



TOWN OF TAINTER
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Town Board

Chair

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Jerry Mrdutt

Marty Guarneri

Justin Albricht

Jeremy Kozumplik

Clerk/Treasurer

Doris Meyer

Town of Tainter Plan Commission (PC)

Tainter Town Hall

Meeting Minutes

September 1, 2026 @ 7 p.m.

1. CALL TO ORDER. Darwin Anderson called the meeting to order at 7:15 p.m.

2. ROLL CALL (establish a quorum). PC members present: Darwin Anderson, Jerry Mrdutt, Dave Wilsey, Tom O'Neil and Jeremy Kozumplik. Absent: Keith Erickson. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer and eleven others.

3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW: Agenda was posted August 24, 2026 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. July 7, 2026 Plan Commission meeting minutes were reviewed. Motion made by Jerry to approve July 7, 2026 Plan Commission meeting minutes, seconded by Dave. Voice vote: all in favor, none opposed.

6. BUSINESS

- a. Josh Gawrysiak – Final CSM to divide an approximately 22.71 acre lot located within the NE ¼ of the NW ¼ and the NW ¼ of the NW ¼ of Section 4, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Josh Gawrysiak was present and explained that the CSM was to divide the current 22.7 acre parcel into an approximately 14.7 acre parcel and an approximately 8 acre parcel. Darwin opened public comment with none being offered. Discussion followed with Josh mentioning that verbal approval had already been given for driveways. The Plan Commission found this land division conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Tom to recommend approval of final CSM. Seconded by Jeremy. Roll call vote: Tom – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin – yes. All in favor, none opposed, motion carried.

- b. Clint and Amy Peterson – Final CSM to divide an approximately 13.92 acre lot located within the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Ron Jasperson, surveyor for the Peterson's, was present and stated that a revised CSM was provided for review due to the Peterson's request to have Lot 2 increased to 4 acres rather than 3 acres, which was originally proposed. Ron also stated that the Peterson's were denied driveway access from State Road 170 for the new parcel from Wisconsin DOT, with the reason being that there can't be a driveway within 500 feet of each other on a state road. Discussion followed regarding the driveway easement noted on the CSM. The Plan Commission does not typically support a shared driveway, but given the circumstances of this CSM, would support the shared driveway if there was a recorded maintenance agreement. Additional discussion followed regarding possible zoning violations with storage on the current property. Clint stated he would check with Dunn County Zoning to address any possible zoning issues and get them resolved if necessary. The Plan Commission found this land division conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Tom to conditionally recommend approval of final CSM with the two conditions being: to complete a maintenance agreement for the shared driveway and to become compliant with any Dunn County Zoning issues. Seconded by Jeremy. Roll call vote: Tom – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.
- c. Audrey Leach – Final CSM to divide an approximately 26.6 acre lot located within the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Ron Jasperson, surveyor for the Leach CSM, was present and explained the owner would like to create a new approximately 2.21 acre parcel, which currently has a house on it, from the existing 26.6 acre parcel. The owner did contact Dunn County Highway Department to inquire about putting in a driveway to County Road G on the northwest corner of the proposed Lot 1 but had not received a call back prior to this Plan Commission meeting. Currently the only access to Lot 1 is through a shared driveway with the property owners to the West, the Zeits. Darwin opened public comment. Greg Zeits, property owner to the West of the proposed Lot 1 and landowner who has the current shared driveway through his property, spoke on his concerns with the shared driveway through his yard. He stated that there is no known recorded easement for the current driveway to proposed Lot 1 nor any maintenance agreement and as such he would like them to have their own driveway access that is not located on his property. Additional discussion followed regarding possible access to proposed Lot 1. Also mentioned is a recorded easement that is located on the western side of the Zeits property, which gives access to the remaining ag parcel. The Plan Commission found this land division conforms to the Tainter Comprehensive Plan and Town ordinances. Motion by Jeremy to conditionally recommend approval of final CSM with the condition that legal access to Lot 1 be resolved and if that solution is a shared driveway, then a maintenance agreement must be completed. Seconded by Jerry. Roll call vote: Tom – yes; Jeremy – yes; Dave – yes; Jerry – yes, Darwin - yes. All in favor, none opposed, motion carried.

- d. Dunn County Countywide Comprehensive Plan and Farmland Preservation Plan. Darwin reminded the Plan Commission members that the County is updating plans with different options to review them being offered.
 - e. Potential Dunn County Zoning Ordinance revisions related to modular-scale data centers. Discussion was had on the growing concern for data centers. Jerry will try to continue to gather information regarding them for future discussion if needed.
7. **REPORTS.** Commission Members / Others. Darwin mentioned that the Menomonie Urban Sewer Service Area Plan has been updated.
8. **CORRESPONDENCE.**
- a. PUBLIC COMMENT: Three (3) minute limit no discussion and no action. Darwin reported that Dick Lamers has resigned from the Plan Commission so a replacement will need to be found.
 - b. Agenda items for next meeting (no discussion & no action): None
9. **NEXT MEETING:** The next Plan Commission Meeting is Tuesday, October 6, 2026, at 7:00 pm Tainter Town Hall.
10. **ADJOURN.** Motion was made by Jerry and seconded by Dave to adjourn at 8:50 pm. All in favor and none opposed. Motion carried.