TOWN OF RHINE PLAN COMMISSION
MEETING MINUTES
Wednesday, May 13, 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 6:00 pm.

2. Verify Compliance with Open Meetings Law: The meeting was posted April 29, 2026 and the media was notified as required by law.

3. Roll Call:
Members Present: Tom Dolack, Bill Jacob, Derek Schukow, Mark Pfaller, Jean Vollbrecht
Others Present: Paul Dirkse, Attorney; Amy Weber, Clerk/Treasurer; Rita Lilyquist, Deputy Clerk/Treasurer

4. Pledge of Allegiance

5. Chairperson update from the most recent Town Board of Supervisors Meeting:

6. Approval of minutes from March 11, 2026: Motion by Schukow to accept with the corrections discussed. Second by Jacob.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried.

7. Public Comments of a General Nature (Three (3) minutes time limit per person): Letter addressing the potential N7333 Highview Road project which was received March 4, 2026 was read by Vollbrecht. The letter was sent anonymously. No other public comments were given.

8. Review and discuss and possibly make recommendations to the Town Board regarding Ordinance Committee revision to Chapter 4—Zoning 4.04(6) Large Developments; Condominiums: Schukow made a motion to approve the recommendations from the Ordinance Committee of changes to Chapter 4—Zoning 4.04(6) Large Developments; Condominiums and make a recommendation to the Town Board to approve. Second by Pfaller.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried.

9. Open Public Hearing: Vollbrecht reminded everyone that all Plan Commission actions are to make recommendations to the Town Board. The Town Board will meet on June 9, 2026 to review all recommendations at that time. Vollbrecht opened the Public Hearing at 6:11 pm.

A. Randy and Michelle Lawrence of W5828 County Road FF, Elkhart Lake, WI 53020 Parcel #59018254184 (2.47 acre lot, Zoned R-1) request to rezone to A-2 in conjunction with the transfer of approximately 12.00 acres from Parcel #59018254183 (17.45 acres, Zoned A-2 currently owned by Donald and Audrey Sager of W5836 County Road FF, Elkhart Lake, WI 53020). The request includes that the remainder of Parcel #59018254183 (approximately 5.45 acres after the transfer, Zoned A-2) owned by Donald and Audrey Sager is rezoned from A-2 to R-1.

Approved

Donald Sager spoke in regard to the request.

Close Public Hearing: Vollbrecht closed the Public Hearing at 6:15 pm.

10. Discuss and possibly 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 submit the request to the Town Board with the Plan Commission's approval. Second by Schukow.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried. Vollbrecht reviewed the Zoning Amendment Criteria Decision Form.

11. Open Public Hearing: Vollbrecht opened the Public Hearing at 6:17 pm.

A. Neils Family Farm, LLC (mailing address W970 North Shore Dr, St. Cloud, WI 53079) request to rezone 6.4 acres of 35.15 acres (Parcel #59018253900 Zoned A-1) at N8848 Little Elkhart Lake Rd, Elkhart Lake, WI 53020 to A-2.

Todd Neils spoke on behalf of the Neils Family Farm, LLC.

Close Public Hearing: Vollbrecht closed the Public Hearing at 6:22 pm.

12. Discuss and possibly make recommendations to the Town Board on the following:

A. The matters which were the subject of the above Public Hearing: Motion by Jacob to approve the application as submitted and submit the request to the Town Board for approval. Second by Pfaller.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried. Vollbrecht reviewed the Zoning Amendment Criteria Decision Form.

13. Open Public Hearing: Vollbrecht opened the Public Hearing at 6:24 pm.

A. Neils Family Farm, LLC (W970 North Shore Dr, St. Cloud, WI 53079) request to rezone 30.0 acres (Parcel #59018252210, Zoned A-1) into two equal 15.0 acre parcels zoned A-5.

Todd Neils spoke on behalf of the Neils Family Farm, LLC.

Close Public Hearing: Vollbrecht closed the Public Hearing at 6:27 pm.

14. Discuss and possibly 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 submit the request to the Town Board with the Plan Commission's approval. Second by Schukow.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried. Vollbrecht reviewed the Zoning Amendment Criteria Decision Form.

15. Open Public Hearing: Vollbrecht opened the Public Hearing at 6:31 pm.

Approved

A. Roy and Karen Grunwald (1106 Duke Estates, Kiel, WI 53042) request to rezone N9443 State Highway 57, Elkhart Lake, WI 53020 (Parcel #59018250560, Zoned A-1, A-2 and R-1) to R-1.

Karen Grunwald spoke in regard to the request.

Close Public Hearing: Vollbrecht closed the Public Hearing at 6:33 pm.

16. Discuss and possibly make recommendations to the Town Board on the following:

A. The matters which were the subject of the above Public Hearing: Motion by Schukow to submit the request to the Town Board with the Plan Commission's approval. Second by Jacob.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried. Vollbrecht reviewed the Zoning Amendment Criteria Decision Form.

17. Review and discuss a drafted Development Agreement for Highview Lofts Condominium Association, Inc. (owned by N7333 Highview Rd, LLC) and possibly make recommendations to the Town Board: Motion by Jacob to recommend the Town Board review the drafted Development Agreement including the changes discussed. Second by Schukow.

Roll call vote: Dolack—yes, Jacob—yes, Schukow—yes, Pfaller—yes, Vollbrecht—yes. Motion carried.

18. Next Town Board meeting: Tuesday, June 9, 2026 at 6:00 pm.

19. Next Plan Commission meeting date: Wednesday, July 8, 2026 at 6:00 pm. Deadline is May 27, 2026.

20. Adjourn: Motion by Schukow to adjourn at 7:38 pm. All in favor. Motion carried.

May 19, 2026
Rita Lilyquist, Deputy Clerk/Treasurer
Town of Rhine

Approved