

**TOWN OF MOSEL, WISCONSIN
PLAN COMMISSION MEETING**

November 13, 2024

Minutes

I. Call to Order: Chair Joel Kaeppeler called the meeting to order at 6:40 p.m. at the Mosel Town Hall, W982 CTH FF, Sheboygan. Plan Commissioners present: Joel Kaeppeler, Jason Athorp, Mike Scharl, Ron Roehl, Ron Vadoske, Ralph Mayer, and Barb Bitter. Staff present: Deputy Clerk-Treasurer Todd Grunwald. Also present were Town residents Robert Schueffner, Randy Hedstrom and Town Supervisor David Wagner.

II. Minutes from September 11, 2024, Plan Commission Meeting: Motion Scharl/Bitter to approve the September 11, 2024 meeting minutes; carried 7-0.

III. Certified Survey Map (CSM) and Petition for Rezoning: Jay Beaudry, N7317 STH 42, Town of Mosel, submitted a CSM to legally split parcel 59014186240 on County Road Y, Town of Mosel. Staff explained parcel 59014186240 consisted of two non-contiguous pieces of land. The current owners would like to sell the western 0.552-acre piece of land with its existing 20-foot permanent easement for access to the Bob Beaudry property. The purpose for the CSM is to split the land from the current parent parcel, creating a new parcel. Jay Beaudry will acquire the Bob Beaudry property in the future and plans to use the new parcel as the primary access point to parcel 59014186331, which is currently accessed through the Beaudry Electric business parking lot off Playbird Road. The rezone petition requests the 0.552-acre piece of land to be rezoned from R-1 *Single Family Residential* to C-1 *Conservancy District*. Staff explained the CSM created a parcel of substandard size for the R-1 district (minimum lot size of 60,000 square feet), and Chapter 10.03 C. (1) of the Town of Mosel Municipal Code does not allow the approval of a CSM unless it conforms to the zoning district. The Conservancy District is the only district in which a 0.552-acre parcel satisfies this requirement.

Chair Kaeppeler introduced the petition, and the Commission agreed the petition was complete. Chair Kaeppeler opened the floor for public comment. Mr. Robert Schueffner, N7405 County Road Y, expressed concerns with survey markers located on his property and potential property boundary discrepancy. Mr. Schueffner stated he understood Mr. Beaudry's plan and did not oppose the rezone. Commissioners encouraged Mr. Schueffner to contact Mr. Beaudry before the November 20th Town Board meeting; if his concerns cannot be resolved he should present them to the Town Board. Staff indicated no additional input was received. Chair Kaeppeler closed the floor, and the Commissioners made the following findings:

- The proposed lot split and zoning request is consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addendum-2* as follows:
 1. Since the C-1 *Conservancy District* was considered to have a lesser degree of impact (intensity) than either the allowed residential or commercial future uses, an amendment to the Town's Comprehensive Plan was not required; and
 2. The primary use of the Property was for driveway access to the residence located on adjacent parcel 59014186331 which is an allowed use in both the R-1 and C-1 districts.
- Certified Survey Map is consistent with Chapter 10: *Land Division Ordinance*; and
- The proposed use was consistent with zoning district C-1 *Conservancy District*,

Motion Vadoske/Scharl to recommend the Town Board approve ORDINANCE 2024-07 Zoning Ordinance Amendment – Jay Beaudry, pending CSM approval; carried 7-0.

IV. Certified Survey Map (CSM) and Petition for Rezone: Randy Hedstrom, N7514 County Road Y, Town of Mosel submitted a CSM to legally split parcel 59014185513, County Road Y, Town of Mosel. Mr. Hedstrom proposed to purchase land from Marjorie Navis (parcel 59014185513) to square off and merge his existing lots 59014185514, 59014185522, and 59014185511 to create two new larger lots. The land to be purchased from Ms. Navis, approximately 1.5 acres, was zoned A-T *Agricultural Transition District*. The petition to rezone requests this land be rezoned to R-1 *Single-Family Residential District* to match Mr. Hedstrom's other properties.

Chair Kaeppeler introduced the petition, and the Commission agreed the petition was complete. Chair Kaeppeler opened the floor for public comment. Staff indicated no input was received. Chair Kaeppeler closed the floor, and Commissioners made the following findings:

- The proposed lot split and zoning request is consistent with Town of Mosel *Comprehensive Plan 2019 – 2029 Addendum-2*;
- Certified Survey Map is consistent with Chapter 10: *Land Division Ordinance*; and
- The proposed use was consistent with zoning district R-1 *Single-Family Residential District*.

Motion Bitter/Athorp to recommend the Town Board approve ORDINANCE 2024-08 Zoning Ordinance Amendment – Randy Hedstrom, pending CSM approval; carried 7-0.

V. Set Date for Next Meeting, if Necessary: No meeting date set.

VI. Adjourn: Motion Scharl/Bitter to adjourn; carried 7-0. Meeting adjourned at 7:15 p.m.

Joel Kaeppeler, Chair

Approved on _____