



TOWN OF TAINTER
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Town Board
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Supervisors
Jerry Mrdutt
Marty Guarneri
Justin Albricht
Jeremy Kozumplik
Clerk/Treasurer
Doris Meyer

Town of Tainter Plan Commission (PC)

Tainter Town Hall

Meeting Minutes

December 3, 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 Vince Hague.

3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW: Agenda was posted December 3, 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. November 12, 2024 Plan Commission meeting minutes were reviewed. Motion made by Jerry to approve November 12, 2024 Plan Commission meeting minutes, seconded by Jeremy. Voice vote: all in favor, none opposed.

6. BUSINESS.

a. Vince Hague – Preliminary CSM 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 go over the preliminary CSM to divide and possibly 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. Doris reported that she had a discussion with Tracie Albrightson of Dunn County Zoning earlier in the day and Tracie stated that the rezone may not be necessary if a note could be added to the CSM or an affidavit filed stating that since a pre-existing structure is currently located on the parcel, owner would be able to continue use as is currently used, but as soon as any change, then parcel would need to be rezoned. Discussion followed regarding rezoning. Additionally, the size of the easement on

the East side of lot 3 was discussed. Vince will check with the surveyor to see if easement could be widened. In accordance with Town of Tainter policy, neighbor notification letters that included a map and agenda were mailed on November 15, 2024. Since this land division may require a rezone, the neighbor notification letters were sent to all property owners within 600 feet of the proposed division. Darwin opened up the meeting for public comment, but no public comments were offered. Motion by Jeremy for Plan Commission to recommend approval of proposed preliminary CSM with option to widen proposed easement and if approved by Dunn County Zoning, a note on the CSM or an affidavit filed, noting the need for possible rezone when any change to parcel occurs. Motion seconded by Jerry. 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. Jerry gave a brief update on the November 20th Dunn County PR&D meeting that he attended.
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, January 7, 2025 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.