

## Town of



## Tainter

### TOWN OF TAINTER

Dunn County, Wisconsin  
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Colfax, WI 54730

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#### Town Board

##### Chair

Randy Valaske

##### Supervisors

Jerry Mrdutt

Marty Guarneri

Justin Albright

Jeremy Kozumplik

##### Clerk/Treasurer

Doris Meyer

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

##### Tainter Town Hall

##### Meeting Minutes

June 3, 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, Jeremy Kozumplik, Keith Erickson and Dave Wilsey. Absent: Dick Lamers and Tom O'Neil. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer, and one other.

**3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW:** Agenda was posted May 27, 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.** May 6, 2025 Plan Commission meeting minutes were reviewed. Motion made by Jeremy to approve May 6, 2025 Plan Commission meeting minutes, seconded by Jerry. Voice vote: all in favor, none opposed.
- 6. BUSINESS.**
- Chad Stuart and Ken Buche final CSM to combine and adjust lot lines located within Lots 1 and 2 of Government Lots 5 and 6 in Stetler's Addition, and Outlot 2 and Lot 3B of Boyd's Addition to Lamb's Creek all in Section 30, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Steve Kochaver, surveyor for the mentioned parcels, was present and gave a brief overview of the proposed final CSM. Although the proposed CSM would be cleaning up several non-conforming issues, Steve stated the town's requirement of 20% green space could not be achieved. He provided a letter requesting a waiver of the green space requirement. Discussion followed. It was noted that this situation is unique given that the lots existed long before the green space requirement existed, the size of the lots are extremely small and essentially the shoreland area, which is non-buildable, could be

considered green space. Motion by Jeremy to recommend approval of the proposed final CSM and the green space waiver request. Seconded by Jerry. Roll call vote: Darwin - yes; Jerry – yes; Jeremy – yes; Dave – yes; Keith - yes. All in favor, none opposed, motion carried.

- b. Review and Possibly Modify Land Division Ordinance: Discussion was had on the current Town of Tainter Land Division Ordinance and exemptions allowed under Wisconsin Statutes 236.45. Consensus for Darwin to draft a policy that would require all CSM's requiring review by Dunn County to also be reviewed by the Town of Tainter Plan Commission and Town Board.

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

**8. CORRESPONDENCE.**

- a. PUBLIC COMMENT: Three (3) minute limit no discussion and no action. Jerry inquired about the possibility of selling ½ of a duplex. Discussion followed. Additional research will be needed.
- b. Agenda items for next meeting (no discussion & no action): None

**9. NEXT MEETING:** The next Plan Commission Meeting is Tuesday, July 1, 2025, at 7:00 pm Tainter Town Hall.

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