

**TOWN OF MOSEL
PLANNING & ZONING COMMISSION
MEETING & PUBLIC HEARING**

MARCH 11, 2008

MINUTES

- I. Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 6:01 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, Dave Scharinger and Wayne Warnecke. Others present were Alan Feingold, Kent & Paula Duveneck, Brian Wunsch, Bill & Sue Swaboda, Randy Rautmann, Mike Langland, Marv & Pat Jumes, Jim Hodgell, Robert Ziengebauer; Jay Hoekstra, Jeff Dederling, Jamie Walters, Steven Westphal, Ken Steltenpohl, Aina Henegar, Steven Ross - Kohler Co. and Paul Dirkse Town Legal Counsel. Deputy Clerk Rehbein confirmed proper notice of the meeting.

(Clerk-Treasurer Athorp was unable to be present at the beginning of the meeting, therefore the Review of Preliminary Plat was presented before the Amendment to Chapter 7: Zoning Ordinance.)

II. Review Preliminary Plat.

- A. Kohler Co., Jeff Dederling, agent, has filed a Preliminary Plat on 35.12 acres, parcel #59014-184061 and 59014-184071, located at N8501 County Road LS for the Cottages of Whistling Straits. 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.** Jeff Dederling presented the preliminary plat showing 7 single and 3 double unit buildings with a mound system, wells and stormwater retention pond.
- B. Open Floor For Public Testimony/Clerk-Treasurer's Contacts.** Alan Feingold had concerns with the possibility of water problems and would like Kohler Co. to increase the zone they would assist with water problems to be increased. Paula Duveneck wanted to know how the the Town would enforce water use if problems come up, wants guarantee. Brian Wunsch spoke on behalf of the Haven Fire Department with concerns with street size to accommodate the Firetrucks. The Clerk-Treasurer did not receive any comments prior to the hearing.
- C. Close Floor; Take Action Or Set Date To Do So.** Chair Loth closed the floor. Chair Loth feels there should be a second point of access to the buildings. The Preliminary Plat was not submitted to objecting agencies. Kohler Co. will do so when they receive the list from the Clerk-Treasurer. Wunsch asked if Kohler Co. had a study of water done. Jeff Dederling replied that EarthTech is finishing a preliminary feasibility study for Sanitary District #3 and will give Kohler Co. estimates. Kohler Co. has no agreement yet with EarthTech. Chair Loth feels an engineer should review the plat for the Town. Motion Vandoske/Kanouse recommend the Town Board approve the Preliminary Plat upon engineer review and objecting agencies comments; carried 7/0 with no abstentions.

III. 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, Section 7.02 Adding a definition of a “Bird Hunting Preserve”, and the addition of a new zoning district, Section 7.05(H) R-4 Rural Residential District.** Clerk-Treasurer Athorp informed the commission about the changes to the ordinance recommended by the Town’s Attorney and those changes had been discussed at a prior meeting.
- B. Open Floor For Public Testimony/Clerk-Treasurer’s Contacts.** Alan Feingold stated that 2 ½ acres was not appropriate size for 5 horses. No comments were received by the Clerk-Treasurer prior to the hearing.
- C. Close Floor; Take Action Or Set Date To Do So.** Chair Loth closed floor. Bitter was excused. Motion N. Athorp/Mayer recommend approval of the ordinance including changes agreed upon, carried 6/0 with no abstention.

IV. Approve August 7, 2007, February 5, 2008 and February 21, 2008 Meeting Minutes. Motion Wunsch/Kanouse to approve the August 7, 2007, February 5, 2008 and February 21, 2008 minutes with corrections; carried 6/0 with no abstentions.

V. Adjourn. Motion N. Athorp/Kanouse to adjourn; carried 6/0. Meeting adjourned at 6:59 p.m.

Al Loth, Chair

ATTEST:

Rachel Rehbein, Deputy Clerk

Approved on May 8, 2008