



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**

**July 7, 2026 @ 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, Dick Lamers and Keith Erickson. Absent: Tom O'Neil. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer, and eight others.

**3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW:** Agenda was posted June 29, 2026 on town hall office window and town website.

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

**5. APPROVE MINUTES.** June 2, 2026 Plan Commission meeting minutes were reviewed. Motion made by Jerry to approve June 2, 2026 Plan Commission meeting minutes, seconded by Dave. Voice vote: all in favor, none opposed.

**6. BUSINESS**

- a. Ryan Andraschko - Final CSM to combine two existing lots into one lot. Lots 11 and 12 of Pine Haven Addition, located in part of Government Lot 4, Section 31, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Ron Jasperson, surveyor for the Andraschko's, was present and stated the Andraschko's have decided not to move forward with the proposed CSM.
- b. Denmark Dairy LLC – Final CSM to combine four parcels into one parcel located in part of the SW ¼ of the SE ¼, part of the SE ¼ of the SW ¼, part of the SW ¼ of the SW ¼, and the NW ¼ of the SW ¼, all in Section 24, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Ron Jasperson, representing Denmark Dairy, was present and explained that the CSM to combine the four parcels into one was to eliminate Dunn County Zoning setback requirements between the

- individual parcels. Discussion was had on the town's 20% green space requirement, which includes an exemption for parcels 40 acres in size or greater. Although there is an exemption, given that the exact location of a proposed future manure pit is still unknown, Dick stated he would still like to see the green space remain on the Northern most portion of the parcel that included Sinking Creek. Discussion followed. Darwin opened public comment, with none being offered. The Plan Commission found combining the lots conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Jeremy to recommend approval of final CSM, to include green space only on Northern most portion of the NW/SW parcel, as shown on proposed CSM. Seconded by Jerry. Roll call vote: Keith – yes; Dick – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.
- c. Triple A Farms LLC - Rezone request to rezone five parcels totaling approximately 178.76 acres from General Agriculture (GA) to Intensive Agriculture (IA) being the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, and part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, all in Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Justin Albright was present and stated that the DNR is requiring a manure lagoon be installed at his farm. Under current Dunn County Zoning Ordinance the manure lagoon is not permitted under his current zoning of General Ag (GA), but is allowed under Intensive Agriculture (IA). Additional discussion followed. Darwin opened public comment, with none being offered. The Plan Commission found the rezone conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Jeremy to recommend approval of rezone request from General Agriculture (GA) to Intensive Agriculture (IA). Seconded by Dave. Roll call vote: Keith – yes; Dick – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.
- d. Kyle Doll - Final CSM to combine two existing lots into one lot. Located in Government Lots 3 and 4, Section 16, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Jim Scheffler, surveyor for the Doll's, was present and explained that the Doll's would like to construct a new house on their lots. The proposed house would be very close to the current lot lines, so they would like to combine the two parcels into one so as to meet Dunn County Zoning setback requirements. The Plan Commission found that combining the lots conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Jeremy to recommend approval of final CSM. Seconded by Dick. Roll call vote: Keith – yes; Dick – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.
- e. Josh Gawrysiak – Final CSM to divide an approximately 16.26 acre lot located within the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Jim Scheffler, surveyor for Josh Gawrysiak, was present and explained the intention is to sell this new lot so a house could possibly be built on it in the future. Darwin opened public comment. Several neighbors to the property were present with concerns about the possibility of a “subdivision” being created with multiple houses being constructed on this lot. Darwin explained that there are limits to the number of houses that could be

constructed under the current zoning of General Agriculture (GA). Additional discussion followed. The Plan Commission found this land division conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Jeremy to recommend approval of final CSM. Seconded by Dick. Roll call vote: Keith – yes; Dick – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.

- f. Dunn County Zoning inquiry about Town views on handling nonconformities. Darwin spoke regarding questions he received from Dunn County Zoning on how the Town deals with issues with substandard lot sizes and nonconformance issues. The individual questions that were received from the County had different scenarios of nonconformance. Darwin responded, in summary, that since there are a lot of different factors when making decisions involving nonconforming situations, and since each situation may be a little different, it would be his preference to have the Plan Commission review each individual situation as they come up. Discussion followed with Plan Commission members, with everybody in agreement, that they would want to review each issue individually, as it comes up, to take all the factors into consideration when making a decision on nonconformities.
- g. Dunn County Countywide Comprehensive Plan and Farmland Preservation Plan. Darwin reviewed the updated maps and didn't see anything concerning with them.
- h. Dunn County Planning, Resources, and Development Committee Public Meeting Regarding Modular Data Centers. Jerry attended the Dunn County PR&D meeting where modular data centers were mentioned, but not very much information was provided.

- 7. **REPORTS.** Commission Members / Others. Darwin said that he attended the Joint Town/City Sewer Committee meeting where they finished a draft proposal of the Urban Sewer Service Area Plan.

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): Several possible agenda items are anticipated for next meeting.

- 9. **NEXT MEETING:** The next Plan Commission Meeting is Tuesday, August 4, 2026, at 7:00 pm Tainter Town Hall.

- 10. **ADJOURN.** Motion was made by Jerry and seconded by Jeremy to adjourn at 8:46 pm. All in favor and none opposed. Motion carried.