



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

April 8, 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 Dick Lamers. Absent: Tom O'Neil. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer, and 17 others.

3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW: Agenda was posted April 1, 2025 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. March 4, 2025 Plan Commission meeting minutes were reviewed. Motion made by Jeremy to approve March 4, 2025 Plan Commission meeting minutes, seconded by Jerry. Voice vote: all in favor, none opposed.

6. BUSINESS.

- a. Kelly Hayes: Concept to rezone and construct a 10 – 12 resident Community-Based Residential Facility (CBRF) located on parcel number 1703822912122100002, located in the NE ¼ of the NW ¼ and parcel number 1703822912122400001, located in the SE ¼ of the NW ¼ both in Section 12, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Kelly Hayes, along with her associate, was present and spoke on her concept of building a CBRF on her property, which would include 8 single rooms and 2 double rooms. The facility would provide a range of services for residents some of which would including laundry services, nutritional support, and resident activities. Currently, the land is zoned General Ag (GA) but would need to be rezoned to proceed with the proposal. Darwin noted that this type of project has not come before the Town of Tainter before. He also stated he had spoken with Dunn County Zoning and was told that it would need to be rezoned

to Residential 1 (R1), but if there would be more than 8 residents a special exception permit would be required and that due to the nature of this facility, the septic would need to be designed by the State. Per Kelly, the purpose of having the facility at the proposed location was for convenience, since she and her associate would be able to take a quick walk through her woods and be at the facility as well as the comforts for the residences so they could sit on the back patio and enjoy the rural life and watch wildlife making it a more relaxing setting. The facility would need to be staffed 24/7/365 per Kelly. Discussion followed regarding how many acres would be required to be divided off for groundwater protection. Jake, a consultant from Cedar Corp, stated that 5 – 6 acres is preferred by Kelly. Comments from the Plan Commission were taken. Jeremy stated that “spot zoning” could be an issue and Darwin stated that the field to the North and West are both actively being farmed so there could be a conflict with the farming activities and the health of the residences, especially those that have sensitivity to the dust, odors or chemicals that are sprayed. Given the large number of concerned neighbors in attendance, it was decided to allow public comment with a two-minute time limit. Carol Lieffort, N9603 730th St and Mike Rothbauer, N9410 730th St, spoke on their concerns as follows: since the land had been in their family prior to Kelly owning it, they were aware that the land has a high water table and the proposed building would be located next to wetlands, has that been considered; would a holding tank be needed for septic; how would the narcotic drugs be secured and who would be administering them; how many workers would be needed and would they be housed on-site; lost people wandering around was a concern; and if the facility fails or Kelly decides to sell, then what happens. Mike also stated he plans to continue to farm the field to the North of the proposed building. Carol also provided a written list, signed by her, Michael Rothbauer and Lauri Rothbauer, of concerns with the Town Clerk, Doris Meyer. Linda Hagberg, E7489 910th Ave, had the following concerns: she didn’t want to find somebody wandering out in her yard so she was concerned about the security as well as the future if the facility closed, then what would happen? Doris Meyer, N9427 730th St, speaking as a resident of the neighborhood, voiced the following concerns as well as provided a written statement of concerns signed by her and her husband, Tim Meyer: who would be the owner of the facility, would it be Kelly or a franchise; since no public transportation is available for residents, concern for increased traffic; would a parking lot be provided, if so, wouldn’t that need additional lighting- even at night; would signage be placed on any roads; population would double in size in a one-mile radius with this one approval; wouldn’t emergency services be increased, which would increase sirens; and concern over the allowable classes of residences, some of which include advanced age, alcohol and other drug use, correctional clients, dementia and mental health problems. Dick asked if Kelly could add to her current facility, which she mentioned she had in Chippewa Falls. Kelly stated she could not add on to her facility in Chippewa nor could she to her facility in Menomonie as that was a two-story facility. Darwin asked if she had checked into purchasing any other existing facilities, such as the one in Prairie Farm, but Kelly had not. Kelly offered some additional comments on some of the concerns that were raised by neighbors. They do have a security provider, they do not plan to provide employee housing and when she is gone, the property will be willed to her kids. Another resident, Tim

Meyer, N9427 730th St, asked what is stopping Kelly from building more of these facilities on her property in the future, which Darwin stated would require another process such as this. Jodi Dierich, E7631 910th Ave, noted that due to the 24/7 staffing level, this would not just be increasing the population by 10 – 12 residents in the neighborhood, but rather should also include a count for the 2 – 3 employees as well as take into consideration the visitors of the residents. In closing, Jerry stated he understands the need for such a facility, but this might not be the best location. Darwin stated he was concerned with the request creating “spot zoning” and that the Town of Tainter is an agricultural community that requires a statement to be placed on all CSMs concerning nuisances associated with ag practices. Jeremy asked if anybody in attendance, other than Kelly, was in favor of allowing the proposal to move forward since everything that was mentioned up to now was not in favor of it. Nobody responded with any comments in favor of the proposed rezone or proposed CBRF. Motion by Jeremy to recommend that the rezone request and proposed CBRF not be approved. Jerry seconded the motion. Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Dick – yes; Keith - yes. All in favor, none opposed, motion carried.

- b. Jodi Dierich for Beverly Snyder: Concept to subdivide and consolidate current parcel number 1703822912121200003 located in the NW ¼ of the NE ¼ of Section 12, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Jodi Dierich was present and explained that this division would take one approximately 11.8 acre parcel and create two parcels of approximately 6.8 acres and 5 acres. The 5 acre parcel would then be combined with the parcel to its East, which is currently owned by Kevin & Liberty Snyder. The remaining 6.8 acre parcel would remain in Beverly Snyder’s name. Both parcels will require the preparation of a new Certified Survey Map. Jodi presented documentation from Dunn County Zoning and the Dunn County Surveyor that showed they did not see any issues with the proposal. Motion by Dick to approve concept to subdivide and consolidate said parcels. Seconded by Jeremy. Roll call vote: Darwin - yes; Jerry – yes; Dave – yes; Jeremy – yes; Dick – yes; Keith - yes. All in favor, none opposed, motion carried.
- c. Denmark Dairy, Karl Kragness: Special Exception Permit to allow for additional cows at E7455 County Road B, located in the SW ¼ of Section 24, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Karl Kragness was present and explained that he has been working with Dunn County and the State on a Special Exception Permit to increase the number of animal units on their farm Darwin pointed out that although the Town of Tainter does not have authority to approve or deny the request, the opinion of the Town is taken into consideration. Karl provided additional information regarding his request. Dick noted that Question 14 of the Town’s Comprehensive Plan asked if large scale farms (Controlled Animal Feed Operations of 500 or more animal units) should be allowed to expand to which 33.16% strongly disagreed and 32.65% disagreed. Additional discussion followed mainly focusing on the past good history of Denmark Dairy’s presence in the Town of Tainter and contingency plans in case of manure leakage. Motion by Dave to support the Special Exception Permit for Denmark Dairy, seconded by Jeremy. Roll call vote: Darwin - yes; Jerry – abstain; Dave – yes; Jeremy – yes; Dick – yes; Keith - yes. Five in favor, one abstained, motion carried.

- d. Review/approve proposed annual Plan Commission report. Consensus to approve and submit annual Plan Commission report to Town Board.
- e. Renewal of Plan Commission members: Darwin Anderson, Jerry Mrdutt and Tom O'Neil. Jerry is willing to serve another term on the Plan Commission. Darwin will also plan to commit to another three-year term, however he would like someone else to assume the role after that term is done. Darwin will check with Tom.

7. REPORTS. Commission Members / Others. None.

8. CORRESPONDENCE.

- a. PUBLIC COMMENT: Three (3) minute limit no discussion and no action.
- b. Agenda items for next meeting (no discussion & no action): Dunn County is working on updating their Comprehensive Plan and has mailed a survey to each town. Discussion followed that the Tainter Plan Commission will complete the survey at their May meeting.

9. NEXT MEETING: The next Plan Commission Meeting is Tuesday, May 6, 2025, at 7:00 pm Tainter Town Hall.

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