TOWN OF RHINE PLAN COMMISSION
MEETING MINUTES
Wednesday, January 14, 2026, at 6:00 PM
Rhine Town Hall
W5250 County Road FF, Elkhart Lake, WI 53020

1. Call to Order: Vollbrecht called the meeting to order at 6:00pm.

   Present: Jean Vollbrecht, Mark Pfaller, Derek Schukow, Bill Jacob, Tom Dolack, Amanda Gebert (Alternate), Amy Weber (Clerk/Treasurer), Rita Lilyquist (Deputy Clerk Treasurer)

2. Verify Compliance with Open Meetings Law: The meeting was posted and the media was notified as required by law.

3. Pledge of Allegiance

   Updates: Vollbrecht did a review of the final decisions made at the Town Board of Supervisors meetings to update all the members of the Plan Commission.

4. Approval of minutes from November 12, 2025: Motion by Jacob to approve minutes. Second by Pfaller. All in favor. Motion carried.

5. Public Comments of a General Nature: None.

6. Public Hearing:

   A. Peter Wirtz (Owner) of N7499 Golf Course Road, Plymouth WI 53073 Parcel #59018259521 (5 acre lot, Zoned A-2) and Steve and Jen Karpathian (Applicant) of W4628 Aeolus Way, Fond du Lac, WI 54937 for Parcel #59018259521 to be split into a 2.5 acre and 2.0 acre lot and rezoned as R-1. Also, the remaining .5 acre of Parcel #59018259521 to be added N7447 Golf Course Road, Plymouth, WI 53073 (Owners Michael and Angela Wirtz) Parcel #59018259522 (Zoned R-1) to adjust the property line.

      Vollbrecht opened the public hearing at 6:06 pm.

      Steve Smith spoke in favor of the request.

      Vollbrecht closed the public hearing at 6:11 pm.

7. Discuss and act (make recommendations to the Town Board) on the following:

   A. The matters which were the subject of the above Public Hearing.

      Motion by Dolack to approved the application to Town Board for approval. Second by Jacob.

      Roll call: Dolack—Yes, Jacob—Yes, Schukow—Yes, Pfaller—Yes, Vollbrecht—Yes.

Approved

Vollbrecht reviewed the Plan Commission Decision Form, Zoning Amendment Criteria with the members. The Planning Commission will recommend to the Town Board on February 10, 2026 to approve the Rezone request.

8. Public Hearing:

   A. Bart Wolf (dba N7333 Highview Rd LLC) to build twelve (12) individual/standalone duplex condominium buildings with twenty-four (24) total residential units at N7329 Highview Road, Plymouth, WI 53073 (Parcel #59018259571) and N7333 Highview Road, Plymouth, WI 53073 (Parcel #59018259570) while maintaining the two (2) current individual/standalone single-family residential structures.

      Vollbrecht opened the public hearing at 6:19 pm.

      Joseph Elmer inquired regarding sewer and water for the development.

      Elizabeth Obbereich spoke as she had concerns how the development would impact her property taxes and if there would be an increase in traffic.

      Vollbrecht closed the public hearing at 6:22 pm.

7. Discuss and act (make recommendations to the Town Board) on the following:

   A. The matters which were the subject of the above Public Hearing.

      Wolf responded to Plan Commission questions regarding parking, lighting, existing buildings, requirements regarding roadways and dwelling space, HOA responsibilities, potential phase 2 of the development, and next steps if approved.

      Motion was made by Pfaller to recommend to the Town Board the development/site plan as presented. Second by Schukow.

      Roll call: Dolack—Yes, Jacob—Yes, Schukow—Yes, Pfaller—Yes, Vollbrecht—Yes.

      Vollbrecht reviewed the Plan Commission Decision Form, Conditional Use Criteria with the members. The Planning Commission will recommend to the Town Board on February 10, 2026 to approve the Conditional Use request.

8. Next meeting date: Wednesday, March 11, 2026. Last date to submit requests is January 28, 2026.

9. Adjourn: Motion by Schukow to adjourn at 6:56 pm. Second by Pfaller. All in favor. Motion carried.

January 21, 2026
Rita Lilyquist, Deputy Clerk/Treasurer
Town of Rhine

Approved