

**COUNTY OF DUNN
MENOMONIE, WISCONSIN
NOTICE OF PUBLIC MEETING**

In accordance with the provisions of Section 19.84, Wisconsin Statutes, notice is hereby given that a public meeting of the **Dunn County Planning, Resource, and Development Committee** and the **Land Conservation Committee** will be held on **Wednesday, February 5, 2025 at 8:30am in Room 60 at the Dunn County Government Center**, 3001 US HWY 12 East, Menomonie, Wisconsin. **The building entrance for meetings is on the lower level of the Government Center and will be open 30 minutes ahead of the meeting start time.** Items of business to be discussed or acted upon at this meeting are listed below. A video recording of the meeting will be available for subsequent viewing on the Dunn County YouTube channel at the following link:

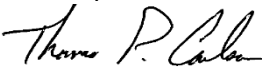
<https://www.youtube.com/@dunncounty1854>

Members of the public who require assistance in accessing the meeting, please call (715) 231-6505. Upon reasonable notice, the County will make efforts to accommodate the needs of disabled individuals through sign language, interpreters, or other auxiliary aids. For additional information, or to request the service, contact the County Human Resources Manager at 715-232-2429 (Office), 715-232-1324 (FAX) or 715-231-6406 (TDD) or by writing to the Human Resources Manager, Human Resources Department, 3001 US HWY 12 E, Suite 225, Menomonie, Wisconsin 54751.

AGENDA

1. **Call to Order**
2. **Call of the Roll**
3. **Approval of the Minutes – January 15, 2025**
4. **Public Comments**
5. **Public Comments-Comprehensive & Farmland Preservation Plan Update**
6. **Public Hearing: None**
7. **Staff Reports: None**
8. **Items placed at the request of the Chairperson:**
 - A. Comprehensive Plan & Farmland Preservation Plan Update-Kickoff Meeting
9. **Consideration of Actions to be taken by the Planning, Resource, and Development Committee:**
 - A. Request to repurchase property taken through in rem foreclosure
10. **Consideration of Actions to be taken by the Land Conservation Committee:**
 - A. Approval of 2024 Wildlife Damage Abatement and Claims Program (WDACP) Damage Claims
11. **Consideration of reports, resolutions, and ordinances to the County Board from the Planning, Resource, and Development Committee: None**
12. **Announcements:**
13. **Future meeting date and any agenda items: February 19, 2025**
14. **Adjournment**

Tom Quinn, Chairperson

Signed: 

Thomas P. Carlson
Dunn County Surveyor

**COUNTY OF DUNN
MENOMONIE, WISCONSIN
MINUTES**

**Minutes of the Meeting of the Dunn County Planning, Resource, and Development
Committee.**

Held on January 15, 2025, in the Government Center, Room 60.

DRAFT

1. **Call to Order.** There being a quorum of the Dunn County Planning, Resource, and Development Committee, Chairperson Quinn called the meeting to order at 8:31 a.m.
2. **Call of the Roll.** Present were Tom Quinn (Chair), Mike Kneer, Gary Bjork, Diane Morehouse, and Monica Berrier.
3. **Approval of Minutes.** Supervisor Berrier made a motion to approve the minutes from the December 18, 2024 meeting. Seconded by Supervisor Bjork. All in favor. Motion carried.
4. **Public Comments.** Tony Christopherson, Chairman of the Town of Elk Mound, spoke regarding the Dunn County Comprehensive Plan update and unzoned towns. Chairperson Quinn introduced Tammy Traxler as the new County Zoning and Planning Administrator.
5. **Public Hearing.** None.
6. **Staff Reports:**
 - A. **Register of Deeds monthly report.** Report was on screen for review. Heather Kuhn, Register of Deeds, recapped the report.
 - B. **Environmental Services monthly department reports.**
 - Survey Division: Report was on screen for review. Tom Carlson, County Surveyor, recapped the report.
 - Planning and Zoning Division: Report was on screen for review. Chase Cummings, County Conservationist and former Interim Planner/Zoning Administrator, recapped the report.
 - Land and Water Conservation Division: Report was on screen for review. Cummings recapped the report. Discussion by committee and Cummings.
 - C. **Comprehensive Planning Update – West Central Regional Planning Commission.** Without objection, Chairperson Quinn deferred this agenda item to a later point in the meeting.
 - D. **Conservation poster contest judging.** Without objection, Chairperson Quinn deferred this agenda item to a later point in the meeting.
7. **Items placed at the request of the Chairperson:**
 - A. **Interpretation of the County Land Division Ordinance with respect to variance requests.** Jim McMenemy, Corporation Counsel, gave a brief presentation

regarding the County Land Division Ordinance. Discussion by McMenemy and committee.

- B. Discussion/review of land spreading of human septage.** Without objection, Chairperson Quinn deferred this agenda item to a later point in the meeting.

8. Consideration of Actions to be taken by the Planning, Resource, and Development Committee:

- A. Variance request in the Town of Elk Mound to create a Certified Survey Map lot that is bisected by a proposed access easement.** Carlson recapped the variance request submitted by Luke and Marissa Larson. Discussion by Carlson and committee. Supervisor Berrier made a motion to approve the variance request as presented by Carlson. Seconded by Supervisor Kneer. All in favor. Motion carried.
- B. Variance request in the Town of Sheridan to create a Certified Survey Map lot that exceeds the 4:1 depth to width ratio requirement.** Carlson recapped the variance request submitted by Sandra Bygd. Applicant's land surveyor, Ron Jaspersen, spoke on the matter. Discussion by Carlson, committee, and Jaspersen. Supervisor Berrier made a motion to approve the variance as presented by Carlson. Seconded by Supervisor Bjork. All in favor. Motion carried.
- C. Review and take action on the Preliminary Plat of Sand Creek Hills located in Section 28, Township 31 North, Range 11 West, Town of Sand Creek.** Carlson recapped the Preliminary Plat of Sand Creek Hills submitted by James Smith, Secluded Land Company. Daniel Stockert, representative of Secluded Land Company, spoke on the matter. Discussion with Carlson, committee, and Stockert. Supervisor Morehouse made a motion to approve the preliminary plat as presented. Seconded by Supervisor Berrier. All in favor. Motion carried.

Without objection, Chairperson Quinn returned to agenda item 6C. **Staff Reports:**

- C. Comprehensive Planning Update – West Central Regional Planning Commission.** Susan Badtke, West Central Wisconsin Regional Planning Commission, presented the project scope and planning process as it relates to the Dunn County Comprehensive Plan and Farmland Preservation Plan updates. Tammy Traxler, County Zoning and Planning Administrator, spoke on the updates and next steps. Discussion by Badtke, Traxler, and committee. The first comprehensive work session will take place during the committee meeting on February 5, 2025.

Without objection, Chairperson Quinn returned to agenda item 7B. **Items placed at the request of the Chairperson:**

- B. Discussion/review of land spreading of human septage.** Discussion by committee and Cummings.

9. Consideration of reports, resolutions, and ordinances to the County Board from the Planning, Resource, and Development Committee. None.

10. Announcements. None.

11. Future Meeting Date and any agenda items. Next meeting date will be Wednesday, February 5, 2025.

Without objection, Chairperson Quinn returned to agenda item 6D. **Staff Reports:**

D. Conservation poster contest judging. Cummings invited the committee to vote for the top conservation poster in each grade division following adjournment. Top posters will compete in the West Central Conservation Poster Contest on January 30, 2025. This year's theme was "Home is where the Habitat is".

12. Adjournment. There being no further business, Chairperson Quinn declared the meeting adjourned at 10:13 a.m.

Respectfully Submitted,
Lilly Glodowski
Recording Secretary

Dunn County Comprehensive Plan & Farmland Preservation Plan Update

Planning, Resources & Development Committee

Wednesday, February 5, 2025

(anticipate 2-2.5 hours)

Meeting #1

1. Introductions
2. What is a Comprehensive Plan and the Committee's Role?
3. Project Scope, Planning Process, and Key Milestones
4. Discuss Demographic, Housing, Economic, and Land Use Trends
5. Issues and Opportunities Exercise
6. Discuss Planning Surveys:
 - a. General public survey (web-based)
 - b. City/Village survey (mailed)
 - c. Town survey (mailed)
 - d. Farmland owner (30+ acres) survey (mailed)
7. Next Steps

Dunn County Comprehensive Plan & Farmland Preservation Plan Update Scope of Work

timeline updated 1/21/2015

Project Overview

- This scope of work may be modified by mutual agreement of Dunn County and the West Central Wisconsin Regional Planning Commission (WCWRPC).
- WCWRPC understands that Dunn County desires to update the County's Comprehensive Plan adopted in 2009, with revisions in 2016. As necessitated by State statute, the County would also like to incorporate an update to the County Farmland Preservation Plan.
- The following process would result in a comprehensive plan for the County that includes, but not significantly exceeds, the minimum essential requirements of Wis. Stats. §66.1001. The plan will also incorporate the requirement elements for a Farmland Preservation Plan under Wis. Stats. §91.10.
- The plan will ensure that the data, maps, and programs included in the plan are up-to-date and that the vision, goals, objectives, and policies/strategies reflect the current desires and direction of the communities.
- According to State statutes, the Plan Commission is responsible for creating, amending, and updating a community's comprehensive plan. This scope of work assumes that the County's Planning, Resources, and Development (PR&D) Committee will serve as the Comprehensive Plan Oversight Committee.
- WCWRPC will prepare items for meeting agendas along with promotional materials for special gatherings and surveys. The County will be responsible for reserving meeting rooms, posting all agendas, preparing and posting meeting minutes, and assisting with other coordination items that are typical for County meetings. The County will also be responsible for submitting, and cost of, the public hearing notice; WCWRPC will prepare the notice.
- A 16- to 18-month planning process is proposed with an October/November start date.
- In addition to open meetings and one public hearing, as required by WI Statutes, public input will also be obtained through the following methods:
 - Online community/public opinion survey
 - Mailed farmland owner survey
 - City, Village, & Town survey
 - 6 focus groups
 - 4 Zoned Town meetings (four zoned towns at each meeting)
 - 1 County Towns Association presentation

Project Schedule & Approach

Nov-Dec 2024 Pre-Planning Activities:

Project Kickoff Meeting with County Planner

- WCWRPC project lead meets with County Planner, or designee(s), to discuss the logistics for meetings, etc.

WCWRPC to prepare County Comprehensive Plan Snapshot & draft Existing Land Use Maps

- WCWRPC to prepare 2-4 page County Comprehensive Plan fact sheet that includes an overview of comprehensive planning, and the update process, as well as a county profile/data snapshot on important demographics, economics, housing, and land use conditions and trends.
- WCWRPC to prepare draft existing land use maps for Towns within the County. Land Use Maps, existing and future, will not be prepared for Cities and Villages.
- Collect & review existing plans that may be pertinent to the planning effort.

County Planner Homework

- Review draft Existing Land Use Map and provide edits
- Complete inventory assessment worksheet¹ and provide existing data & maps (or GIS/CAD files)
- Identify any specific partners (e.g. County EDC) that we should engage during the planning process
- Work with WCWRPC to identify initial focus group members
- Provide copy (electronic or hardcopy) of any Town plans, Strategic Plan(s)
- Provide any additional pictures, graphics, maps, studies, or materials that may be helpful

County Board adopts public participation procedures via Resolution

- WCWRPC provides the County with draft public participation procedures and resolution.

Note: This proposed planning process includes the statutorily-required notifications for all meetings, public hearing, and an online public survey, as means of inviting public participation.

WCWRPC recommends that all meetings (in-person or remote) be open to the public and WCWRPC welcomes public input and participation during these meetings. The methods of public noticing and public participation for these meetings is at the discretion of the County and in accordance with applicable State rules.

Jan 2025 Dunn County District Quarterly Towns Association Meeting Presentation and Issues & Opportunities Exercise

- Attend and present at the Dunn County District Quarterly Towns Association meeting to provide overview of the comprehensive planning project.
- Obtain input on issues/opportunities as well as vision for the plan update.
- Provide copies of promotional flyers and ask for assistance in promoting public engagement.
- Recruit attendees to join focus groups and participate throughout the planning process.

Feb MEETING #1- Plan Committee and WCWRPC (2.5 hours)

- Review "What is a comprehensive plan?", FAQs, the Committee's role, and the project scope
- Discuss key demographic, housing, economic, and land use trends (from fact sheet)
- Issues and opportunities exercise
- Discuss draft questions for community survey

¹ The Inventory Assessment Worksheet requests data and information that will be useful to the WCWRPC throughout the planning process, such as identifying existing County plans or ordinances, capacities and needs at County facilities, housing and sanitary permit data, County Capital Improvement Plan(s), and providing specific GIS data as available.

WCWRPC to prepare promotional flyer & survey instruments for public engagement opportunities

- Prepare promotional flyer for online community survey & farmland owner survey
- If included in scope, prepare promotional flyer for regional public meetings

Feb-Mar Online Community Survey

An online survey will be conducted to get public input on various topics. The survey will be drafted with guidance from the Plan Committee during Meeting #1. Results will be used to inform the focus groups on issues and opportunities to address in the plan.

Feb-Mar Mailed City, Village, and Town Survey (and Draft Existing Land Use Map for Comment for Towns)

A survey (and for towns, draft existing land use map), will be mailed to each City, Village and Town Clerk within the County. It is expected that one survey will be completed per community. City/village surveys will likely differ slightly from town surveys. The survey will help to gather feedback on issues/opportunities related to their specific community along with potential growth areas.

Feb-Mar Mailed Farmland Owner Survey

A hardcopy survey will be mailed to Farmland owners with 30+ acres in unincorporated areas of the County. The survey results will help inform the Farmland Preservation Plan update and other elements of the Plan.

Apr-May MEETING #2 – Plan Committee and WCWRPC (2.5-3 hours)

- Review & discuss survey results
- Visioning exercise
- Select Focus Group Assignments and coordination
- Finalize Existing Land Use Map

May-June Focus Group Meetings (anticipate 6 focus groups, 2 hours each, 7-8 meetings total)

There will be a total of 6 focus groups:

1. Housing
2. Water
3. Economic Development
4. Agriculture (2 meetings)
5. Land use regulations
6. TBD by Plan Committee (informed by survey results)

Each focus group will meet once to provide direction on the specific topic. The Agricultural Focus Group will be the primary group to guide the update to the Farmland Preservation Plan update and will meet twice: (i) The first meeting will be used to provide Farmland Owner survey results, discuss the Land Evaluation Site Assessment (LESA) model, and obtain feedback/direction on changes to the model. (ii) The second meeting will be used to finalize a recommended farmland preservation map.

May-June Project Check-In Meeting with County Planner

- WCWRPC project lead meets with County Planner, or designee(s), to check-in on project progress and discuss any project concerns.

May-June MEETING #3- Plan Committee and WCWRPC (2.5-3 hours)

- Begin review of plan elements – Transportation and Utilities and Community Facilities

- June-July** **MEETING #4- Plan Committee and WCWRPC (2.5-3 hours)**
 - Continue review of plan elements – Agricultural, Natural, and Cultural Resources
- July-Aug** **MEETING #5 – Plan Committee and WCWRPC (2.5-3 hours)**
 - Continue review of initial draft plan elements – Economic Development & Housing – bring in information from the Housing and Economic Development Focus Groups
- Aug-Sep** **MEETING #6 – Plan Committee and WCWRPC (2.5-3 hours)**
 - Discuss Intergovernmental Cooperation element
 - Continue review of plan elements – Land Use Meeting 1
 - Identify and discuss any special growth areas
 - Discuss Preferred Future Land Use Map
- Aug-Oct** **Group Meetings with Zoned Towns**
 - Meet with each Zoned Town, and any Town in the County considering zoning, in groups (expecting at least 4 groups with 4 Towns in each) to discuss the following:
 - Land Use Trends & survey results for their community (general public, farmland owners)
 - Draft Plan Recommendations
 - Draft Preferred Future Land Use Map
 - Mail draft plan recommendations and preferred future land use map to unzoned Towns with opportunity for review and comment
- Sept-Oct** **Project Check-In Meeting with County Planner**
 - WCWRPC project lead meets with County Planner, or designee, to discuss check-in on project progress and discuss any project concerns.
- Sept-Oct** **WCWRPC will complete the working draft Plan**
 - The working draft will not be 100% complete and may include some remaining discussion items.
 - The working draft will be distributed to the Plan Committee.
 - The Plan Committee will be asked to review the draft plan and come prepared to discuss at Meeting 8.
- Oct-Nov** **MEETING #7 – Plan Committee and WCWRPC (2.5-3 hours)**
 - Provide information from meetings with Zoned Towns
 - Review and discuss comments received at the Open House (if included in scope)
 - Discuss Implementation Element
 - Review the draft plan and address any remaining questions
 - The Plan Committee may meet additional times without WCWRPC to discuss the working draft plan
- Nov-Dec** **Public Hearing Draft Plan Completed & Distributed**
 - WCWRPC provides County Planning Staff with Public Hearing Draft Plan and draft adopting documents (Resolution and Ordinance).
 - County may conduct additional review of the draft and request changes from WCWRPC.
 - County Planning Staff to distribute the Public Hearing Draft Plan to the Plan Committee, County Board, library, and any other designated locations.
 - County Planning Staff will also ensure a copy of the Public Hearing Draft Plan is available at the County Planning Offices for review during regular office hours and on the County website.

Dec-Jan '26 Public Hearing Notice & Notifications

- WCWRPC will provide draft public hearing notice to County for publication and posting a minimum of 30 days in advance of the public hearing.
- WCWRPC will notify communities and adjacent/overlapping jurisdictions of the public hearing
- County Planning Staff to provide names and addresses of any individuals with non-metallic mining interests to WCWRPC.
- At least 30 days in advance of the public hearing, WCWRPC will send notice of the public hearing to those with non-metallic mining interests as identified by the County.

Jan-Mar Public Hearing and Plan Adoption

- If desired by the County, WCWRPC staff will present highlights from the planning effort at the public hearing.
- Planning & Zoning Committee and/or County Board conducts Public Hearing on draft ordinance.
- Planning & Zoning Committee adopts resolution to recommend adoption of the plan.
- County Board responds to any public written comments on the plan.
- County Board adopts the plan by ordinance.

Feb-Apr Post Adoption Items

- WCWRPC integrates the ordinance and resolution into the plan and provides the adopted plan to the County in PDF format, two printed copies of adopted plan along with one printed 24x36 full-color preferred future land use map. WCWRPC will also provide the County with the GIS shapefile for the County's preferred future land use layer.
- WCWRPC will distribute an electronic PDF of the adopted plan along with one printed 24x36 full-color preferred future land use map to all zoned towns within the County.
- WCWRPC will distribute an electronic PDF of the adopted plan to all cities, villages, and unzoned towns within the County.

Other Logistics

- The timeline will be adjusted as needed to accommodate any unanticipated delays.
- This scope of work is to update Dunn County's Comprehensive Plan and incorporate an update of the County Farmland Preservation Plan. The project scope does not include feasibility analysis or site-specific studies, but may identify related issues, potential priorities, and related recommendations.
- While existing County or local regulations will be reviewed and potential changes discussed, new ordinance development, model ordinances, and updates to existing regulations and the zoning map are not included as part of the project scope.
- The County may conduct additional meetings, work groups, research, and other activities in support of the plan update, then compile this information for use by WCWRPC in the plan update.
- At additional expense and mutual agreement between the County and WCWRPC, optional activities may be added to the project scope such as distributing/compiling hardcopy version of the community survey, additional meetings, an open house on the draft plan, and preparing a summary or poster version of the final plan.



Dunn County Comprehensive Plan Update

Over the next 18 months, Dunn County, with assistance from the West Central Wisconsin Regional Planning Commission (WCWRPC), will be updating its Comprehensive Plan. The Comprehensive Plan is a roadmap for the future of the County and serves as a guide for decision making about growth, development, and the overall well-being of the community over the next 20 years.

What is a Comprehensive Plan?

A Comprehensive Plan is a document to guide the physical, social, and economic development of a county or community. The plan provides an inventory on existing conditions, sets a vision for the future, identifies issues or barriers to achieving the vision, sets goals and priorities, and develops a guide for action. The 9 required elements of the Plan include:

- Issues & Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural & Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

The plan will be a countywide plan but will emphasize the rural unincorporated Towns. Existing County and community plans will be reviewed and incorporated. While consistency with other plans is a goal, it is not required. The Comprehensive Plan is a vision; it is not regulation nor does it require the County or its communities to create any new programs.

Incorporating Farmland Preservation Planning

The Agricultural element of the Comprehensive Plan will also serve as an update to the County's Farmland Preservation Plan. To participate in the State's program, Dunn County has maintained a farmland preservation plan; the purpose of the plan is to protect agricultural land uses within the County, promote incentives for preserving farmland, and to plan for future agricultural needs. The plan update will address Wisconsin's farmland preservation planning requirements in WI Stats. §91.1, including:

- Identify, assess, and map agricultural preservation areas countywide.
- Document the county's agricultural trends and resources.
- Establish goals and policies related to farmland preservation and the development of enterprises related to agriculture.
- Create strategies to preserve farmland.



Why is Dunn County updating its Comprehensive Plan?

Dunn County's Comprehensive Plan was adopted in 2009 and last revised in 2016; the plan needs to be updated to address current conditions and priorities of the County. Wisconsin law also requires that a Comprehensive Plan be updated once every 10 years. The current County Comprehensive Plan is available on the County's website at <https://tinyurl.com/3yhatb63>.

State law requires counties and communities to carry out long-range planning to inform future development decisions and requires certain actions, such as zoning, land divisions, and official mapping, to be consistent with the plan. Comprehensive planning can help communities identify critical issues, obtain public input, focus resources, realize efficiencies, and prevent conflict. A plan becomes a guide to decision-making which encourages consistency, while helps to avoid arbitrary and uninformed decisions. It can also be used to support and secure grant funding for projects.

What is the timeline for the project?

The plan update process is expected to kickoff in January 2025 and take approximately 18 months to complete.

What is the process for updating the Plan?

The Dunn County Planning, Resources, & Development Committee (PR&D) will guide the plan update, with seven Committee meetings expected. All Committee meetings will be noticed and are open to the public. Focus Groups will also be used to provide direction on a specific topic. Additional public input opportunities include:

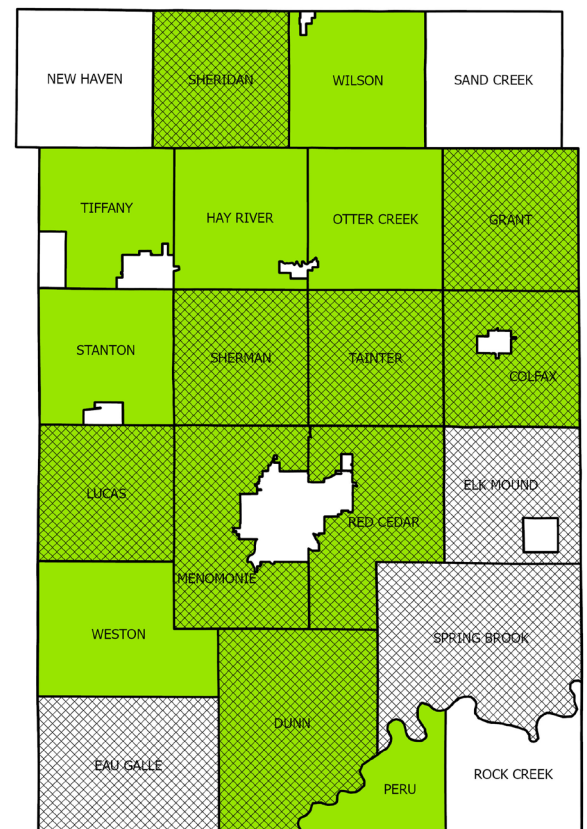
- Dunn County Quarterly Towns Association Mtg.
- Online Community Survey
- Mailed Farmland Owner Survey
- Meetings with zoned towns
- Public Hearing


Want more information?

Please contact:

Tammy Traxler, County Planner / Zoning Administrator
Dunn County Planning & Zoning
(715) 231-6520

Please check the Dunn County website for meeting notices.



 Towns with Subdivision Regulations

 Towns with Dunn County Zoning

No Town in the County has adopted Town zoning.

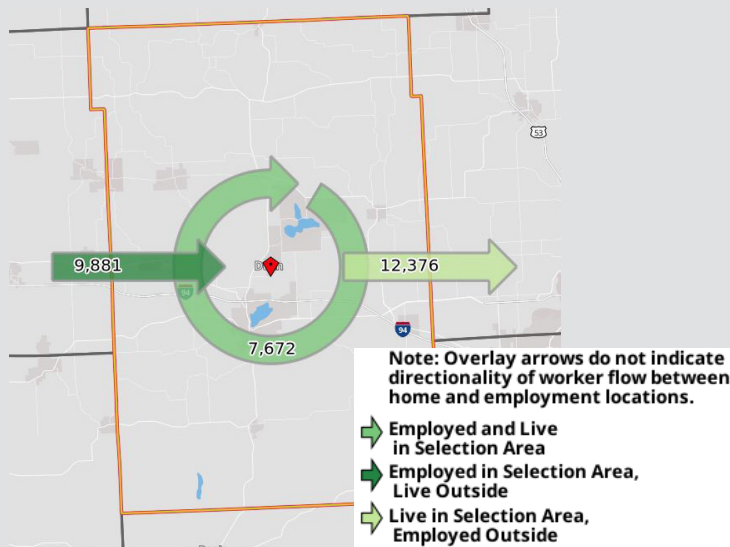
(Some towns may have additional land use or minimum lot size standards.)

Population, Economic & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	39,858	45,440	5,582	14.0%
Median Age	30.6	35.8	5	17.0%
# of Households	14,337	17,414	3,077	21.5%
Average Household Size	2.57	2.42	-0.15	-5.7%
% of One Person Households	24.4%	28.14%	1,401	-
% of Households with Individuals Under 18 Years	32.9%	27.27%	36	-
Total Housing Units				
Total Housing Units	15,277	18,693	3,416	22.4%
Seasonal or Migrant	285	376	91	31.9%
Total Vacant Units	940	1,279	339	36.1%
Income				
	2000 Census	2019-2023 ACS	# Change	% Change
Median Household Income	\$38,727	\$71,785	\$33,058	85.4%
Median Owner Income	\$46,456	\$89,587	\$43,131	92.8%
Median Renter Income	\$23,971	\$45,098	\$21,127	88.1%
Median Home Value	\$92,900	\$226,200	\$133,300	143.5%
Median Gross Rent	\$461	\$942	\$481	104.3%
% Owners Cost-Burdened	17.2%	19.2%	-	-
% Renters Cost-Burdened	35.9%	42.0%	-	-
Structures				
Median # of Rooms	5.6	5.9	0.3	5.36%
Structures 50 Years or Older (pre 1950 & 1970)	5,038	6,265	1,227	24.35%
% of Structures 50 Years or Older	33.0%	33.3%	0.3%	-
Units				
Single Family Units	10,438	13,031	2,593	24.8%
Multi-Family Units (2+ units)	2,915	4,185	1,270	43.6%
Mobile Homes	1,915	1,596	-319	-16.7%

- Total population has increased 14% over the last 20 years, with some communities experiencing a loss.
- The County's population is aging. The median age increased 5.0 years from 2000 to 2020.
- While the County's median household income is increasing, it has not kept pace with increase home values and housing rents over the past 20 years.
- About 12% of County households live below the poverty level. Further, according to the United Way, 25% of households in the County are living paycheck to paycheck and are struggling to pay for housing costs, food, child care, and other basic expenses.

Inflow/Outflow Job Counts, 2022 Primary Job



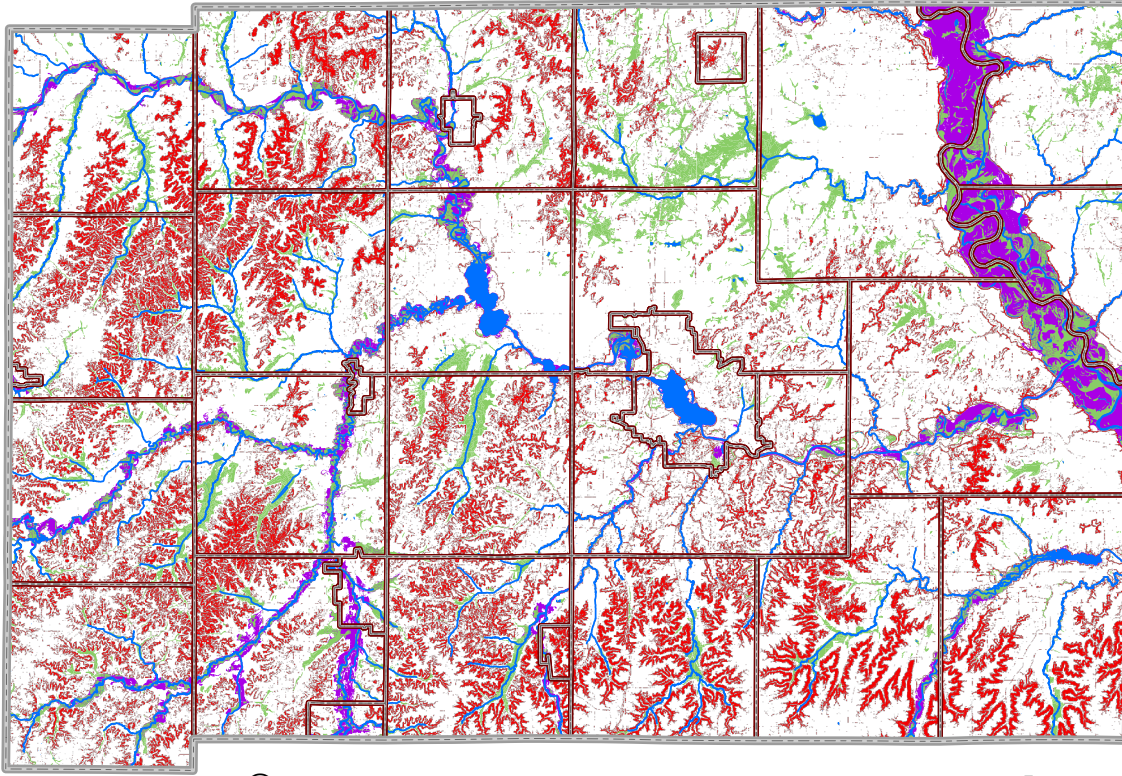
- 38% of Dunn County residents who are employed have a primary job inside Dunn County while 62% leave the County for work.
- 44% of the Dunn County workforce is comprised of Dunn County residents, while 10% commutes in from Eau Claire County; 8% from St. Croix County and 7% from Chippewa County.

source: Longitudinal Employer-Household Dynamics

Industry Description	2023 Jobs	2023 Payrolled Business Locations
Manufacturing	3,529	64
Government	3,247	101
Retail Trade	2,336	111
Health Care and Social Assistance	2,299	208
Transportation and Warehousing	2,220	51
Accommodation and Food Services	1,382	91
Construction	1,125	100
Agriculture, Forestry, Fishing and Hunting	855	43
Wholesale Trade	780	54
Other Services (except Public Administration)	587	58
Finance and Insurance	466	50
Administrative and Support and Waste Management and Remediation Services	422	32
Professional, Scientific, and Technical Services	422	65
Arts, Entertainment, and Recreation	211	22
Real Estate and Rental and Leasing	147	26
Utilities	56	3
Information	52	5
Educational Services	34	4
Mining, Quarrying, and Oil and Gas Extraction	31	2
Management of Companies and Enterprises	30	5
Unclassified Industry	0	0

source: 2024.4 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Dunn County's economy has the typical industry diversity. Employment share in the County is higher than national county averages in distributive service, labor/capital/resource-intensive jobs (e.g. manufacturing), higher education, agricultural/natural resources and research & technology.



- Legend**
- █ Steep Slopes (>20%)
 - █ Wetlands
 - █ 100-yr Floodplain
 - █ Surface Water
 - Municipal Boundaries
 - Dunn County

Ridgeband		SAND CREEK
NEW HAVEN	SHERIDAN WILSON	GRANT
TIFFANY	HAY RIVER CREEK	COLLIER COLFAK
Downing Boysville Wheeler	STANTON SHERMAN TANTER	ELK MOUND MADISONIA RED CEDAR ELK RIDGEMOUNT
Kripp	LUCAS	WESTON
SPRING BROOK	EAU GALLE	DUNN
ROCK CREEK	PERU	

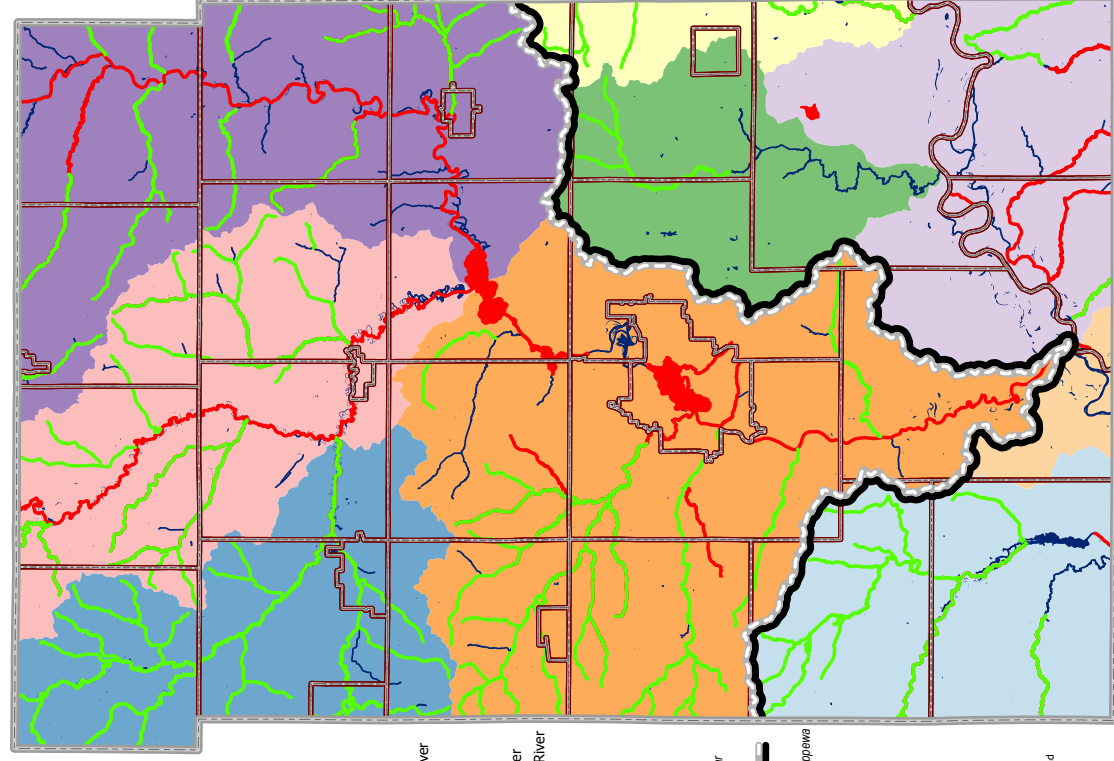
January 2025

Data Sources:
WisDNR, WisDOA,
WCWRPC, Dunn County.

0 1.25 2.5 5 Miles



Environmentally Sensitive Lands
Dunn County, Wisconsin



- Legend**
- Dunn County
 - Municipal Boundaries
 - █ Trout Streams (Class I-III)
 - █ Impaired Waters
 - █ Surface Water
 - █ 10-digit HUCs (Name)
 - Bear Creek-Chippewa River
 - Cranberry Creek-Chippewa River
 - Eau Galle River
 - Elk Creek
 - Hay River
 - Lake Menomin-Red Cedar River
 - Lower Pine Creek-Red Cedar River
 - Muddy Creek
 - South Fork Hay River



Ridgeband		SAND CREEK
NEW HAVEN	SHERIDAN WILSON	GRANT
TIFFANY	HAY RIVER CREEK	COLLIER COLFAK
Downing Boysville Wheeler	STANTON SHERMAN TANTER	ELK MOUND MADISONIA RED CEDAR ELK RIDGEMOUNT
Kripp	LUCAS	WESTON
SPRING BROOK	EAU GALLE	DUNN
ROCK CREEK	PERU	

January 2025

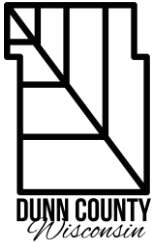
Data Sources:
WisDNR, WisDOA,
WCWRPC.

0 1.25 2.5 5 Miles



Resource & Impaired Waters
Dunn County, Wisconsin





OFFICE OF CORPORATION COUNSEL

Attorneys for the Municipal Corporation of Dunn County

Corporation Counsel
James L. McMenemy

Assistant Corporation Counsel
Barbara Anne Fagan

In Rem Repurchase Request

TO: Planning, Resources and Development Committee
FROM: Barbara Anne Fagan, Assistant Corporation Counsel
DATE: January 27, 2025
RE: Tax Foreclosed Property - Re-Purchase Request

REQUESTOR INFORMATION

Gordon T. Wolf
E6234 210th Ave.
Menomonie, WI 54751

- Former Owner(s)
 Heir of Former Owner(s)

FORMER OWNER(S) & PROPERTY

Gordon T. Wolf
E6234 210th Ave.
Menomonie, WI 54751

Computer No.: 004-1013-08-010
PIN: 17004-2-261209-210-0002
Street Address: E6234 210th Ave., Menomonie, WI 54751

Legal Description: Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 26 North, Range 12 West, Town of Dunn, Dunn County, described as follows: Commencing at the Northwest corner thereof; thence East on the North line thereof 380 feet to the point of beginning of the parcel hereby described; thence South parallel with the West line thereof 230 feet; thence East parallel with the North line thereof 380 feet; thence North parallel with the West line thereof 230 feet to the North line thereof; thence West on said North line 380 feet to the point of beginning. SUBJECT to Easements, Restrictions, and Rights of Way of Record.

FORECLOSURE & REQUEST TO REPURCHASE

On July 25, 2024, Dunn County filed an *In Rem* Foreclosure action for those persons owning property in Dunn County with delinquent taxes for the years 2019 and earlier. Notice was mailed to all owners, mortgagees, land contract sellers, purchasers and the State of Wisconsin by certified mail, return receipt requested.

Default judgment was awarded to Dunn County on December 18, 2024, for those properties not redeemed. A copy of the Judgment was recorded in the Office of the Register of Deeds on January 9, 2025. On January 15, 2025, Gordon Wolf requested to repurchase his property.

APPLICABLE COUNTY ORDINANCE

Section 7.7.5, Dunn County Code of Ordinances, Preference to Former Owners in Tax Sales

- (1) The Committee may, at its option, convey tax deeded lands to a former owner who had lost title to real property through delinquent tax collection enforcement procedures, or his or her heirs, pursuant to the authority provided in Section 75.35(3), Stat. The Committee is further authorized, but not required, to give such former owners first option to purchase said land. This section shall in no manner create any right of first refusal in any former owner
- (2) Any sale made to a former owner pursuant to this section shall be exempt from the operation of Section 75.69, Stats., but no such sale shall be approved by and authorized by the Committee, unless, as a minimum, the former owners pay to the County all real estate taxes, including special assessments, special charges and special taxes, then due and owing together with the interest and penalty thereon, plus a service fee on such transaction not to exceed 10 percent of the assessed value of the tax deeded land. In any event, the service fee shall not be less than \$500.00.
- (3) Consideration under this section shall be given only to those former owners who request the same, prior to the time the sale and appraised value of the lands involved have been advertised by publication, in accordance with Section 75.69, Stats. If the former owners do not make payment to the County within thirty (30) days of the time such sale is authorized by the Committee, the Committee may, at its option, proceed to sell the land involved in accordance with Section 75.69, Stats., to the highest or most advantageous bidder thereon.
- (4) Failure to give notice to the proper party as former owner shall not create a right in any person or persons to redeem tax deeded lands.
- (5) This section shall not apply to tax deeded lands which have been improved for or dedicated to a public use by Dunn County, subsequent to acquisition. No sale to the former owner or any other person shall be made of such land without the express authorization of the Committee.

DETERMINATION OF PURCHASE PRICE

Per Dunn County Ordinance, the Requester(s) must pay, at a minimum, all real estate taxes, interest, and penalty currently due, along with an administrative fee of at least \$500 or 10% of the property's assessed value. This property has an assessed value of \$157,200.

PAST DUE TAXES

All delinquent taxes through the 2019 tax year plus interest and penalty through transfer of ownership, including estimated interest and penalty that would have accrued after transfer of ownership through February 2025 = **\$22,268.16**

ADMINISTRATIVE FEE:

\$500 min. – \$15,720 max.

RANGE FOR SALE PRICE

\$22,768.16 – 37,988.16

WISCONSIN WILDLIFE DAMAGE ABATEMENT AND CLAIMS PROGRAM
 USDA-APHIS-WILDLIFE SERVICES

Dunn County
 2024-Program Enrollees

PROGRAM PARTICIPANT	RESOURCE	SPECIES	ABATEMENT	TOWN
Andy Cormican	Corn, soybeans	Deer	Shooting Permit – Act 82	New Haven, Tiffany
Amos Graber	Corn, soybeans, alfalfa	Deer	Shooting Permit – Act 82	New Haven
Paul Koehler	Apiary	Bear	Temp. electric fencing	Hay River, Menomonie
Stan Larson**	Corn, soybeans	Deer	Shooting Permit – Act 82, Shooting Permit	New Haven
Trevor Mansell	Apiary	Bear	Temp. electric fencing	##(10)
Scott McHery**	Corn, soybeans	Deer	Shooting Permit – Act 82, Shooting Permit	Hay River, Sheridan, Tiffany
Eric Mickelson	Corn	Deer	Shooting Permit – Act 82	Sand Creek
Douglas Ownes-Pike	Nursery	Deer	Shooting Permit – Act 82	Otter Creek
Chris Pagliaro**	Apiary	Bear	Temp. electric fencing, trapping	Wilson
Travis Styer	Sweet corn	Deer	Shooting Permit – Act 82	Tainter
Mark Ufen**	Alpacas	Bear	Temp. electric fencing, trapping, shooting permit	Wilson
Soua Vang**	Truck garden	Deer	Polypropylene fencing	Elk Mound
Sou Vang**	Vegetables/flowers	Deer	Polypropylene fencing	Elk Mound
David Wolske**	Apiary	Bear	Temp. electric fence	Weston
Pat Young	Apiary	Bear	Temp. electric fence	##(5)

** Claim possible

* No current enrollment, permanent fence inspection conducted annually only

Locations throughout the county (number)

15 enrollees

0 fence inspections

