

Environmental Services - Divisions of Planning & Land Use Control

This report summarizes the activities and developments within the Planning and Land Use (Zoning) Divisions for June 2024.

OPERATIONAL UPDATE

Following her return from a leave of absence, Enforcement Officer/Planner, Michelle Hrdlicka has seamlessly resumed her duties leading our Private On-Site Wastewater Treatment System (POWTS) inspection team.

Recruitment for the Program Assistant position progressed significantly in June. I am pleased to report that we received more than double the number of applicants compared to our previous recruitment effort. Interviews for the position are scheduled for the second week of July, with an anticipated start date of August 5.

BOARD OF ADJUSTMENT

During the May Board of Adjustment meeting, the Board evaluated a request for a conditional use permit to authorize 1.6 acres of land for non-farm residential use within the Primary Agriculture zoning district. The Board unanimously approved the request.

Chairperson Crystal Halvorson accepted the resignation of longtime Board of Adjustment member Jill Noreen. Additionally, fellow longtime member Mark Dietsche's term expires in July and he will not be rejoining the Board. Each term is three years in length, with appointments made by the Chair of the County Board of Supervisors. The composition of the Board going into July is as follows:

- Crystal Halvorson, Chair
- David Bartlett, Vice Chair
- Jerry Porter, Secretary
- Member, Vacant
- Member, Vacant
- Alternate, Vacant
- Alternate, Vacant

The next Board meeting is scheduled for July 15. During this meeting, the Board will review a Conditional Use Permit application from Cory and Nicole Holerud. The applicants are seeking approval to utilize approximately 4 ¼ acres of land for an agriculture-related business within the General Agriculture (GA) zoning district, as specified in § 13.2.8.07(a)(4) of the Dunn County Comprehensive Zoning Ordinance.

COMPREHENSIVE PLAN

The West Central Wisconsin Regional Planning Commission (WCWRPC) has provided the committee with an updated scope of work for the Comprehensive Plan project. This updated scope specifically includes the GIS shapefile of the preferred future land use as a deliverable. In discussions with WCWRPC Senior Planner Susan Badtke, the inclusion of County planning staff in the plan's development was also addressed, focusing on components such as the Farmland Preservation Plan and community engagement. If the committee decides to proceed with the agreement, the proposed timeline is as follows:

- July 17, 2024: PR&D Committee Review and Recommendation
- July 31, 2024: Dunn County Board of Supervisors Action
- September 12, 2024: WCWRPC Commission Action
- October/November 2024: Plan Committee kickoff meeting



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HOUSING WORKGROUP

The Dunn County Housing Workgroup of the Dunn County Planning, Resources & Development Committee met on June 11, 2024. Over the past few months, I have led a subgroup made up of members of the housing workgroup to develop a "housing toolkit" to be utilized as an online resource for individuals and developers seeking to build homes in Dunn County. I'm excited to announce that this project has been completed and our virtual toolkit is now available to the public by visiting www.momentumwest.org/housing. The next meeting of the Housing Workgroup is scheduled for August 13.

AMENDMENT TO THE ZONING ORDINANCE

The first reading of the committee's proposed amendment to the comprehensive zoning ordinance took place during the County Board Supervisors' meeting on June 19. The Board voted to proceed with a second reading of the proposal at their next meeting on July 31.

SUMMARY

As we continue to advance our projects and initiatives, the dedication and contributions of our team and board members remain invaluable. We look forward to our upcoming meetings and milestones, and we remain committed to ensuring effective planning and zoning practices for the county.

Thank you for your continued support and collaboration!

Sincerely,

Anne Wodarczyk
Planner/Zoning Administrator