



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

January 7, 2025 @ 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, Keith Erickson and Tom O'Neil. Absent: Diane Bassett. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer, Vince Hague, Steve Kochaver and Dustin LaBlonde.

3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW: Agenda was posted January 2, 2025 on Town Hall Office window and Town website.

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

5. APPROVE MINUTES. December 3, 2024 Plan Commission meeting minutes were reviewed. Motion made by Jerry to approve December 3, 2024 Plan Commission meeting minutes, seconded by Dave. Voice vote: all in favor, none opposed.

6. BUSINESS.

- a. Vince Hague – Final 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 and provided information from the County Zoning Department regarding a possible solution to the rezone issue, which would be to retain a life estate of the structure. Vince was not in favor of this option and stated he would prefer to proceed with a rezone to Limited Commercial. Discussion followed. Additionally, the size of the easement on the East side of lot 3 was increased to 66 feet and was updated on the proposed CSM. Motion by Jerry for Plan Commission to recommend approval of proposed final CSM and support rezone to Limited Commercial, if required by the County. Motion seconded by Jeremy.

Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Keith – yes; Tom - yes. All in favor, none opposed, motion carried.

- b. Gary Kasprzak – Final CSM to adjust a boundary line and reclassify Lot 2 as Outlot 1 from an original 27.24 acre parcel described as all of Lot 1 and Lot 2 of Certified Survey Map Number 4979, Volume 25, Page 109 of Survey Maps, located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Dustin LaBlonde, surveyor for Gary Kasprzak, was present and explained the proposed CSM was to reconfigure lot lines and create an Outlot. This approximately 27.24 acre parcel was originally divided into two parcels and was reviewed by the Town of Tainter in September, 2023. Since that time, the owners of the two parcels have decided they would like to adjust the boundary lines. The owner of Lot 2 is not able to combine the Northern 6.63 acre parcel with his existing parcel as it would not be compliant with Dunn County Zoning 4 to 1 depth to width ratio requirements. As a result, Outlot 1 is being proposed. Motion by Tom for Plan Commission to recommend approval of proposed final CSM with note stating that proposed Outlot could only be conveyed to an adjoining property owner. Motion seconded by Jeremy. Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Keith – yes; Tom - yes. All in favor, none opposed, motion carried.

7. **REPORTS.** Commission Members / Others. Darwin provided information regarding an upcoming meeting with the City of Menomonie and others for the purpose of updating the Urban Sewer Service Area Plan in 2025. Darwin will plan to attend.

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, February 4, 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.