

Town of



Tainter

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**Town Board**

**Chair**

Randy Valaske

**Supervisors**

Jerry Mrdutt

Marty Guarneri

Justin Albricht

Jeremy Kozumplik

**Clerk/Treasurer**

Doris Meyer

**Town of Tainter Plan Commission (PC)**

**Tainter Town Hall**

**Meeting Minutes**

**November 12, 2024 @ 7 p.m.**

**1. CALL TO ORDER.** Darwin Anderson called the meeting to order at 7:00 p.m.

**2. ROLL CALL** (establish a quorum). PC members present: Darwin Anderson, Jerry Mrdutt, Dave Wilsey, Jeremy Kozumplik and Keith Erickson. Absent: Tom O’Neil and Diane Bassett. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer and 2 others.

**3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW:** Agenda was posted November 6, 2024 on Town Hall Office window and Town website.

**4. APPROVAL OF THE AGENDA.** Jerry moved to approve agenda as posted and published. Dave seconded the motion. Voice vote: all in favor, none opposed. Motion carried.

**5. APPROVE MINUTES.** October 1, 2024 Plan Commission meeting minutes were reviewed. Motion made by Jeremy to approve October 1, 2024 Plan Commission meeting minutes, seconded by Jerry. Voice vote: all in favor, none opposed.

**6. BUSINESS.**

a. Anthony S. Kovach – Final CSM to divide an approximately 7.15 acre lot described as Lot 1, Certified Survey Map Number 697, Volume 3, Page 91 of Survey Maps, located within Government Lot 4 in the NW ¼ of the SW ¼ of Section 15, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin into two lots of approximately 4 acres and 3.15 acres. Steve Kochaver, surveyor for Mr. Kovach, was present and explained the proposed CSM, which would divide the current lot into two lots. Currently both lots have an existing driveway to the respective lots, however; if the lots were divided as proposed, Lot 3 would not be compliant with Dunn County Zoning Ordinance regarding a 4 to 1 length to width requirement. Consensus that a “pan handle lot” providing a driveway would be favored over an easement for a driveway on Lot 3. A variance request is on the agenda for the November 20<sup>th</sup> Planning, Resource and Development meeting. Additional discussion was had on the

fact that currently Lot 2 has an existing shed, but not a principal residence. Steve had a discussion with Dunn County Zoning Administrator, Anne Wodarczyk and Dunn County Surveyor, Tom Carlson and a possible solution might be to create a note to include on the proposed CSM stating the known non-conformance of Lot 2 due to no residence currently on that Lot. Neighbor letters were mailed out. Darwin opened the discussion to public comment with no public comments being offered. Motion by Jeremy for Plan Commission to recommend approval of proposed final CSM with the conditions that the variance request is approved by Dunn County Zoning and also, if approved by Dunn County Zoning, a note on the CSM noting the non-conformance of Lot 2 due to no residence currently on that Lot. Motion seconded by Dave. Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Keith – yes. All in favor, none opposed, motion carried.

- b. Vince Hague – Concept Map to divide and possibly rezone approximately 1 acre from an approximately 23.68 acre parcel (Cedar Falls Acres) located in the SW ¼ of the SE ¼ of Section 31, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Vince Hague was present to explain his concept map to divide and rezone an approximate 1 acre parcel. Currently, the land, which has a shed on it, is included in the Cedar Falls Mobile Home parcel, which is zoned R3. Discussion with Dunn County encouraged Vince to rezone to Commercial. Discussion followed by Plan Commission members on not wanting to create spot zoning by rezoning this to Commercial. Also, the parcels neighboring this parcel are zoned General Ag, which is the preferred zoning by Plan Commission members. Motion by Jerry to recommend approval of proposed land division with a preference of rezoning to General Ag. Motion seconded by Jeremy. Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Keith – yes. All in favor, none opposed, motion carried.

**7. REPORTS.** Commission Members / Others. None.

**8. CORRESPONDENCE.**

- a. PUBLIC COMMENT: Three (3) minute limit no discussion and no action. None
- b. Agenda items for next meeting (no discussion & no action): None

**9. NEXT MEETING:** The next Plan Commission Meeting is Tuesday, December 3, 2024 at 7:00 pm at Tainter Town Hall.

**10. ADJOURN.** Motion was made by Jerry and seconded by Dave to adjourn. All in favor and none opposed. Motion carried.