

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

**TUESDAY, MAY 3, 2011**

**MINUTES**

- I. Call To Order and Verification of Meeting Duly Noticed.** Commission Chair Al Loth called the meeting to order at 7:00 p.m. at the Mosel Town Hall, W982 County Road FF, Sheboygan. Also present were Commission members Warren Wunsch, Ralph Mayer, Randy Rautmann, Barb Bitter, Ron Vandoske and Clerk-Treasurer Rachel Rehbein. Cathi Kanouse was absent. Town Board member present was Dirk Zylman. Others present were Eldon Rahn, Augie Hoffmann, Tony Hoffmann, and Rudy Stapel. Clerk-Treasurer Rehbein confirmed the meeting was properly noticed on April 29, 2011 at the Town Hall at 11:03 a.m., the Transfer Station at 11:14 a.m., Joe's Hometown Auto at 11:23 a.m. and the website at 9:43 a.m.
- II. Approval of the March 16, 2010 and April 14, 2011 Public Hearing and Meeting Minutes.** Motion Mayer/Wunsch to approve the March 16, 2010 public hearing and meeting minutes as printed: carried 6-0. Motion Vandoske/Mayer to approve the April 14, 2011 public hearing and meeting minutes as printed; carried 6-0.
- III. Petition to Rezone: Rudolph Stapel, Special Administer for Alberdina Stapel, parcel #59014-182980, W1709 County Road FF.**
  - A. Presentation of Petition to rezone 5 acres from A-1 Prime Agricultural District to A-2 General Agricultural District.** Mr. Stapel, Special Administer for Alberdina Stapel, presented his desire to rezone 5 acres to settle his late mother's estate. He would like to sell the 5 acres as a hobby/recreational farm.
  - 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 Rautmann/Bitter to recommend to the Town Board that the property at W1709 County Road FF, a total of 5 acres, parcel #59014-182980, be rezoned from A-1 Prime Agricultural District to A-2 General Agricultural District, carried 6-0, with no abstentions.
- IV. Discussion and Possible Action on Setbacks for I-1 Industrial District.** The Commission reviewed the side setbacks for I-1. They did not make any changes to the zoning code. The Town's setbacks are in line with other municipalities.
- V. Discussion and Possible Action on Town Board Issues.** Town Board Chair Dirk Zylman presented Town Board issues. Infrastructure: should the Town put weight limits on certain roads? The Commission will look at possibly Orchard Beach Road and Garton Road. It was discussed if a bond would be a possibility. Exceptions would have to be made for milk trucks, septic trucks and buses. Should the Town lower the speed limits on certain roads? A study has shown that faster vehicles make more damage on roads. Development: Should the Town raise their fee for new construction? A possibility would be \$2 per \$1,000 cost plus \$10 administrative fee. Vandoske and Bitter think this is not unreasonable. Rautmann felt it may discourage development. Would the PZ Commission be willing to review the current subdivision ordinance? Rautmann suggested doing like Village of Howards Grove

and have the road residents be assessed for the road. They will review Chapter 10 at future meetings. Public Safety: Should the Town require building inspections for additions? Wunch said the fee may not be practical. Rautmann and Loth feel any alterations to the electrical needs inspections. Clerk-Treasurer Rehbein will look at what fee the current building inspector would charge and what other municipalities are charging.

**VI. Discussion and Possible Action on Allowing Chickens in R-1 Single-Family Residential District, R-2 Two-Family Residential District, and R-3 Multi-Family Residential District.** Clerk-Treasurer Rehbein asked the Commission for clarification if chickens would be allowed in R-1, R-2, and R-3. Chickens should be allowed as long as they are fenced in and the Town receives no complaints.

**VII. Set Date for Next Meeting If Necessary.** The next meeting will be June 7, 2011 at 7:00 p.m. Weight limits on certain roads, lowering the speed limit on certain roads, raising fees for new construction, review Chapter 10 and building inspections for additions will be on the agenda.

**VIII. Adjourn.** Motion Vandoske/Bitter to adjourn; carried 6-0. Meeting adjourned at 8:29 p.m.

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Al Loth, Chair

ATTEST:

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Rachel Rehbein, Clerk-Treasurer

Approved: June 7, 2011