein, Deputy Clerk

Approved on March 11, 2008