TOWN OF RHINE PLAN COMMISSION
MEETING MINUTES
Wednesday, July 22, 2026, at 6:00 PM
Rhine Town Hall
W5250 County Road FF, Elkhart Lake, WI 53020

Approved

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

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

2. Verify Compliance with Open Meetings Law: Weber stated that the Notice of the Public Hearing was meeting was posted on June 30, 2026 and published on July 3, 2026 and July 10, 2026. The Notice of the Meeting and Agenda was posted on July 8, 2026.

3. Pledge of Allegiance:

4. Chairperson update from the recent Town Board of Supervisors Meeting held on June 9, 2026: Vollbrecht updated the Plan Commission in that the Town Board unanimously approved the Lawrence/Sager request, the Niels requests, and the Grunwald request. The Highview Lofts drafted development agreement was also reviewed and approved. The September meeting will have no requests, but there are Chapter 4—Zoning ordinance changes that need to come before the Plan Commission.

5. Approval of minutes from May 13, 2026: Motion by Schukow to approve the minutes as presented. Second by Pfaller. All in favor. Motion carried.

6. Public Comments of a General Nature (Three (3) minutes time limit per person): John DeWardt questioned information regarding the Weeks/Ries request and if a house could be placed on the parcel. Ms. Weeks said they are not asking for rezone for the purpose of building a home on the property.

Cassandra Stephanie spoke regarding her previous interaction with the County Planning Commission, their realtor, and a previous Town Rhine Clerk regarding the parcel and they were told they couldn't rezone it and it wasn't rebuildable. She was unable to provide any written documentation at Vollbrecht's request.

7. Open Public Hearing: Volbrecht opened the hearing at 6:28 pm.

A. The purpose of this meeting is to discuss and possibly act on the request of Maria Weeks and Charles Ries Jr. (Owners) of Parcel #59018256151 on Rhine Road, Elkhart Lake, WI 53020 an 8.62 acre parcel, Zoned A-1 (Prime Agricultural Land) to be rezoned to A-2 (Agricultural-Rural Residential District).

B. Close Public Hearing: Vollbrecht closed the hearing at 6:49 pm.

8. 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 that based on the information the Plan Commission has, that the Parcel #59018256151 be recommended to the Town Board to be rezoned from A-1 to A-2. Second by Gebert.

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

9. Next meeting date is Wednesday, September 9, 2026. Deadline was July 29, 2026: There were no requests, but there are Chapter 4—Zoning ordinance changes that will be reviewed at the meeting.

10. Adjourn: Motion by Schukow to adjourn at 6:51 pm. Second by Dolack. All in favor. Motion carried.

August 11, 2026
Rita Lilyquist, Deputy Clerk/Treasurer
Town of Rhine

Approved