

**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 **Tuesday, October 13, 2020 at 8:30 a.m.** **The meeting will be held by Teleconference.** Members of the public wishing to listen to the open meeting should access the Dunn County YouTube channel at:

<https://www.youtube.com/channel/UCG9PRaNVmqZc95t1a3953aw/videos>

Members of the public who require assistance in accessing the meeting, please call (715) 231-6505. A video recording of the meeting will be available on the Dunn County YouTube channel, at the link above, for subsequent viewing.

**Because this meeting is being held by teleconference, there will not be an option for public comment, however, those members of the public who wish to speak during the public hearing portion of the meeting will need to contact Robert Colson at [rcolson@co.dunn.wi.us](mailto:rcolson@co.dunn.wi.us) or 715-231-6522 at least 24 hours in advance of the meeting. **Members of the public are welcome to attend the public hearing portion of the meeting either in person or via zoom by using the following link:****

<https://dunncountywi.zoom.us/j/93411757502?pwd=Mk9MR3VhRDQ4VTJISUQ0eXp5aU15Zz09>

Items of business to be discussed or acted upon at this meeting are listed below:

**AGENDA  
(AMENDED)**

1. **Call to Order**
2. **Call of the Roll**
3. **Approval of Minutes:** September 22, 2020
4. **Public Hearing - Farmland Preservation Plan Amendment**
5. **Staff Reports**
  - A. Register of Deeds monthly report
  - B. Environmental Services Department monthly division reports
  - C. Discuss contracting for Sanitation Inspections and associated impacts to the Land Use Fee Schedule
  - D. Update on Groundwater Ad Hoc Committee recommendations
  - E. Review of Draft Land Division Ordinance
  - F. Review of Draft Manure Management Ordinance
  - G. Board of Adjustment Update

- 6. Items Placed at the request of the Chair - None**
- 7. Consideration of Actions to be taken by the Planning, Resource and Development Committee**
  - A.** Establish values for tax foreclosed properties to be made available for sale by sealed bid
  - B.** Contingency Fund Request to scan sanitation and zoning files
- 8. Consideration of Reports, Resolutions and Ordinances to the County Board from the Planning, Resource and Development Committee - Resolution adopting the Farmland Preservation Plan Amendment**
- 9. Consideration of Reports, Resolutions and Ordinance to the County Board from the Land Conservation Committee - Resolution authorizing an application for a Lake Management Plan Implementation Grant from the Wisconsin Department of Natural Resources**
- 10. Announcements**
- 11. Future meeting date and any agenda items: October 27, 2020**
- 12. Adjournment**

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Tom Quinn, Chairman

Tom Carlson, Recording Secretary

**COUNTY OF DUNN  
MENOMONIE, WISCONSIN  
MINUTES**

**Minutes of the Meeting of the  
Dunn County Planning, Resources and Development Committee  
Held on September 22, 2020, by Teleconference**

**DRAFT**

1. **Call to Order.** There being a quorum of the Dunn County Planning, Resources and Development Committee, Chairman Quinn called the meeting to order at 8:30 a.m.
2. **Call of the Roll.** Present were Tom Quinn (Chair), Gary Bjork (Vice-Chair), Diane Morehouse, James Anderson, and Mike Kneer. Others present: Dave Bartlett (County Board Chair).
3. **Approval of Minutes.** Supervisor Morehouse made a motion to approve the minutes from the September 8, 2020 meeting as distributed. Supervisor Bjork seconded the motion. The motion was approved by voice vote.
4. **Public Hearing.** None.

Without objection, Chair Quinn moved ahead to Agenda Item 7.B. Resolution selecting the 2021 Conservation Aids Program project. Missy Sparrow of the Wisconsin Department of Natural Resources gave the board information about the 2021 project. Supervisor Anderson made a motion to approve a Resolution selecting "Native Habitat Restoration" as the 2021 Conservation Aids Program project. Supervisor Morehouse seconded the motion. The motion was approved by voice vote.

5. **Staff Reports.**
  - a. **Update on Groundwater Ad Hoc Committee recommendations.** Dan Prestebak, County Conservationist, gave the committee a brief update on some water testing sampling that will be conducted next week. The committee will continue to review the Groundwater Ad Hoc Committee recommendations at future meetings.
  - b. **Review of Draft Land Division Ordinance.** Tom Carlson, County Surveyor, gave the committee an update on changes made since the last meeting. Nicholas P. Lange, Dunn County Corporation Counsel, also spoke to the committee about the draft ordinance.
  - c. **Review of Draft Manure Management Ordinance.** Dan Prestebak and Nicholas P. Lange reviewed the draft Manure Management Ordinance with the committee.
6. **Items Placed at the Request of the Chair.** None.

**7. Consideration for Actions to be taken by the Planning Resources and Development Committee.**

- a. **Establish values for tax foreclosed properties to be made available for sale by sealed bid.** Barbara A. Fagan, Dunn County Assistant Corporation Counsel, reviewed six tax foreclosed properties with the committee to establish values on the properties which will be made available for sale by sealed bid.

Property 1 – PIN: 17034-2-271125-130-0001. Supervisor Bjork made a motion to establish the value for Property 1 at \$25,000. Supervisor Anderson seconded the motion. The motion was approved by voice vote.

Property 2 – PIN: 17016-2-271306-410-0002. Supervisor Morehouse made a motion to establish the value for Property 2 at \$55,000. Supervisor Kneer seconded the motion. The motion was approved by voice vote.

Property 3 – PIN: 17012-2-301327-110-0001. Supervisor Bjork made a motion to establish the value for Property 3 at \$70,000. Supervisor Morehouse seconded the motion. The motion was approved by voice vote.

Property 4 – PIN: 17106-2-301435-210-0027. Supervisor Kneer made a motion to establish the value for Property 4 at \$5,000. Supervisor Bjork seconded the motion. The motion was approved by voice vote.

Property 5 – PIN: 17106-2-301435-210-0026. Supervisor Bjork made a motion to establish the value for Property 5 at \$10,000. Supervisor Morehouse seconded the motion. The motion was approved by voice vote.

Property 6 – PIN: 17020-2-301211-410-0002. Supervisor Kneer made a motion to establish the value for Property 6 at \$85,000. Supervisor Bjork seconded the motion. The motion was approved by voice vote.

- b. **Resolution selecting the 2021 Conservation Aids Program project.** This item was acted upon earlier in the meeting.

**8. Consideration for Reports, Resolutions and Ordinances to the County Board from the Planning Resources and Development Committee.** None.

9. **Announcements.** The next committee meeting is Tuesday, October 13, 2020, at 8:30 a.m., by teleconference. Dan Prestebak let the committee know that he would be bringing a resolution, regarding the extension of the Lake Protection Grant, to the next meeting.

10. **Adjournment.** There being no further business, Chairman Quinn declared the meeting adjourned at 10:22 a.m.

Respectfully Submitted,  
Diane Duerst,  
Recording Secretary



September 2, 2020

**NOTICE OF PUBLIC HEARING**

State of Wisconsin)  
  )ss  
County of Dunn    )

To all whom it may concern, public notice is hereby given to all residents in Dunn County that the Dunn County Planning, Resources and Development Committee will hold a public hearing on October 13, 2020 at 8:30 a.m. in Room 54 of the Dunn County Community Services Building, 3001 US Hwy 12E, Menomonie, WI 54751 to consider proposed amendments to the Dunn County Farmland Preservation Plan.

The proposed Farmland Preservation Plan amendment contains maps and supporting documents related to the expansion of an existing Agriculture Enterprise Area (AEA). The existing AEA is located in the Town of Grant and contains 26,045 acres. The proposed amendment expands the AEA into the Town of Otter Creek and contains an additional 5,090 acres.

As per Section 91.10(2) and (3) Wisconsin Statutes the Farmland Preservation Plan will be referenced and coordinated with the Dunn County Comprehensive Land Use Plan as an addendum which meets the minimum requirements of Section 66.1001(1)(a),(2) and (4) of Wisconsin Statutes.

Maps and supporting documents related to the Farmland Preservation Plan amendment are available prior to the public hearing on the Dunn County website or through the Dunn County Zoning Office. Contact Bob Colson, Dunn County Zoning Administrator, at 715-231-6522 with questions, to schedule an appointment to review the plan or to obtain copies of the Farmland Preservation Plan.

The Farmland Preservation Plan will also be available for viewing prior to the public hearing at the above address beginning at 7:30 am on October 13, 2020.

**This is the only opportunity to address to the Committee regarding this amendment, as such interested persons are invited to attend said hearing and be heard.**

Robert Colson  
Planning & Zoning Administrator  
Dunn County, Wisconsin

**FOR DUNN CO. NEWS ONLY:** To be published on September 9, 2020.

**FOR OFFICE USE ONLY:**

- Notice sent to all County Board Members
- Notice sent to all Town Chair & Clerk
- Notice sent to non-metallic leaseholder's
- Notice sent to Town Clerk (certified)
- Notice to Web site ( Krista V.)
- Notice emailed Admin., LCD, Clk. of Crt. & others
- Notice sent to WI DNR
- Notice emailed to Corporation Counsel
- Notice emailed to PR&D Committee Members

# COUNTY OF DUNN



## Environmental Services Department Planning & Zoning Division

Bob Colson, Administrator  
3001 US Hwy 12 E, Suite 240  
Menomonie, WI 54751  
Phone: 715-231-6522  
Email: [rcolson@co.dunn.wi.us](mailto:rcolson@co.dunn.wi.us)

Date: September 17, 2020

To: Department of Agriculture, Trade and Consumer Protection  
Agricultural Resource Management Division  
Working Lands  
PO Box 8911  
Madison WI, 53708-8911

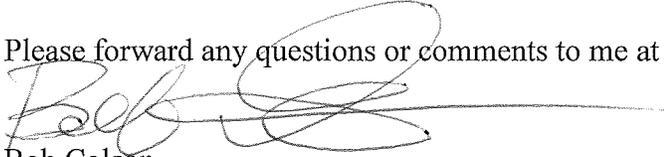
Re: Farmland Preservation Plan Amendment to Expand an Existing Agriculture Enterprise Area.

To Whom It May Concern,

Included with this Farmland Preservation Plan Certification request is the following;

- 2020 Farmland Preservation Certification Application (PDF)
- 2020 Farmland Preservation Plan Certification Part A
- 2010-2030 Comp Plan-Amendment (PDF)
- 2020 Otter Creek AEA Expansion Map (PDF)
- FPP Amendment Public Notice 08.27.2020

Please forward any questions or comments to me at the above listed contact information.

  
Bob Colson,  
Dunn County Planning and Zoning Administrator



Wisconsin Department of Agriculture, Trade & Consumer Protection  
 Division of Agricultural Resource Management  
 P.O. Box 8911  
 Madison, WI 53708-8911  
 (608) 224-4604

## Farmland Preservation Plan Certification Application

COUNTY: Dunn DATE SUBMITTED: 9/18/2020 NAME OF AREA TO BE CERTIFIED: Grant AEA

The above-named county hereby requests certification, under s. 91.16, Wis. Stats., of the attached county farmland preservation plan (or plan amendment).

### PART A: Enclosed Materials

In support of its plan certification request, the county submits *all* of the following materials:

1. The farmland preservation plan (or plan amendment) to be certified, including plan text and maps. Each map is clearly correlated with the plan text that applies to that map. All intended farmland preservation areas are clearly identified and mapped.
2. The spatial location data used to create each farmland preservation map.
3. Cited portions of the county comprehensive plan, if any (or a website link to that plan).
4. A *cover document*, signed by the county planning director or chief elected official, that does all of the following:
  - a. Concisely summarizes the farmland preservation plan (or plan amendment), including key changes from the county's last certified plan. The summary describes the extent and location of lands added to or removed from farmland preservation areas identified in the last certified plan, and explains why those lands were added or removed.
  - b. Concisely summarizes the relationship between the farmland preservation plan and county and local comprehensive plans, if any. The summary identifies key related portions of the comprehensive plan.
  - c. Concisely summarizes the steps (and timeline) by which the county developed the farmland preservation plan. The summary briefly describes the public hearing process, notice to other government units, input by other government units, and the process of county approval. It indicates which steps are completed, and which steps are planned but not yet completed.
  - d. Concisely summarizes key unresolved issues between the county and other government units, if any.
  - e. Lists all *certified* farmland preservation zoning ordinances (county and local) that are *currently in effect* in the county, and briefly describes any plans to update those ordinances. (Include exclusive agricultural zoning ordinances certified under the Farmland Preservation Law as it existed before July 1, 2009).
  - f. Identifies the primary contact person for correspondence related to the certification of the farmland preservation plan.
5. If the Farmland Preservation Plan supersedes inconsistencies in the County Comprehensive Plan, the Farmland Preservation Plan and the Comprehensive Plan both include language clarifying this and the proposed language to be added to the Comprehensive Plan is submitted along with the Farmland Preservation Plan.

**PART B: CERTIFICATION**

The county corporation counsel and the county planning director (or chief elected official) hereby certify that the farmland preservation plan (or plan amendment) attached to this application complies with s. 91.18, Wis. Stats., including the following applicable requirements:<sup>1</sup>

**Page Reference<sup>2</sup>**

1. The plan states the county's policy <i>and goals</i> related to farmland preservation and agricultural development, including the development of enterprises related to agriculture.	Page 55-56 (Introduction and Purpose and Scope. Page 73-74 (Goals, Objectives, Policies and Activities)
2. The plan identifies, describes and documents other development trends, plans, or needs that may affect farmland preservation and agricultural development in the county, including:	
▪ Population	Page 5-12
▪ Municipal expansion	Page 87 "Agricultural"
▪ Economic growth	Page 23-33 CP
▪ Business development	Page 23-33 "ECONOMY"
▪ Housing	Page 15-23 "HOUSING"
▪ Utilities	Page 41-50 "UTILITIES AND COMMUNITY FACILITIES"
▪ Transportation	Page 50-53 "TRANSPORTATION"
▪ Communications	Page 33 (Infrastructure Development) Page 66 (State Certified Farmland Zoning)

<sup>1</sup> For a complete farmland preservation plan, the county corporation counsel and county planning director or chief elected official certify that the plan complies with *all of the listed requirements*. For plan *amendment*, they certify that the amendment complies with all of the listed requirements that are *relevant to that amendment*, and that the amendment *does not cause the amended plan to violate any of the listed requirements* (see s. 91.18(2), Wis. Stats.). The farmland preservation plan may comply with listed requirements by incorporating, by reference, required information from other parts of the county's comprehensive plan.

<sup>2</sup> Cite the page number(s) in the county farmland preservation plan where the requirement is met. If the citation refers to the county comprehensive plan, cite the page reference followed by "CP."



**Page Reference**

3. The plan identifies, describes and documents all of the following:	
▪ Agricultural uses of land in the county at the time that the farmland preservation plan is adopted, including key agricultural specialties, if any (include maps where appropriate).	Appendix C Page 110 Existing Land Use Map
▪ Key agricultural resources, including available land, soil, and water resources.	Page 111 Zoning Districts Map
▪ Key infrastructure for agriculture, including key processing, storage, transportation and supply facilities.	Page 78-81 Capability Class 83 FPP
▪ Significant trends in the county related to agricultural land use, agricultural production, enterprises related to agriculture, and the conversion of agricultural lands to other uses.	Appendix C Page 112 Soil Productivity Map  Page 58-59 Agriculture Economics  Page 86-97 "LAND USE"  Page 55 Farmland Preservation Introduction  Page 55-56 Purpose and Scope
▪ Anticipated changes in the nature, scope, location, and focus of agricultural production, processing, supply and distribution.	Page 58-59 Agriculture Economics
▪ Actions that the county will take to preserve farmland and promote agricultural development.	Page 73-74 Goals, Objectives, Policies and Activities
▪ Key land use issues related to preserving farmland and promoting agricultural development, and plans for addressing those issues.	Page 76-77 Farmland Action Plan  Page 55-56 Introduction & Purpose and Scope  Page 57 Agricultural

Land,  
Agricultural  
Operators and  
Agricultural  
Operations

Page 66-67  
Working Lands  
Initiative  
Agricultural  
Zoning, State  
Certified  
Farmland  
Zoning &  
Conservation  
Subdivision  
Design Design

Page 73-74  
Goals,  
Objectives  
Policies and  
Activities

Page 73-74  
Goals,  
Objectives,  
Policies and  
Activities

- Policies, goals, strategies and proposed actions to increase housing density in areas other than farmland preservation areas.

4. The plan meets the following requirements for the designation of farmland preservation areas:

- Clearly identifies *farmland preservation areas* that the county plans to preserve for agricultural use and agriculture-related uses. (These may include undeveloped natural resource and open space areas but may not include any area that is planned for nonagricultural development within 15 years after the date on which the plan is adopted).

Page 74-76  
Designation of  
Farmland  
Preservation  
Areas, Criteria  
for

Designation of  
Farmland Areas  
(Zoned  
Exclusive  
Agriculture)  
and

Designation of  
Farmland  
Preservation  
Areas (Not  
Zoned  
Exclusive  
Agriculture)

Appendix D  
Page 120-142

- Describes the rationale used to identify the farmland preservation areas and explains how the rationale was used to map plan areas. (The rationale may include criteria such as soil type; topography; agricultural productivity; current agricultural use; agricultural related infrastructure; and proximity to incorporated areas, major arterials, and rural subdivisions).
  
- Includes maps that clearly delineate the farmland preservation areas, so that a reader can easily determine whether a parcel is within an identified area (see "MAP AND SPATIAL LOCATION DATA INSTRUCTIONS").
  
- Clearly correlates the maps with plan text to describe the type of land uses planned for each farmland preservation area on a map. There are no material inconsistencies within the plan, such as inconsistencies within the plan text, between the plan text and maps, or between maps.
  
- Identifies programs and other actions that the county and local governments within the county may use to preserve the farmland preservation areas.

Farmland  
Preservation  
Maps

Page 74-76  
Designation of  
Farmland  
Preservation  
Areas,  
Criteria for  
Designation of  
Farmland  
Preservation  
Areas (Zoned  
Exclusive  
Agriculture)  
and Criteria  
of Farmland  
Preservation  
Areas (Not  
Zoned  
Exclusive  
Agriculture)

Appendix D  
Page 120-142  
Farmland  
Preservation  
Maps

Page 1-2  
Introduction,  
Background and  
Authority.

Page 35  
Consistency.

Page 55-56  
Purpose and  
scope

Page 63-70  
Farmland  
Protection  
Tools

**PART C: CONSISTENCY BETWEEN THE FARMLAND PLAN AND THE COUNTY COMPREHENSIVE PLAN**

If the County has a Comprehensive Plan, the County must include the Farmland Preservation Plan in its Comprehensive Plan under s. 91.10(2), Wis. Stats. The County should treat the Farmland Preservation Plan and the Comprehensive Plan as the same document rather than two separate plans. Because the Farmland Preservation Plan is part of the Comprehensive Plan, the entire document must be internally consistent.

If there are inconsistencies, the County may clarify that the Farmland Preservation Plan supersedes the Comprehensive Plan and any and all inconsistencies between the two shall be resolved in favor of the Farmland Preservation Plan. The County must include a statement in both the Comprehensive Plan and the Farmland Preservation Plan declaring that the Farmland Preservation Plan supersedes the Comprehensive Plan so that a person referring to either plan will be aware of each plan's relationship to the other. If inconsistencies appear in the maps, then the legends in both maps should include a note explaining that the Farmland Preservation Plan supersedes any inconsistencies with the Comprehensive Plan. If inconsistencies appear in the text, then the appropriate language should be added to the text where the inconsistencies are present.

To complete certification of the Farmland Preservation Plan, the County board must officially adopt the language in both the Farmland Preservation Plan and the existing Comprehensive Plan stating that, in the event of any specific inconsistency between them, the Farmland Preservation Plan takes precedence. The County should ensure that this clarifying language appears in the Farmland Preservation Plan that is submitted to the department. In addition, the County should submit the proposed amended pages from the Comprehensive Plan with the appropriate clarifying language.

Once the department approves the Farmland Preservation Plan for certification, the County board must adopt both the Farmland Preservation Plan in the form certified as well as the proposed language in the Comprehensive Plan clarifying the resolution of inconsistencies. Following adoption, the County must send documentation to the department that the Farmland Preservation Plan was adopted in the form certified and that the County also adopted the clarifying language in the Comprehensive Plan.

If the County does not take this step to clarify and resolve inconsistencies, the department will compare the Farmland Preservation Plan with the County Comprehensive Plan for consistency. In the event inconsistencies are found, the County will need to reconcile these inconsistencies either by changing the Farmland Preservation Plan or the Comprehensive Plan.

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**Signatures:** I have reviewed the attached county farmland preservation plan (or plan amendment), and certify that it meets the applicable requirements for certification as listed above:

Signed and certified this 17<sup>TH</sup> day of September, 2020

By: Nicholas R. Lange  
County Corporation Counsel

Signed and certified this 17 day of September 2020

By: [Signature]  
County Planning Director or County Chief Elected Official (circle one)

# COUNTY OF DUNN



## Environmental Services Department Planning & Zoning Division

Bob Colson, Administrator  
3001 US Hwy 12 E, Suite 240  
Menomonie, WI 54751  
Phone: 715-231-6522  
Email: [rcolson@co.dunn.wi.us](mailto:rcolson@co.dunn.wi.us)

Date: September 17, 2020

To: Department of Agriculture, Trade and Consumer Protection  
Agricultural Resource Management Division  
Working Lands  
PO Box 8911  
Madison WI, 53708-8911

Re: Farmland Preservation Plan Amendment to Expand an Existing Agriculture Enterprise Area (Grant AEA).

To Whom It May Concern,

This document intends to meet the criteria listed in Part A (1, 2, 3 4 a-f and 5) of the Farmland Preservation Certification Application (PDF attached).

Part A:

1. Otter Creek AEA Expansion Map (PDF attached)
2. The data used to create the new map was submitted and approved as to its form and context by DATCP.
3. The following is a link to the Dunn County Comprehensive Land Use Plan, [https://www.co.dunn.wi.us/vertical/Sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/2020\\_Grant\\_AEA\\_Amendment.pdf](https://www.co.dunn.wi.us/vertical/Sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/2020_Grant_AEA_Amendment.pdf) and a PDF of the plan is attached. The only text change in the plan is highlighted yellow on page 70 of this plan.

The following is a link to the Otter Creek AEA Expansion Map,

[https://www.co.dunn.wi.us/vertical/Sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/Otter\\_Creek\\_AEA\\_Expansion\\_\(Map\).pdf](https://www.co.dunn.wi.us/vertical/Sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/Otter_Creek_AEA_Expansion_(Map).pdf) and a PDF of the map is attached.

4 a.

The FPP amendment includes a minor text change to the Farmland Preservation Plan within the County's Comp Plan (page 70 highlighted in yellow), acknowledging the addition of 5,090 acres to the existing Grant AEA (26,054 acres). This amendment also includes a change to the map in Appendix C

on page 113 titled “Town of Grant AEA Boundary Map”. The new map reflects the additional 5,090 acres in the Town to the Farmland Preservation section of the County Comprehensive Land Use Plan of Otter Creek.

Once DATCP certifies the Farmland Preservation Plan amendment then the Town of Grant AEA Boundary Map in Appendix C will be replaced with the new map (PDF attached). Because The Farmland Preservation Plan is part of the Comprehensive Land Use Plan all citations and/or references in this application to the Farmland Preservation Plan are by default cross referenced to the County’s Comprehensive Land Use Plan.

4 b.

The amendment described in 4a above provides an opportunity for those new AEA landowners to protect additional lands and for those who qualify to receive a tax credit. The amendment does not change the relationship between the Farmland Protection Plan and the Comprehensive Land Use Plan as both were consistent before this amendment and both remain consistent with the amendment.

4 c.

Fall 2019

Discussions began with landowners regarding a boundary modification to the Grant AEA to close up the upside down horseshoe in the western part of the AEA.

December 2019

Mr. Bob Bernier (landowner) expressed interest in modifying the Grant AEA to incorporate his land and portions of Otter Creek Township into the Grant AEA.

January 2020

The Land and Water Conservation Division (LWCD) began assisting Mr. Bernier with the initial application process and as a result a public meeting at the Otter Creek Town Hall was scheduled for February

February 2020

Department of Agriculture, Trade and Consumer Protection (DATCP) representatives did a Farmland Preservation Plan presentation at the Otter Creek Town Board meeting on February 11, 2020. At that meeting Otter Creek Town Board designated Mr. Bernier as the contact person for the AEA expansion. The Town meeting was properly noticed and was open to the public.

March 2020

LWCD begins conversations with DATCP about changes to the County’s Farmland Preservation Plan

Mr. Bernier talks with landowners in the Town of Otter Creek to gain support for the AEA modification

June 2020

DATCP approves a minor boundary modification to the Grant AEA to include the Bernier’s property that is surrounded by the existing AEA

July 2020

Mr. Bernier began collecting landowner signature pages

Mr. Bernier created a map of the proposed boundaries of the AEA expansion

LWCD created the AEA expansion boundary in ArcGIS and submits it to DATCP for review and comments.

All political subdivisions within the current Grant AEA are notified of the proposed AEA boundary expansion and are requested to sign the Political Subdivision signature page  
AEA modification application is submitted to DATCP

August 2020

Majority of the political subdivision pages are collected and sent to DATCP

September 2020

All signature pages are submitted to DATCP

September 10, 2020

The Notice of Public Hearing (attached) was published and the notice was sent to all parties as per 66.1001 Wisconsin Statutes. At the Public Hearing, any person from the public or any agency may speak to the amendment. For those who cannot attend the hearing written comments will be accepted by the Zoning Office and replied to accordingly.

4 d.

There were no unresolved issues between the Farmland Protection Plan and the County's Comprehensive Land Use Plan before this amendment and the amendment did not create any issues.

4 e.

October 27, 2013 the County adopted its current Comprehensive Zoning Ordinance (Zoning Ordinance). The zoning ordinance contains three Agriculture Zoning Districts. Two exclusive agriculture districts , Intensive Agriculture (IA) and Primary Agriculture (PA) and a General Agriculture (GA) District, all of which were certified by the Department of Agriculture, Trade and Consumer Protection on April 20, 2016.

There are no zoning ordinance amendments to any of the Agriculture Districts scheduled, however minor amendments are expected but such amendments should not affect the County's Farmland Preservation Plan. If any zoning amendment were to influence these Agriculture Districts, the County shall seek recertification.

4 f.

The Primary Contact for all issues related to the County's Comprehensive Land Use Plan and/or the Farmland Preservation Plan will be;

The Dunn County Planner and Zoning Administrator, Robert Colson

Address: 3001 US Highway 12 E Suite 240  
Menomonie, WI 54751

Phone: 715-231-6522,

Email: rcolson@co.dunn.wi.us

5.

The following was inserted three times into the Comprehensive Land Use Plan” If inconsistencies between any section of the Comprehensive Land Use Plan and the Farmland Preservation section of this plan are discovered; the Farmland Preservation section of the Comprehensive Land Use Plan shall supersede.” (See pages 1, 35 and 56).

The above is a true representation of the facts and issues related to the proposed Dunn County Farmland Preservation Plan amendment.

*Bob Colson*

Date: September 17, 2020

\_\_\_\_\_  
Bob Colson,  
Dunn County Planning and Zoning Administrator

# DUNN COUNTY COMPREHENSIVE LAND USE PLAN 2010-2030

*Internal Review:*  
*Planning, Resources, and Development Committee Review:*  
*Revised*  
*Revised*  
*Issued For Public Hearing*  
*Issued To County Board For Adoption*  
*Adopted*  
*Revised*

*December 31, 2008*  
*July 31, 2009*  
*September 4, 2009*  
*September 7, 2009*  
*September 8, 2009*  
*November 9, 2009*  
*November 10, 2009*  
*January 25, 2016*

# TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1</b>
Regional Setting .....	1
Background and Authority .....	1
Plan Objectives.....	2
Land Use Planning Process .....	2
Vision .....	3
Sustainability and a Sustainability Action Plan.....	3
<b>INVENTORY .....</b>	<b>5</b>
Socio-Economic Characteristics/General Trends.....	5
Population .....	5
Age Characteristics .....	6
Historical Population for Dunn County Communities .....	8
Population Projections.....	9
Largest Municipalities in Dunn County.....	10
Population Summary.....	11
Education.....	12
Educational Attainment .....	12
Commuting .....	12
Labor force.....	13
Industry and Employers.....	13
Top 10 Industries in Dunn County.....	13
Top 10 Employers in Dunn County .....	14
Summary .....	14
<b>HOUSING .....</b>	<b>15</b>
Background.....	15
Housing Characteristics.....	16
Housing Stock: Assessment Information.....	16
Age Characteristics .....	16
Structural Characteristics .....	16
Occupancy Characteristics .....	18
Income Characteristics .....	18
Value Characteristics.....	19
Household Projections.....	19
Policies and Housing Programs .....	20
Federal Programs.....	20

State Programs .....	20
Local Programs .....	21
Private Programs.....	21
References/Additional Resources.....	21
Policies .....	22
Goals, Objectives and Policies .....	22
<b>ECONOMY .....</b>	<b>23</b>
Economic Profile.....	23
West Central Wisconsin .....	23
Dunn County .....	24
Socio-Economic Factors.....	24
Civilian Labor Force .....	25
Unemployment Rates.....	25
Largest Manufactures.....	25
Employment By Industry .....	26
Industrial Park/Sites .....	27
Effective Buying Income.....	27
Employment Projections.....	27
West Central Wisconsin .....	27
Dunn County .....	28
Economic Development Programs.....	28
Business Planning Assistance.....	28
Desired Business.....	29
Business and Industrial Sites .....	29
Strengths and Weaknesses.....	29
Strengths .....	29
Weaknesses.....	30
Contaminated Sites .....	31
Summary .....	31
Goals, Objectives and Policies .....	31
Organizational Development .....	33
Infrastructure Development .....	33
Business Development.....	33
Workforce Development .....	33
Community Cash Flow Development .....	33
<b>INTERGOVERNMENTAL COOPERATION .....</b>	<b>34</b>
Background.....	34
Consistency.....	35
Predictability .....	35

Understanding .....	35
Trust 35 .....	
Service to citizens .....	35
Cooperation and Regulations .....	35
Zoning .....	36
Land Division Ordinances .....	36
Official Maps.....	37
Cooperation and Boundaries.....	37
Annexation .....	38
Incorporation .....	38
Intergovernmental Relationships .....	39
Existing Conflicts .....	39
Potential Conflicts .....	39
Dispute Resolution .....	39
Goals, Objectives and Policies .....	39
<b>UTILITIES AND COMMUNITY FACILITIES.....</b>	<b>41</b>
Introduction .....	41
Basic Objectives .....	41
Inventory of Facilities .....	42
Water Facilities.....	42
Wastewater Facilities .....	42
Storm Water Management Facilities .....	42
Solid Waste Disposal/Recycling.....	42
Recreation Facilities .....	43
Library Services.....	43
Police Protection .....	43
Fire Protection and Emergency Medical Service (EMT) .....	43
Buildings and Equipment .....	43
Goals .....	44
Objectives .....	45
Policy .....	47
Programs .....	48
Future Needs .....	49
<b>TRANSPORTATION .....</b>	<b>50</b>
Transportation Systems.....	50
Highways - Road Classifications .....	50
Existing Transportation Facilities.....	51
Air Transportation .....	51
Rail Transportation .....	51
Bicycle/Walking Trails .....	51

Special Transit Facilities .....	51
Freight Transportation .....	52
Water Transportation.....	52
Transportation Plans .....	52
Translinks 21 .....	52
Wisconsin State Highway Plan-2020 .....	52
Midwest Regional Rail System.....	52
Wisconsin Bicycle Transportation Plan-2020.....	52
State Recreational Trails Network Plan .....	52
Wisconsin State Airport System Plan-2020 .....	52
Comparisons.....	53
Goals, Objectives and Policies .....	53
<b>AGRICULTURAL, NATURAL AND CULTURAL RESOURCES .....</b>	<b>54</b>
Agricultural and Natural Resources.....	54
Recent Planning Efforts Related to Natural Resources .....	54
Dunn County Land and Water Resource Management Plan (LWRMP).....	55
Farmland Preservation .....	55
Introduction.....	55
Purpose and Scope.....	55
Existing Farmland Preservation Plan .....	56
Overview .....	56
Agricultural Land .....	57
Agricultural Operators .....	57
Agricultural Operations.....	57
Top Crops:.....	57
Agricultural Economy .....	58
Specialty Agriculture.....	59
Bio-energy Production.....	59
Bio-Energy Terms.....	59
Waste Management .....	60
Local Food .....	60
Overview .....	60
Non-farm Food Production.....	60
Community Gardens .....	61
Farmer's Markets .....	61
Roadside Stands .....	61
Food Stores .....	62
Emergency Food Resources.....	62
Implementation Outcomes .....	63
Farmland Protection Tools .....	63
Educational Tools.....	63
Financing Tools .....	63
Managed Forest Law.....	64
Planning Tools .....	64
Comprehensive Plans .....	64
Sewer Service Plan .....	65
Regulatory Tools.....	65
Traditional Agriculture Zoning .....	65

Working Lands Initiative Agriculture Zoning.....	66
State Certified Farmland Zoning .....	66
Conservation Subdivision Design .....	66
Transfer of Development Rights .....	67
Voluntary Tools.....	69
Agriculture Enterprise Areas .....	69
Federal programs .....	70
Sale or Donation of Conservation Easements .....	70
Bargain Sales and Property Donations .....	70
Implementation .....	70
Issues and Opportunities .....	71
Organic food.....	71
Eat local.....	71
Agriculture Analysis.....	71
Goals, Objectives, Policies and Activities .....	73
Designation of Farmland Preservation Areas.....	74
Criteria for Designation of Farmland Preservation Areas (Zoned Exclusive Agriculture).....	75
Criteria for Designation of Farmland Preservation Areas (Not Zoned or Not Zoned Exclusive Agriculture).....	75
Criteria for Designation of Non Farmland Preservation Plan Certified.....	76
Farmland Preservation Certified .....	76
Farmland Action Plan .....	76
Plan Preparation, Review and Adoption .....	77
Supplemental Maps.....	77
Sewer Service Area Plan.....	78
Dunn County Erosion Control Plan.....	78
Water Resources.....	78
Streams/Rivers.....	78
Floodplains .....	78
Wetlands .....	79
Lakes.....	80
Lake Districts.....	80
Groundwater.....	80
Availability of Groundwater .....	80
Depth to Groundwater .....	80
Groundwater Recharge.....	80
Water Resource Regulation .....	80
Streams/Rivers.....	80
Floodplains .....	81
Wetlands .....	81
Lakes.....	81
Groundwater.....	81
Factors Affecting Development .....	81
Background .....	81
Glacial Deposits .....	82
Soils .....	82
Septic Suitability .....	82
Basement Suitability.....	82
Flood Plains.....	82
Agricultural Land .....	83

Prime Farmland.....	83
Productivity for Corn.....	83
Capability Class.....	83
Steep Slopes.....	84
Surface Water.....	84
Wildlife and Habitat.....	84
Endangered Resources.....	84
Wisconsin’s Endangered Species.....	84
Wisconsin’s Threatened Species.....	84
Nonmetallic Mining Deposits.....	85
Goals, Objectives and Policies.....	85
<b>LAND USE .....</b>	<b>86</b>
Background.....	86
Relationship between the County Plan and local Plans.....	86
Growth Projections.....	86
Land Use.....	86
Agricultural.....	87
Residential.....	87
Non Residential (Commercial/Industrial Uses).....	88
Summary.....	92
Existing Conditions.....	92
Land Use Map.....	92
Preferred Conditions.....	93
Land Use Map.....	93
Land Use Policies, Programs and Recommendations.....	94
Designated Development Areas.....	94
Zoning Ordinance / Comprehensive Revision.....	94
Goals, Objectives, and Policies.....	96
<b>IMPLEMENTATION.....</b>	<b>97</b>
Overview.....	97
Existing Implementation Tools.....	97
Consistency Review.....	98
Recommended Actions.....	98
Measuring Plan Progress.....	98
Plan Adoption, Updates and Amendments.....	99
Timelines.....	99
Long Term.....	99
Short Term.....	99
Integration.....	100
Implementation Schedule.....	100
Conclusion.....	105

**APPENDIX A ..... 105**

Public Participation Procedures..... 105

**APPENDIX B ..... 107**

Demographics..... 107

Final Population Projections for Wisconsin Municipalities: 2000 - 2025 ..... 107

**APPENDIX C ..... 109**

Maps ..... 109

Existing Land Use ..... 109

Zoning ..... 109

Soil Productivity..... 109

Agriculture Enterprise Area ..... 109

Slopes ..... 109

Woodlands ..... 109

Floodplain and Wet Areas ..... 109

Public Utility Service Areas ..... 109

School Districts..... 109

Preferred Land Use ..... 109

Existing Land Use..... **Error! Bookmark not defined.**

Zoning..... **Error! Bookmark not defined.**

Soil Productivity ..... **Error! Bookmark not defined.**

Agriculture Enterprise Area ..... **Error! Bookmark not defined.**

Slopes..... **Error! Bookmark not defined.**

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Public Utility Service Areas..... **Error! Bookmark not defined.**

School Districts ..... **Error! Bookmark not defined.**

Preferred Land Use ..... **Error! Bookmark not defined.**

**APPENDIX D ..... 120**

Farmland Preservation Maps ..... 120

Colfax ..... 121

DunnEau Galle ..... 121

DunnEau Galle ..... 122

Eau Galle..... 123

Elk Mound ..... 123

Elk Mound ..... 124

Grant..... 125

Hay River..... 125

Hay River..... 126

Lucas..... 127

Menomonie..... 128

New Haven..... 129

Otter Creek.....	130
Peru 131	
Red Cedar .....	132
Rock Creek.....	133
Sand Creek .....	134
Sheridan .....	135
Sherman.....	136
Spring Brook.....	137
Stanton .....	138
Tainter .....	139
Tiffany.....	140
Weston .....	141
Wilson.....	142

# **INTRODUCTION**

## **Regional Setting**

Dunn County is located in west central Wisconsin. The county is bordered to the north by Polk and Barron Counties, to the east by Chippewa and Eau Claire Counties, to the south by Pepin County and to the west by Pierce and St. Croix Counties. Dunn has a combined land and water area of approximately 553,252 acres, or roughly 864 square miles. It is rectangular and is about 24 miles east to west and 36 miles north to south.

According to the Wisconsin DNR Wiscland study Dunn County has the following land cover; Urban 0.5%, Agriculture 35.5%, Grassland 17.4%, Forest 37.4%, Water 1.4%, Wetland 7.5% and Shrub land 0.2%.

The topography of Dunn County ranges from flat and wide-open fields in the eastern areas to hilly and rough terrain in the west and northern areas. Glaciations and erosion has reduced the landscape to a nearly flat plain in eastern Dunn County with isolated remnants locally called "mounds". Further west the landscape has more relief, the sandstone has been partially dissected by geologic erosion, and slopes are irregular and steep. The elevation ranges from 1000 to 1250 feet above sea level in the northern part of the county and from 750 to 1000 feet above sea level in the southern part of the county.

Throughout most of the county sandstone, bedrock is prevalent. In the higher elevations in the western and southern portions of the county, the sandstone is capped by dolomite. The sandstone is underlain by crystalline rock such as granite. The depth to bedrock ranges from exposed bedrock and very thin soils less than 22 inches thick to deep soils greater than 100 feet in the pre-glacial valleys.

Dunn County consists of 22 unincorporated townships, 7 incorporated villages, and 1 city. The county seat is located in the city of Menomonie, which is also the largest municipality in the county. All of the incorporated jurisdictions in the county are served with public sanitary sewer and water systems. The following four townships have sanitary districts, Dunn, Menomonie, Red Cedar and Sand Creek. The sanitary district in the township of Dunn serves the unincorporated village of Downsville with both sanitary sewer and water services. The town of Menomonie's sanitary district service is provided through the city of Menomonie and serves a large mobile home park (formerly Homer's). The Sand Creek district serves the unincorporated village of Sand Creek with only sanitary sewer service. The township of Red Cedar's unincorporated village of Rusk is served with municipal water from the City of Menomonie.

## **Background and Authority**

Wisconsin statutes outline the relationship of planning and zoning under Sections 60.61 for town government, 62.23 for cities and villages, and 59.69 for counties. Section 59.69(5) (c) provides for a county zoning ordinance to be effective in a township, with town board approval. Of the 22 townships in Dunn County 15 have adopted Dunn County Comprehensive Zoning Ordinances and participate with the county in planning and zoning as authorized under section 60.23(5). While seven townships remain unzoned, Shoreland Zoning and subdivision review apply to all townships in Dunn County.

**If inconsistencies between any section of the Comprehensive Land Use Plan and the Farmland Preservation section of said plan are discovered; the Farmland Preservation section of the Comprehensive Land Use Plan shall supersede.**

## Plan Objectives

Over the last 10-15 years, development pressures have escalated to the point that it is necessary to address development differently. This escalation has also affected land prices which have gone from as low as \$800/acre to over \$2,000/acre.

An important implementation tool with respect to planning, are the Dunn County Comprehensive Zoning Ordinance. This ordinance was adopted in 1993. In 2007, revisions to remain compliant with state statutes and some other minor changes were made. The county's comprehensive ordinance has not been substantially revised or amended since originally adopted. Considering the age of these documents and the changes that have occurred, it is unlikely the information base which land use decisions are being made are adequate to meet future challenges. Throughout the plan, several references are made about the need for a comprehensive revision of the zoning ordinance. A copy of the ordinance is available through the Dunn County Zoning Division.

The last major planning effort to occur countywide was the Farmland Preservation Plan completed in 1979. This plan is also in need of review and updating. A copy of this plan is available through the Dunn County Land Conservation Division.

The purpose of this plan is to provide information about the county's people and resources, its existing character, what the county wants look like, and how it intends to get there. The plan is to be used by the county in making decisions regarding its future growth and development.

## Land Use Planning Process

Wisconsin's Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law on October 27, 1999. This legislation defines a comprehensive plan, details land use regulations that must be consistent with a comprehensive plan in 2010, and lists mandatory procedures for a adopting a comprehensive plan. Since its adoption in 1999, the Comprehensive Planning Law has been amended several times. In particular, the consistency requirement was amended to reduce the number of land use regulations that must be consistent to a certain group: zoning, subdivision regulations, and official mapping. The County utilized the following State Statutes to comply with the planning mandate, Chapter 60.61 authorizes and outlines the relationship of planning and zoning.

To address planning in the county on June of 2000 the Dunn County Board of Supervisors passed a resolution to create an eleven member Ad Hoc Comprehensive Land Use Planning Committee. This committee is charged to,

- Develop a countywide comprehensive plan that represents local developed comprehensive plans that follow the planning requirements of the "Smart Growth" legislation.
- Develop an educational/informational campaign to teach local residents about "Smart Growth" legislation and land use issues.
- Assist local units in the formation of their comprehensive plan by providing support in visioning, surveys, demographic data, and mapping to ensure uniformity.
- Bring all municipalities in Dunn County to the table to realize the importance of comprehensive planning.
- Coordinate the county comprehensive plan with neighboring counties.

The Ad Hoc Committee began studying changes, which have occurred around the county, changes that are likely to occur in the future, positive and negative aspects of the county, and what the county should plan for in the future. It soon became evident this committee was ahead of the curve regarding the county's planning schedule and the committee postponed further planning activities until substantial local planning had been completed.

Dunn County made a commitment early on in the planning stages to promote a bottom up approach. The county promoted this idea by providing each local unit of government the opportunity to complete its local comprehensive plan prior to the county developing its plan. Once the county began its planning process it (the county) evaluated each local plan and incorporated as much of the local plans into the Dunn County Comprehensive Plan as possible.

March 2006 the Ad Hoc Comprehensive Planning Committee began meeting again to address the charge given to them back in 2000. The Committee studied existing local planning efforts and additional planning information, evaluated the needs of the local units of government against the needs of the county as a whole. The county involved local units of government and the community at large throughout the planning process. Their involvement followed the Public Participation Procedures (see Appendix A for a copy of the procedures).

## **Vision**

To address the charge given the committee by the Dunn County Board of Supervisors the Ad Hoc Land Use Planning Committee adopted the following Mission Statement **“GUIDING CHANGE TO MEET LOCAL COMMUNITY VISION”**.

## **Sustainability and a Sustainability Action Plan**

In 2002 when the County’s “bottom up” planning approach began, sustainability was not part of the planning process. It has not been until the recent past that this topic has made its way to the forefront of many agendas. Now more than ever citizens, industry, and government are all looking at sustainability practices; Dunn County is no exception. Near the end of the County’s planning efforts the County recognized the importance of sustainability as a primary mode of operation for its daily activities. The County acknowledged its desire to move in a more sustainable direction, where a clean and healthy environment determines the quality of life. As such, March of 2008, the County adopted a “Sustainability Eco-Dunn County Resolution”.

The resolution centers around ideas that the environment can support and sustain the community of Dunn County, and that its citizens are committed to local and regional cooperation through a personal philosophy of stewardship. The resolution endorses the Natural Step Framework and supports the application of the following principles whenever possible in planning and policymaking.

- Reduce dependence upon fossil fuels and extracted underground metals and minerals;
- Reduce dependence on chemicals and other manufactured substances that can accumulate in nature;
- Reduce dependence on activities that harm life-sustaining ecosystems;
- Meet the hierarchy of present and future human needs fairly and efficiently.

The resolution calls for the development of a Sustainability Action Plan. The action plan will establish a foundation for decision-making and guide future County actions without decline either in its operations or in its supporting natural and man-made systems. Once in place, the work of building a sustainable Dunn County can begin. The action plan for a sustainable, “Eco-Dunn County”, will be achieved by;

- Developing a future-oriented vision, this addresses the County’s current needs and recognizes environmental limits to human development.
- Raising public understanding by educating all age groups about the future consequences of current decisions.
- Making decisions in a holistic and fully informed manner that involves the public, private, and non-profit sectors of the community.
- Promoting economic development by fostering projects/activities, which, efficiently and equitably distributes resources and goods, maximizes reusing and recycling waste, and protects natural ecosystems.

- Upholding an ethic of stewardship, which balances individual needs with nature and the public good, by encouraging individuals and organizations to take responsibility for the economic, environmental, and social consequences of their actions.
- Taking a leadership role in drafting and implementing sustainability policies.

In addition to the above, a sustainable Dunn County will be consistent with the following dimensions of sustainability.

- Dunn County wants to sustain its communities as good places to live, while offering economic and other opportunities to its residents.
- Dunn County wants to sustain societal values such as, individual liberty and democracy.
- Dunn County wants to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value.
- Dunn County wants to sustain the ability of natural systems to provide life-supporting services.

Sustainability at the County government level can be far reaching; as such, it is important to note that what happens inside the boundaries of Dunn County is not the only thing that matters. Obviously, what the County does influences its communities/neighbors and what happens in these communities, affects the County. Sustainability (Eco- Dunn County) is an intergovernmental concept, requiring participation between every unit of government in and around the County. An Eco-County designation requires an ongoing process of collaboration with other communities regionally, nationally, and internationally both to learn from others and assist others in their change processes. If Dunn County is to achieve sustainability, it will need to take a leadership role by setting a strong example for all to follow.

To truly be an *Eco-County* requires the development of an action plan that promotes an ecologically, economically, and socially healthy community for the long term, using the Natural Step Framework as a guide, and a democratic, highly participative development process as the method.

It is important to emphasize that this plan (Comprehensive Land Use Plan) is not the County's Sustainability Action Plan. However, several elements of this plan refer to sustainability concepts as part of a goal or as part of an objective. This plan supports the development of a separate plan to deal specifically with sustainability.

# **INVENTORY**

In the plan are the following: socio-economic characteristics, existing natural resource base, existing land use and land cover, identification of factors limiting development; a review of public involvement activities and public input obtained; the proposed land use plan, including a list of goals and objectives and a description of proposed land use patterns; and recommendations for implementing the plan.

## **Socio-Economic Characteristics/General Trends**

An overarching goal of the Dunn County Comprehensive Plan is to create a set of informational resources to assist in managing growth and development. Its purpose is to analyze and provide a foundation of historical, current, and projected data to meet this goal.

There are many factors influencing development issues in the county. This study was conducted to identify the extent of development, the impact of development on the environment, land use, services, infrastructure, and the economy; the options for managing future development; and what measures are reasonable to attain a development framework that will work for the local units of government and the county. The results of this study will be used to project future development and growth patterns.

## **Population**

Population change is the primary component in tracking Dunn County's past growth as well as predicting future growth trends. Population characteristics such as size, distribution, density, and growth trends should be monitored in order to plan for housing, educational, utility, community and recreational facility needs as well as its future economic development.

The proximity of the county to the Minneapolis-St. Paul Metro area, the cities of Chippewa Falls, Eau Claire, and Menomonie has a definite impact on Dunn County. Population growth indicates the magnitude of that impact on the county. From 1980 (population 34,314) to 2000 (population 39,858) Dunn County increased in population by almost 16 %.

Dunn County has kept pace with surrounding counties growth rates. While Eau Claire and Chippewa counties have a substantially larger population base their growth rate has not been markedly different. It is worth noting that since 1985 Chippewa County has slowed its growth rate and Dunn County has been paralleling or out pacing Chippewa County over this reporting period.

## Age Characteristics

	1990	2000	2005	2010	2015	2020
<b>Population</b>	35,909	39,858	42,046	43,771	45,165	47,061
<b>% Increase</b>	11.0	5.5	4.1	3.2	4.2	
<b>Male</b>	17,898	20,094	21,260	22,245	23,038	24,098
<b>Female</b>	18,011	19,764	20,786	21,526	22,127	22,963
<b>Age Under 5</b>	2,352	2,285	2,441	2,551	2,673	2,818
<b>Age 5-9</b>	2,663	2,415	2,434	2,556	2,670	2,808
<b>Age 10-14</b>	2,450	2,844	2,781	2,710	2,850	3,001
<b>Age 15-19</b>	3,468	4,175	4,243	4,127	3,894	4,089
<b>Age 20-24</b>	5,259	5,496	5,950	6,076	5,780	5,468
<b>Age 25-34</b>	5,086	4,817	4,612	4,876	5,077	5,066
<b>Age 35-44</b>	4,783	5,444	5,344	4,784	4,514	4,801
<b>Age 45-54</b>	2,950	4,988	5,600	5,896	5,799	5,273
<b>Age 55-59</b>	1,280	1,689	2,375	2,774	2,993	3,125
<b>Age 60-64</b>	1,302	1,230	1,662	2,331	2,729	2,976
<b>Age 65-74</b>	2,208	2,231	2,216	2,646	3,668	4,695
<b>Age 75-84</b>	1,553	1,569	1,633	1,637	1,646	2,026
<b>Age 85+</b>	555	675	755	807	872	915

*Source: 1990 and 2000 Census; Wisconsin DOA Population Projections.*

Population by age group is an indicator of local population needs. For example, a large school-age population (ages 15 and under) requires schools and recreation facilities for children, while predominately elderly population (ages 62 and older) may need additional health care services, group home/care facilities, and leisure opportunities.

Between 1990 and 2000 Dunn County experienced a small shift in the 0-24 age group while the actual number of people in this category increased from 1990 (16,061) to 2000 (17,215) this actually represented a drop in the total percentage of Dunn County's population. In 1990, this group made up 45% of the population while in 2000 it represents 43% of the total population. The largest increase was in the 55-59 age group. This group showed a 69% increase from 1990-2000, followed by the 60-64 age group with a 32% increase and the 85 and older age group grew by 22%.

Regarding the impact of population on the school system in 2000 the 0-18 age group made up 19% of the total population. In 1990 the under 18 years age group was 8,847 (25% of the total population) and in 2000 the same age group was 9,305 (23% of the total population).

The 25-44 age group includes young parents with growing families. Stable, full time employment opportunities are required to support growing financial demands for permanent housing, day care, medical and transportation costs. In 1990, this group had 9,869 persons (27% of the total population) and in 2000, it had 10,261 persons (26% of the total population).

According to the Wisconsin Department of Administration (WDOA) population projections, by the year 2025 Dunn County can expect a population increase of 9,247 persons. The largest increase in age groups will be the 65-74 and 75-79 years group which, are projected to show a 5% growth rate with the 45-54 age group expected to grow by 3%. For these groups, priorities such as recreation and educational facilities begin to fade. Housing needs for the 45-54 age group continue to focus on single family residential, while the 65-79 age group begin to shift to medical, emergency services and food shopping. As long as health and income concerns do not develop, individuals tend to stay in single-family homes.

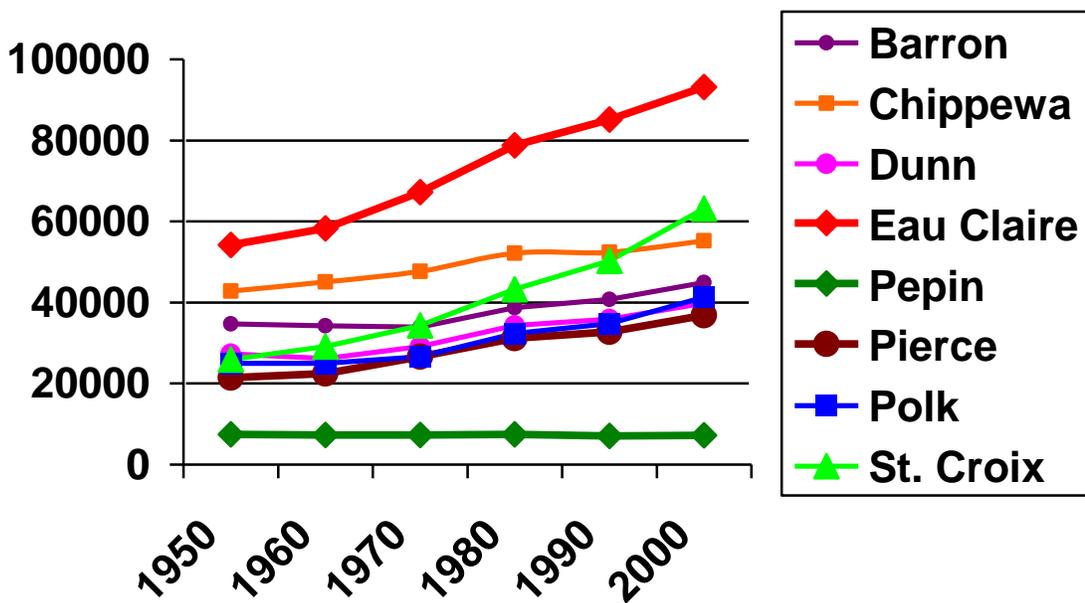


Figure 1

Figure one shows the historical population comparison of the counties surrounding Dunn County. In 1950 St Croix, Dunn, Pierce, Polk and to some extent Barron and Chippewa Counties were essentially the same in terms of population. However, at each ten year reporting period since 1950 St Croix's rate of growth has outpaced all of these counties to the point that it has passed Barron and Chippewa Counties actual population and in terms of its growth rate is second in population to only Eau Claire County.

## Historical Population

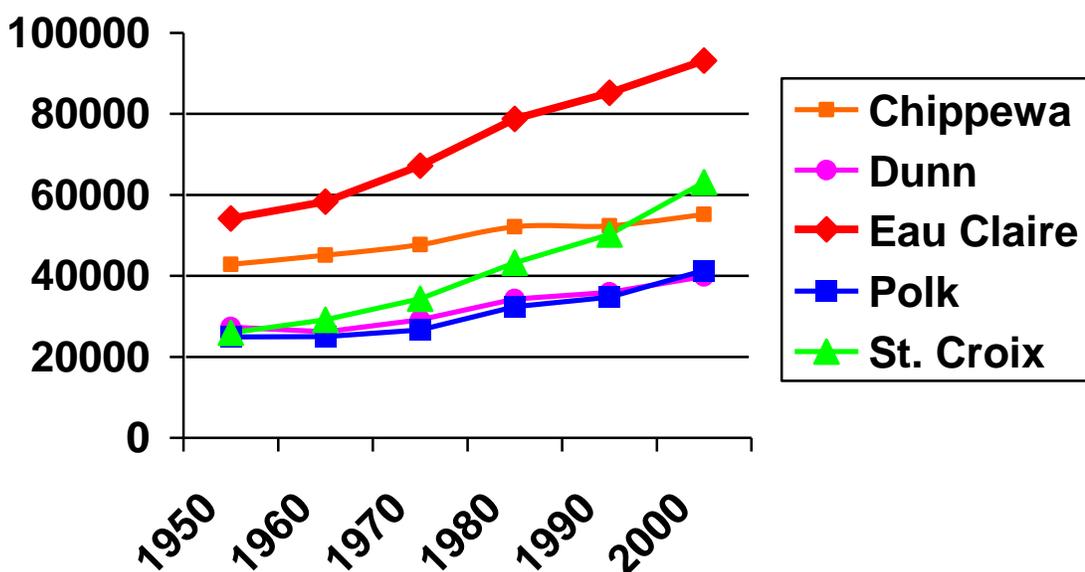


Figure 2

Figure two shows a comparison of Dunn County to the larger populated counties and the faster growing counties. It is worth noting that Dunn County and Polk County are very similar in total population as well as growth patterns.

## Historical Population

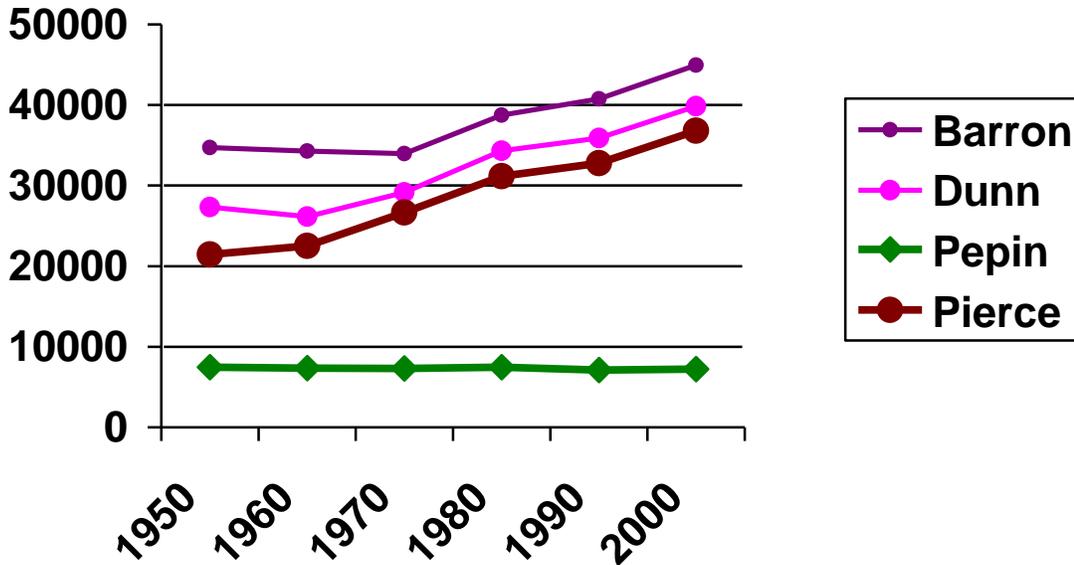


Figure 3

Figure three compares Dunn County with Barron, Pepin and Pierce Counties it is interesting to note that Pepin County has experienced almost no growth over this reporting period. In addition, Dunn County's growth rate over the last 30 years parallels the rate of growth in Chippewa and Barron Counties.

## Historical Population for Dunn County Communities

TOWNS	1980	1990	2000	% Change
COLFAX	660	691	909	+38
DUNN	1,294	1,315	1,492	+15
EAU GALLE	944	854	797	-18
ELK MOUND	668	749	1,121	+68
GRANT	443	412	426	-0.04
HAY RIVER	433	510	546	+26
LUCAS	699	644	658	-.06
MENOMONIE	2,453	2,732	3,174	+29
NEW HAVEN	707	658	656	-.08
OTTER CREEK	337	339	474	+41
PERU	194	203	247	+27
RED CEDAR	1,278	1,417	1,673	+31
ROCK CREEK	668	696	793	+19
SAND CREEK	575	568	586	+0.02
SHERIDAN	476	468	483	+0.01
SHERMAN	666	725	748	+12
SPRING BROOK	1,293	1,293	1,320	+0.02

STANTON	553	637	715	+29
TAINER	1,507	1,756	2,116	+40
TIFFANY	639	594	633	-0.01
WESTON	654	560	630	-0.04
WILSON	464	490	500	+0.08

VILLAGES	1980	1990	2000	% Change
BOYCEVILLE	862	913	1,043	+21
COLFAX	1,149	1,110	1,136	-0.01
DOWNING	242	250	257	+0.06
ELK MOUND	737	765	785	+0.07
KNAPP	419	419	421	+0.005
RIDGELAND	300	246	265	-13
WHEELER	231	348	317	-0.04

CITY	1980	1990	2000	% Change
MENOMONIE	12,769	13,547	14,937	+17

COUNTY	1980	1990	2000	% Change
DUNN COUNTY	34,314	35,909	39,858	+16

*Prepared by Demographic Services Center, Wisconsin Department of Administration, January 2004.*

Dunn County experienced a 16% increase in total population over the last 20 years. The following communities grew at or above the growth rate of the county.

City of Menomonie at 17% increase, the village of Boyceville grew by 21%, the Town of Stanton increased by 26%, Rock Creek increased by 19%, Red Cedar increased by 31%, Peru grew by 27%, Otter Creek grew by 41%, Menomonie increased by 29%, Elk Mound saw an increase of 68%, and Colfax posted an increase of 38%.

Of the 30 local units of government in the county only five towns and three villages showed a decrease in population. The largest decrease in population was in the Town of Eau Galle, which has shrunk in population by approximately 18%, and the village of Ridgeland showed a decrease of approximately 13%. The remaining units of government showed a decrease in population over this reporting period of less than a 1%.

## Population Projections

Accurately projecting population change is a difficult task since changes in population are subject to many unpredictable variables. It is important to note that these projections are based on past and current population trends, and should only be used as baseline information.

*(The 2000 Census counts include the latest corrections - November 25, 2003 and may not equal those in the county age by sex projections)*

TOWNS	2010	2015	2020	2025
COLFAX	1,066	1,130	1,206	1,286
DUNN	1,648	1,705	1,780	1,862
EAU GALLE	770	747	734	722
ELK MOUND	1,374	1,481	1,605	1,733

GRANT	442	445	452	461
HAY RIVER	618	646	681	718
LUCAS	690	698	714	731
MENOMONIE	3,587	3,746	3,946	4,159
NEW HAVEN	678	680	691	703
OTTER CREEK	578	622	673	725
PERU	274	283	296	310
RED CEDAR	1,999	2,136	2,296	2,463
ROCK CREEK	860	882	914	950
SAND CREEK	625	637	656	677
SHERIDAN	505	510	520	533
SHERMAN	794	808	830	855
SPRING BROOK	1,448	1,493	1,555	1,622
STANTON	875	942	1,020	1,101
TAINTER	2,536	2,711	2,915	3,128
TIFFANY	667	676	692	711
WESTON	634	629	631	635
WILSON	527	534	548	562

<b>VILLAGES</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
BOYCEVILLE	1,137	1,170	1,216	1,265
COLFAX	1,181	1,189	1,211	1,236
DOWNING	263	262	265	268
ELK MOUND	837	852	877	905
KNAPP	430	429	433	438
RIDGELAND	262	257	255	254
WHEELER	313	307	305	304

<b>CITY</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
MENOMONIE	16,153	16,558	17,144	17,788

<b>COUNTY</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
DUNN COUNTY	43,771	45,165	47,061	49,105

*Prepared by Demographic Services Center, Wisconsin Department of Administration(WDOA), January 2004*

WDOA projections indicate the county will continue to see population growth through 2025. According to the state's projections, Dunn County can expect a 12% increase in population from 2010 through 2025.

All of the municipalities in Dunn County except the Town of Eau Galle and the villages of Ridgeland and Wheeler are projected to increase in population over the next 13 years. All of the municipalities projected to decrease in population were also communities that have shown a decreasing population since 1980.

### Largest Municipalities in Dunn County

Municipality	2000 Census	2004 Estimate	Numeric Change	% Change
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Dunn County	39,858	41,737	1,879	4.7
C. Menomonie	14,937	15,247	310	2.1
T. Menomonie	3,174	3,354	180	5.7
T. Tainter	2,116	2,308	192	9.1
T. Red Cedar	1,673	1,851	178	10.6
T. Dunn	1,492	1,551	59	4.0
T. Spring Brook	1,320	1,484	164	12.4
T. Elk Mound	1,121	1,272	151	13.5
V. Colfax	1,136	1,154	18	1.6
V. Boyceville	1,043	1,075	32	3.1
T. Colfax	909	992	83	9.1

## Population Summary

Dunn County's population has steadily increased from 27,341 persons in 1950 to 39,858 persons in 2000, for an increase of approximately 46% over those 50 years. Comparatively from 1950-2000 Dunn County's population grew faster than most of its neighboring counties and the State but, certainly not as fast as its western neighbor, St Croix County, which more than doubled its population in that same reporting time frame.

However, Dunn County continues to grow at an accelerated pace and is ranked 17th fastest growing among the state's 72 counties. From Census 2000 to January 2004 the population in Dunn County increased 4.7 %, which added 1,879 residents. All but two of the 29 municipalities, the Village of Ridgeland and the Town of Weston, added residents during the four-year period. Six of the ten largest municipalities in the county out-paced the percent increase of the county. These municipalities, as well as the county, are growing fast because they attract new residents who migrate to the area in addition to an increase in population from natural causes (births minus deaths).

The percent increase in county population attributed to net migration, more people moving to the county than leaving the county, exceeded the state increase of 1.6 %. The migration rate in Dunn County is close to that of other non-metropolitan counties where a significant share of in-migration is from residents leaving metropolitan areas or crossing state borders.

New residents who migrate are often older and many times come with families. Still, the number of very young residents is increasing and there are fewer deaths in the county than births. Even though the information suggests increases in residents aged 20-24 years old, this is primarily students attending classes in post-secondary institutions and offers little to long-term growth in county population.

The spike resulting from college students, who generally leave the area after graduation, does not continue with the 20-24 year age group while the (minor) bump created by baby boomers, those currently in the 40 to 59 year old groups, does continue. In the next 20 years, this group (the baby boomers) will dominate changes in the labor market.

Roughly, 15% of the population is currently over 60 years old but by 2030 that share expands to 26%. In contrast, the change in the population under 25 years old will be less dramatic. Currently, 43% of the current population is under 25 years old and that shrinks to 39% by 2030. The group of residents between 25 and 59 years old, those in their primary working years, will shrink from 43% of the population to 34% by 2030. The impact of an aging population is perhaps more obvious in terms of services that they will require. However, aging also influences the availability of labor.

Assuming that 65 years old represents an average age of retirement and that 18 years old represents high school graduation and as residents age, their participation in the labor force declines. Labor force participation rates (LFPR) among the population 25 to 50 years of age in Dunn County generally exceed 85%. However, after 55 years, the LFPR begins to drop and by 60 years, it nears

50%. Although county population growth will slow, it is not projected to decline during the projection period. However, because a greater share of the population will be over 50 years old, an age when labor force participation declines, total labor force growth may stall.

The above information illustrates the county’s labor force composition. Most notable are the increasingly larger sections representing workers over 65 years two broad scenarios arise from the disparity in age:

- There will be labor shortages due to retirements and the lack of replacement workers especially in occupations that rely on younger workers or require specialized skills.
- The aging population will affect the economy as an elderly population demands changes in the types of goods and services provided in local communities.

## Education

The 2000 Census identifies 22,644 county residents aged 25 and over; of this age group, 8,353 (36.9 %) have graduated from high school or have an equivalent education. The following table details educational attainment of Dunn County residents.

### Educational Attainment

Subject	Dunn County		State	
	Number	%	Number	%
<b>Population 25 years &amp; over</b>	<b>22,644</b>	<b>100.0</b>	<b>3,475,878</b>	<b>100.0</b>
Less than 9 <sup>th</sup> grade	1,161	5.1	186,125	5.4
9-12, no diploma	1,862	8.2	332,292	9.6
High school graduate (includes equivalency)	8,353	36.9	1,201,813	34.6
Some college, no degree	4,621	20.4	715,664	20.6
Associate degree	1,875	8.3	260,711	7.5
Bachelor’s degree	2,120	13.8	530,268	15.3
Graduate or professional degree	1,652	7.3	249,005	7.2

## Commuting

In Dunn County 7,027 residents, over one-third of the county’s workforce (35%), traveled out of the county for a job. Half the workers who left the county headed for destinations in Eau Claire and St. Croix counties and most of those workers had jobs with employers in the City of Eau Claire and the villages of Baldwin and Woodville in St. Croix County. Other neighboring counties in Wisconsin also attracted Dunn county workers, but over 1,000 residents (roughly 14% of the workforce) cross the river to jobs in Minnesota. Even though workers leave the county for jobs, they are included in the local labor force. That is one of the primary reasons that the labor force in Dunn County is greater than the number of jobs with county employers.

Even though nearly 35 % of the workforce leaves the county for a job, employers in Dunn County attract roughly 3,850 workers who travel from neighboring communities to work in local jobs. Most of the inbound workers travel from Eau Claire, Chippewa, Barron, and St. Croix counties. From nearly all directions, the destination for two of every three inbound commuters is the City of Menomonie. The city attracts nearly 2,580 non-county workers to help local employers fill job vacancies.

## **Labor force**

Labor force participation represents the share of population that is 16 years old and older that is employed or unemployed. Participation rates in Wisconsin and the United States in 2006 were 72.9 % and 66.3%, respectively. In Dunn County, the participation rate was 74 %. Essentially 26 % of the population 16 years old and older did not participate. This includes some students and individuals who choose not to work including retirees. As the population ages, more retirees will be included in the non-participating category by choosing not to work and the overall labor force participation rate will decline. There will also be fewer first-time jobs seekers and, consequently, fewer included among the unemployed. This, in turn, will produce lower unemployment rates. Because there were fewer new job seekers to the labor force during the last recession is one of the reasons unemployment rates remained as low as they did. The unemployment rate in Dunn County in 2006 was 4.8 % compared to a 11.9 % unemployment rate following the 1981-82 recession when the baby-boomers were entering the labor force in droves.

Nationwide, about one-quarter of the jobs are with employers that have 250 or more employees compared to roughly 31 % in Wisconsin. Of the estimated 15,280 jobs in the county, nearly 36 % are with employers with 250 or more workers. In stark contrast, the share of employers with 250 or more workers comprises less than one percent of all employers in Dunn County, again very similar to the less than one percent in the nation and in Wisconsin. The greatest share of jobs in the county is with employers in the 20-49 employee range. However, the greatest share of employers, 52 %, has fewer than five workers. The average employer in Dunn County has 16 employees, compared with 17 employees in Wisconsin and 13 in the United States.

## **Industry and Employers**

Those employers that have employment exceeding 250 employees are included in the list of top ten employers in the county. Two of those employers have employment over 999 workers and two more exceed 500 workers. The significance of these two lists is that over half the jobs in Dunn County are with employers in just ten industries and over one-third of the jobs are with just ten employers. Three of those employers are public sector and two represent the largest industry in the county and educational services. Employment with Wal-Mart stores and the distribution center combined makes it the largest employer in the county however, the jobs are distributed between warehousing and general merchandise industry. Some of the data about the top ten industries was suppressed at the request of several employers.

### **Top 10 Industries in Dunn County**

1. Educational services.
2. Warehousing and storage.
3. Food services and drinking establishments.
4. Nursing and residential care.
5. General merchandise stores.
6. Paper manufacturing.
7. Wood product manufacturing.
8. Professional and technical services.
9. Food manufacturing.
10. Merchant wholesalers and nondurable goods.

## Top 10 Employers in Dunn County

Establishment	Product or Service	Number of Employees
Wal-Mart Associates	Discount department stores.	Over 999
University of Wisconsin Stout	College and Universities.	Over 999
Menomonie Public School	Elementary and secondary schools.	500-999
County of Dunn	Other justice and safety activities.	500-999
3M Company	Coated and laminated paper manufacturing.	250-499
Anderson Corp.	Wood window and door manufacturing.	205-499
Conagra Grocery Products Corp.	Confectionary mfg.	250-499
Myrtle Werth Hospital	General medical.	250-499
Cardinal Glass Industries Inc.	Flat glass manufacturing.	100-249
Phillips Plastics	Plastic product manufacturing.	100-249

## Summary

### Population

Population change is the primary component in tracking Dunn County's past growth as well as predicting future population trends. Population characteristics such as size, distribution, density, and growth trends should be monitored in order to plan for housing, educational, utility, community and recreational facility needs as well as its future economic development.

### Ranking

Dunn County's population has steadily increased from 27,341 persons in 1950 to 39,858 persons in 2000, an increase of approximately 46% over those 50 years. Comparatively from 1950-2000 Dunn County's population grew faster than most of its neighboring counties and the State but, certainly not as fast as its western neighbor, St Croix County. However, Dunn County has grown at such an accelerated pace that it is ranked 17th fastest growing among the state's 72 counties.

### Age

According to the Wisconsin Department of Administration (WDOA) population projections, by the year 2025 Dunn County can expect to see a population increase of approximately 9,247 persons. The largest increase in age groups will be the 65-74 and 75-79 years groups, which are projected to show a 5% growth rate with the 45-54 age group expected to grow by 3%. Most notable are the increasingly larger sections representing workers over 65 years which could lead to two broad scenarios:

- There will be labor shortages due to retirements and the lack of replacement workers especially in occupations that rely on younger workers or require specialized skills.
- The aging population will affect the economy as an elderly population demands changes in the types of goods and services provided in local communities.

### Comparison

With the exception of St. Croix County, Eau Claire County and Pepin County all of Dunn's neighbors have seen a similar growth rate. St Croix County is outpacing all of western Wisconsin and is closing the actual population gap with Eau Claire County, which is the largest population center in the region and second fastest growing county. Pepin County has seen flat to slightly declining population trends over the same reporting period. Dunn County, Polk County, Barron County, and Pierce County are all experiencing similar growth trends.

### Growth

The ten fastest growing municipalities in Dunn County City of Menomonie, Towns, of Menomonie, Tainter, Red Cedar, Dunn, Spring Brook, Elk Mound, and Colfax and the villages of Boyceville and Colfax are outpacing the county in population growth. On the flip side from 1980 through 2000 the Town's of Eau Galle, Grant, Lucas, New Haven, and Weston as well as the Villages of Colfax, Ridgeland and Wheeler all experienced negative population growth. However, from 2000

through 2004 all but two of the 29 municipalities, the Village of Ridgeland and the Town of Weston, added residents during the four-year period.

### **Net Migration**

The percent increase in county population attributed to net migration, more people moving to the county than leaving the county, exceeded the state increase of 1.6 %. The migration rate in Dunn County is close to that of other non-metropolitan counties where a significant share of in-migration is from residents leaving metropolitan areas or crossing state borders.

### **Commuting**

In Dunn County, over one-third of the county's workforce (35%), traveled out of the county for a job. Half the workers who left the county headed for destinations in Eau Claire and St. Croix counties and most of those workers had jobs with employers in the City of Eau Claire and the villages of Baldwin and Woodville in St. Croix County.

### **Industry and Employers**

Over half the jobs in Dunn County are with employers in just ten industries and over one-third of those jobs are with just ten employers.

## **HOUSING**

### **Background**

Housing is important for Dunn County and the people who live here. Housing costs are the single largest expenditure for most county residents. According to the Consumer Expenditure Survey, prepared by the Bureau of Labor Statistics/U.S. Department of Labor (2000), households in the Midwest spend an average of 27% of their annual incomes on housing, compared with 18% for transportation and 12% for food.

More than 69% of Dunn County households are owner-occupied and it is likely that these homes are their owner's most valuable asset and largest investment. Appreciation in home value continues to be the major source of wealth in the U.S. and nearly 60% of a typical homeowner's net worth is in home equity.

Households in the low-income range have great difficulty finding adequate housing that can accommodate their needs within their financial means. The social benefits of housing are important but difficult to quantify. Studies have shown that in addition to being a place to sleep, relax, and keep possessions, decent shelter is important for one's self-respect; people who take responsibility and pride in their homes are also more likely to participate in community and civic activities. However, the federal government has cut back drastically on housing assistance, leaving state and local communities to grapple with these problems.

In addition to its social importance, housing plays a critical role in state, county, and local economies. According to a study entitled "Housing's Contribution to Wisconsin's Economy", prepared by the Wisconsin Realtors Foundation in 2002, the value of the state's housing stock was worth nearly \$1 trillion dollars. The study documented that, in 1990, the construction industry employed 83,000 workers (not including lawyers, real estate, financial, and insurance workers), making it the state's second leading industry in employment. Finally, the study estimated that housing contributed about 12% to the state's gross product.

Housing is also a major source of revenue for many local communities in the form of property taxes. In addition, for many communities, housing is one of the largest land uses and the largest capital asset. By considering housing-related issues now, Dunn County can be better prepared to meet its future housing needs.

There is a need for community housing, public facilities and economic development professionals to give greater weight to the interrelationships between infrastructures. Without

adequate infrastructure, housing quantity and quality suffers. Without adequate infrastructure, economic development is limited. Without adequate housing, infrastructure, and economic investment, the heart of our community, deteriorates and results in disinvestment, a dwindling labor force due to out migration, and declining tax base making it even more difficult for the county to sustain itself.

## Housing Characteristics

According to the U.S. Census Bureau, housing units increased 8.6% between 1950 and 1970 and 50.2% between 1970 and 1990 and another 15.3 % between 1990 and 2000. This trend continues, between 2000 and 2004 with an increase in housing units of 8.4 %. Each of these increases was more than the statewide average occurring at the same time.

This residential growth has led to a change in rural character in the developing towns of the county. Even in towns experiencing limited growth, the loss of rural character is a significant concern. The residential growth in the unincorporated areas has begun to transform rural farm areas into residential areas. There has been a steady decrease in rural farm population over the past 20 years. Yet there has been an increase in total rural population, indicating an increase in rural non-farm residents.

## Housing Stock: Assessment Information

### Age Characteristics

Year Structure Built	total	
1990 to March 2000	,888	9.0
1980 to 1989	,001	3.1
1970 to 1979	,176	0.8
1960 to 1969	,190	.8
1940 to 1959	,041	3.4
1939 or earlier	,981	6.1

## Structural Characteristics

### Units in Structure

Housing Type	Total Housing Units	%
	15,277	100.0
1-unit, detached	10,232	67.0
1-unit, attached	206	1.3
2 units	513	3.4
3 or 4 units	614	4.0
5 to 9 units	814	5.3
10 to 19 units	447	2.9
20 or more units	527	3.4
Mobile home	1,915	12.5

Boat, RV, van, etc.	9	0.1
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A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted. Stores and office space are excluded. The statistics represent the number of housing units in structures of specified type and size, not for the number of residential buildings.

***1-unit, detached.***

This is a one-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes to which one or more permanent rooms have been added or built also are included.

***1-unit, attached.***

This one-unit structure has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

***2 or more units.***

These are units in structures containing two or more housing units, further categorized as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units.

***Mobile home.***

Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory. In 1990, the category was "mobile home or trailer."

***Boat, RV, van, etc.***

This category is for any living quarters occupied as a housing unit that does not fit in the previous categories. Examples that fit in this category are houseboats, railroad cars, campers, and vans.

***Comparability.***

Data on units in structure have been collected since 1940 and on mobile homes and trailers since 1950. In 1970 and 1980, this data were shown only for year-round housing units. A category of "other" was used in 1990, but this category was greatly overstated. It was replaced by "Boat, RV, van, etc." in Census 2000. A similar category, "Boat, tent, van, etc." was used in 1980. In Census 2000, this question was asked on a sample basis. In 1990 and prior to 1980, the unit in structure question was asked on a 100 % basis. In 1980, data on units at address were collected on a 100 % basis and data on units in structure were collected on a sample basis. The 1980 data on "units at address" should not be used a proxy for "units in structure" because some multiunit buildings had more than one street address.

## Occupancy Characteristics

<b>Housing Occupancy</b>	<b>Total housing units</b>	<b>%</b>
	50,277	100.0
Occupied housing units	14,337	93.8
Vacant housing units	940	6.2
Seasonal, recreational, or occasional use	285	1.9
Homeowner vacancy rate		1.4
Rental vacancy rate		5.6
<b>Housing Tenure</b>	<b>Total Occupied units</b>	<b>%</b>
	14,337	100.0
Owner-occupied housing units	9,900	69.1
Renter-occupied housing units	4,437	30.9
Average household size of owner-occupied units	2.72	
Average household size of renter-occupied units	2.25	

## Income Characteristics

### *Household Income*

<b>Subject</b>	<b>Number</b>	<b>%</b>
Households	14,404	100.0
Less than \$10,000	1,358	9.4
\$10,000-\$14,999	925	6.4
\$15,000-\$24,999	2,185	15.2
\$15,000-\$34,999	2,052	14.2
\$35,000-\$49,000	2,756	19.1
\$50,000-\$74,999	3,093	21.5
\$75,000-\$99,999	1,209	8.4
\$100,000-\$149,999	554	3.8
\$150,000-\$199,999	122	0.8
\$200,000 or more	150	1.0
Median Household Income	\$38,753	
Families	9,414	100.0
Less than \$10,000	376	
\$10,000-\$14,999	322	
\$15,000-\$24,999	1,088	
\$15,000-\$34,999	1,278	
\$35,000-\$49,000	2,013	
\$50,000-\$74,999	2,562	

\$75,000-\$99,999	1,057	
\$100,000-\$149,999	491	
\$150,000-\$199,999	113	
\$200,000 or more	114	
Median Family Income	\$47,242	

## Value Characteristics

Specified owner-occupied units	Total	%
	5,943	9.5
<b>Value</b>		
Less than \$50,000	567	9.5
\$50,000 to \$99,000	2,832	47.7
\$100,000 to \$149,000	1,787	30.1
\$150,000 to \$199,000	518	8.7
\$200,000 to \$299,000	190	3.2
\$300,000 to \$499,000	43	0.7
\$500,000 to \$999,000	4	0.1
\$1,000,000 or more	2	-
Median value	\$92,900	-

## Household Projections

Comparison of Final Population and Household Projections for Wisconsin Counties: 2000 - 2030  
(The 2000 Census counts include the latest corrections - November 25, 2003)

FIPS STATE COUNTY CODE	DOA CODE	COUNTY NAME	Total Population				2000 -2030 Rank		Total Households				2000 -2030 Rank	
			2000 Census	2030 Projection	Numeric Change	Percent Change	Numeric Change	Percent Change	2000 Census	2030 Projection	Numeric Change	Percent Change	Numeric Change	Percent Change
55001	01	ADAMS	19,920	22,506	2,586	12.98	48	42	7,900	10,262	2,362	29.90	47	23
55003	02	ASHLAND	16,866	18,371	1,505	8.92	55	51	6,718	8,082	1,364	20.30	59	52
55005	03	BARRON	44,963	50,174	5,211	11.59	38	46	17,851	22,567	4,716	26.42	32	33
55007	04	BAYFIELD	15,013	16,217	1,204	8.02	61	54	6,207	7,072	865	13.94	67	69
55009	05	BROWN	226,658	291,862	65,204	28.77	4	6	87,295	120,713	33,418	38.28	4	11
55011	06	BUFFALO	13,804	14,951	1,147	8.31	62	53	5,511	6,419	908	16.48	66	65
55013	07	BURNETT	15,674	17,194	1,520	9.70	54	49	6,613	8,313	1,700	25.71	53	35
55015	08	CALUMET	40,631	58,966	18,335	45.13	18	2	14,910	23,234	8,324	55.83	21	3
55017	09	CHIPPEWA	55,195	65,723	10,528	19.07	27	29	21,356	26,991	5,635	26.39	28	34
55019	10	CLARK	33,557	40,579	7,022	20.93	32	22	12,047	14,874	2,827	23.47	44	44
55021	11	COLUMBIA	52,468	63,177	10,709	20.41	26	24	20,439	26,880	6,441	31.51	25	20
55023	12	CRAWFORD	17,243	18,495	1,252	7.26	60	56	6,677	8,114	1,437	21.52	58	48
55025	13	DANE	426,526	579,976	153,450	35.98	1	3	173,484	243,098	69,614	40.13	1	8
55027	14	DODGE	85,897	98,215	12,318	14.34	23	40	31,417	39,168	7,751	24.67	22	40
55029	15	DOOR	27,961	29,241	1,280	4.58	59	63	11,828	14,461	2,633	22.26	46	46
55031	16	DOUGLAS	43,287	47,063	3,776	8.72	41	52	17,808	20,918	3,110	17.46	40	59
55033	17	DUNN	39,858	50,656	10,798	27.09	25	9	14,337	19,558	5,221	36.42	30	13
55035	18	EAU CLAIRE	93,142	117,253	24,111	25.89	14	13	35,822	46,519	10,697	29.86	14	24
55037	19	FLORENCE	5,088	5,275	187	3.68	70	67	2,133	2,575	442	20.72	71	50
55039	20	FOND DU LAC	97,296	112,538	15,242	15.67	20	36	36,931	46,319	9,388	25.42	17	36
55041	21	FOREST	10,024	10,368	344	3.43	68	68	4,043	4,829	786	19.44	69	54
55043	22	GRANT	49,597	52,814	3,217	6.49	43	60	18,465	21,609	3,144	17.03	39	61
55045	23	GREEN	33,647	40,505	6,858	20.38	33	25	13,212	16,876	3,664	27.73	36	26
55047	24	GREEN LAKE	19,105	19,877	772	4.04	66	65	7,703	8,722	1,019	13.23	63	70
55049	25	IOWA	22,780	27,350	4,570	20.06	40	27	8,764	11,479	2,715	30.98	45	21
55051	26	IRON	6,861	6,554	-307	-4.47	71	71	3,083	3,309	226	7.33	72	72
55053	27	JACKSON	19,100	22,168	3,068	16.06	45	35	7,070	8,980	1,910	27.02	50	31
55055	28	JEFFERSON	75,767	94,259	18,492	24.41	17	15	28,222	37,494	9,272	32.85	18	19
55057	29	JUNEAU	24,316	29,940	5,624	23.13	36	17	9,696	13,190	3,494	36.04	37	14
55059	30	KENOSHA	149,577	198,258	48,681	32.55	6	5	56,057	79,720	23,663	42.21	6	5

## **Policies and Housing Programs**

A number of federal and state housing programs are available to help communities promote the development of housing for individuals with lower incomes and certain special needs. The following is a partial listing of programs. Since programs as well as the funding requirements change, it is recommended that individuals use the contacts listed to verify programs and eligibility requirements.

### **Federal Programs**

Department of Housing & Urban Development (HUD) is the federal agency with primary responsibility for housing programs and community development. It provides subsidized housing through low-income public housing and the Section 8 program that provides subsidies for private property owners renting to low-income households. Both of these programs operate principally through local public housing authorities. To be eligible for these programs and others, a community may want to explore establishing a public housing authority under section 66.1201 of the Wisconsin Statutes. HUD also provides money to communities for a variety of housing purposes. Part of this money is distributed to entitlement jurisdictions that are defined as cities with populations of more than 50,000 or designated urban counties. It provides money to other communities through grants to the states that distribute the money to non-entitlement communities. In Wisconsin, the state agency that serves as the conduit for these funds is the Division of Housing & Intergovernmental Relations (DHIR). It awards these funds through a competitive request for proposals process. Funding from other HUD programs is distributed through national competitions. Phone 414-297-3214, email: <http://www.hud.gov/local/mil/> or the DHIR web site; <http://www.doa.state.wi.us/dhir/>

Rural Development U.S. Department of Agriculture (USDA-RD) provides a variety of housing and community development programs for rural areas. These are generally available in areas with populations of 10,000 or less. It provides support for rental housing development, direct and guaranteed mortgage loans for homebuyers, and support for self-help and cooperative housing development. USDA-RD has district offices serving most parts of Wisconsin. To find out about programs that might be beneficial, look in the phone book in the federal government listings under .Agriculture, Department of Rural Development or call the state office, located in Stevens Point. 715-345-7600 or via email at: <http://www.rurdev.usda.gov/wi/>

### **State Programs**

Division of Housing & Intergovernmental Relations (DHIR) is one of two state agencies that administer housing programs. It administers several programs that are funded by the state and many more that are funded by HUD. State programs funded by general-purpose revenue cannot be used to invest directly in housing development. Instead, these funds are used to help organizations develop the capacity to develop housing or to provide various types of financial assistance to homebuyers or renters through grants to local governments or non-profit agencies. Phone 608-266-0288, or via email at: <http://www.doa.state.wi.us/dhir/>

Wisconsin Housing & Economic Development Authority (WHEDA) is a quasi-governmental agency that helps to develop housing through the sale of bonds. It receives no direct state-tax support. WHEDA provides mortgage financing for first-time homebuyers and financing for multifamily housing as well. Specific programs evolve and change with the needs of the housing market. WHEDA also manages several federal housing programs. One program, the Low-Income Housing Tax Credit Program, encourages housing development by providing private investors with income tax credits when they invest in low-income housing development. Tax credits are allocated to housing projects on a competitive basis. Phone 800-362-2761 or via email at: <http://www.wheda.com/>

## **Local Programs**

Housing Trust Funds are financial resources available for housing projects targeting the needs of mid- or low-income households. Such funds can be used to fill financial gaps to make projects feasible. Trust funds may be replenished yearly or they may be designed to be perpetual and self-sustaining. Revolving funds are sustained by the payments of loan recipients, which are then used to supply additional loan funds. Sources of revenue to begin or replenish housing trust funds include abandoned funds, sale of public land, general obligation bonds, general appropriations, endowments, and grants, and surplus reserve funds. Housing trust funds are particularly well suited to meet the large and long-term capital investment needs of projects. Unlike funds that rely on state or local annual appropriations, a housing trust fund is a permanent dedication of a specified amount for housing. Trust fund money can be used in a number of ways. It may assist in home purchase, down payment assistance, security deposit assistance, housing construction, rehabilitation, maintenance, operation, and technical assistance for housing organizations, homeless shelters, debt, or equity financing, and second mortgages. The City of Stevens Point, in central Wisconsin, is one example of a community that has established a housing trust fund. For information on how this fund was established and is used, contact the Housing Authority of the City of Stevens Point at 715.371.3444

Tax Increment Financing (TIF) is a tool available to cities and villages in Wisconsin under section 66.1105 of the Wisconsin Statutes for development and redevelopment of blighted areas. TIF can be used to cover costs of public works or improvements including costs of demolition, land assembly, public improvements, and new buildings. Under TIF, new private development creates higher property values, thus creating an increased tax base over time (the tax increment). This increment, or a portion of the increment, is set aside for reinvestment in the area. Tax increment financing may assist in the building or rehabilitating of affordable housing for middle- and lower-income households.

## **Private Programs**

Non-Profit Housing Development Corporations are organizations that may qualify for tax-deductible donations, foundation grants, and public funds. To be eligible, the organization must apply for and receive nonprofit status from the IRS. Non-profits build and maintain housing in many areas of Wisconsin. Their projects help communities improve their range of housing opportunities. Non-profits are eligible for state and federal financial resources, making them an important vehicle for the creation of publicly supported housing. They often work in collaboration with local governments, civic organizations, citizens groups, and for-profit developers. These projects can improve communication and coordination in the community and create a positive atmosphere for future projects. Municipalities too small to have their own housing staff or programs may contract with non-profits to provide services such as housing management and grant writing. They may also be able to pool resources by working with other area communities and non-profits. Non-profits can develop technical expertise and skills with regard to finance, construction, rehabilitation, and project management. Wisconsin is unique in that it has a program that specifically assists nonprofit housing organizations. The program is called the Local Housing Organization Grant (LHOG) Program. It provides grants to nonprofits to increase their capacity. To find out if there is a non-profit housing developer serving your area or about LHOG, contact the Division of Housing & Intergovernmental Relations at 608-266-0288.

## **References/Additional Resources**

Guide to Identifying Public Sources of Housing Financial & Informational Assistance for the Development of Low & Moderate-Income Rental Housing (2002), Div. of Housing & Intergovernmental Relations." <http://www.wiaffordableassistedliving.org>

Community Development Financing: Coming up with the Money. A self-study guide from the Community Affairs Dept. of the Federal Reserve Bank of St. Louis, phone 800-333-0810 or via email at <http://www.stls.frb.org/community/selfstudy/pages/intro.html>

## **Policies**

The County can affect the type and cost of housing available through regulations and policies. While most government regulations are implemented in order to serve specific community health, safety, and welfare needs, they may have unintentional adverse impacts on housing affordability. The following are areas where the County could consider changing its subdivision ordinance to promote affordability of housing without compromising the protection of public health, safety, and welfare.

### ***Standards in Subdivision Ordinances.***

Several jurisdictions have a local subdivision ordinance. Some of these local ordinances include standards for how subdivisions are designed including; minimum lot requirements, land dedication, and location of the structure on the site. The county can review its ordinances to identify provisions that may be conflicting. Old ordinances in particular may be in need of revision to meet current needs. Current neighborhood design practices emphasize sustainable practices such as the social, economic, and environmental aspects and look to create neighborhoods that are more energy efficient and that have a greater range of housing options. The following is some information the County should consider when reviewing its regulations:

- Large setbacks originated as a means of fire protection but they increase housing costs. Instead, regulations can establish maximum front yard setbacks, either in addition to or instead of minimum setbacks. Side-yard setbacks should also be reviewed and may be decreased.
- Lot layout. Conventional platting design has been to site large, one-sized lots without regard to local climate, topography, or hydrology. Current practice emphasizes variety in lot size, shape, and use to increase housing options and street design options within the development.
- Lot design such as, vegetation, siting, and construction to take advantage of local factors like breezes, topography, and capture winter sun, block summer sun may save residents money, over the long-term. When used appropriately, development techniques, such as mixed-use development, zero lot lines, and cluster development (also called conservation subdivisions), can encourage a broader range of housing choices.

## **Goals, Objectives and Policies**

Dunn County is a fast growing county, with access to the interstate and several state highways making it a convenient drive to the Minneapolis metropolitan area as well as to the cities of Eau Claire, Chippewa Falls and Menomonie. Population estimates indicate that most heads of households are 25-44 years of age. More than 52% of the community's housing has been built since 1970, 19% since 1990. Almost 67% of this is single-family detached. According to the last census, the median value of the homes is \$92,900 with a median household income of \$47,242.

Long-term residents have expressed concern that the new subdivisions were once prime farmland and complain that traffic on county and township roads is becoming congested.

**Goal:** Explore sustainable policies encouraging local units of government to develop a range of housing choices.

### **Objectives/Policies:**

- Identify and amend ordinances (ie; zoning and subdivision), removing affordable housing obstacles.

**Goal:** Maintain the environmental qualities of the county.

**Objectives/Policies:**

- Encourage development to locate in “Smart Growth” areas.
- Promote “Cluster Housing”.
- Promote the use of Extraterritorial Zoning in “Smart Growth” areas.
- Promote sanitary districts in extraterritorial zones and in “Smart Growth” areas.

**Goal:** Explore sustainable land use regulations.

**Objectives/Policies:**

- Develop conservation based ordinances.

## **ECONOMY**

Economic development is the process by which the County organizes, analyzes, plans, and then applies its energies to the tasks of improving its economic well-being and quality of life. The nature of economics is cyclical, based on a combination of factors, including product life cycles, applications of technology, government interventions, and a host of other indicators. Because of all this, development will happen whether or not it is planned; Dunn County will experience economic changes whether or not it desires changes.

This section of the plan recognizes the connection between economic development and quality of life. Issues such as new growth and redevelopment should be leveraged to improve the quality of life in the County (our community). There are a variety of local and regional economic development plans, but successful communities tend to have one thing in common, a shared vision of where they want to go and of what things residents and businesses value in the community. Local community visions are diverse but consistently touch on “quality of life” issues. As noted earlier in the plan the County’s vision is to **“GUIDE CHANGE TO MEET LOCAL COMMUNITY VISION**

### **Economic Profile**

#### **West Central Wisconsin**

Dunn County is located in the West Central Wisconsin region. The region has a diverse economy, ranging from mining to lumber, health and education services. The region has experienced growth over the past decade, especially in the Cities of Hudson and Eau Claire. Hudson has experienced the fastest growth rate, increasing 32% in size from 1990 to 2000 and Eau Claire, accounted for 15% of the region’s total growth in the same reporting period. The overall growth rate for the region is slightly above the state average, and equals the U.S. average. The labor force participation rate 72.4% is higher than ten years ago and exceeds the state and national average (Wisconsin Department of Workforce Development). The region tends to have a larger population of older workers, which may limit the labor supply growth in the future.

Job growth in West Central Wisconsin has exceeded the state average during much of the past decade. A majority of the growth was concentrated in the service-producing sector. Retail trade employers are the largest employer in the service-producing sector. The three largest industry groups in terms of total number of jobs are education services, health services, and eating and drinking places.

Although per capita income in the West Central Wisconsin region (\$24,117) is below the national and state average, per capita income grew at a faster rate in the region over the past five years than the state and national average. This growth rate can be attributed partially to the tight

labor market in the region that has put pressure on wages in recent years, especially at the lower end of the wage distribution.

## **Dunn County**

The total population in Dunn County grew by more than three thousand people (8.4%) during the decade of the 1990s, close to the state average of 8.5%. Much of the increase occurred in the City of Menomonie and in the Town of Menomonie. Together, they accounted for 54% of the total county growth.

Population is not the only indicator of growth in the County. The county is growing in many sectors including the labor force. Dunn County has a labor force participation rate of 71.5%, slightly lower than the state average. The unemployment rate for Dunn County has been slightly lower than the state and national average for much of the decade of the 1990s. In July of 2006, the unemployment rate in Dunn County was 4.3%, placing it in the lowest third of Wisconsin counties.

The labor force in Dunn County has grown to approximately 39,000 residents. However, approximately 4,000 workers commute to surrounding counties. Among the commuters, most (1,288) traveled east to Eau Claire County, while many (666) traveled west to Minnesota for work. With fewer workers commuting into the county, the net worker loss is about 2,800 for Dunn County. Over the last decade, several new industries have located in the county because of industrial parks, economic incentives, relatively low land prices, and the county's access to the interstate and state highway systems. However, most of these new jobs are low paying and people commute into Dunn County to work here while residents, who have higher incomes, commute to larger cities. *Commuter data from 1990 Census.*

The largest industries in Dunn County tend to be educational services and general merchandise stores. Of the 874 employers in Dunn County, ten provide over one-third (38%) of the jobs.

The largest employers in Dunn County are Wal-Mart Associates, Inc. and the University of Wisconsin, Stout. Both employ over 1,000 workers.

Data from the Department of Workforce Development reveal that workers in the wholesale trade tend to earn the highest average annual wages in the County. The average annual wage for wholesale trade workers in Dunn County is approximately \$35,400, slightly lower than the state average. Workers in the finance/insurance/real estate industry tend to face the greatest disparity when compared to state averages, earning 60.3% of the state average.

Increases in the employment opportunities within the county also contribute to development occurring in the residential, industrial commercial and retail sectors of Dunn County's economy. Employment increases are welcomed, but the development that accompanies them is having a profound impact on land use and the provision of services and public facilities by the local and county governments.

## **Socio-Economic Factors**

Economic development does not happen in a vacuum. To be successful, economic development must function as a part of the entire socio-economic environment. This environment is constantly evolving and changing. However, the basic components of this environment can be generalized. According to the U.S. Economic Development Administration (EDA), a comprehensive economic development framework "is fundamentally about enhancing the factors of productive capacity - land, labor, capital, and technology - of a national, state, or local economy."

## Civilian Labor Force

County Totals	2000	2005
Total Labor Force	22,574	24,088
Employed	21,809	23,050
Unemployed	765	1,038

Source: Wisconsin Department of Workforce Development and Bureau of Labor Statistics

## Unemployment Rates

	000	005
Dunn County	.4%	.3%
State of Wisconsin	.4%	.7%
United States	.0%	.1%

Source: Wisconsin Department of Workforce Development and Bureau of Labor Statistics

## Largest Manufacturers

Firm	Location	Product	Employees
Wal-Mart Associates, Inc.	Menomonie	Distribution	1,000+
3M	Menomonie	Electrical Tapes	500-999
Andersen Corp.	Menomonie	Windows	250-499
ConAgra Grocery Products	Menomonie	Puddings, Milk Powders	250-499
TNT Logistics	Menomonie	Logistics/Distribution	250-499
Cardinal-FG	Menomonie	Float Glass	100-249
Phillips Origen Center	(3 locations) Menomonie	Plastic Products	100-249
Silgan Container, Inc.	Menomonie	Metal Food Cans	100-249
All American Manufacturing	Town of Spring Brook	Fabricated Textile Products	100-249
TRAC Industries	Menomonie	Trucking and Logistics	100-249
Ohly	Boyceville	Food Preparations	50-99
Ford High Velocity Distribution Center	Menomonie	Auto Parts Distribution	50-99
Badger Iron Works, Inc.	Menomonie	Gray Iron Foundries	50-99
Indianhead Enterprises, Inc.	Menomonie	Custom Packaging & Assembly	50-99
Nedland Industries, Inc.	Ridgeland	Recycling Equipment	20-49

Schmit Prototypes, Inc.	Menomonie	Plastic Products	20-49
Banks Hardwoods	Menomonie	Lumber Drying	20-49
American Structures Service Co.	Menomonie	Custom Machining	20-49
Brave Harvestore, Inc.	Menomonie	Farm Equipment Assembly	20-49
Dunn County News	Menomonie	Newspaper	20-49
Midwest Stainless, Inc.	Menomonie	Stainless Steel Fabrication	20-49
Wood Run Forest Products	Colfax	Lumber Products, Inc.	20-49
Ethenol Plant	Town of Hay River	Ethanol Production	25-50

### Employment By Industry

	2004	2005	% Change	% of 2005 Total Employment
Agriculture (derived from 2000 Census)	1,492	1,492	NA	8.5
Construction, Natural Resources & Mining	1,014	982	-3.2	5.6
Manufacturing	2,316	2,386	3.0	13.6
Trade, Transportation, and Utilities	4,350	4,398	1.1	25.1
Financial Activities	445	474	6.5	2.7
Education and Health Services	4,377	4,509	3.0	25.7
Information Services	102	90	-11.8	0.5
Professional & Business Services	735	989	34.6	5.6
Leisure and Hospitality Services	1,451	1,570	8.2	9.0
Other Services	258	236	-8.5	1.3
Public Administration	404	407	0.7	2.3

## Industrial Park/Sites

	Acres served by Utilities				Transportation			
	Available	Municipal Water	Municipal Sewer	Natural Gas	Hwy. Access	Community Airport	Rail Service to Community	Rail Service In Park
Boyceville	250	10	10	10	Yes	Yes	Yes	No
Colfax	14	14	14	14	Yes	No	Yes	No
Knapp	6	6	6	0	Yes	No	Yes	No
Menomonie	300	300	300	300	Yes	Yes	Yes	Yes
Stout Technology Park (Menomonie)	203	203	203	203	Yes	Yes	Yes	

Source: Dunn County Economic Development Corporation

## Effective Buying Income

Effective buying income (EBI) is total money income minus personal & real estate taxes. (Money income includes income from wages, self-employment, interest, dividends, rent, retirement, unemployment, disability, public assistance, alimony, child support, and other periodic payments)

Income Range- 2004	% of Households	
	County	State
\$0 - \$19,999	23.2	19.6
\$20,000 - \$34,999	25.9	23.5
\$35,000 - \$49,999	23.3	22.9
\$50,000 and Over	27.6	34.0
Median Household Income	\$35,498	\$38,991

PREPARED BY THE WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Dunn County is relatively evenly distributed regarding the EBI of its residents. The county has more people living on an EBI range of \$0-\$19,000 than does the state. Almost one quarter of Dunn County residents are in this lower buying income bracket.

## Employment Projections

### West Central Wisconsin

According to the Wisconsin Office of Economic Advisors West Central Wisconsin can expect to see an increase of 20,450 jobs from 2004 through 2014. This represents an 11.8% increase for the region. A complete listing of occupation projections can be found on their website at [www.dwd.wisconsin.gov/eoa/wda/projections/wc.htm](http://www.dwd.wisconsin.gov/eoa/wda/projections/wc.htm).

## Dunn County

The Labor Market Analyst for Northwestern Wisconsin noted there were 3,700 jobs added in the period from 1991-2001. This was an unusually large figure. The report estimated that 2500-3000 new jobs will be created in the area from the period 2001 to 2010.

## Economic Development Programs

### Regional Resources

- State Bar of Wisconsin [www.legalexplorer.com/legal/legal-QA.asp](http://www.legalexplorer.com/legal/legal-QA.asp)
- Wisconsin Business Resource Network: [helpbusiness-wi.com](http://helpbusiness-wi.com)
- Wisconsin Women's Business Initiative Corporation (WWBIC) [www.wwbic.com](http://www.wwbic.com)
- UW-Small Business Development Center [www.uwex.edu/sbdc](http://www.uwex.edu/sbdc)
- Technical Colleges [www.tech.state.wi.us](http://www.tech.state.wi.us)

### Workforce

- Wisconsin Department of Workforce Development [www.dwd.state.wi.us](http://www.dwd.state.wi.us)
- Wisconsin Department of Commerce (Customized Labor Training Grants and Business Employees' Skills Training (BEST) Program) [www.commerce.state.wi.us](http://www.commerce.state.wi.us)
- Wisconsin JobNet [www.dwd.state.wi.us/jobnet](http://www.dwd.state.wi.us/jobnet)
- Wisconsin Job Exchange [www.wisconsinjobexchange.com](http://www.wisconsinjobexchange.com) (under construction)

### Technology Business Resources

- UW-Madison Office of Corporate Relations: [www.corprelations.wisc.edu](http://www.corprelations.wisc.edu)
- Office of Tech Transfer, UW-Milwaukee School of Business Administration [www.cti.sba.uwm.edu/index.html](http://www.cti.sba.uwm.edu/index.html)
- Wisconsin Technology Council [www.wistec.com](http://www.wistec.com)

### Rural Development

- U.S. Department of Agriculture – Rural Development: [www.rurdev.usda.gov/wi](http://www.rurdev.usda.gov/wi)
- Wisconsin Rural Partners, Inc [www.wirural.org](http://www.wirural.org)

### Business Financing

- Wisconsin Dept of Commerce [www.commerce.state.wi.us](http://www.commerce.state.wi.us)
- WI Dept. of Financial Institutions [www.wdfi.org](http://www.wdfi.org)
- U.S. Small Business Administration (SBA) [www.sba.gov](http://www.sba.gov)
- Wisconsin Women's Business Initiative (WWBIC) [www.wwbic.com](http://www.wwbic.com)
- Wisconsin Housing and Economic Development Authority (WHEDA) [www.wheda.com](http://www.wheda.com)
- Wisconsin Bankers Association Economic Development Resources [www.wisbank.com/edr/index.htm](http://www.wisbank.com/edr/index.htm)
- Community Development Block Grant Revolving Loan Funds:  
[www.commerce.state.wi.us/MT/MTFAX-0963.htm](http://www.commerce.state.wi.us/MT/MTFAX-0963.htm)
- Wisconsin Business Development Finance Corporation (WBD) [www.wbd.org](http://www.wbd.org)

### Business Planning Assistance

- Build your Business (Wisconsin.gov) State resources available for entrepreneurs and businesses. [www.wisconsin.gov/state/byb/finance](http://www.wisconsin.gov/state/byb/finance)
- U.S. Small Business Administration [www.sba.gov](http://www.sba.gov)
- National Center for Entrepreneurship [www.ncoe.org](http://www.ncoe.org)
- Wisconsin Dept. of Commerce [www.commerce.wi.state.us](http://www.commerce.wi.state.us)

- Wisconsin Innovation Service Center (WISC) - [www.uww.edu/business](http://www.uww.edu/business)
- Virtual Business Incubator [www.virtualincubate.com](http://www.virtualincubate.com)
- Wisconsin Manufacturing Extension Partnership: [www.wmep.org](http://www.wmep.org)
- Wisconsin Manufacturers & Commerce (WMC): [www.wmc.org](http://www.wmc.org)
- National Federation of Independent Business (NFIB), Wisconsin Chapter: [www.nfib.com](http://www.nfib.com)

## Desired Business

Dunn County has been open-minded when it comes to businesses. While there will certainly be business proposals that do not meet with local or county approval, this does not mean that there is a preconceived notion about desired business. The County evaluates business on its merits, which are weighed against community goals and values such as development and retention of a skilled and educated workforce, innovative business techniques, environmental qualities, scale of operations, and any other factor, which could help in creating a great quality of life.

## Business and Industrial Sites

There is not a shortage of land or potential sites for business or industry in the County. The Dunn County Economic Development Corporation maintains a current listing of available sites by community throughout the county. This information is available by contacting the Dunn County Economic Development Corporation at:

Mailing address; 401 Technology Drive East, Menomonie, WI 54751

Email: [www.dunnedc.com](http://www.dunnedc.com)

## Strengths and Weaknesses

Dunn County is diverse with many strengths and weaknesses, which have allowed the county to become what it is today. It will be these strengths and weaknesses which will be factors influencing what the county will become in the future. Strengths and weaknesses are subjective terms. For this portion of the plan, they are purely an economic perspective. It is safe to say that an economic strength may be a weakness in another portion of the plan and vice versa.

## Strengths

The following is not intended to be an all-encompassing list of attributes nor is this listing intended to be an end point for evaluation and analysis. If at some other point in time any of these become irrelevant or if others become known, the list should be amended to reflect county attributes.

- Geographic location
  - Proximity to the Minneapolis St. Paul Metro Area
  - Proximity to the city of Eau Claire
- Transportation Infrastructure
  - 4 Interstate 94 interchanges
  - 4 state highways
  - Fully developed county road system
  - 2 railroads
    - Several spurs serving industries
  - 2 local airports
  - Proximity to regional airport in Eau Claire
  - Proximity to an International airport in Minneapolis Minn.
- Availability of land
  - Vacant land for sale
  - Affordable price structure
- Variety of Natural Resources

- Clean water supply
- Clean air
- Ample supply of productive soils
- Recreational opportunities
  - State parks and bike trails
  - County parks
  - City parks
  - Township parks
  - Network of trails
    - Bike/walking
    - Snowmobile
- Healthy business climate
  - Active business organizations
    - Dunn County Economic Development Corporation
    - Momentum Chippewa Valley
    - Forward Wisconsin
    - Stout Foundation
    - West Central Regional Planning
    - Workforce Development
    - Menomonie Chamber of Commerce
  - Industrial parks
    - City of Menomonie
    - Local Villages
- Utility Infrastructure
  - 2 utility providers, both with expansion capacity
    - Electrical supply
    - Natural gas supply
- Education
  - University of Wisconsin Stout
  - Chippewa Valley Technical Institute
  - Public schools
  - Private schools
- Services
  - County government
  - Local government
  - Professionals
    - Design
    - Legal
- Health Care
  - Local Hospital
  - Out patient clinics
  - Nursing homes
- Housing
  - Adequate supply of existing houses
  - Variety of multi-family homes
  - Elderly/retired housing choices

## **Weaknesses**

- Aging population
- Limited labor pool

- Lack of high paying jobs
- Out flux of workers
  - Approximately 1/3 of the workforce leaves the county for employment
- Concentration of employment opportunities
  - Approximately 1/3 of the jobs are provided by ten employers

## **Contaminated Sites**

When looking at the DNR website the list of contaminated sites in Dunn County is not as daunting as it may first appear. Most of the contaminated sites are small in nature and usually confined to an even smaller area. A majority of these sites are in the process of being cleaned up. Most of the sites were agricultural in nature and will most likely return to an agricultural use. There has not been a demand in the County to provide assistance in the form of funding or resources for contaminated sites. On a final note the county does cooperate with the DNR with respect to promoting the DNR’s “Brownfield” program. See DNR website at [www.botw.dnr.state.wi.us/botw/basicsearchaction](http://www.botw.dnr.state.wi.us/botw/basicsearchaction) .

## **Summary**

A good standard of living revolves around a living wage. With 1/3 of the workforce, leaving the County for employment suggests that there is room to improve. If the County could influence an increase in personal income and wealth, it may reduce the number of commuters. By doing so, it should see an increase in its tax base, allowing the County to retain its workforce and to provide the level of services residents expect. Increasing personal income could be achieved through a balanced, economy, which is essential for community well-being. Currently there is a concentration of employment opportunities. Ten employers provide approximately 1/3 of the jobs. A balanced economy would spread the employment opportunities over a larger base of employers. This may require changes in County economic strategies or additional investments in marketing and promoting Dunn County as a sustainable community. Economic development expenditures should be viewed as an investment in the County’s future. Influencing and investing in the process of economic development allows the county to determine its future direction and guide appropriate types of development accordingly. Prospering in a proactive economy may require reinventing and digitizing government, investing in an infrastructure of innovation, and striving for regional collaboration. This type of investment may lead to knowing the region’s economic function in the global economy, development, and retention of a skilled and educated workforce, and an innovative business climate. All of these things could result in creating a great quality of life.

## **Goals, Objectives and Policies**

Economic development has increasingly become an integral part of decision-making. The recent, longest economic expansion in history has made economic development success seem continual, to the point where it has become assumed and taken for granted. The economic picture of Dunn County looks different than it did a decade ago. To meet future economic demands will require a sustainable and proactive economic development outlook.

A sustainable/proactive approach allows the County to anticipate changes and guide development to the best of its abilities and capacities. To become sustainable while remaining proactive requires a plan and strategies. The following are seven economic development strategies from the National Governor’s Association, Center for Best Practices.

- Invest in people
- Build state-of-the-art infrastructure
- Treat citizens as customers
- Streamline taxes and regulations

- Nurture entrepreneurs
- Create hi-tech magnets
- Preserve quality of life

Combining all of the above strategies or some combination with each of the following goals and objectives should help insure that progress made will be measurable and meaningful while meeting the County's future economic needs.

**Goal:** Guide the stabilization and expansion of our economic base.

**Goal:** Promote the development of communications with business and education leaders.

**Goal:** Become sustainable and proactive with local jurisdictions.

**Objectives/Policies:**

- Provide Dunn County Economic Development Corporation with financial and staff support to implement their function as the central agency for economic development in the County.
- Identify sustainable development opportunities and best management practices.
- Cooperate/coordinate with local jurisdictions and other Business Councils to:
  - Create and maintain jobs.
  - Support and promote education and training programs to upgrade the skills of workers.
  - Cooperate with all local Business Councils in job retention programs.
  - Facilitate relationships that connect existing employers with federal, state, and local incentive programs.
- Encourage sustainable commercial, agricultural, and industrial development.
- Identify residential, commercial, agricultural, and industrial properties in need of redevelopment.
- Define the amount of land needed for commercial and industrial development.
- Maintain, improve, and sustain the County's social, cultural, and natural resource base.
- Support all local business councils in the county.
- Identify resources to assist with local economic development activities.
- Develop infrastructure to support modern commercial and industrial needs.
- Utilize the Wisconsin Development Fund, Wisconsin Housing and Economic Development Authority, Tax Incremental Financing, Industrial Revenue Bond, Dunn County Loan Pool, and other programs that provide incentives for business development within the County.
- Maintain balance between the value of residential, commercial, agricultural and industrial properties in the County.
- Cooperate/coordinate with regional and state economic development organizations.
- Lobby state legislatures.
- Encourage and support entrepreneurial efforts and programs.
- Participate in activities and programs that promote the county and the region.

To implementing the above goals and objectives, there are five general components, which can influence the quality and effectiveness of economic development.

- Organizational Development
- Infrastructure Development
- Business Development
- Workforce Development
- Community Cash Flow Development

For each of five components, there is an array of strategies to accomplish the County's goals and objectives. For example, business development could be accomplished through business recruitment, business retention and expansion, or entrepreneurial encouragement. The following is a description of each component with examples of how they could be used to implement the economic goals and objectives.

## **Organizational Development**

It's local communities that lay the groundwork for economic development. The county's economic development organization, the Dunn County Economic Development Corporation (DCEDC) is, involved and inclusive locally. Their activities influence the future of the County. DCEDC should continue to utilize its resources, analyzing current economic conditions as part of a strategic planning process, determining strategic goals and objectives that address local needs while working to achieve the overall County vision.

## **Infrastructure Development**

Infrastructure, provided by both government and private business, is the support system needed for producing and delivering goods and services. Traditionally, infrastructure has included all forms of utilities (e.g. water, sewer, gas, electric, telephone), transportation services (e.g. roads, parking, airports, ports, rail), schools, hospitals and other public services sometimes referred to as "social infrastructure". Communications infrastructure is becoming increasingly important as businesses and residents rely on advanced data, voice, and video transmissions. In addition, the County should consider infrastructure investments in business and industrial parks and should develop an inventory of sites and buildings.

## **Business Development**

Business development should be the cornerstone of the County's economic development strategies. The county's business development strategies should include a mix of three primary strategies: retention and expansion of existing businesses, entrepreneurial development, and business attraction. Within these strategies, the County should seek to target certain types of businesses. The County should also consider focusing its efforts on the development or redevelopment of its downtowns and rural business districts through some sort of capitol resource or business loan program.

## **Workforce Development**

Local communities need a workforce development program to stay competitive, to keep existing businesses strong, to keep young people in the community, and to raise residents' standard of living. Workforce development strategies should include developing approaches to enhance the skills of workers so that all residents can become contributing members of the local economy. These strategies involve partnerships with educational institutions, employers, unions and state and local workforce development agencies and organizations.

## **Community Cash Flow Development**

The County should be looking to bring new dollars into communities to ensure a balance of economic activity (or "community cash flow"). The County can look at two sources of new dollars: those brought in by individuals, and those brought in by entities [organizations, businesses, and government]. There are two types of individual dollars that come into a community: earned income (wage and salary income) and transfer income (non-wage income or generated wealth). New dollars brought into a community by entities or institutions cover a wide range of sources, including tourism, expanding markets, pursuing outside investments, government contracts, or grants, and developing

support sectors. A proactive strategy may develop and maintain public-private partnerships that focus on serving the growing sectors in the economy.

## **INTERGOVERNMENTAL COOPERATION**

### **Background**

The Intergovernmental Cooperation Element creates an opportunity for the County to coordinate with other communities and governmental units to promote consistency between plans. According to the law by the year 2010, decisions and actions of each community must be based on its adopted plan. If each community's plan is going in different a direction, the County and neighboring communities may experience problems. This section of the plan addresses the importance of cooperation between jurisdictions.

In general, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

Many issues cross-jurisdictional boundaries, affecting more than one community. For example, air and water pass over the landscape regardless of boundaries so that one jurisdiction's activity with regard to air and water affects other jurisdictions downwind or downstream. Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it. Frequently, the action of one governmental unit influences others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds and other ecosystems, economic conditions, land use, commuter patterns, and housing. The effects from growth and change are all issues that spill over municipal boundaries and affect the region as a whole. The health of the County, our communities and the health of our region are interconnected. Recognizing these interconnections is not enough; working towards strengthening them is a direction to pursue. Coordinating cooperative efforts is a large task because there are so many jurisdictions to consider.

Wisconsin has over 2,500 units of government and ranks thirteenth nationwide in total number of governmental units and third nationwide in governmental units per capita. Intergovernmental cooperation is important in the State and especially at the County and local levels. In Dunn County alone, there are thirty other governmental units. This does not include sanitary districts, lake protection districts or other such entities in the County. Having so many governmental units allows for local representation and means that County residents have numerous opportunities to participate in local decision-making.

However, the sheer number of governmental units with overlapping decision-making authority presents challenges. More governmental units can make communication, coordination, and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across multiple jurisdictions and involve multiple boards, commissions, committees, executives, administrators and citizens. Instead of one community's vision, there may be multiple visions, some of which may conflict. More governmental units may also mean unwanted and wasteful duplication in the delivery of community services. Cooperation can help to avoid this. Cooperation between jurisdictions or intergovernmental cooperation can foster the following.

## **Consistency**

Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions. Consistency between plans is especially important because the Comprehensive Planning Law did not change the relationships between, or authorities of, local governments. This means the County cannot force its plan onto another community to achieve consistency. The County, its surrounding jurisdictions and neighbors need to cooperate.

**If inconsistencies between any section of the Comprehensive Land Use Plan and the Farmland Preservation section of said plan are discovered; the Farmland Preservation section of the Comprehensive Land Use Plan shall supersede.**

## **Predictability**

Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.

## **Understanding**

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

## **Trust**

Cooperation can lead to positive experiences and results that build trust between jurisdictions.

## **Service to citizens**

The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all County residents can appreciate the benefits, such as cost savings, provision of needed services, a healthy environment, and a strong economy.

Because each community is unique, each will have different issues. Frequently policies, goals, and objectives of one plan element relate to other elements. For example, a multi-jurisdictional bike trail system could be addressed both in the Transportation Element and in the Intergovernmental Cooperation Element. In this case, the Transportation Element could look at the specifics of the biking system while the Intergovernmental Cooperation Element could identify it as an area of jurisdictional cooperation, and ensure that conflicts between other jurisdictions are resolved and that plans are consistent. It is important to keep in mind that the Intergovernmental Cooperation Element need not be limited to just boundary issues; it can be an effective tool to address other intergovernmental areas and jurisdictions.

Jurisdictions are made up of people. Like people everywhere, Dunn County residents have ideas, hopes, and dreams about their own future and that of their community. The County recognizes that planning takes all kinds of people and personalities – leaders, followers, dreamers, big-picture people, detail-oriented people, one-issue people, promoters, optimists, and pessimists (pessimists are good at spotting trouble points).

## **Cooperation and Regulations**

Cities, villages, towns, counties, the state, and the federal government may all create and administer laws and regulations. The kinds of regulations will vary. For example, cities, villages, towns, and counties may develop ordinances while the state has statutes and administrative rules. Other jurisdictions' laws and regulations may affect the issues that Dunn County faces and the courses of action that are available.

The county's ordinances are important because they play a key role in helping to implement this plan. How county ordinances relate to those of neighboring communities and to the laws of other jurisdictions could influence whether or not this plan is implemented.

Keep in mind that developing and administering ordinances can be expensive. The county expends time and resources drafting code language, answering questions, issuing permits, and investigating and enforcing violations. It also requires office space and equipment, some of which may need to be specialized such as survey and mapping equipment. It can be thought of as a service to the community as a whole. As with other services, cooperation can help the county administer its ordinances more cost effectively.

- Local land use authority in the county is often overlapping in nature with other jurisdictions.

This section of the Intergovernmental element focuses on three major regulations:

- General zoning ordinances
- Land division ordinances
- Official mapping.

These are the ordinances whose application overlaps (or is reciprocally shared) to the greatest degree with other jurisdictions. They are also ordinances required by the Comprehensive Planning Law to be consistent with the county's plan by 2010.

## Zoning

Zoning is a regulatory mechanism that indicates how a parcel of land may be used. For example, zoning may indicate that land is used for residential, agricultural, commercial, forestry, conservation, or other specified purposes. A zoning ordinance includes text that describes the land uses permitted within various zoning districts and a map that shows the application of these districts to the community. Zoning can apply to incorporated areas (cities and villages) and unincorporated area (towns).

City and village zoning authority can extend beyond their boundaries into unincorporated lands. These are extraterritorial zoning jurisdiction areas. The city of Menomonie is a third class city and can extend its jurisdiction 3 miles beyond its corporate limits. Currently the city of Menomonie has chosen to limit its authority to 1 ½ miles. All of the villages in the county are fourth class and can extend their jurisdiction 1½ miles beyond their respective corporate limits.

Zoning is frequently confused with planning. Zoning is actually a tool, among many different tools, used to implement a plan. A zoning code is limited to describing the uses that will be permitted for various districts, while a plan is much broader and expresses community goals, objectives, and visions. The plan is what guides a zoning code. Authority for zoning is found in the Wisconsin Statutes at:

- \_ Chapter 62 (Cities)
- \_ Chapter 61 (Villages)
- \_ Chapter 60 (Towns)
- \_ Chapter 59 (Counties)

For more information about zoning in Wisconsin, see Community Guide to Planning (1998), by UW-Extension. The guide is available at: (608) 266-2098 or [www.wisc.edu/urpl/people/ohm/index.html](http://www.wisc.edu/urpl/people/ohm/index.html)

## Land Division Ordinances

Land division ordinances (also known as subdivision regulations) regulate the division of larger tracts of land into smaller parcels for development and conveyance. They generally seek to accomplish two main goals:

- Set forth technical survey and mapping requirements so that lots within a platted subdivision can be conveyed by a lot number instead of by cumbersome metes and bounds descriptions.

- Set forth layout and improvement requirements that articulate public policy and planning concerns related to development that usually accompanies land division.

A typical land division ordinance might provide for the following:

- Size of parcels, depending on their intended type and use.
- Location of open space.
- Street widths and improvement standards.
- Required public dedications or easements for such things as sidewalks, neighborhood parks, utilities, street lighting, environmental trails, protection of environmentally sensitive areas, and stormwater management facilities.

Cities, villages, towns, counties, and the state all have authority over land divisions. This means that like zoning, multiple jurisdictions may be involved. However, unlike zoning, the ordinances, rules, and statutes of multiple jurisdictions apply simultaneously to a parcel of land. For example, land located in an extraterritorial area could be subject to requirements from the city or village, town, county, and state. The most restrictive requirements will control. The simultaneous nature of land division authority means that cooperation is critical if ordinances are to work effectively.

## **Official Maps**

An Official Map is a map showing a jurisdiction's public facilities - both existing and proposed. Official maps can show streets, highways, historic districts, parks, parkways, playgrounds, railroad rights-of-way, waterways, and public transit facilities.

The purpose of an official map is to protect a community's investment in public facilities by identifying and reserving land for public purposes. An official map ensures that no improvements will be made to land designated for future public use that might add to future costs. Official maps can be used to implement the recommendations of comprehensive plans, and plans for stormwater management, transit, streets and highways, parks and open space, drainage ways, flood lands, wetlands, and historic areas.

Cities, villages, and towns may adopt official maps. Counties and the Wisconsin Department of Transportation (WisDOT) may adopt modified official maps that identify transportation facilities. As with land division ordinances, the official maps of multiple jurisdictions may potentially apply to an area. For example, the city of Menomonie, Dunn County, the Towns of Dunn, Red Cedar and Menomonie and the Wisconsin Department of Transportation are working on two alternate routes around the city of Menomonie. If this map is adopted, enforcement may become a shared responsibility of any or all of these players. This overlapping authority means that cooperation with jurisdictions is critical if this proposed Official Mapped public improvement proposed is to be implemented.

Official maps are sometimes confused with other maps used by municipalities, such as zoning maps, land use maps, maps from street and highway system plans, and others. While these maps may be designated as 'official', they lack the legal significance of an official map. An official map is required to be much more accurate in detail and scale and involves notice, adoption, and amendment procedures that are set forth in §62.23(6), Wis.Stats.

## **Cooperation and Boundaries**

To some, the idea of municipal boundaries may seem provincial, even irrelevant. In today's world, business has become global, 'cyber' transactions occur instantaneously, and our daily travel can take us well beyond our home communities. However, boundaries still matter. They continue to affect our lives, impacting land uses and development, services, taxation, political accountability, revenue, transportation, agricultural systems, natural resources, and economic opportunity. Boundaries may be the most challenging of all intergovernmental issues.

Boundary changes occur as a result of several legal mechanisms. The most common are; annexation and incorporation. Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. It involves at least one landowner, a town, a city or village, and, counties with 50,000 or more persons. Dunn County will be approaching the Municipal Boundary Review threshold over the course of the next 20 years.

Incorporation is the process of creating a new village or city from unincorporated territory. Currently in the county there are 8 incorporated jurisdictions. Incorporation is important to keep in mind since there are several unincorporated villages, which may someday benefit by incorporating.

## **Annexation**

Annexation in Wisconsin is a landowner driven process. A landowner may petition a city or village to annex a parcel of land because they desire a higher level of service than what is provided by the town, or for other reasons. Cities and villages may only react to annexation petitions. They cannot initiate them.

Towns and counties have even less of a statutory role. Because communities can only react to them, annexations can make planning difficult. This is problematic because the places where annexation occurs, at the periphery of cities and villages, is where planning is often most important. Although at first blush they may not seem like it, annexations can function as “gateways” to good things. They can be a lead to a boundary agreement, a revenue sharing agreement, an extraterritorial agreement, or any number of positive outcomes.

Authority for annexation is found in §§66.0217-66.0223, Wis. Stats. For more information,

### Contact Information

Municipal Boundary Review (MBR). MBR reviews annexations in counties with populations of 50,000 or more and issues advisory opinions about whether or not the annexation conforms to statutory requirements. Contact MBR at: (608) 266-0683 or [www.doa.state.wi.us/olis](http://www.doa.state.wi.us/olis)  
UW-Extension Local Government Center  
See the Center’s Annexation Fact Sheet (1995)  
(608) 262-9960 or [www.uwex.edu/lgc](http://www.uwex.edu/lgc)

### Contact League of Wisconsin Municipalities

See the League’s Annexation of Territory to Wisconsin’s Cities and Villages (1998)  
(608) 267-2380 or [www.lwm-info.org](http://www.lwm-info.org)

### Contact Wisconsin Town’s Association

(715) 526-3157 or [www.wisctowns.com](http://www.wisctowns.com)

## **Incorporation**

Like annexation, incorporation is driven by landowners and residents in the unincorporated territory, rather than by the town or county, although a town will sometimes support or initiate an incorporation petition. There are three major parts to incorporation proceedings:

- Circuit court review of the incorporation petition to ensure that certain minimum population and area standards are met.
- Municipal Boundary Review
- A referendum vote of area residents

Area residents incorporate for a number of different reasons, including:

- Improved services that a town and county don’t provide.
- Better protection for a particular natural resource.
- To undertake a certain public project.

- The desire to “lock in” their boundaries so that other landowners in their community cannot petition adjacent cities and villages for annexation (incorporating an area has the effect of permanently fixing boundaries because only unincorporated areas can be annexed).

Because incorporation petitions are sometimes pursued in response to fears of annexation, there are opportunities and benefits to be gained by addressing boundary-altering mechanisms through intergovernmental agreements.

### ***Intergovernmental Agreements.***

Intergovernmental agreements provide an alternative to the traditional mechanisms for altering boundaries. While annexation and incorporation tend to pit jurisdictions against one another, intergovernmental agreements provide points of agreement, and solutions that can benefit everyone. While none exist in the County Intergovernmental Agreements can enable communities to be proactive with issues rather than reactive.

## **Intergovernmental Relationships**

See Policy Statement in the Utilities and Community Facilities Element.

## **Existing Conflicts**

Currently there are no Land Use conflicts between the County and other jurisdictions.

## **Potential Conflicts**

Dunn County is a large and growing county with thirty other units of government the potential for Land Use conflict is real. Even more reason to look towards implementing goals that foster intergovernmental cooperation.

## **Dispute Resolution**

As the county addresses land use issues, it may find different visions and ideas than those of neighboring jurisdictions. While conflicting viewpoints are often considered destructive, they can also have a positive side because responding to conflict in a rational and courteous manner can increase communication, provide an opportunity for learning, and broaden perspectives and solutions.

The County’s process to resolve conflicts is tied to open communication and willingness of elected officials to maintain clear and responsive channels of communications in matters of conflict. The Dunn County Environmental Services Department and the Planning, Resources and Development Committee are committed to proactively working with local jurisdictions to insure effective cooperation between all government units.

## **Goals, Objectives and Policies**

**Goal: Achieve Consistency between other jurisdictional plans.**

**County.**

**Objectives/Policies:**

- Work with units of government to clarify policies and ordinances.
- Amend or revise the County Zoning and Subdivision ordinances.
- Share the County’s Comprehensive Plan with community school districts and libraries.

**Local Jurisdictions.**

- Help to establish mutually beneficial intergovernmental relations.
- Assist to educate local jurisdictions about extraterritorial rights.
- Help establish intergovernmental land use policies within the extraterritorial jurisdiction areas.

- Define and monitor growth areas.
- Facilitate intergovernmental agreements.

### **Transportation Facilities.**

- Encourage local jurisdictions to meet on transportation related issues.
- Develop educational materials about WisDOT design standards.
- Develop a comprehensive bike/pedestrian pathway system.
- Educate surrounding jurisdictions on the benefits of sharing equipment, VendorNet <http://vendornet.state.wi.us/vendornet> is Wisconsin's electronic purchasing system. It provides a purchasing forum for governmental units. For more information contact Wisconsin Association of Public Purchasers (WAPP), [www.wapp.org](http://www.wapp.org).

### **Transit.**

- Conduct a feasibility study of a regional transit system to the County.

### **Goal: Create multi jurisdictional planning areas.**

#### **Objectives/Policies:**

### **Solid Waste and Recycling.**

- Promote a countywide program.
- Expand recycling services to be more comprehensive.

### **Protect the Aquifer.**

- Encourage incorporated and unincorporated jurisdictions with a sanitary sewer system to promote the use of their sanitary service areas to surrounding jurisdictions.
- Promote denser development in these areas.
- Facilitate cooperative agreements.

### **Stormwater Management.**

- Develop storm water review, standards.
- Work cooperatively with the DNR.
- Develop process to eliminate duplicate review efforts.
- Create or amend County policies, standards, and/or ordinances.

### **Environmental Corridors.**

- Adopt a Dunn County definition of "Environmental Corridor".
- Map "Environmental Corridors".
- Incorporate "Environmental Corridors", into the Riverway Corridor Plan.

### **Farmland Preservation.**

- Revise the County Farmland Preservation Plan.

### **Wellhead Protection.**

- Facilitate the creation of Intergovernmental land use policies within the wellhead protection areas.
- Assist mapping wellhead protection areas.
- Facilitate intergovernmental agreements.

### **Groundwater and Recharge Protection.**

- Facilitate the development of intergovernmental land use policies within the sensitive groundwater recharge areas.
- Facilitate the development of intergovernmental agreements.
- Amend county ordinances.

### **Emergency Services.**

- Maintain a standardized address / 911 systems.

### **Ideas and Values.**

- Participate in joint planning forums.
- Create a library of planning materials.

- Develop an electronic library of the Comprehensive Plans.
- Post materials on the Dunn County Web site.

**Goal: Develop consistency regarding the vision for Dunn County.**

**Objectives/Policies:**

**Dunn County Vision**-The County’s vision statement reflects the County’s desire to lead while respecting the needs and desires of the entire county.

- Compare and align local visions and the Dunn County Community Vision with the County’s vision **“GUIDING CHANGE TO MEET LOCAL COMMUNITY VISION”**

## **UTILITIES AND COMMUNITY FACILITIES**

### **Introduction**

Residents of Dunn County utilize community services and facilities to support their lifestyle. Concerns about safety, health, mobility, education, and recreation are met, for the most part locally or through County services and infrastructure.

Community facilities cover a wide range of services but generally fit into one of the following categories; health and safety, education, and political. This element examines the services that allow residents to enjoy the quality of life, which make Dunn County attractive to businesses, and residents.

### **Basic Objectives**

The intent of this element is to provide information on the facilities and services currently available in and around the County. This information will help to determine whether additional facilities and services are needed to maintain the quality of life communities in the County desires. The structure and content of this element is based on the following:

- Identify and describe the range of community services currently provided in Dunn County.
- Identify the capacity of community services currently provided.
- Identify what public facilities need to be expanded.

## **Inventory of Facilities**

### **Water Facilities**

Dunn County does not provide municipal water service. For the most part residents water needs are met through privately owned wells. However, two sanitary districts exist which provide domestic water to residents in these districts. The unincorporated Village of Rusk is served by the City of Menomonie, the unincorporated Village of Downsville is served by the Downsville Sanitary District.

### **Wastewater Facilities**

The County does not provide sanitary sewer service. For the most part rural wastewater needs are met through privately owned septic systems. However, three sanitary districts exist which provide domestic wastewater service to residents in these districts. Birch Terrace, a mobile home park south of the City of Menomonie is served the City of Menomonie, the Downsville Sanitary District serves the unincorporated Village of Downsville, and the Sand Creek Sanitary District serves the unincorporated Village of Sand Creek.

The Wisconsin Department of Commerce regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private sewage system code, COMM 83. This revised code allows conventional on-site systems and alternative systems, such as those that employ biological or chemical treatment. There are six types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. In some cases, alternative waste disposal systems can be used in areas where conventional systems are not feasible due to unsuitable soil conditions. In Dunn County, the Zoning Division administers the county's private sewage system ordinance. County ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years. Information about the county's ordinance can be obtained by contacting the Dunn County Zoning Office 715-231-6520 or through the Dunn County Website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

### **Storm Water Management Facilities**

The Dunn County and the Wisconsin Department of Natural Resources (DNR) regulate storm water and erosion control. Dunn County regulates storm water through its Comprehensive Zoning Ordinance and the Wisconsin DNR requires an erosion control plan and permit for all projects that disturb one or more acres of land. These storm water management requirements and practices apply to new development throughout the county. Dunn County Environmental Services Department which houses the Zoning and Land Conservation Divisions offers programs and technical assistance regarding these issues. Information can be obtained by contacting the Dunn County Environmental Services Department 715-231-6531 or through the Dunn County Website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

### **Solid Waste Disposal/Recycling**

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Dunn County. To protect drinking water quality, WisDNR requires a separation of 1,200 feet (a little less than ¼ mile) between open or closed landfills and new private water supply wells. In 1985, the County had 21 Solid waste sites (dumps) and 1 construction demolition landfill operational landfill sites. With the passage of stringent federal regulations in the late 1980s, town landfills closed.

Dunn County Solid Waste/Recycling program. Dunn County operates one Transfer Station, located in the Town of Menomonie and seven satellite collection sites throughout the county. Each site also serves as recycling centers. Solid waste from participating units of government is collected and taken to the Transfer Station where it is currently being shipped to the 7 Mile Creek Landfill in Eau Claire County. Recyclables are taken from each site to the Transfer Station where they are

processed and shipped to private buyers. Information can be obtained by contacting the Dunn County Solid Waste Division 715-232-4017 or through the Dunn County Website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

## **Recreation Facilities**

Numerous outdoor recreation activities are available in the area. These include hunting, fishing, hiking, golf, cross country skiing, and snowmobiling. A complete listing of parks and recreation facilities is in the Dunn County Outdoor Recreation Plan. The county's Outdoor Recreation Plan is on a 5-year update schedule and as such is open for review and changes in 2008. Information can be obtained by contacting the Dunn County Planning Division 715-231-6547 or through the Dunn County Website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

## **Library Services**

The Dunn County Community Resources and Tourism Committee is charged with maintaining the county's library system. The Committee uses the Dunn County Library Services Plan as a tool regarding Library issues. The plan is reviewed on a three year timeline and was recently amended in 2007. The Library Services Plan contains detailed information about the county's library system. In general there are four public libraries in Dunn County; Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system that provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. Information can be obtained through the Dunn County Website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

## **Police Protection**

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

## **Fire Protection and Emergency Medical Service (EMT)**

There is no County owned/operated fire protection system. Fire protection is provided by volunteer and municipal fire departments, and through Mutual Aid Agreements. Fire Departments are located in the City of Menomonie, the Villages of Boyceville, Colfax, Elk Mound, Elmwood (Pierce County) and in the unincorporated Villages of Rock Creek and Sand Creek. Facility expansions or changes are the responsibility of the community housing the service.

There is no County owned/operated Emergency Medical Service (EMS) or Ambulance service. Ambulance and EMS service is provided to county residents through local agreements. Ambulance and/or EMS services are located in the City of Menomonie, the Villages of Colfax and Boyceville and in the unincorporated Villages of Rock Creek and Sand Creek. Facility expansions or changes are the responsibility of the community housing the service.

## **Buildings and Equipment**

Dunn County owns operates and maintains a variety of buildings and equipment. Buildings and equipment are the responsibility of the Facilities, Highway, and/or Health Care Departments. Expansion/consolidation of county services has and probably always will influence decisions

regarding government facilities. November 2007 Dunn County conducted a Space Needs Study. The general findings are that, most County Departments are or will be in need of additional space. The county's buildings are in excellent condition and are energy efficient. By not having a centralized County Campus there are inefficiencies such as staff travel time to various locations and possible duplication of staffing. The report details options, which range from remodeling/relocating Departments to building one or more new facilities. The Dunn County Facilities Committee is currently analyzing the Space Needs Study and is collecting additional data as the Committee works towards recommendations. Since recommendations and decisions about future space needs will not be in place prior to adoption of this plan, specific goals cannot be determined. However, this section of the plan recommends that when the future of the county's space needs has been determined that this plan be amended to reflect such decisions. Information about county facilities can be obtained by contacting the Dunn County Facilities Department 715-232-1581 or through the Dunn County website at [www.co.dunn.wi.us](http://www.co.dunn.wi.us).

## Goals

The following table references those goals, which pertain to a specific county facility. Not all of the inventoried facilities fall under county jurisdiction. Therefore, a "Dunn County" goal may not apply to each facility. However, the County recognizes there are impacts regarding facilities outside of county jurisdiction and that communication/cooperation may be in everyone's best interest therefore, a general "Policy Statement", about cooperation is included as part of this element.

<b>Utility/Community Facility</b>	<b>Goal</b>	<b>Comment</b>
Sanitary Sewer Service	None	None
Storm Water Management	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Water Supply	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Solid Waste Disposal	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element..
On-Site Waste water Treatment Tech.	None	None
Recycling Facilities	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Parks	None	None

Telecom. Facilities	None	Not under County jurisdiction
Power Plants & Transmission Lines	None	Under a different jurisdiction
Cemeteries	None	Not under County jurisdiction
Health Care Facilities	None	None
Child Care Facilities	None	Not under County jurisdiction
Police	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Fire	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Rescue	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element.
Libraries	Create a library of planning materials.	This goal is in the Intergovernmental Cooperation Element
Schools	Create multi jurisdictional planning areas.	This goal is in the Intergovernmental Cooperation Element
Other Governmental Facilities	None	None

## Objectives

The following table references those objectives, which pertain to a specific Dunn County facility. However, the County recognizes there are impacts regarding all of these facilities and that communication/cooperation may be in everyone's best interest therefore, a general "Policy Statement", about cooperation is included as part of this element.

<b>Utility/Community Facility</b>	<b>Objective</b>	<b>Comment</b>
Sanitary Sewer Service	None	None
Storm Water Management	Work with the state and surrounding jurisdictions to improve storm water management in the county.  Short term timeline 2010-2015 formalize these efforts by setting or amending County policies, standards, and/or ordinances regarding stormwater.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element  This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Water Supply	Incorporated and unincorporated jurisdictions with a sanitary sewer system will be encouraged to promote	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental

	<p>the use of their sanitary service areas to surrounding jurisdictions.</p> <p>Promote denser development in these areas.</p>	<p>Cooperation Element</p> <p>This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element</p>
Solid Waste Disposal	Utilize/coordinate existing County Committee structure and resources to assess the feasibility of consolidating services into an all county wide solid waste and recycling program.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
On-Site Waste water Treatment Tech.	None	Under a different jurisdiction
Recycling Facilities	Expand recycling services to be more comprehensive. Develop a recycling program that deals with more of the common household items such as fluorescents, latex paint, pharmaceuticals, and general household chemicals.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Parks	None	None
Telecom. Facilities	None	Not under County jurisdiction
Power Plants & Transmission Lines	None	Not under County jurisdiction
Cemeteries	None	Not under County jurisdiction
Health Care Facilities	None	None
Child Care Facilities	None	Not under County jurisdiction
Police	Utilize/coordinate existing County Committee structure and resources to analyze the assets and liabilities of consolidating these types of services.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Fire	Utilize/coordinate existing County Committee structure and resources to analyze the assets and liabilities of consolidating these types of services.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Rescue	Utilize/coordinate existing County Committee structure and resources to analyze the assets and liabilities of consolidating these types of services.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Libraries	In the short term timeline, provide the Libraries in the County with access to electronic and hard copy of planning	This is under create a library of planning materials goal, in the Intergovernmental

	information.	Cooperation Element
Schools	Continue to participate in joint planning forums.  Cooperate with the joint planning committee; includes County, City Village, Town, and School representatives.	This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element  This is under the create multi-jurisdictional planning areas goal, in the Intergovernmental Cooperation Element
Other Governmental Facilities	None	None

## Policy

Dunn County does not have specific policies regarding every utility or community facility in the county. However, the County does have an unwritten policy to cooperate to the greatest extent practical in so far that such cooperation does not have a substantial negative fiscal impact and so long as the cooperative effort does not stress county resources to the point that daily operations are compromised.

The following table references only County policies, which pertain to a specific utility or facility. Not all of the inventoried utilities or facilities fall under county jurisdiction.

<b>Utility/Community Facility</b>	<b>Policy</b>	<b>Comment</b>
Sanitary Sewer Service	None	
Storm Water Management	None	
Water Supply	None	
Solid Waste Disposal	The Solid Waste Division will continue to recycle all non-Freon appliances at no charge.	
On-Site Waste water Treatment Tech.	None	See policy (above) in this Element
Recycling Facilities	See Solid Waste	
Parks	None	None
Telecom. Facilities	None	See policy (above) in this

		Element
Power Plants & Transmission Lines	None	See policy (above) in this Element
Cemeteries	None	See policy (above) in this Element
Health Care Facilities	None	None
Child Care Facilities	None	See policy (above) in this Element
Police	None	None
Fire	None	See policy (above) in this Element
Rescue	None	See policy (above) in this Element
Libraries	None	None
Schools	None	See policy (above) in this Element
Other Governmental Facilities	None	None

## Programs

The following table references only County programs, which pertain to a specific facility. Not all of the inventoried facilities fall under county jurisdiction.

<b>Utility/Community Facility</b>	<b>Program</b>	<b>Comment</b>
Sanitary Sewer Service	Dunn County Comprehensive Ordinance	Dunn County through the Wisconsin Administrative Code Chapter 145 issues sanitary permits and enforces the State Statutes regarding Sewage System Construction.
Storm Water Management	Dunn County Comprehensive Ordinance	The County's Ordinance regarding Storm Water Drainage does not have specific design/review standards. The county relies on the state to provide and enforce these types of standards. The county does cooperate with the DNR by reviewing and commenting to DNR regarding storm water issues.
Water Supply	None	
Solid Waste Disposal	Medication Collection Program.	This program is scheduled to start in 2008
On-Site Waste water Treatment Tech.	None	Under private jurisdiction
Recycling Facilities	Dunn County Solid Waste and	

	Recycling	
Parks	Outdoor Recreation Plan	
Telecom. Facilities	None	Under private jurisdiction
Power Plants & Transmission Lines	None	Under private jurisdiction
Cemeteries	None	Under private jurisdiction
Health Care Facilities	Dunn County Health Care	
Child Care Facilities	None	Under private jurisdiction
Police	Dunn County Sheriff Department	
Fire	None	Under private jurisdiction
Rescue	None	Under private jurisdiction
Libraries	Dunn County Library Service Plan	
Schools	None	Under private jurisdiction
Other Governmental Facilities		

## Future Needs

The following table represents an inventory of facilities in the county. Most of the inventoried facilities fall under another jurisdiction. The listings included are for reference and/or to meet the requirements of Chapter 66.1001. The following table references only County facilities, which are expected to be reconstructed or expanded within the 20-year planning horizon.

<b>Utility/Community Facility</b>	<b>Expansion / Rehabilitation</b>	<b>Timeline</b>
Sanitary Sewer Service	N/A	The County enforces “private systems” additional private systems are expected but there is not a “County system” that will be constructed or expanded.
Storm Water Management		Under a different jurisdiction
Water Supply	N/A	The County enforces “private systems” additional private systems are expected but there is not a “County system” that will be constructed or expanded.
Solid Waste Disposal	Develop a Solid Waste Pandemic plan. Prepare a vision for the Solid Waste Division’s Area Collection Stations.	

	Study Storage and space needs at the Transfer Station.	
On-Site Waste water Treatment Tech.	N/A	The only on-site treatments are associated with private sanitary systems. There are no "County systems" to construct or expand.
Recycling Facilities	See Solid Waste	N/A
Parks	Rewrite/ amend the Dunn County Outdoor Recreation Plan	
Telecom. Facilities	N/A	Under private jurisdiction
Power Plants & Transmission Lines	N/A	Under private jurisdiction
Cemeteries	N/A	Under private jurisdiction
Health Care Facilities	N/A	
Child Care Facilities	N/A	Under private jurisdiction
Fire	N/A	Under a different jurisdiction
Rescue	N/A	Under a different jurisdiction
Libraries	Update/amend the Dunn County Plan of Library Services Plan	Next update scheduled for 2010
Schools	N/A	Under private jurisdiction
Other Governmental Facilities	N/A	

## **TRANSPORTATION**

The county's transportation system has a significant influence on the growth and development patterns of Dunn County. The highway network plays an important role in the movement of people and goods and by necessity receives a substantial share of public investment in its maintenance and operational budget. The current level of funding attests to the importance of the highway system as it relates to the local and regional economy. Portions of Dunn County are transitioning from rural to urban and suburban and the relationship of transportation in this development pattern is significant. Historically there has been a cycle of "transportation improvements promoting development, requiring more transportation improvements, promoting more development", which has to reach a balance point in order for both to operate cost effectively. As Dunn County continues to grow, managing growth will undoubtedly require use of best management practices for both public transportation systems and the developments served by those systems.

### **Transportation Systems**

#### **Highways - Road Classifications**

##### **Principle Arterials**

Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). Interstate 94 runs east west through the county providing connections to large other transportation systems cities in Wisconsin such as Eau Claire and Madison but also to cities and transportation systems out of state.

### **Minor Arterials**

Serve cities, large communities and other large traffic generators. The State Highway system could be defined as such, but their function in Dunn County is generally of a major collector function. There are sections of State Trunk Highway (STH) 12, 25, 29, 64, 85, and 170 in Dunn County that can be classified as minor arterial roads.

### **Major Collectors**

Provide services to moderate sized communities and links them to nearby population centers and higher function routes. STH 12, 25, 40, and 79 run through the county, connecting it with areas such as the City of Menomonie, Village of Boyceville, Village of Colfax, Village of Elk Mound, Village of Ridgeland, Village of Wheeler, and Village of Downing as well as connecting to higher functioning roads such as Interstate 94.

### **Minor Collectors**

Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are the county road system. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads throughout the county.

### **Local Roads**

All roads not classified as arterial or collector are locally functioning roads.

## **Existing Transportation Facilities**

### **Air Transportation**

Two light aircraft airports are nearby, Menomonie and Boyceville. The Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport, which is located approximately 70 miles from Menomonie.

### **Rail Transportation**

Two rail lines, Union Pacific Railroad (UP) and the Canadian National Railway Company (CN), cross the county running East and West. The UP runs through Elk Mound and Colfax, while the CN goes through Colfax, Wheeler, and Boyceville. Currently these two lines are freight hauling and do not provide any passenger train service to the County.

### **Bicycle/Walking Trails**

The Red Cedar State Trail begins at the Menomonie Depot where STH 29 crosses the Red Cedar River. The trail runs near the Red Cedar River for about 14 1/2 miles, and connects to the Chippewa River State Trail. The City of Menomonie has an intercity bike system which connects to the Red Cedar Trail and there are a variety of semi public trails which accommodate walking, bicycling, and cross country skiing throughout the county. A complete listing of facilities in the county can be found in the Dunn County Outdoor Recreation Plan as well as in recreation portion of the Facilities and Community Facilities element.

### **Special Transit Facilities**

Disabled Elderly Transportation (DET) "is a private non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require

transportation." DET coordinates volunteer drivers with passengers in rural areas. All requests for volunteer drivers require a 48-hour advance notice and appropriate authorization. Information on DET can be obtained through the Dunn County Office on Aging.

## **Freight Transportation**

Despite having good access to rail links, freight movement in the region is dominated by trucking. As fuel costs continue to rise, there will almost definitely be a push to find the most economical and efficient mode for transporting goods. This may increase the use of the rail system or using aircraft to transport freight. The closest trucking companies are located in Eau Claire, Menomonie, Knapp, and the Twin Cities. The Union Pacific and Canadian National currently serve the county with rail service.

## **Water Transportation**

There are no water transportation facilities in Dunn County. The nearest facilities exist to the west along the Mississippi River, with the closest being the Nelson and Alma areas.

## **Transportation Plans**

### **Translinks 21**

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit systems. Of particular importance are the Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

### **Wisconsin State Highway Plan-2020**

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified in this plan.

### **Midwest Regional Rail System**

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service could become available between Eau Claire and Minneapolis/St. Paul in the future.

### **Wisconsin Bicycle Transportation Plan-2020**

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities throughout Wisconsin.

### **State Recreational Trails Network Plan**

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

### **Wisconsin State Airport System Plan-2020**

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

## Comparisons

In comparing Dunn County's transportation goals, objectives and policies to those of WIS DOT and against other regional transportation plans indicates there are not inconsistencies in these jurisdictional plans regarding general direction, schedules and goals. Dunn County's highway system along with those in the region are well-developed and maintained, and serves automobile users particularly well, though traffic volumes are increasing over much of Dunn County. In Dunn County and in the region the availability of other modes of transportation such as transit, bicycle, and pedestrian facilities may not be meeting needs as more people use these modes out of necessity, environmental concerns, convenience, or for health reasons. Key to the future of transportation in and around Dunn County over the next several decades are increasing commuter traffic, aging of the population, the rising cost of operating a vehicle, and changing technology.

## Goals, Objectives and Policies

**Goal:** Continue to collect, analyze, and monitor data from the County Trunk Highway System.

**Objectives/Policies:**

- Purchase traffic counting devices.

**Goal:** Promote a unified "standard" for local jurisdictional road projects.

**Objectives/Policies:**

- Develop educational materials about WisDOT design standards.

**Goal:** Improve the Awareness, Safety, and Condition of Railroad Crossings

**Objectives/Policies:**

- Inventory all crossings
- Analyze and compare results with the Office of the Commissioner of Railroads (OCR) and Federal Railroad Administration (FRA) standards.
- Develop an education program
- Strengthen/improve communication between the public, OCR, Union Pacific Railroad, Canadian National Railway Company, FRA and Dunn County.

**Goal:** Promote and Support Efficient Transportation Systems

**Objectives/Policies:**

- Provide additional choices and/or uses within County Right Of Ways.
- Integrate pedestrians and bicycles into the county road system as much as possible.
- Apply for enhancement grant money.
- Research areas to locate additional Park and Ride lots including bicycles.
- Coordinate with WisDOT regarding grant money.
- Develop an education about the benefits and location of Park and Ride facilities.
- Participate in local, regional and state wide mass transit informational/educational programs.

## **Agricultural, Natural and Cultural Resources**

### **Agricultural and Natural Resources**

Dunn County is graced with abundant natural resources. These resources are highly valued for their natural beauty, wildlife habitat, the recreational opportunities they provide, and their contribution to the economy of Dunn County. Of particular interest are Environmentally Sensitive Areas (ESAs), which include geographic areas of the landscape encompassing high quality or environmentally important resource features such as lakes, rivers, streams, wetlands, and their associated undeveloped shorelands, floodplains and areas of steep slopes. Environmentally significant resources have been mapped using the following factors: productive farmland, slopes greater than 20%, wetlands (hydric soils), areas that are occasionally and frequently flooded, water quality management areas (within 300 feet of a stream and 1,000 feet from a lake), woodlands greater than 10 acres, and contiguous woodlands greater than 400 acres.

These areas are particularly vulnerable to degradation or destruction from development and other impacts and therefore should be protected from intensive disturbances. The ESA's within Dunn County are grouped and described later in this section by resource.

### **Recent Planning Efforts Related to Natural Resources**

In the last few decades, several plans were prepared and/or adopted by Dunn County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection. They include the Dunn County Land and Water Resource Management Plan, Preserving Farmland in Dunn County (Dunn County Farmland Preservation Plan), Sewer Service Area Plan, and Dunn County Erosion Control Plan.

## **Dunn County Land and Water Resource Management Plan (LWRMP)**

In 2000, Dunn County adopted a LWRMP in accordance with Wisconsin Statutes (Wisconsin Act 27, Chapter 92.10). This plan was recently updated in 2006. The primary intent of this plan is to identify a vision for natural resource management in Dunn County and outline strategies to protect the quality and quantity of soil and water resources. Dunn County encompasses portions of 8 watersheds. The County Land Conservation Division (LCD) works with the WDNR to implement the LWRMP. DNR and County staff work with landowners to install “best management practices” (BMPs) to achieve the program objectives.

## **Farmland Preservation**

### **Introduction**

Agriculture is a vital part of Wisconsin’s economy and cultural identity. Agriculture constitutes a multi-billion dollar industry in Wisconsin. Despite its importance, agriculture faces many challenges. Farmland around the country is being lost at an alarming rate, and once it is gone, it is essentially gone forever. As documented in *Farming on the Edge*, published by the American Farmland Trust, it is estimated that one acre of farmland in the United States is lost every minute. In Wisconsin, this translates into the loss of approximately 22,500 acres of productive farmland a year to development. Because of the economic importance of agriculture in Wisconsin and the potential for the continued loss of our agricultural land base, farmland preservation planning is crucial to preserve the remaining agricultural land in the State. Although the County’s farmland preservation efforts may not necessarily restrict the rate of land development, they can help to redirect development towards more appropriate areas, preserve prime farmlands, promote balanced growth, and keep infrastructure costs low, while strengthening local economies and protecting the environment.

This section defines farmland preservation planning activities in Dunn County, past and present, and provides a selection of activities and priorities to preserve farmland. The first, and current, farmland preservation plan was adopted in 1979, and like many farmland preservation plans has become outdated. With the adoption of the Dunn County Comprehensive Land Use Plan in 2009, another step towards updating land use policies and preserving farmland in the County was completed. Another important step occurred June 29, 2009 when the Wisconsin Working Lands Initiative was adopted. The Working Lands Initiative became effective July 1, 2009. One priority of the Working Lands Initiative is for every county in the state to update its farmland preservation plan. Under the new law, the Dunn County farmland preservation plan was scheduled to be updated by December 31, 2011. However, due to unforeseen circumstances the completion date was extended to December 31, 2015.

### **Purpose and Scope**

The purpose for drafting, adopting, and implementing a farmland preservation plan is to gather and document the public’s input, document an appropriate process for mapping areas for preservation, and identify tools to implement a holistic approach to farmland preservation. Upon completion of the initial portions of public input, the steering committee will develop plan goals, objectives, and criteria for mapping farmland preservation areas.

In the past, agricultural land has been treated in many land use plans as a holding area for eventual developed uses. Where planning has occurred for local agriculture, too frequently the plan treats the farm economy as an interim use, eventually making way for other uses. Agricultural land often lacks a legal underpinning to protect it, even relative to wetlands and other natural areas, which are often explicitly protected under federal or state law. The mapping of appropriate farmland preservation areas will place a significantly higher emphasis on the preservation of these areas. This farmland preservation plan does not intend to prevent non-agricultural development. Rather, planning and farmland preservation activities are used to limit non-agricultural development in areas with

favorable conditions for agricultural enterprises, and target other areas for non-agricultural development. Planning for long-term farmland preservation and for the economic development of agriculture can help identify and preserve a sufficient land and infrastructure base needed to support agriculture. Planning for agriculture can also contribute to other goals, such as preserving wildlife habitat areas and maintaining groundwater recharge areas.

The Farmland Preservation section of this plan (Comprehensive Land Use Plan) is intended to guide local efforts related to farmland protection and the promotion of the agriculture sector of the Dunn County economy while the Comprehensive Land Use Plan is valid for twenty years (2014 through 2034) the “Farmland Preservation” portion of the Comprehensive Land Use Plan is valid for ten years from its certification date. As such, to maintain its eligibility the Farmland Preservation portion of this plan shall be recertified on a ten year cycle. Revisions in this plan will be adopted by Dunn County to address new issues and opportunities that will likely arise or to comply with new legislation.

If inconsistencies between any section of the Comprehensive Land Use Plan and the Farmland Preservation section of said plan are discovered; the Farmland Preservation section of the Comprehensive Land Use Plan shall supersede.

## **Existing Farmland Preservation Plan**

The existing Dunn County Farmland Preservation Plan was adopted in 1979.

The plan sought to:

- protect agricultural land by describing policies necessary for its preservation,
- reduce the cost of suburban and urban growth by directing these types of development towards existing population and infrastructure,
- augment other land use tools designed to protect other significant natural and cultural resources,
- increase the farmland preservation tax credits for eligible farmers, and
- serve as a model for towns seeking to further preserve their agricultural resources.

The Dunn County Zoning and Development Committee with assistance from a Technical Advisory Committee and a Citizen Advisory Committee developed the plan in 1979. Public meetings provided the opportunity to introduce the farmland preservation program and to understand the needs and future visions of County citizens. The Citizen Advisory Committee, comprised of fourteen township representatives, provided regular commentary. The Technical Advisory Committee membership included staff from Dunn County, regional and State of Wisconsin agencies. These members provided general assistance in preparing the technical aspects of the report. As a result Dunn County received certification from the Department of Agriculture for their zoning ordinances, which became the major tool for preserving farmland in Dunn County.

## **Overview**

With the completion of each section of this farmland preservation plan, the foundation for the decisions becomes increasingly stronger, which ultimately will implement the plan. It is important to understand the agricultural context of Dunn County. Historic farmland conversion trends, economic impacts, and land owner/ resident perceptions of agriculture continue to affect the means to preserve farmland.

## **Agricultural Land**

According to the 2010 census of agriculture, there were 1,001 farms in Dunn County in, compared to 963 in 2000 representing an increase of 4 percent. Although the number of farms increased during this period, the number of acres of farmland declined from 170,404 in 2002 to 164,014. This translates into a 7 percent decline in the average farm size – from 177 acres in 2000 to 164 acres.

This trend of more farms and fewer acres in agriculture is also occurring in the surrounding counties.

## **Agricultural Operators**

More than one half of all farms are operated by those who have another primary occupation. This suggests that farming is becoming less of a means of financial support as it is a way of life. As is generally true in other areas of the state and the country as a whole, the average age of farm operators in the county is older than the general population. Operators in Dunn are predominantly male and white.

## **Agricultural Operations**

It becomes more important to refine the analysis of agricultural land uses in the county. This analysis should include not only the number, size and locations of farms in the county, but also the type of farm operations, and their economic linkages to other farms, markets and farm infrastructure. This involves not only the type of crops, whether conventional or specialty, but how the farms depend on feed operations and other input sources, custom work, contracting, later processing stages and ultimate markets. Larger trends in agricultural economics and agricultural land use at the international and regional scale would also be a useful part of the planning discussion as these trends may impact the future nature, scope, location and focus of local agricultural production. Examples of trends might include farm consolidation, product type and processing chains, input types and sources, changes in ownership and the age of operators, and competition of other uses for farm acreage.

Identification and analysis of the economic generators in the county, including information on employment, wage rates and average per capita income by industry sector, can help to outline economic conditions in the county. As a part of this analysis, consider information about planned or potential areas for agricultural related business development, not just all commercial uses. Look at existing commercial and industrial areas to assess where and how to focus further development in order to best avoid farmland preservation areas and cluster ag-related businesses near to farmland.

It is also useful to consider off-farm employment and commuting patterns as these may contribute heavily to decisions of what type of farming is engaged in and are often a major source of farm family income and health and retirement benefits. An inventory of trends in the number, composition, skill levels, seasonality, and wage levels of jobs in the regional labor market is also relevant to the discussion of maintaining farm operations and growing agricultural businesses.

From the data below you will be able to see that the agricultural economy is very important to Dunn County. The information below is not necessarily typical of the top tier of agricultural production in the state of Wisconsin. This highlights the need to preserve the already limited areas of agricultural production for the economy and for the additional environmental protection that these agricultural areas provide for the important natural resources in Dunn County.

### **Top Crops:**

**(2012) Source: 2010 Census of Agriculture**

<b>Item (acres)</b>	<b>Rank among Wisconsin Counties</b>
Corn for grain	7
Soybeans for beans	6
Forage land	19

Corn for silage 31

**Top Livestock Inventory: (2012)** *Source: 2010 Census of Agriculture*

**Examples:**

<b>Item (animal unit)</b>	<b>Rank among Wisconsin Counties</b>
Turkey	2
Cattle and calves	22
Sheep and lamb	12
Hogs and pigs	20

**Market Value of Agricultural Products Sold: (2012)** *Source: 2010 Census of Agriculture*

**Example:**

<b>Item (\$1,000)</b>	<b>Rank among Wisconsin Counties</b>
Total Value	16
Crops including nursery and greenhouses	6
Livestock, poultry and their products sold	23

## **Agricultural Economy**

Because the agricultural land use within Dunn County is in close proximity to important surface waters and other natural resources, it is important to both preserve the agriculture for its ability to buffer these natural resource areas, and implement conservation compliance standards to ensure that the practice of agricultural land use is always sensitive to these important natural resources. What this means is that farmers in Dunn County must do more with less land. The best way to accomplish this is by adding value to their products, or collaborating with other operations to seek out economies of scale. Value added should work well in Dunn County because of its proximity to large urban centers such as Eau Claire and the Minneapolis Metropolitan Area. These agricultural lands keep the agricultural land use in close proximity to the urban population, bringing a lot of eyes and ears into the rural areas. All of which can become critics, or supporters, but especially markets for agriculture. All of which make it very important for agriculture to be preserved in a positive manner while providing locally demanded commodities. By creating rural agri-business partnerships, the agricultural economy in Dunn County should continue to flourish. A case in point is the recently approved Town of Grant Agriculture Enterprise Areas (AEA). This AEA combined with existing regional and/or future AEA's should enhance the value added, and collaboration of the county's agriculture economy.

## **Agriculture Economics**

Agriculture provides 3,890 jobs which is about 17% of the county's workforce of 23,404.

Agriculture generates \$800 million in economic activity which accounts for \$225 million of the county's total income or 14.8 % of the total.

Dunn County farms and ag-related business generates \$10.6 million in local and state taxes.

*Source: "Value & Economic Impact of Agriculture, Dunn County 2013" University of Wisconsin-Extension*

Historically good transportation routes have been the most important infrastructure for agriculture. Dunn County has continued to repair, maintain, rebuild and install good highways for commercial and agricultural travel. There continues to be a deterioration of other available infrastructure in the form of creameries, implement dealers and such because of the reduction of farm acres and farm numbers. It becomes a longer travel time to find these sources of infrastructure, which will continue to deteriorate if farmland is not preserved in Dunn County.

Infrastructure will continually change and adapt as the markets and use of agricultural land continue to change. With the proliferation of custom operators, machinery is maintained and sold on a more regional basis. While the storage of agriculture products and equipment (corn, grains, etc. and farm machinery), occurs on site, at the local level, as farms expand and/or consolidate storage

facilities may become an issue to address as a future plan amendment. Of note, much of the mapped agricultural infrastructure is within the urbanized areas of Dunn County. This important relationship between urban and rural land use must be acknowledged, supported, and even further developed to continue to improve the economy for agriculture in Dunn County.

## **Specialty Agriculture**

Diversity in agriculture can provide a community with added value in agribusiness with more choices for consumers, greater economic sustainability due to more resiliency to market and environmental fluctuations, and growth potential due to diversification and differentiation in the market. The following are examples of specialty agriculture markets:

- Christmas tree farms
- Pumpkins, gourds, etc.
- Ginseng
- Organics
- Specialty grains
- Floriculture
- Wildlife and fish farming
- Specialty fruits and vegetables
- Specialty meats and cheeses

The Wisconsin Department of Agriculture Trade and Consumer Protection (DATCP) provide a Specialty Crop Block Grant (SCBG) program, designed to increase Wisconsin's competitiveness in the global marketplace. According to the DATCP, The Farm, Conservation, and Energy Act of 2008 (Farm Bill) authorized the U.S. Department of Agriculture (USDA) to provide these grants to benefit the specialty crop industry.

## **Bio-energy Production**

West Wisconsin Energy is the only ethanol plant operating the county. It is located adjacent to the Canadian National main rail in the Town of Hay River, north of the City of Menomonie and east of the Village of Boyceville on 370<sup>th</sup> Street and just north of State Highway 79. The plant began producing ethanol fuel in August of 2006. Currently it can store approximately 2 million bushels of grain on site as it consumes 20 million bushels of corn per year to produce 57 million gallons of ethanol. In December of 2013 the plant was permitted an expansion to produce 250 ton per day liquid CO<sub>2</sub>. This expansion will reduce the plant's CO<sub>2</sub> emissions while creating another high quality by-product. The expansion is scheduled to be complete in the spring of 2014. Once operational the plants listing of byproducts will include, 250 gallons per day of liquid CO<sub>2</sub>, 175, 000 tons per year of distillers grain for livestock feed and approximately 7 million pounds per year of industrial corn oil.

## **Bio-Energy Terms**

**Biomass** – An organic matter used as a source of energy such as; plant material, vegetation, agricultural waste, and forestry waste.

**Biofuels** – Liquid, solid or gaseous fuels produced by conversion of biomass. Examples include bio-ethanol from corn or sugarcane; anaerobic bio-gas (absence of air) from the decomposition of wastes; and biodiesel from materials such as corn and soybean oil.

**Biorefinery** – A facility that uses plant matter to produce transportation fuels and high-value chemicals instead of petroleum base matter.

**Feedstock** - Any material which is converted to another form or product. It is the raw material required for an industrial purpose. Biomass feedstock includes materials such as; soybeans, corn, prairie grasses and trees.

**Energy Crop** – Any crop grown specifically for its value as a fuel, such as; corn, sugarcane and switchgrass.

**Ethanol** – A liquid fuel which is produced by fermenting plant sugars. Currently, one bushel of field corn will yield 2.7gallons of ethanol fuel.

**Biodiesel** – An alternative to petroleum diesel is made from vegetable oils and animal fats. Biodiesel can be used as a pure fuel or blended with petroleum and can be used in any diesel engine with little to no engine modifications.

*Source: Wisconsin Office of Energy Independence*

## **Waste Management**

Dunn County assists local municipalities in operating their recycling programs; provides education and information to the public; manages, disperses funds and completes reporting on grant programs; and holds special collections throughout the year for household and agricultural hazardous waste, tires, appliances, electronics, toner cartridges and cell phones. Additional information regarding waste management in the County can be found on the County website.

## **Local Food**

### **Overview**

Expansion of farmers markets and local food sale continues as the trend towards sustainability continues. Food systems are drawing the attention of planners and policy makers from around the U.S. The traditional focus of planners on public resources has seldom focused on the private nature of food markets, however, the acknowledgement of the public health, economic, and environmental effects of food systems is on the cutting edge of modern planning to create healthier and economically sustainable communities.

Consider the movement away from local markets in the past 100 years to giant conglomerates and the vertical integration of producers who ship food from long distances to a more centralized big box store. Questions emerge about transportation costs, environmental impacts, effects on vulnerable populations and the financial independence and security of populations being able to fend for themselves.

This section provides policy guidance on this important topic in considering a stronger, more economically vital and self-reliant system of providing locally grown products for the population.

### **Non-farm Food Production**

The growing average age of the American farmer along with the consolidation of farms and the emergence of large commercial farms, raises questions about the future of locally available foods and the biodiversity of crops produced. Non-farm food production provides valuable opportunities for communities to supplement food supplies and lower costs for the delivery and distribution of products. Local regulations, however, can create impediments to non-farm food production. Careful consideration of the public impacts of certain regulations is needed to address benefits and costs of public policy decisions.

The following is a list of non-farm food production ideas for communities along with considerations for supportive policies for implementation:

- **Gardens.** Support local gardening with Master Gardener lectures, programs and training. Encourage home composting to reduce food wastes and disposal costs. Foster neighborhood interaction, the sharing of diverse, locally grown foods.

- **Poultry.** Identify opportunities for land use regulations that support small scale poultry production. Hold public workshops to identify tolerances for land use adjacencies and conditions required for permitting.
- **Community Agriculture.** Look for suburban locations for farmstead preservation where a co-op may exist, providing space for gardening and farm enthusiasts to interact and produce convenient produce stands.

## Community Gardens

Vacant, underutilized or temporarily undeveloped lands can offer great opportunities for community gardens. Synergistic land use relationships such as a corporate headquarters with a grove of fruit trees that offers produce to workers or the temporary donation of land on a medical or senior housing campus can create a win-win situation for partners.

There are many prospective user groups that can be engaged to create community gardens from local gardening or master gardener clubs, to ethnic and culturally diverse groups to school programs and business interest such as a local seed supplier. New opportunities for community gardens can emerge from community workshops or lectures by locally successful organizers of existing gardens.

Beneficial community gardens can be all sizes and configurations from larger suburban plots to small square foot urban gardening.

The City of Menomonie Community Gardens is the only community garden in the County. It was developed by a wide variety of governmental and non-governmental partners.

The Dunn County Correctional Center Garden is provided by the County Sheriff Department.

- Dunn Correctional Center provides general maintenance of the garden site
- Dunn Correctional Center provides general maintenance of the garden site.
- City of Menomonie provides the land for gardening.
- Dunn County UW-Extension provides leadership for garden registration, educational programs, and gardener support.
- Dunn County Master Gardeners provides educational programs and demonstration garden plots to the City of Menomonie garden site.
- Dunn County Public Works Department has provided equipment used to install stakes and signs and equipment to deliver water.

## Farmer's Markets

According to reports from USDA's Agricultural Marketing Service (AMS), farm markets in the United States continue to grow. Farmers markets provide a great opportunity for local growers to converge and offer a greater diversity of products to the public. The public benefits from the social aspects of farmers markets as a community event, often combined with local music, arts and instructive presentations.

As farmers markets grow, attention should be given to the logistics of creating rewarding environments for both the consumer and producer. Ideas for continued growth of farmers markets include; effective programming, integration of music, sales or coupon events, promotions and synergistic markets such as arts and crafts. In 2015 there was one farmers market operating in Dunn County.

## Roadside Stands

During the months of April through October several roadside stands are set up around the county. Some operators establish a fixed location with regular hours while others operate intermittently from various locations, such as from the back of a pickup truck parked in a parking lot or on a vacant parcel of land.

## Food Stores

Local food stores can also contribute to local food systems by working with local as well as national producers and considering convenience to all segments of the population. The recent trends of big box food stores moving to suburban locations can leave poorer areas of metropolitan areas with fewer choices, and often higher priced and less nutritious choices.

Land use planning that encourages urban infill over suburban sprawl can keep commercial nodes backfilled when stores go dark, promoting dense compact development patterns that provide good centralized locations for food stores.

Additional models in food stores are emerging with smaller convenience sized prototypes in urban centers to the public market concept whereby centralized stores are offered an opportunity to lease smaller booth type configurations with other local food stores, offering the consumer an Asian-style dense market with a large variety of choices in both indoor and outdoor locations.

## Emergency Food Resources

According to the American Planning Association’s “Policy Guide on Community and Regional Food planning” published in 2007, hunger and food insecurity are prevalent in the United States. APA’s Policy Guide references the U.S. Department of Agriculture’s Economic Research Service indicates, 11 percent of all U.S. households were “food insecure” because of a lack of sufficient food.

Centralization of food producers, transport costs and convenience in local markets may exacerbate the problem, making communities more and more reliant on outside sources.

In order to address this growing threat to local sustainability and self-sufficiency, consideration may be given to the realm of opportunities listed in this section for local food production, public education on topics such as food preservation, canning techniques and local resources such as community gardens.

Assessing a region’s local food needs during a crisis such as a major natural disaster, terrorist attack or disease can assist planners and policy makers in understanding what emergency food resources may be needed in a calamity, but may also create less reliance on outside food sources through the implementation of various local food systems planning objectives.

Table1 lists the community meal centers in the county along with food pantries and food banks. The vast majority of these are operated by faith-based organizations that are typically open during certain times during the week. A significant number of these organizations are reporting record number of people requiring assistance, including the proportion of families with children. These are, for the most part, located in more urban areas of the county, which could potentially create an under-served rural population. In addition to the resources listed, each of the local school districts provides free or low-cost meals to students who qualify based on their family income.

**Table 1: FOOD PANTRY**

<b>Pantry Name</b>	<b>Areas of Service</b>
<b>Caring Ministries Food Pantry</b> United Methodist Church, Colfax, WI	Colfax School District <b>Emergency Food Pantry</b>
<b>Stepping Stones Food Pantry</b> 1602 Stout Road, Menomonie, WI 54751	Dunn County Residents that do not go to West CAP’s Pantry in Boyceville <b>TEFAP Food Pantry</b>
<b>Shepherd’s Shelf</b> Elk Mound, WI	<b>Emergency Food Pantry</b>
<b>West CAP’s Food Access &amp; Resources Center</b>	Serving all of Boyceville & Glenwood City School District Residents

823 Main Street, Boyceville, WI	<b>TEFAP Food Pantry</b>
<b>Knapp Community Food Pantry</b> 508 Hwy, 12, Knapp, WI	Knapp Residents <b>Emergency Food Pantry</b>

## Implementation Outcomes

A variety of implementation tools related to food systems planning are available to local units of government for consideration. Typical implementation tools include zoning ordinances, master planning, promotion and marketing, public-private partnerships and collaborative agreements. Zoning regulations, for example, could allow:

- Flexible zoning districts such as planned unit developments or conservation developments allowing urban agriculture or home-based business
- Backyard chickens in residential settings
- Conditional uses for a variety of agricultural uses
- Permitted temporary uses for produce stands or farm markets

Promotion and marketing may be subsidized by local units of government that wish to promote buy local programs or local food based businesses or events supporting local agriculture. Public private partnerships may involve leveraging public assets such as land or public parking lots for events such as farmers markets, truck farmer parking, or community gardens. Municipalities can offer public land for various agricultural uses in exchange for private maintenance of public spaces or lease revenue. Other collaborative agreements may invite local producers to use community facilities for winter events or the sharing of public equipment in the maintenance of community gardens.

## Farmland Protection Tools

This section describes those tools that are intended to help protect farmland from incompatible land development. Some of the tools are unique to Wisconsin, while others have been used in various parts of the United States.

The tools are grouped into broad categories for organizational purposes. The last part of this section presents a summary of those tools that the towns and the county can use to help protect farmland. Benefits and limitations are described along with funding requirements' and availability and status of current implementation.

## Educational Tools

### “Options for Developers”

The County could request (or require) property owners who wish to develop their property to meet with government institutions or non-government (conservation) organizations to discuss farmland and open space preservation alternatives. This may require additional government resources to manage such as design consultants, design review committees or a landscape architect who can advise property owners on land development scenarios.

## Financing Tools

### Use Value assessment

In 1974 the Wisconsin Legislature amended the Rule of Uniform Taxation (Article VIII, Section 1) in the Wisconsin Constitution to permit the preferential treatment of agricultural land. The 1995-1997 Budget Act changed the standard for assessing agricultural land in Wisconsin from market value to use value. The goal of this legislation, known as 'use value assessment', was to protect Wisconsin's farm economy and curb urban sprawl by assessing farmland based upon its agricultural productivity, rather than its potential for development. Specifically, the value of agricultural land for assessment purposes was changed from market value to use value.

In a use value assessment system, the use of the land is the most important factor in determining its assessed value. Use value in Wisconsin is specific to land only. The use value legislation passed in 1995 requires that the assessed value of farmland be based on the income that could be generated from its rental for agricultural use. Income and rental from farming are a function of agricultural capability. Because any land could theoretically be used for agricultural purposes, statutes and administrative rules limit the benefit of use value assessment to only those lands that qualify as 'land devoted primarily to agricultural use.'

The implementation of use-value assessment in Wisconsin has helped farmers maintain lower property taxes on their agricultural land.

## **Managed Forest Law**

Wisconsin's Managed Forest Law promotes sustainable forestry practices on private property by providing significant tax savings to property owners. Parcels with at least 10 acres of forestland used for wood products are eligible.

The goal of the Managed Forest Law (MFL) program is to encourage long-term sound forest management. MFL is a tax incentive program for industrial and non-industrial private woodland owners who manage their woodlands for forest products while also managing for water quality protection, wildlife habitat, and public recreation. In return for following an approved management plan, property taxes are set at a lower rate than normal.

## **Planning Tools**

### **Comprehensive Plans**

Comprehensive Planning is an essential method of defining a long range, citizen driven vision for land use planning. Although the planning process is involved and can take a year or more to complete, depending on the size of the jurisdiction, a comprehensive, citizen driven plan that articulates a vision and the objectives required to implement the vision can be a very effective tool in shaping local land use policy and regulation. In addition, comprehensive plans can serve to assure granting agencies, conservation organizations and other potential partners in a publicly supported vision, resulting in a greater likelihood of participation by potential partners in farmland preservation. Comprehensive plans can also provide support to local decision making bodies when difficult land use decisions need to be made.

Under Wisconsin's Comprehensive Planning Law, Wisconsin Statute Section 66.1001, nine elements must be included in a comprehensive plan: (issues and opportunities; housing; economic development; transportation; utilities and community facilities; agriculture, natural and cultural resources; land use; intergovernmental cooperation; and implementation. These nine elements offer an organized method of comprehensively addressing and analyzing farmland preservation impacts on the community.

The Wisconsin Department of Administration commissioned the creation of element guides after the comprehensive planning legislation was passed in order to provide guidance on each section of the comprehensive plan. The 'Guide to Planning for Agriculture in Wisconsin, 2002' is available online at the Department of Administration's website. This element guide provides excellent guidance on farmland preservation inventory techniques and implementation strategies.

The land use element of a comprehensive plan typically includes an inventory of the planning area's resources. Modern Geographic Information Systems (GIS) provide a valuable tool for analyzing land information data in layers to best understand where valuable agricultural resources exist.

Typically the implementation element of a comprehensive plan will offer short, medium and long range objectives and an action plan to accomplish each objective which can articulate the tools needed by community officials to accomplish the objective. This section is particularly helpful in

setting annual priorities for the community and a quick reference for officials to understand the tools available to accomplish planning objectives.

## **Sewer Service Plan**

Chapter NR 121, Wisconsin Administrative Code, establishes the requirements for sewer service area (SSA) planning in order to provide structure to wastewater treatment for both individual communities and communities sharing wastewater treatment facilities. The WDNR is responsible for working with local agencies to develop Sewer Service Area plans that guide publicly sewered growth to protect water quality. Sewer service area planning helps protect communities from adverse water quality impacts by anticipating growth patterns in the planning area and making recommendations on growth patterns that best serve water quality goals. A sewer service area plan identifies land most suitable for new development and land use planning options that can mitigate adverse water quality impacts on the community. Plans typically identify environmentally sensitive areas where development would have an adverse impact upon water quality that may be considered for farmland preservation initiatives. Geographic information systems can be a useful tool in analyzing layers of geographic data that can serve both farmland preservation initiatives and water quality preservation goals. Appendix C has a map of the Sewer Service Area.

## **Regulatory Tools**

### **Traditional Agriculture Zoning**

Agricultural protection zoning designates agriculture as the preferred primary land use. Its defining characteristic is the extent to which it permits new non-agricultural development. It keeps agricultural land contiguous, maintains a sense of rural character, and prevents large-scale residential developments whose residents may find agricultural activities to be a nuisance. It usually establishes a large minimum requirement for parcel sizes, usually around 35 acres. This type of zoning, however, does not permanently preserve agricultural land and does not protect it from annexation.

Helps prevent agricultural land from becoming fragmented by residential development

- Clearly identifies agriculture as primary land use
- Easily implemented by municipalities
- Able to protect large areas of agricultural land
- Does not permanently preserve agricultural land
- Does not protect agricultural land from annexation

Large lot zoning, also known as low-density residential zoning, is a zoning technique creating lot sizes 40 acres or more. The perceived effectiveness of large lot zoning is based on the theory that limiting development density will preserve the open space and agricultural character of an area. The premise of large lot zoning is to select a minimum lot size that is large enough to prevent fragmentation of agriculture and to discourage non-farm homebuyers from purchasing land to build on in the country. Lot sizes ranging from three to ten acre-lots have proven ineffective in preventing non-farm homebuyers from purchasing agricultural land for residential development. In areas where farmland preservation is particularly important to the community, individual lot sizes of 40 to 160 acres may be applicable. Minimum lot sizes in this range may be utilized by niche agricultural industries such as gardening and greenhouses.

Large lot zoning, however, is generally not considered to be an effective farmland preservation tool since low density development patterns create parcel sizes which are “too big to mow, but too little to plow.” In areas of marginal farming production, this technique can have a detrimental effect by requiring large lots for individual homes and taking large parcels out of production for that purpose. This technique may be effective in maintaining rural character, but not farmland. Maintenance of rural

character is enhanced if low residential densities are combined with conservation subdivision design in communities that wish to accommodate residential development.

### **Working Lands Initiative Agriculture Zoning**

In an effort to address the deficiencies of “Traditional Agriculture Zoning” (WLI) created a sample Agricultural Zoning ordinance which helps to preserve agricultural land and maintains land owner rights by harmonizing agricultural preservation and land development. It helps to minimize current and future conflicts among agricultural practices, infrastructure needs and land uses through tax incentives for farmers to maximize their incomes and save taxes while protecting farmland through soil and water conservation practices.

This district allows for Non-farm single/two family residence providing:  
The ratio of non-farm residential acreage to farm acreage in the base farm tract will not exceed 1:20. There will not be more than 4 non-farm residences, nor more than 5 residences of any kind, in the base farm tract. Neither the non-farm residence, nor the parcel on which the non-farm residence is located, will convert prime farmland, or cropland other than a woodlot, from agricultural use if there is a reasonable alternative available to the permit applicant or significantly impair or limit the current or future agricultural use of any other protected farmland. It also encourages conservation subdivision principles such that non-farm residential clusters for single family / two family residences creating two or more lots can be approved in a single action providing, all residences are constructed, according to the above detailed provisions. Dunn County created two Agriculture Preservation Districts, Intensive Agriculture (IA) and Primary Agriculture (PA). The primary differences between IA and PA are; PA follows the requiems as stated above while IA allows 2 non-farm residences and no more than 5 residences of any king in the base farm tract. Another difference is that IA is designed to accommodate farms with 500 or more animal units while PA sets the limit to be less than 500 animal units. WLI Agriculture Zoning can be strengthened through a certification process.

### **State Certified Farmland Zoning**

Local governments may choose to adopt and have certified a farmland preservation zoning ordinance to ensure that landowners covered by the ordinance are eligible to claim farmland preservation tax credits (ch. 91, Wis. Stats.). Certification of a local farmland preservation zoning ordinance must be obtained through application to the department. A farmland preservation zoning ordinance does not qualify for certification under s. 91.36, if the farmland preservation zoning ordinance allows a land use in a farmland preservation zoning district other than the following:

1. Agricultural uses.
2. Accessory uses.
3. Agriculture related uses.
4. Nonfarm residences constructed in a rural residential cluster.
5. Undeveloped natural resource and open space areas.
6. Transportation, utility, communication, or other use.
7. Other uses identified by the department by rule.

### **Conservation Subdivision Design**

Conservation or cluster development is a development pattern for residential, commercial, industrial, or institutional uses, or a combination of these uses, in which buildings are grouped together rather than evenly spread over the land as in a conventional development. The intent of conservation development is to concentrate structures in those areas most suitable for building while preserving natural or cultural features. Residential conservation subdivisions cluster houses on

smaller parcels of land while additional land that would have been allocated to individual lots is preserved as open space.

Conservation developments can keep land available for agricultural use, but generally the land is kept as open space. In a typical conservation subdivision, each homeowner has access to all of the open space areas, which may be permanently preserved by a conservation easement. To provide maximum protection of subdivision open space, the conservation easement should be assigned to organizations such as a homeowner's association, a government agency, or a land trust. This tool can achieve a variety of comprehensive planning objectives such as reducing the visual impacts of development, preserving rural character, natural features, environmentally sensitive lands, permanent open space or agricultural land, creating opportunities for nonpublic ownership of open space, and increasing the efficiency of infrastructure development.

Figure 5-1 illustrates how conservation/cluster zoning can accommodate development and conserve natural resources and open space. Although not commonly done in eastern Wisconsin to date, conservation subdivisions can also reserve areas for farming within the subdivision as shown in Figure 5-2.

It is important that when implementing a conservation/cluster ordinance that a community incorporates design principles for rural character preservation such as preserving open space adjacent to existing perimeter roadways, clustering houses, separating cluster groups and providing open space adjacent to each lot. If design principles are not taken into account, developments may look more like a conventional subdivision layout and will not likely achieve the goal of preserving rural character. The Town of Caledonia in Racine County provides a good example of a conservation subdivision ordinance. Conservation subdivisions can also be accommodated through a local zoning ordinance.

#### Benefits and Limitations

- Helps maintain a rural character of an area
- Provides permanent open space protection for a community
- Protects best natural resources of an area
- Developers may experience greater profits by selling parcels next to open space
- Reduces impact of development on watersheds
- Less expensive to provide municipal public services to development depending on how clustering can be accomplished
- Maintenance costs of created open space
- Limited accessibility to low-income households
- Protected land is typically owned by homeowners association – little to no public access
- Improper implementation of tool may create conventional subdivisions
- Minimum lot sizes may not be small enough to offset costs of land preservation
- Limits, but does not stop residential development in agricultural areas

Dunn County is undergoing a comprehensive rewrite of its subdivision ordinance to include Conservation Subdivision as a land division option. The amendment is scheduled to be complete in 2015

## **Transfer of Development Rights**

The County could establish a program that allows individuals to shift a “bundle” of development rights from a parcel in a defined “sending” area to a parcel in a defined “receiving” area, an area designated as appropriate for development. This allows a community to preserve natural features and agricultural land, while at the same time, helps it to concentrate development around existing population centers and infrastructure. The process is managed through dual zoning that provides

property owners a choice whether or not to participate. Owners who sell development rights are properly compensated without having to endure complications of actually developing the site. They can also continue to generate income from agricultural, forestry, or other natural land uses. The County should note that this requires additional government resources to manage, can be complex, and is only feasible in areas where there is pressure for more urban development.

The Transfer of Development Rights (TDR) is a tool that establishes areas within a community, called zones, that define areas for preservation (sending zones), and areas for more growth (receiving zones). Sending zones can be areas of agricultural land, open space, historic properties or any other properties that are important to the community.

Receiving zones are areas that the community has designated as appropriate for development. Often these areas are selected because they are located close to existing development, jobs, shopping, schools, transportation, infrastructure and other urban services.

In a traditional TDR program, sending area properties are rezoned to a form of dual zoning that gives the property owners a choice. The owners can choose not to participate in the TDR program and instead use and develop their land as allowed under the baseline zoning. Alternatively, they can voluntarily elect to use the TDR option. Under the TDR option, the sending site owner enters into a deed restriction that spells out the amount of future development and the types of land use activities that can occur on the property. When that deed restriction is recorded, the sending site owner is able to sell a commodity created by the community's TDR ordinance called a transferable development right or a "TDR". By selling their TDRs, sending site owners often are fully compensated for the development potential of their property without having to endure the expense and uncertainty of actually trying to develop it. Also, when the sending sites have income-producing potential from non-urban uses, such as farming or forestry, the owners can continue to receive that income.

A traditional TDR ordinance creates a form of dual zoning for receiving areas as well. Developers can elect not to use the TDR option provided under this dual zoning. Under the baseline option, they do not have to acquire TDR's, but they also are limited to a lower, less-profitable level of development. Under the TDR option, developers buy and retire a specified number of TDRs in order to achieve a higher, more-profitable level of development. The price of TDRs is typically freely negotiated between willing buyers and sellers. The TDR ordinance can influence the price through the number of TDRs that the sending site owners are allowed to sell. When TDRs remain affordable, developers are able to achieve higher profits through the extra development allowed under the TDR option despite the additional cost of the TDRs.

- Permanently protects land from development pressures
- Landowner is paid to protect their land
- Local government can target locations effectively
- Low cost to local unit of government
- Utilizes free market mechanisms
- Land remains in private ownership and on tax roll
- Can be complex to manage
- Receiving area must be willing to accept higher densities
- Difficult program to establish, especially in areas without County zoning
- Program will not work in rural areas where there is little to no development pressure on the area to be preserved
- Limited to Cities/Villages/Towns, no statutory authorization in Wisconsin for countywide program
- May require cooperative agreements among several local governments to establish sending and receiving zones

As of the writing of this plan Dunn County has investigated using TDR but has yet to finalize or adopt such policy.

## Right-to-Farm Laws

The County should be proactive in distributing information on policies that protect agricultural activities from overly restrictive land-use regulations. These state laws protect agricultural activities from threat of nuisance-based lawsuits. The County may consider requiring those selling property near farms to disclose information about these laws.

Right-to-farm laws are a state policy that states commercial agriculture is an important activity. The statutes help support the economic viability of farming by discouraging neighbors from filing lawsuits against agricultural operations. Twenty-three right-to-farm laws also prohibit local governments from enacting ordinances that would impose unreasonable restrictions on agriculture.

Wisconsin's "Right-to-Farm Law" (Sec. 823.08 Wis. Stats.) was enacted in 1981 to protect farmers from lawsuits, or the threat of lawsuits, where a plaintiff alleges that a normal farming practice poses a nuisance. The law was designed to protect farm operations, which use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability of farmers to responsibly continue producing food and fiber. The "Right-to-Farm Law" was strengthened in 1995 to provide recourse for farmers to collect on expenses they incurred from frivolous nuisance lawsuits brought against their operations.

Local communities may supplement the protection provided by the State with their own, more protective ordinance. Local ordinances may require that buyers of land in agricultural areas be provided with an Agricultural Nuisance Notice. Such notices inform buyers of agricultural land that agriculture is the primary economic activity of the area and that the buyer may experience inconvenience or discomfort arising from accepted agricultural practices. In some cases, the notice may be recorded on the deeds to new homes. Such notices may help to ensure that people who purchase houses in agricultural areas will recognize, and be more tolerant of, the sometimes inconvenient impacts of agricultural activities.

## Voluntary Tools

### Agriculture Enterprise Areas

An agricultural enterprise area (AEA) is a significant prong of the 2009 Working Lands Initiation. By definition, an AEA is a contiguous land area devoted primarily to agricultural use and locally targeted for agricultural preservation and agri-business development. In 2009 a pilot program was authorized to establish 15 AEAs in the state of no more than 200,000 acres. The pilot program is to run two years.

If successful, the state will allow up to 1,000,000 acres to be placed in AEAs statewide. If land is in an AEA, subject to a farmland preservation agreement, and meets eligibility and conservation requirements, the farmer can receive a tax credit of \$5 per acre. Land in an AEA is not required to be within a certified farmland preservation zoning district. However, if it is, the tax credit can go up to \$10 per acre. The designation of an AEA is voluntary and can be initiated by land owners by filing a petition with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Petitions filed with DATCP must meet minimum criteria, but additional evaluation criteria may be used to review competing petitions. As a minimum, the land subject of the petition must be identified as being in a farmland preservation area in the county's farmland preservation plan, be a contiguous land area, and primarily be used for agriculture. There must be a minimum of five separate landowners who sign the petition. Petitioners must also gain support from the local political subdivisions, (towns/ villages.) Once an AEA is accepted and established, the landowners will sign a farmland preservation agreement, in order to collect the tax credits, and continue to promote agricultural land use within the AEA.

#### Purposes

- The preservation of valuable agricultural land use
- Promotion of agri-business

- Cooperation between the AEA landowners
- Additional tax credits to landowners to infuse capital into the local agricultural economy

Dunn County has one AEA of 25,908 acres, it spans two counties (Chippewa and Dunn) and includes all or parts of seven townships (Grant, Colfax, Sand Creek, Otter Creek, Auburn and Cooks Valley). The AEA was petitioned by and is primarily located in the Town of Grant.

**In 2020 the Grant AEA was expanded where 5,090 acres of land, all in the Town of Otter Creek, Dunn County was added to the Grant AEA. The Town of Grant AEA Boundary Map in Appendix C (page 113) was changed to reflect the new AEA boundary.**

## **Federal programs**

The Farm and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

To qualify, farmland must: be part of a pending offer from a State, or local farmland protection program; be privately owned; have a conservation plan for highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; have adequate infrastructure and agricultural support services; and have surrounding parcels of land that can support long-term agricultural production. Depending on funding availability, proposals must be submitted by the eligible entities to the appropriate NRCS State Office during the application window.

## **Sale or Donation of Conservation Easements**

Conservation easements are legally-binding (recorded on the property deed), voluntary agreements between a property owner and government institution that places restrictions on the use and development of that property. They are usually structured in perpetuity, but may be for a predefined term. Easements may also only include parts of property instead of the entire parcel. Property owners may benefit from tax incentives.

## **Bargain Sales and Property Donations**

If there is a willing seller, a government institution or non-government (conservation) organization may consider permanent protection by purchasing full title to property, which includes the full “bundle of development rights” that come with it. The parties may also structure transaction as a “bargain sale” where owner sells at a below-market price, and contributes the remaining value as a charitable gift, which the owner can claim as an income tax deduction. The buyer can also consider leasing land back to previous owner to generate rent. Fee-simple purchase work best in time-sensitive situations or where there is a vision of community use for the land. The buyer should consider the increased costs of owning land and government institutions should note that a purchase may lower value of parcel, thereby reducing tax revenues. This loss may be offset, however, as it may increase the property values of adjoining parcels.

There may be instances where a property owner seeks to transfer his/her land title to government institution or non-government (conservation) organization as a charitable gift (or to benefit from tax incentives). This donation may take place immediately, or be a reserved life estate, where owner continues to own and live on property until death. The recipient should consider that more resources may be needed for continued operation and maintenance of the property.

## **Implementation**

Of all of the chapters in this plan, this chapter is by far the most important. It lists key issues that were identified by the steering committee and through the regional meetings that were conducted.

Goals, objectives, and policies intended to protect farmland from development are provided. Criteria used to map the farmland preservation areas in the county are described and the maps are presented. Finally, an action plan describes various activities that will need to be initiated over the next 5 years following plan adoption.

## Issues and Opportunities

Throughout the planning process a range of issues and opportunities were identified and are described in this section. Most of these relate specifically to agriculture, while some relate to the state's farmland preservation program and its implementation.

### Organic food

In recent years, the demand for organic food has been steadily increasing. While some consumers have always been interested in eating a healthy diet, the number has been growing. In recent years, commercial food stores have begun stocking and promoting a growing variety of organic foods.

### Eat local

Eating locally grown food is also a relatively new trend. While consumer motives vary from person to person, many believe eating locally grown food strengthens the local economy and reduces transportation costs. Others simply like to know where their food comes from and others believe locally grown food is fresher and more nutritious than store bought food. Food services of some school districts are often quite supportive of buying locally.

Buying local or directly from a farmer helps to keep money in the community. More than 90¢ of every dollar you spend goes to the farmer, thus preserving farming as a livelihood and farmland. This is important because as mergers in the food industry have increased, the portion of your food dollar paid to farmers has decreased. Vegetable farmers, for example, earn only 21¢ of your dollar; the other 79¢ goes to pay for marketing, distribution, and other costs.

## Agriculture Analysis

The steering committee identified various strengths, weakness, opportunities, and threats that need to be specifically addressed in the plan or kept in mind as the plan is being drafted and reviewed. Near the end of the planning process, the committee reviewed the initial results and made revisions based on public input that was obtained over the course of the project.

- **Food as medicine** Although we all eat food for sustenance, research is showing that certain foods have exceptional medicinal health benefits.
- **Distrust of state programs** Some farmers in the county harbor a strong distrust of state programs and regulator controls. In order to overcome this and ensure participation, this plan will need to fully and transparently inform landowners of the programs components. Even then, some landowners will remain distrustful.
- **Conservation compliance** Under the Working Lands Program, farmers who claim a farmland preservation tax credit must comply with state soil and water conservation standards. These include the preparation and implementation of a nutrient management plan and a conservation plan and implementation of appropriate conservation practices. Some farmers view conservation compliance as cost prohibitive and an unwelcomed intrusion in how they run their farming operation.

- **Incentives too low** Many landowners believe the incentive to participate in these programs is not sufficient to offset compliance costs and perceived risks. This will continue to be a difficult discussion, due to the current economic conditions and the resulting lack of political support for increased incentive levels.
- **Wait and see attitude** Some farmers providing input regarding the designation of farmland preservation areas indicated that they would prefer to wait to see how farmland preservation is implemented at the county level and how state requirements actually work out in practice. During the meetings, county staff and the consultant reiterated that getting in after the plan is adopted is not necessarily that easy. The mapped farmland preservation areas will need to be redrawn based on revised criteria, the drafting of which is no small task.
- **Extraterritorial jurisdiction of cities and villages** Once a positive tool for planning development in Wisconsin, extraterritorial review authority of cities and villages has increasingly become a divisive wedge creating animosity between towns and incorporated municipalities. Under Wisconsin's comprehensive planning legislation, cities and villages can "plan" beyond their borders and potentially undermine any plans that surrounding towns may have prepared and adopted for the same area. In addition, proposed subdivisions that lie within the extraterritorial area of a city or village must be authorized by that jurisdiction. The farmland preservation planning process should encourage additional boundary agreement discussions, and the importance of mutual respect between municipalities and the importance of continued farmland preservation, even in extra-territorial jurisdictions.
- **Local control.** Throughout the preparation, review, and adoption of this plan, there was one common theme – retain local control and input. The county's comprehensive plan was built on the direct input from the towns and the future land use maps were prepared at the local level from the bottom up.
- **Declining numbers of farmers and farm workers.** Since the industrial revolution in the United States, the proportion of those earning their livelihood from agriculture has been declining. In the past 40 years, the United States has lost 800,000 farmers and ranchers.
- **Aging of farm operators.** The average age of farms is increasing older than the overall population. From 2002 to 2007, the average age of a farmer increased from age 55 to 57. And the number of farmers aged 75 years or older increased by 20 percent over the same period; meanwhile, the number of operators under 25 years of age decreased by 30 percent.
- **Size of operations.** As is true in many economic sectors, farm operations are growing in scale as expressed in acres in an operation. Farm consolidation has been an ongoing trend. Many operations have expanded in size to take advantage of economies of scale. Although there is a clear trend for operations to get larger, there have been an increasing number of small operations that do not require a large land base. Those growing a specialty crop are prime examples.
- **Specialization.** Farming operations in Wisconsin have historically been diversified. It was not uncommon for a farming to raise a variety of crops and animals. Increasingly the norm is to specialize in a particular area. For example, those in the dairy industry may specialize as a calving operation. Mega dairies and milk processing facilities have also seen a strong increase over the past 10 years. Foremost Farms USA, a dairy cooperative headquartered in Wisconsin, recently received \$3.1 million from the state of Wisconsin through a competitive Special Agricultural Facility Grant in support of a \$47.2 million expansion of its facilities in Appleton. This project is expected to increase milk processing capacity by 1.5 million pounds per day.

- **Commodity prices.** In the past two years, cash receipts for crops statewide rose 34 percent with corn up 46 percent and soybeans up 24 percent. This significant rise in crop prices has resulted in a slowing of the number of acres being diverted from agriculture to development. Statewide, the number of acres being diverted from agriculture decreased 43 percent and the value of agricultural land rose 12 percent. However, we cannot expect this trend to continue and should use this short reprieve to put in place appropriate measures to protect farmland.
- **International trading policies.** Agricultural export opportunities are hindered by daunting MRL challenges due to confusing and burdensome import regulations on pesticide residue levels for U.S. ag exports. Agricultural trade operates in a global market and is subject to the capricious nature of governments, weather, and evolving trade agreements. Economic development policies for agriculture in Dunn County should explore the ever-changing landscape of commodity markets and offer insight in ways to take advantage of international trade.
- **Perceived decline in agriculture’s role in economic structure of Dunn County.** As the importance of other economic sectors has grown in scale and influence in the county and region, the role of the agricultural sector in the local economy has diminished. Although somewhat declining, agriculture is still a significant component of the local and regional economy and it needs to play an important role in the county’s overall economic strategy.

## **Goals, Objectives, Policies and Activities**

Under Section 91.01 of the Working Lands Initiative (Wis. Statutes), a farmland preservation plan must include (1) goals for agricultural development in the county, including goals related to the development of enterprise related to agriculture; (2) actions that the county will take to preserve farmland and to promote agricultural development; (3) policies, goals, strategies, and proposed actions to increase housing density in areas that are not designated as farmland preservation areas; (4) key land use issues related to preserving farmland and to promoting agricultural development and plans for addressing those issues; and (5) programs and actions that the county and local government units within the county may use to preserve farmland preservation areas.

Given the strong emphasis placed on agriculture and preservation of the rural character of the county in the 2005 Comprehensive Plan, many of the required components have already been addressed countywide. A listing of the goals, objectives, and policies in the existing comprehensive plan that address agriculture are included in Appendix F.

Goals, objectives, policies, and strategies in a comprehensive plan are intended to form a blueprint for action. Sometimes that action occurs in a proactive manner, and other times it is reactive, for example, when a project is proposed. They are intended to guide decision makers and those county officials, committees, and departments charged with implementing the vision of the plan.

The goals, objectives, and policies listed below are intended to supplement the 2005 Comprehensive Plan. They were initially developed by the steering committee with input of town officials and residents and county staff.

### **Goals**

1. Sustain the Agricultural Way of Life.
2. Certify the County’s Exclusive Agricultural Districts

### **Actions**

1. Collaborate with surrounding jurisdictions and agri-businesses to;
  - a. Identify new ag-markets
  - b. Identify new uses for ag-products
  - c. Identify new uses for ag-byproducts
2. Work with the agri-community to develop agriculture business plans

3. Promote new AEA's and/or amend the existing AEA to be more inclusive of farmers wishing to participate.
4. Promote farmland preservation agreements and soil/water conservation plans as a means to protect against non-farm uses.
5. Promote and develop agriculture infrastructure such as ag-related businesses, farmland and human resources (farmers).
6. Develop an agriculture succession plan to identify and eliminate barriers for the expansion of existing agr-businesses, infrastructure and start up agri-businesses.

**Policies**

1. Conduct an annual review of County ordinances against farm practices and emerging agri-trends as an effort to change/amend such documents thereby allowing/promoting agriculture to expand in Dunn County.
2. Implement stronger land use protections such as exclusive agricultural districts.
3. Develop an AEA model petition (streamlined).

**Programs**

Make effective use of the current AEA

**Designation of Farmland Preservation Areas**

One of the central objectives of a farmland preservation plan is the designation of farmland preservation areas. To be eligible for tax credits farmland preservation zoning districts (exclusive agriculture zoning) and Agricultural Enterprise Areas (AEA's) must be located within certified farmland preservation areas.

As required by state statutes, farmland preservation areas shall be based on fact-based criteria, consistently applied to the planning area. Lands identified in the farmland preservation area must either be devoted to primarily agricultural use, and/or primarily agriculture-related uses. However, contiguous natural resources and open space areas may also be included.

Development of the mapping criteria in Dunn County occurred over a six-month period. The steering committee identified key considerations and through a series of iterative mapping sessions developed a set of criteria to meet the needs of the County and the requirements in the Working Lands Initiative.

Upon determination of the criteria, it became evident that a method to evaluate the importance of each individual criterion, and a weighted decision making method for designating farmland preservation areas was needed. The group met and discussed the mapping process. In the end they agreed on the process of utilizing maps, spreadsheets with data, staff expertise and surveys of landowners.

Following is a brief description of the steps taken to designate Farmland Preservation.

1. Dunn County Planning and Zoning staff conducted regional meetings at various town halls to present the new Farmland Preservation Program to land owners and town officials.
2. Dunn County formed a steering committee which included Town representatives from Towns.
3. Each steering committee member was requested to meet with their town officials/constituents to assess the desire to participate in the new State Farmland Preservation Program.

4. The steering committee members conveyed to County staff that there was little local political support to place land owners in Farmland Preservation programs who did not wish to participate. The message was that landowners were receptive to their lands being designated "Farmland Preservation Areas" but felt that participation in programs should be on a voluntary basis.

5. Via Town, City, Village and County Comprehensive Plans, parcels were confirmed as being in agricultural use and were to planned to continue in agricultural use for at least the next 15 years. When environmental areas were included it was confirmed that these areas were connected to the agricultural parcels pursuant to Chapter 91, State Statutes. These parcels are shown as Farmland Preservation Areas, and likewise shall be eligible for State Farmland Preservation Tax Credits.

Based on steering committee meetings a significant weight to the criteria was given to landowners who participated in past programs (Exclusive Agriculture Zoning, Farmland Preservation Contracts).

They felt that soil productivity, contiguous ownership, and areas planned for agricultural use should also be weighted, but less than those previously mentioned.

Staff analyzed soil surveys, future land use maps, the current zoning map, real property data and the most current GIS parcel layer to identify areas of farmland significance.

It was further determined that parcels, not zoned, zoned General Agriculture, Conservancy and/or which were not connected to a comprehensive land use plan but had productive soils, should be eligible to participate in the future. Therefore, to minimize significant amendments to the plan, the committee weighted these likely areas.

### **Criteria for Designation of Farmland Preservation Areas (Zoned Exclusive Agriculture).**

In a Town where a minimum of 40% of the total land area is zoned Exclusive Agriculture and where a parcel receives a minimum of 10 points from the following criteria such parcel shall be eligible to be Farmland Preservation Certified (FPP Certified).

1. Zoned Exclusive Agriculture = 10 points
  - a. Intensive Agriculture (IA)
  - b. Primary Agriculture (PA)
2. Under an Agriculture Enterprise Area = 10 points
3. Under an unexpired Farmland Preservation Agreement = 10 points
4. In a Comprehensive Land Use Plan (local and/or county) where the Planned Land Use is agriculture = 5 points

After the plan is adopted it is anticipated that circumstances may change whereas landowners under this heading whose land is deemed Non Farmland Preservation Plan Certified (Non FPP Certified) may wish to participate in Farmland Preservation programs. In such cases landowners shall petition the County to rezone their land to either IA or PA. If the rezone request is approved the Farmland Preservation Plan will be amended and the rezoned lands shall be eligible to be Farmland Preservation Certified (FPP Certified).

### **Criteria for Designation of Farmland Preservation Areas (Not Zoned or Not Zoned Exclusive Agriculture).**

Parcels under this heading which receives a minimum of 10 points from the following criteria shall be eligible to be Farmland Preservation Certified (FPP Certified).

1. Under an Agriculture Enterprise Area = 10 points
2. Under an unexpired Farmland Preservation Agreement = 10 points
3. Zoned General Agriculture = 5 Points
4. Zoned Conservancy = 5 Points
5. Where 60% of the parcel is productive soils = 5 Points
6. In a Comprehensive Land Use Plan (local and/or county) where the Planned Land Use is agriculture = 5 points

After the plan is adopted it is anticipated that circumstances may change whereas landowners under this heading whose land is deemed Non Farmland Preservation Plan Certified (Non FPP Certified) may wish to participate in Farmland Preservation programs. In such cases landowners shall submit an Agriculture Enterprise Area application (AEA). If the AEA is approved the Farmland Preservation Plan will be amended and the AEA shall be eligible to be Farmland Preservation Certified (FPP Certified).

**Criteria for Designation of Non Farmland Preservation Plan Certified.**

A parcel meeting the following criteria shall be designated Non Farmland Preservation Plan Certified (Non FPP Certified), regardless of points received.

1. Zoned non-agriculture
  - a. Heavy Industrial
  - b. Light Industrial
  - c. Non-Metallic Overlay
  - d. General Commercial
  - e. Limited Commercial
2. Listed in a Comprehensive Land Use Plan (local and/or County) where the Planned Land Use is non- agriculture
3. Within a platted subdivision
4. Where a non-agricultural development pattern and/or non-agriculture use exists.
  - a. Ariel photography and the GIS data base were used to locate/confirm these parcels

**Farmland Preservation Certified**

All farmland preservation program incentives, including income tax credits shall be made available on a voluntary basis to qualified landowners within Farmland Preservation Plan Certified (FPP Certified) areas. All qualified landowners within FPP Certified areas which are not zoned Exclusive Agriculture may apply for limited tax credits if designated as an Agricultural Enterprise Area.

Permitted land uses within FPP Certified area include all agricultural uses, farmsteads, agri-business, agricultural buildings, primary agriculture residences, limited residential uses, wetlands, open water, open space and all other areas not planned for development other than agriculture and agri-business. There is no minimum size for a farmland preservation parcel and all unincorporated jurisdictions (zoned or unzoned) are included in the plan.

**Farmland Action Plan**

The following table lists the various implementation activities that will need to be accomplished in the coming years.

**Action Plan: 2015-2035**

<b>Activity</b>	<b>Responsible Party</b>	<b>Schedule</b>
Adopt certified zoning ordinance	County or Town Board	December 31, 2015
Adopt certified farmland preservation plan	County Board	December 31, 2015
Assist in the development of cooperative boundary agreements	County, City, Village and Town Planning staff	As needed
Update County subdivision regulations	County Planning and Zoning Committee	2016
Develop standards to review plan implementation	County staff	Annually starting in 2016

progress

Develop standards to judge consistency of land use decisions with adopted comprehensive plan	County staff	Annually starting in 2016
Develop a model petition for establishment of an agriculture enterprise area	County staff	To be completed by December 31, 2016
Keep Farmland Preservation Plan Current	County Staff, Planning, Resources and Development Committee and County Board	Review and amend the plan at least every five years.

## Plan Preparation, Review and Adoption

In 2010, the Dunn County Planning Division applied for and received a grant to update its Farmland Preservation Plan (FPP).

In any planning process Public Participation is important. As part of the comprehensive land use planning process on May 28, 2008 Dunn County adopted a public participation plan which describes the opportunities in which the public and local units of government would be involved in the preparation, review, and approval of the plan and future updates. This process was used in the development of the FPP. A copy of the public participation plan is included as Appendix A.

Key elements include: a project website, publication of all meeting agendas, numerous public meetings held throughout the county, press releases, and numerous opportunities for submitting comments and suggestions.

Municipalities in the county were involved in the drafting of this plan in a number of ways and were kept abreast of the plan's progress. Initially, letters were sent to each municipality inviting them to designate an individual who would serve as a point of contact and a liaison. Many of these contacts also agreed to serve on the Farmland Preservation Steering Committee. The membership of this advisory committee included local farmers, elected and appointed officials, and local administrative staff. The committee met regularly to provide direction to the staff as the plan was being drafted.

On INSERT DATE the Dunn County Planning, Resources and Development Committee (PR&D) recommended approval of the plan document to the Dunn County Board of Supervisors for its consideration.

On INSERT DATE, the Dunn County Board of Supervisors adopted The Dunn County Farmland Preservation Plan by ordinance, a copy of which is included in Appendix D. The plan was submitted to the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for review and approval. The certification letter from DATCP is included as Appendix D.

## Supplemental Maps

1. Public Utility Service Areas (See Appendix C)
2. Soil Productivity (See Appendix C)
5. Existing Zoning: 2015 (See Appendix C)
6. Agriculture Enterprise Area (Appendix C)
7. Public Participation Plan (See Appendix A)
8. Adoption Ordinance
9. 2011 DATCP Certification (See Appendix D)

## **Sewer Service Area Plan**

Sewer service area planning is a water pollution planning process required by the Federal Clean Water Act for all communities with populations over 10,000. The City of Menomonie Sewer Service Area Plan is a 20-year plan to guide sewer development and reduce water pollution (See Map in Appendix C). The plan designates lands that are most suitable for development and that can be served by a public wastewater collection and treatment system around the City of Menomonie. To protect water resources, the plan designates “environmentally sensitive areas” where development is prohibited. The plan designates the Dunn County Land Conservation Division as the local agency responsible to determine if a proposed development lies within an environmentally sensitive area.

## **Dunn County Erosion Control Plan**

The Dunn County Land Conservation Division completed the Dunn County Erosion Control Plan in 1986 under the authority of Wisconsin Administrative Rule, Ag. 160. The purpose of the plan was to identify soil erosion problems within the county and provide a plan for solving them. The goal was to reduce cropland erosion to “T”, or the tolerable limit, by the year 2000. The tolerable soil loss rate, commonly referred to as “T”, is defined as the maximum average annual rate of soil erosion for each soil type that will permit a high level of crop productivity to be sustained economically and indefinitely (ATCP 50.01(16)).

## **Water Resources**

Water resources are prominent in Dunn County, which contains several lakes, many streams and rivers. Most lakes in Dunn County suffer from excessive nutrient enrichment and severe algal blooms caused by nonpoint source runoff from agricultural and urban land. Dunn County lies completely within the Lower Chippewa River Basin – making up sixteen % of the basin’s 5,349 square miles. The county is divided into eight major watersheds, four draining into the Red Cedar River before it empties into the Chippewa River and four draining directly into the Chippewa River. There are also significant amounts of wetlands and floodplain, although some were drained during the twentieth century to accommodate farming. Maintaining excellent water quality is fundamental to the high quality of life in Dunn County. As such, protecting the County’s water resources is a high priority for Dunn County.

## **Streams/Rivers**

The interconnected network of streams and rivers that cross Dunn County is characteristic of a landscape influenced by glacial impacts. The four rivers in Dunn County include: the Red Cedar River, which flows north-south through the County and empties into the Chippewa River, the Chippewa River which flows east west, and is located generally along the southern portion of the County, the Eau Galle River which flows generally north south and empties into Lake Eau Galle, and the Hay River which flows east west and empties into Tainter Lake. Dunn County’s 93 trout streams total 312.1 miles. Of these, 39.1 miles are Class 1 streams, 248.2 miles are Class 2 streams, and 24.8 are Class 3 streams. Coldwater trout stream resources in Dunn County are generally improving in recent years, however most streams contain low densities of naturally reproducing populations. The primary factor limiting trout populations from developing moderate to high densities is lack of habitat. In stream sedimentation and bank erosion need to be reduced on a large scale to improve coldwater fishery resources.

## **Floodplains**

Floodplains are formally designated areas that experience flooding during a 100-year storm event. As defined in the County Zoning code, the floodplain consists of the “floodway” and “flood fringe”. The “floodway” is defined as the channel of a river or stream and those portions of the

floodplain adjoining the channel required to carry the regional flood discharge. "Flood fringe" is defined as that portion of the floodplain outside of the floodway covered by floodwaters during the regional flood and generally associated with standing water rather than rapidly flowing water. In Dunn County, areas within the 100-year floodplain are typically located immediately adjacent to rivers, streams, and creeks. In some flatter areas, the floodplain extends some distance from the water's edge. Likewise, floodplains usually do not exist along river segments with steep or high banks, although these areas experience greater flood depths due to constricted flow. Because these areas are subject to potential flooding and/or intermittent wetness, they are not generally appropriate for development. However, like wetlands, floodplains provide areas where water from swollen rivers and streams can overflow. They also provide valuable wildlife habitat. For the purpose of this plan floodplain includes areas which are subject to occasional or frequently flooded soils as defined in the 2005 NRCS soil survey. This information in conjunction with FEMA maps was used to identify floodplains in the County.

## **Wetlands**

Wetlands consist of transitional areas between uplands and open water and perform important ecological functions such as flood retention and water quality improvements. Wetlands filter sediment and nutrients, and serve as groundwater recharge areas. They provide valuable wildlife habitat as well as recreational opportunities. In Dunn County, wetlands were severely impacted or destroyed by agricultural activities from the late 1940s through the 1970s. Many were drained for cropland through the creation of "w" ditches, which consist of a narrow, raised field with a ditch on either side. Many of these ditches still exist.

Programs in three levels of government - local, state and federal - regulate activities in wetlands. Permits are required for activities that impact wetlands, such as land and road development. In some cases wetland replacement or mitigation is required. While the State policy does not mandate wetland mitigation on non-federal wetlands, it does encourage efforts to minimize loss through the use of "best management practices" (BMPs), which include a variety of techniques and approaches aimed at minimizing the impacts of construction and development on the natural environment.

Wetlands in Wisconsin were defined by the State Legislature in 1978 as: "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type and degree of saturation or water cover. Some of the more prominent wetland types are:

Aquatic Bed wetlands contain plants growing entirely on or in a water body no deeper than 6-feet. Plants may include pond-weed, duckweed, lotus and water-lilies. Marshes are characterized by standing water and dominated by cattails, bulrushes, pickerelweed, lake sedges, and/or giant bur-reed. Sedge or "Wet" Meadows wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster. Scrub/Shrub wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow, and dogwood. Forested wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple. Wetlands that remain in the County are generally located adjacent to rivers, creeks, and floodplains. For the purpose of this plan DNR Wetlands in conjunction with hydric soils as identified in the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey were used to represent wetlands in the County.

## **Lakes**

There are four lakes in Dunn County, Lake Eau Galle, Elk Lake, Lake Menomoin, and Lake Tainter (upper and lower). All of the lakes in Dunn County are man made impoundments. These impoundments are created by dams of which two operate as hydro-electric (Menomin and Tainter). Like other water resources, lakes provide flood retention, wildlife habitat, recreational opportunities, and scenic amenities.

## **Lake Districts**

In 1974, Chapter 33 of the Wisconsin State Statutes was passed allowing for the creation of lake districts. A lake district is a special purpose unit of government established to maintain, protect, and improve the quality of a lake and its watershed. Lake districts can be established as unincorporated associations, qualified or incorporated associations, or public inland lake protection and rehabilitation districts. Elk Lake is the only lake district organization in Dunn County

## **Groundwater**

Groundwater is the source of water for most domestic, industrial, and agricultural uses in Dunn County. Each year in the County, over eleven billion gallons of groundwater are used by residents, businesses and agriculture. Much of the groundwater reserves in the County are held in the sandstone aquifer underlying the County. This aquifer is composed of sand and gravel that allow rapid percolation and flow of groundwater in most areas of the County.

## **Availability of Groundwater**

Availability of groundwater varies throughout the County. Groundwater is generally available in sufficient volumes to support industrial, agricultural and domestic uses.

## **Depth to Groundwater**

Depth to groundwater varies throughout most of the County from zero to 200 feet. There are areas around the County where groundwater is located more than 200-feet below the surface. This can affect groundwater availability and thus present constraints on domestic, agricultural and industrial uses. The Depth to Groundwater map illustrates general depth to groundwater throughout Dunn County (See Appendix C).

## **Groundwater Recharge**

Access to a clean groundwater supply is both a health and economic issue. Therefore, protecting and maintaining a good supply of clean groundwater is a high priority of local, County, and State officials. Groundwater contamination largely results from human activities. Groundwater contamination has occurred at various locations in the County, including, landfills, chemical spills and leaching, and high nitrate levels in wells. Because clean-up of polluted groundwater can be costly and take a long time, prevention, through groundwater protection measures is the most cost-effective way to minimize the potential for contamination. These areas rank the ability of the area to recharge groundwater and the aquifer from excellent to poor.

## **Water Resource Regulation**

### **Streams/Rivers**

Development along streams and rivers are regulated via shoreland, wetland and floodplain regulations, and storm water regulations. Most are intended to establish buffers and minimize runoff. Dunn County enforces shoreland zoning in unincorporated areas and the WDNR maintains oversight responsibilities. Incorporated villages and cities are required to adopt and enforce their own

shoreland zoning. Shoreland zoning applies within 1,000 feet of the ordinary high water level of navigable lakes, ponds, and flowages and within 300 feet of navigable rivers and streams.

## **Floodplains**

Floodplains are regulated in accordance with the Shoreland Zoning Chapter in the Dunn County Comprehensive Zoning Ordinances

## **Wetlands**

The WDNR manages the most extensive wetland regions of the County for wildlife. Like floodplains, wetlands are regulated in accordance with a negligible impact policy.

## **Lakes**

Lakes are regulated and managed by the WDNR for fisheries, wildlife and water quality. The WDNR provides a variety of assistance from planning grants, research demonstration projects, education, and technical assistance through the Wisconsin Lakes Program.

## **Groundwater**

Under the Jurisdiction of Dunn County there are several programs that specifically address measures to protect the quantity and quality of groundwater resources. Some of these include:

- Animal Waste and Manure Management which includes regulations to prevent animal waste material from entering water bodies. This program is permitted through the Dunn County Land Conservation Division.
- Zoning Code, which includes development restrictions in shoreland and wetland areas.
- Wellhead protection overlay district that encompasses recharge areas for municipal water supply wells. These are regulated by municipal governmental entities.
- Non-metallic Mining which includes requirements for reclamation that minimize impacts on groundwater quantity and quality. These regulations are found in Chapter 295 of the Wisconsin statutes and in NR 135 of the Wisconsin administrative Code. The Dunn County Land Conservation Division reviews plans and applications and issues permits.

## **Factors Affecting Development**

### **Background**

Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciaded) topography, relatively extensive forested landscape, and big rivers and a wide river valley. This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." Relic conifer forests are present.... There are floodplains with connected wetlands. Agriculture, including dairy and beef forms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

Dunn County occupies 870 square miles near the Mississippi in the region of the older drift and driftless area." The major soils are Knox silt loam and Marshall silt loam, made largely of loess wind-borne to this region.

Dunn County lies within a roughly S-shaped transition belt known as "the tension zone" where Northern Forests and Southern Forests meet. "Early forest surveys indicate that Northern forests consisted of a mosaic of young, mature, and 'old growth' forests composed of pines, maples, oaks, birch, hemlock, and other hardwood and conifer species." "Southern Forests are distinct from the Northern forests because of the predominance of oaks and general absence of conifers. They are

relatively open or have a park-like appearance, created by the lack of small trees and shrubs. Examples of southern Forest biological communities are found within southern Dunn County."

There are man-made and natural barriers acting as constraints to development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, of potential problems that may be costly to overcome.

## **Glacial Deposits**

The most extensive glacial-lake deposits in the Lower Chippewa basin consists of interlayered silts and clays in the Chippewa and Red Cedar Valleys that were deposited when the margins of a glacier located in Minnesota and Iowa blocked drainage in western Wisconsin roughly 460,000 - 770,000 years ago.

## **Soils**

Soils in the County have been mapped, analyzed and categorized as to their development suitability. Soil characteristics within the first few feet of the surface play an important role in the amount and quality of water entering the groundwater. Specific development limitation information can help decision makers determine the suitability of specific areas for particular types of development. Some limitations can be overcome, or their effects minimized, if proper measures are taken. The County should encourage development where public services can be maximized and where the limiting factors can be avoided. In areas with severe limitations questions regarding the economic and environmental feasibility of such development should be posed. It is also important to note that the following information is generalized for planning purposes and does not replace the need for site-specific evaluation.

The following sections identify areas with limitations for developing septic systems and buildings with basements, as identified by the Natural Resource Conservation Service (NRCS). The class of limitations in which a soil type is placed is dependent on depth to bedrock, slope, depth to water table, shrink-swell potential, corrosivity, likelihood of flooding, and potential for use as a foundation base.

## **Septic Suitability**

Soils place limitations on the construction and function of septic systems. The entire County has some soil conditions unsuited to septic development due to predominance of soils that are well or excessively drained, steep topography, or soils with shallow depth to groundwater or bedrock. In areas with shallow soils that are excessively drained, concentration of septic systems could threaten groundwater quality. Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil, and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered developments.

## **Basement Suitability**

Soil limitations affecting basement construction are mostly due to friable soils and shallow depths to bedrock or groundwater. Basements can be built where friable soils exist, but usually result in higher excavation, backfilling and erosion control costs. Basements often cannot be built on shallow bedrock or in areas with a shallow groundwater depth.

## **Flood Plains**

Dunn County has a number of areas adjacent to rivers and streams where water fluctuations can cause flooding. To protect property and public investments, Wisconsin Statutes 87.30(1) requires counties, cities and villages to implement Floodplain Zoning. Dunn County is responsible for

administering the Flood plain Management Program. Floodplain is described in detail earlier in this section.

## **Agricultural Land**

This land is necessary for the continuation of the production of food or fiber and was defined strictly by soil productivity. It did not reflect whether the land is currently being cropped or has a history of cropping. For planning purposes, soils are considered to be of high or medium production if they meet the following three criteria:

### **Prime Farmland**

Prime farmland is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95, as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

### **Productivity for Corn**

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, dated 11/22/96, production for corn is determined by a ten year average on soil test plots using high-level management. All soils are assigned a relative yield based on the most productive soil. In Dunn County the relative yield is 150 bushels per acre.

### **Capability Class**

According to the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, dated 11/22/95, there are 8-land capability classes, which are practical groupings of soil limitations. The limitations are based on characteristics such as erosion hazard, droughtiness, wetness, stoniness, and response to management. Each class reflects the land's relative suitability for crops, grazing, forestry, and wildlife. Class 1 soils are best suited for agriculture and class 8 soils are least suited. For planning purposes, soil classes were combined and mapped. See Soil Productivity map in Appendix C. Class 1 and 2 soils are combined into soils of high agricultural importance, class 3 soils considered to be of medium importance and class 4-8 are considered to be poorly suited for agriculture production. The County does not have an abundance of prime farmland. See Soil Productivity and Preferred Land Use maps in Appendix C. However, the land identified as prime farmland may have to be preserved for the purposes of agricultural-economic benefits and for protecting the rural character of the County. While prime farmland does not pose a direct obstacle to development, it should carry significant weight when determining areas better suited for development. If the County wishes to maintain the viability of agriculture, efforts will have to be made to limit development in these areas.

These factors were evaluated using the LESA program (Land Evaluation and Site Assessment). It is a numerical rating system designed to take into account both soil quality and other factors affecting a site's worth for agriculture. Soil quality factors are grouped under land Evaluation (LE). The other factors are grouped under Site Assessment (SA.) The SA factors are of three types: non-soil factors related to the agricultural use of the site, factors related to development pressures, and other public values of the site. For the purpose of this plan only the LE portion of the program was utilized.

## **Steep Slopes**

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

## **Surface Water**

Surface water resources include water that is standing still or flowing, navigable or intermittent, which collects and channels overland runoff. Rivers and streams are the primary components that make up surface waters in the County and of primary concern is shoreland protection. Shore lands provide habitat for both aquatic and terrestrial animals and vegetation. Shore lands act as buffers to protect the water quality of these resources. However, shore lands are also prime areas for residential development and are receiving increased exposure to contamination from residential development and recreation use. The State of Wisconsin requires counties to prevent the loss and erosion of these resources by adopting and enforcing a shoreland ordinance.

## **Wildlife and Habitat**

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the County: Big game such as deer and black bear; small game such as rabbits and squirrels. Upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red - tailed hawks, and eagles. Fur bearing animals are also abundant such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

## **Endangered Resources**

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goal is to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

## **Wisconsin's Endangered Species**

These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

## **Wisconsin's Threatened Species**

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered. No threatened or endangered species are known to exist within the County. For additional information on these resources contact any local DNR representative. Information regarding Threatened and Endangered Species is available through the Wisconsin Department of Natural Resources.

## **Nonmetallic Mining Deposits**

Dunn County has significant sand and gravel deposits. In the past these deposits have been mined for construction related projects and activities. In 2007 the scope of mining expanded as Dunn County issued its first conditional use permit allowing the commercial mining of silica sand. Non-metallic mining is regulated through the County's Zoning Ordinance and is considered a conditional use in most districts. The Dunn County Board of Adjustments authorizes conditional use permits. Restoration of mining activities is regulated as per the Wisconsin State Statutes, Chapter 295 and in NR 135 of the Wisconsin administrative Code.

## **Goals, Objectives and Policies**

**Goal:** Promote and Support Efficient Transportation Systems

**Objectives/Policies:**

- Encourage Agricultural Education Programs
- Cooperate with local school districts on agricultural related course work and career alternatives.

**Goal:** Create an Environmentally Sensitive Areas Policy.

- Define and map Environmentally Sensitive Areas.

**Goal:** Improve water quality in Dunn County

**Objectives/Policies:**

**Surface Waters:**

- Provide information and educational material to raise awareness regarding water quality.
- Implement the Dunn County Land and Water Resource Management Plan (LWRMP)
- Develop a Dunn County Stormwater/Erosion Control Ordinance

**Groundwater:**

- Utilize/coordinate existing County Committee structures and resources to educate landowners on the assets and liabilities of groundwater protection options.
- Create development standards for groundwater recharge areas.
- Amend county ordinance to include groundwater protection standards.

**Goal:** Update the County's Farmland Preservation Plan.

To date the county's efforts to preserve farmland has been achieved for the most part through the enforcement of its A1 zoning (Exclusive Agriculture District). The idea of preserving farmland is generally accepted countywide, missing are the mechanisms to implement such an idea. The County's policy is to maintain a multi-jurisdictional approach, focusing its efforts to preserve farmland and farm economies where they will be most successful. For example, state and county farmland preservation efforts should be coordinated with town efforts. The City of Menomonie and the seven villages should also be involved - agriculture is not just a rural issue. The incorporated jurisdictions can coordinate with towns and the County to protect productive agricultural lands from annexation and/or development, and minimize conflicts with farming operations.

**Objectives/Policies:**

- Revise the County Farmland Preservation Plan.
- Facilitate the development of intergovernmental agreements.

**Goal:** Update the Sewer Service Area Plan

**Objectives/Policies:**

- Coordinate a review/amendment process with the City of Menomonie.

**Goal:** Implement the Dunn County Erosion Control Plan

**Objectives/Policies:**

- Meet cropland erosion goal by 2015.

## Land Use

### Background

This element contains goals, objectives, and actions to guide future development and redevelopment of public and private property in Dunn County. This chapter also explains future land use designations and delineates these uses on the Preferred Land Use Map.

### Relationship between the County Plan and local Plans

There is a direct relationship between the County’s plan and local plans. To accommodate minor differences in classifications among local jurisdictional plans, broad categories were developed to “collapse” similar uses. The intent is that the broad County plan will generally depict the planned growth pattern, while local plans will describe in detail the type, amount, and intensity of preferred development.

### Growth Projections

#### Land Use

Total acres in the County is 553,525

<b>Real Estate Classes</b>	<b>Total Parcels</b>	<b>Improved Parcels</b>	<b>Total Acres</b>	<b>Adjusted Average Lot Size in acres</b> *
<b>Residential</b>	14,540	12,183	20,907	1.44
<b>Commercial</b>	1,354	1,096	2,434	1.79

<b>Manufacturing</b>	77	58	881	12.87
<b>Agricultural</b>	13,182	0	293,620	
<b>Undeveloped</b>	7,046	0	33,466	
<b>Ag Forest</b>	5,481	0	70,606	
<b>Forest</b>	2,131	0	37,144	
<b>Other</b>	1,854	1,833	3,529	
<b>Total</b>	45,665	15,170	462,587	

\*The above data represents a compilation from the Dunn County 2007 Statement of Assessments. Note: due to methods used in converting traditional historical (paper) files to an electronic format, an exact count on the number of parcels and their respective acreage cannot be reported.

Even though the above chart is not an exact representation, it still has value as a planning tool. It is possible to draw some general conclusions.

### **Agricultural**

Non-agricultural land use projections directly affect the availability of agricultural land. Because of the composition of land uses around the County, there is almost a direct (one to one) correlation between increases in acreage of non-agricultural land uses and reductions in acreage of agricultural land uses. Therefore, the assumptions of the following tables also represent the amount of agricultural land, which could be lost accordingly.

In general, Dunn County is a rural community, industrial and commercial uses make up a small percentage of the land uses, while residential uses represent the bulk of development within the County. Historically this development trend has shaped the landscape of the County, as such opportunities for redevelopment is limited, and for the most part is not an issue.

### **Residential**

The number of housing starts between 1997 and 2006 was 2,208 or an average of 221 starts per year, with an adjusted average lot size for each housing start being 1.44 acres.

The following tables assume the next 20 years will reflect past trends. For this report, the trends of the last 10 years was used as the basis for each of the following scenarios.

#### ***Housing Demand Projections 0% Additional Growth***

	<b>Reported</b>	<b>Estimated</b>		<b>Projected</b>				
	<b>2000</b>	<b>2000</b>	<b>2000-2010</b>	<b>2010-2015</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2030</b>	<b>Total Projected</b>
<b>New Housing Starts</b>	197		2,210	1,105	1,105	1,105	1,105	4,420
<b>Housing Land Demand (acres)</b>		284	3,182	1,591	1,591	1,591	1,591	6,365

#### ***Housing Demand Projections 5% Additional Growth***

	<b>Reported</b>	<b>Estimated</b>		<b>Projected</b>				
	<b>2000</b>	<b>2000</b>	<b>2000-</b>	<b>2010-</b>	<b>2015-</b>	<b>2020-</b>	<b>2025-</b>	<b>Total</b>

			2010	2015	2020	2025	2030	Projected
<b>New Housing Starts</b>	197		2,320	1,218	1,297	1,343	1,410	5,268
			2210	1160	1218	1279	1343	5000
<b>Housing Land Demand (acres)</b>		284	3,341	1,754	1,868	1,934	2,030	7,586
			3182	1371	1754	1842	1934	7201

***Housing Demand Projections 8% Additional Growth***

	Reported	Estimated		Projected				
	2000	2000	2000-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total Projected
<b>New Housing Starts</b>	197		2,387	1,289	1,392	1,503	1,623	5,870
			2210	1193	1289	1392	1503	5377
<b>Housing Land Demand (acres)</b>		284	3,437	1,856	2,004	2,164	2,337	8,362
			3182	1718	1856	2004	2165	7743

**Non Residential (Commercial/Industrial Uses)**

The following summarizes industrial and commercial development within Dunn County by jurisdiction. While the data refers only to incorporated jurisdictions it is important to realize that industrial and commercial development occurs in the rural areas of the county too. However, statistical data for the most part is limited to only the incorporated areas of the County. In general, large-scale commercial and industrial development would be encouraged to locate in areas where there is adequate supporting infrastructure.

***Menomonie Industrial Park***

The original park, developed in the 1960's and early 1970's, and consisted of approximately 1,200 acres. Of which, approximately 300 acres was designated for commercial use, and 900 for industrial use. By 2004, approximately 700 of the 900 acres (78%) of industrial land was developed. Approximately 200 of the 300 acres (67%) of commercial land was developed. In 2006, the city expanded the park by adding another 150 acres of industrial land. As of 2008, approximately 220 of the 300 acres (73%) of the commercial land was developed, and approximately 700 of the 1,050 acres (67%) of the industrial land was developed.

**Assumptions**

1970-2008 = 38 years

**Industrial development:** 700 acres of industrial land has been developed, over a 38-year period, this means on average, 18.42 acres of industrial land is developed per year.

**Commercial development:** 220 acres of commercial land has been developed, over a 38-year period, this means on average, 5.79 acres of commercial land is developed per year.

**Menomonie Industrial Park**

	<i>Reported</i>		<i>Projected</i>						
	<b>Available land</b>	<b>Developed Land</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Total Needed</b>	<b>Balance</b>
All values are expressed in acres									
<b>Original Park (1970's) Commercial</b>	300	220	12	29	29	29	29	348	-48
<b>Original Park (1970's) Industrial</b>	900	700	37	92	71			900	0
<b>2006 Expansion Industrial</b>	150				21	92	92	205	-55

Source: Dunn County Economic Development Corporation

### Summary

The above information suggest that if nothing else changes, the Menomonie Industrial Park could experience a shortfall of 48 acres of commercial land, and on the Industrial side there could a shortage of 55 acres.

### **Stout Technology Park**

The Stout Technology Park was originally formed in the 1980's, and created approximately 175 acres of developable land. Of the 175 acres, approximately 50 acres was set aside for commercial use, and 125 acres set aside for industrial use. By 2000, approximately 40 acres of the 50 acres (80%) set aside for commercial use was developed, and approximately 90 acres of the 125 acres (72%) set aside for industrial use was developed. In 2001, an additional 180 acres was purchased, of which approximately 40 acres was designated for commercial use, and 140 acres designated for industrial use. As of 2008, 90 acres (89%) of commercial land has been developed and 65 acres (25%) of the industrial land has been developed.

### Assumptions

1980-2008 = 28 years

**Industrial development:** 65 acres of industrial land has been developed, over a 28-year period, this means on average, 2.32 acres of industrial land is developed per year.

**Commercial development:** 90 acres of commercial land has been developed, over a 38-year period, this means on average 3.21, acres of commercial land is developed per year.

### **Stout Technology Park**

	<i>Reported</i>		<i>Projected</i>						
All values are expressed in acres	Available land	Developed Land	2010	2015	2020	2025	2030	Total Needed	Balance
<b>Original Park (1980's) Commercial</b>	50	40	6	4				50	0
<b>Original Park (1970's) Industrial</b>	125	90	5	12	12	6		125	0
<b>2006 Expansion Commercial</b>	40			12	16	16	16	60	-20
<b>2006 Expansion Industrial</b>	140					6	12	18	122

Source: Dunn County Economic Development Corporation

### Summary

The above information suggest that if nothing else changes, the Stout Technology Park could have a shortfall of 20 acres of commercial land by the year 2030, while on the Industrial side there could a surplus of 122 acres.

### **Boyceville Industrial Park**

In the 1970's the Boyceville Industrial Park was formed, creating 80 acres of land for development. Of those 80 acres, approximately 10 acres was dedicated as commercial use, and 70 acres was dedicated as industrial use. As of 2008, approximately 5 of the 10 acres (50%) of the commercial land was developed, and approximately 10 of the 70 acres (14%) of the industrial land was developed.

### Assumptions

1970-2008 = 38 years

**Industrial development:** 10 acres of industrial land has been developed, over a 38-year period, this means on average, 0.26 acres of industrial land is developed per year.

**Commercial development:** 5 acres of commercial land has been developed, over a 38-year period, this means on average, 0.13 acres of commercial land is developed per year.

### **Boyceville Industrial Park**

	<i>Reported</i>		<i>Projected</i>						
All values are expressed in acres	Available land	Developed Land	2010	2015	2020	2025	2030	Total Needed	Balance
<b>Original Park (1970's)</b>	10	5	0.26	0.65	0.65	0.65	0.65	2.86	2.14

<b>Commercial</b>									
<b>Original Park (1970's) Industrial</b>	70	10	0.52	1.3	1.3	1.3	1.3	5.72	54.3

Source: Dunn County Economic Development Corporation

**Summary**

The above information suggest that if nothing else changes, the Boyceville Industrial Park could experience a surplus of approximately 2 acres of commercial land by the year 2025, while on the Industrial side there could a surplus of about 54 acres.

***Colfax Industrial Park***

The Colfax Industrial Park was formed in the early 1970's, and created about 45 acres of developable land. Of the 45 acres, approximately 15 acres was set aside for commercial use, and 30 acres set aside for industrial use. As of 2008, approximately 10 of the 15 acres (67%) of the commercial land was developed, and approximately 25 of the 30 acres (83%) of the industrial land was developed.

**Assumptions**

1970-2008 = 38 years

**Industrial development:** 25 acres of industrial land has been developed, over a 38-year period, this means on average 0.66 acres of industrial land is developed per year.

**Commercial development:** 10 acres of commercial land has been developed, over a 38-year period, this means on average 0.26 acres of commercial land is developed per year.

**Colfax Industrial Park**

	<i>Reported</i>		<i>Projected</i>							
All values are expressed in acres	<b>Available land</b>	<b>Developed Land</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Total Needed</b>	<b>Balance</b>	
<b>Original Park (1970's)</b>	15	10	1	1	1	1	1	15	0	

<b>Commercial</b>									
<b>Original Park (1970's) Industrial</b>	30	25	1	3	3	4	3	39	-9

Source: Dunn County Economic Development Corporation

**Summary**

The above information suggest that if nothing else changes, the Colfax Industrial Park could deplete its commercial land by the year 2025, while on the Industrial side there could have a shortfall of 12 acres.

***Other Rural Communities***

**Elk Mound**

Has no defined industrial park land. It has commercial downtown properties and land available, sufficient for the next 20 years.

Source: Dunn County Economic Development Corporation

**Ridgeland**

Has no defined industrial park land. It has numerous commercial properties and available downtown land for commercial development. Ridgeland may need 10 acres of land for industrial use over the next 20 years.

Source: Dunn County Economic Development Corporation

**Knapp**

Has no defined industrial park, however it is estimated that the Village currently has 25 acres of land within the community dedicated to industrial development, and another 20 acres dedicate to commercial development. There has been some discussions regarding the development of an industrial park. Knapp could use 25 acres for industrial development and 10 acres for commercial development, over the next 20 years.

Source: Dunn County Economic Development Corporation

**Summary**

Future land use projections represent generalized growth scenarios based on State projections and local information adjusted for development densities. The projections indicate the County could see between 9,546 and 11,798 additional acres move from ag. related uses to residential uses and approximately 800 acres could be needed to meet commercial and industrial demands over the next 20 years.

When preparing a broad plan at this scale, it is often necessary to account for growth areas that exceed the generalized projections. This technique, often referred as a “market adjustment” is done to identify minor changes in market conditions which affect the immediate availability of land designated for development purposes. “Market adjustment” do not necessarily require immediate plan amendment.

**Existing Conditions**

**Land Use Map**

The Existing Land Use map is a compilation of local land use plans. Local plans were not based on assessment data but instead were generated by combining local knowledge with

demographic data related to development. The County's map depicts existing land uses of those jurisdictions, which have completed their comprehensive plans. Other jurisdictional plans will be incorporated into the County's plan upon completion and adoption. County and local jurisdictions Existing Land Use Maps are based on the following broad categories;

- **Industrial.** Parcel of land zoned industrial or its primary use is industrial in nature.
- **Commercial.** Parcel of land zoned commercial or its primary use is commercial in nature.
- **Residential.** Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.
- **Residential-Woods.** Parcel of land greater than 10 acres, is predominantly wooded and contains a private residence.
- **Residential-Ag.** Parcel of farmland greater than 10 acres and contains a private residence.
- **Farmland.** Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands, or open water and is predominantly agricultural in nature.
- **Farmland-Woods.** Parcel of farmland with a minimum of 10 wooded acres.
- **Farmstead.** Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).
- **Mixed.** Parcel of land greater than 10 acres which, is not, residential, cropland, commercial, or industrial in nature but does contain woods, woodland programs, open water, or wetlands (or some combination).
- **Public Recreation.** Parcel of land owned by the county, state, or federal government and open to the public for recreational use.
- **Public.** Parcel of land owned by local, county, state, or federal government or by other tax-exempt organization.
- **Residential-Commercial.** Parcel of land with a dual use of commerce and residential.
- **Farmland-Irrigated.** A parcel or multiple parcels of Farmland which contains an irrigation system such as a center pivot.

## Preferred Conditions

### Land Use Map

The Preferred Land Use map is a compilation of local land use maps. Local plans were not based on zoning districts but instead were generated by combining local knowledge with demographic data related to development. The County's map depicts preferred land uses of those jurisdictions, which have completed their comprehensive plans. Other jurisdictional plans will be incorporated into the County's plan upon completion and adoption. County and local jurisdictions Preferred Land Use Maps are based on the following;

- The map combines the future land use recommendations of those jurisdictions which have completed their comprehensive plans. Other jurisdictional plans will be incorporated into the County's plan upon completion and adoption.
- The map is based on land uses as determined at the local level. Three broad categories, Residential, Non Residential and Agricultural, were used in determining the preferred land use map. The map outlines the future land use districts for Dunn County, which are depicted on the Preferred Land Use Map.

## **Land Use Policies, Programs and Recommendations**

### **Designated Development Areas**

A cooperative planning effort between County and local jurisdictions should be organized to assist jurisdictions to supplement their general land use plans with more detailed “neighborhood” or “sub areas” plans. These more detailed plans are especially important in areas adjacent to sensitive environmental features, highway interchanges, or adjacent to incorporated jurisdictions, which have municipal utility systems (sewer and water).

Designated development areas should indicate areas in which studies should occur. Study areas could develop recommendations on street patterns, soils, drainage, and other information deemed appropriate by local officials. Plan maps could be developed to indicate the relationship of surrounding features such as, transportation corridors, bike/pedestrian trails, public facilities, railroads, wetlands, floodplains, historic sites and surrounding land uses.

### **Zoning Ordinance / Comprehensive Revision**

There is a direct relationship between local plans and the County’s plan. To accommodate minor differences in classifications among local jurisdictional plans within Dunn County, broad categories were developed to “collapse” similar uses. The intent is that the broad County plan will generally depict the planned growth pattern, while local plans will describe in greater detail the type, amount and intensity of preferred development.

A recommendation of this plan is for the County to undergo a comprehensive revision of its zoning ordinance. As previously mentioned broad categories were developed to collapse similar uses. The following describes these three broad zoning categories as well as recommended uses for the County to consider in the rewrite process.

#### ***Residential***

A residential district includes land uses where the predominant use is housing. Residential, may include single family housing, duplex housing, multi-family housing or mobile homes. Residential zoning may permit some services or work opportunities or may totally exclude business and industry. Local jurisdictions identified a need to have more variety with respect to residential districts.

- A variety of housing choices
  - Single-family
  - Twin Homes (zero lot line setback)
  - Duplex
  - Multi-family
- More choices for minimum lot sizes.
- Density Based Zoning. This idea creates flexibility in the zoning code which provides landowners the option to create smaller lots than would be allowed according to the underlying zoning. Density based zoning does not increase the net density of development. In simple terms, density based zoning could be the “mechanism” to allow for cluster housing. Benefits of this type of zoning include a possible reduction in land consumption (if lots are grouped together) and reducing the cost per lot for infrastructure. In return, property owners are required to place the remaining property under a non-development easement. In developing this type of zoning the County and participating communities will need to consider several key issues including,
  - Calculation methods for the number of lots
  - Deed restriction standards

- Definition of the maximum number of lots which could be clustered

### ***Non Residential***

Non residential district include uses that are business related, including commercial, retail, or industrial. Zoning for these areas is established to provide separation from incompatible uses, which may include residential neighborhoods. Local jurisdictions identified a need to have more variety with respect to non-residential districts.

- **General Commercial.** This district could include areas dedicated to the sale of goods or merchandise for personal or household consumption. Structures include neighborhood stores, or designated shopping areas.
- **Highway Commercial.** This district could be dedicated to the sale of goods or merchandise for personal or household consumption in which the uses are dependant on both large volumes of traffic and convenient access. Structures may include motels, restaurants, automobile and machinery sales and services, or areas of intense transportation access, such as interchange areas of highways and interstates.
- **Neighborhood Commercial.** This could include a mixed use development of residential, commercial, and industrial uses.
- **Heavy Industrial.** All industrial uses could be allowed in this district including assembly plants, manufacturing plants, industrial machinery, shipping and trucking.
- **Light Industrial.** This district is usually a less intensive use than “Heavy Industrial”, and is more consumer oriented than business oriented (i.e., most light industry products are produced for end users rather than for use by other industries). Light industrial normally has less environmental impact than heavy industrial.
- **Mineral Extraction.** This district could be dedicated to regulating mining and mineral extraction. It could categorize mining operations by size or volume so that evaluation and justification could be given accordingly while remaining fair and equitable.
- **Adult Entertainment.** This district could be dedicated to standards and regulations that should be met to allow this use while acknowledging surrounding uses.

### ***Agricultural.***

There is a countywide concern about the loss of farmland and a general desire to protect/preserve it. Agricultural Districts are intended to be used for areas in which agricultural and certain compatible low intensity uses are encouraged as the principle uses.

To date the county’s efforts to preserve farmland has been achieved through enforcement of the A1 zoning (Exclusive Agriculture District).

- **Exclusive Agricultural** The purpose of this district is to preserve agricultural land for food and fiber production; protect productive farmers by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce cost of providing services to scattered non-farm uses; promote orderly urban growth; implement the provisions of the County Farmland Preservation Plan, when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under ss. 71.09(11), Wis. Stats. The A1 district restricts residential development to a minimum lot size of 35 acres.

While there is a need to maintain the A1 district, A1 does not seem to be the preferred mechanism to preserve additional farmland. Landowners believe that farmland should be protected but a significant number feel that A1 is too restrictive. They agree that non-farm development could occur in ag-preservation areas on lots significantly smaller than 35 acres. Landowners may consider farmland preservation appropriate if more options were offered such as,

- More Farmland Preservation choices
  - Variety of lot sizes.
    - Minimum lot sizes
    - Minimum and maximum lot size designation.
  - Possibly limitations as to the number of land splits in these districts.

Another concern of landowners is that once a district is created, it will always remain. Clearly, an educational component with existing and any new ordinances could prove beneficial. While rezones are not the preferred method for determining land use they will always be an option. Any rezone request should have a set of criteria, which if met, should justify rezones on an equitable basis. For example, if a developer or landowner wishes to remove property from an Exclusive Agricultural District they could be required to provide adequate evidence to Town and County governments that the proposal meets criteria such as,

- The development proposal is consistent with locally adopted land use plan map and related policies.
- Land proposed for rezoning does not have a history of productive activities or is not viable for long-term agricultural uses.
- Land is too small to be economically used for agricultural purposes or is inaccessible to the farm machinery needed to produce and harvest agricultural products.
- The land is located such that there would be minimal conflicts with surrounding agricultural uses.
- The lay of the land will allow for construction of a road or driveway that is suitable for emergency vehicle travel. Safe access from the road or driveway onto existing roadways shall be required.
- A need for additional non-farm development can be demonstrated in the community.
- Consideration for development of lands outside of a sanitary district, shall be limited to lands which are comprised of soils that are suitable for on-site septic systems.

Exclusive agriculture districts will not meet all of the agricultural needs within Dunn County. There is also a need for General Agricultural districts. Some landowners want to live in the rural parts of the County and allowed to use their land for agricultural related uses. General Agricultural districts could allow higher housing densities and indicate other rural and agricultural uses that are not designated or planned for exclusive agriculture areas. Development in these districts should be limited in density while offering a variety of choices such as,

- **Primary Agricultural.** New residential development should be limited to a lot size significantly less than one home per 35 acres.
- **Agricultural.** New residential development should be limited to a lot size less than the primary Agricultural district yet larger than lot sizes in the Agricultural Residential District.
- **Agricultural Residential.** This district should allow for the highest density of any of the agricultural district but lot sizes should be larger than lot sizes in any of the Residential Districts

## Goals, Objectives, and Policies

**Goal:** Rewrite Zoning Ordinance

**Objectives/Policies:**

- Update codes, ordinances, and other County programs, to implement recommendations of the County's plan.

**Goal:** Work in partnership with area communities to manage and guide future growth.

**Objectives/Policies:**

- Promote redevelopment and urban infill.

- Guide growth to “Smart Growth” areas where public facilities and services can be economically provided.

**Goal:** Encourage sustainability standards on future land use activities to account for the environmental, social, and financial impacts of land uses.

**Objectives/Policies:**

- Work with local and surrounding jurisdictions to resolve inconsistencies between local land use plans over the 20 year planning horizon.
- Identify a sufficient supply of developable land for a range of land uses consistent with local jurisdictional needs.
- Guide development requiring higher levels of municipal utilities and services to those areas where such services are available.
- Encourage the preservation of cultural, historic, archeological sites and environmentally sensitive areas.
- Encourage the protection of economically productive areas including farmland and forests.
- Encourage the use of conservation design neighborhood design for rural residential development in appropriate areas and where consistent with local requirements.
- Support innovative approaches to land development to increase flexibility while achieving the goals of this plan.

## **Implementation**

### **Overview**

Dunn County’s Comprehensive Plan provides a general direction for rural and urban development. It has specific goals and objectives to guide its direction. This element outlines a variety of actions necessary to implement the plan. The element also describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the progress toward achieving and updating the comprehensive plan.

The County Comprehensive Plan, along with the adopted local comprehensive plans, is intended to help guide growth and development in Dunn County.

### **Existing Implementation Tools**

There are three basic implementation tools that the county can use to implement this comprehensive plan.

- General & Shoreland Zoning
- Land Division Ordinance
- Official Mapping.

These tools apply to different degrees in different areas of the county. General zoning applies only to those towns that have adopted county zoning, while Shoreland zoning applies to the entire county outside of the incorporated areas of the county. Meanwhile, the land division ordinance applies to the entire county (outside of the city and village) unless a town has adopted a more

restrictive ordinance. Official mapping applies throughout the entire county, but is a very limited tool. These tools are detailed in the intergovernmental cooperation element.

## **Consistency Review**

The comprehensive planning process utilized in this effort, required the development of local plans first, followed by the creation of the county plan. Using this bottom up approach, with an oversight Ad-Hoc Planning Committee as well as review by the Planning, Resources, and Development Committee has ensured that each element is consistent with the others; and based on that analysis, there are no known inconsistencies among the planning elements.

In the future, as plan amendments occur, it is important that the Planning, Resources, and Development Committee and county staff conduct consistency reviews. These reviews will ensure that the plan is up-to-date. It is also critical that as towns make comprehensive plan amendments, those amendments are forwarded to the county for inclusion in the County's Plan. This should ensure that the county decision makers are using the most current information available.

Recognizing that land use plans should not be static documents, the County's comprehensive plan provides for an amendment process, which allows for consideration of the comprehensive plan amendments on at least a ten year basis or as needed. While the majority of amendments over time are anticipated to be property-specific, some amendments take a more comprehensive form. The incorporation of the farmland preservation plan is the first such comprehensive amendment to the 2009 Plan.

The preferred land use map of the Dunn County Comprehensive Land Use Plan depicts the county's recommended land use as of the date of plan adoption September 15, 2009. This land use map is maintained and updated on the County's website.

The Dunn County Farmland Preservation Plan will be included as an amendment to the Agriculture, Natural and Cultural Resources Chapter of the Dunn County Comprehensive Land Use Plan

## **Recommended Actions**

The overall intent of this element is to provide a strategy to implement the goals, objectives, and policies, contained in all the elements of this plan. For this plan to be implemented, the recommendations made throughout this plan need to be supported by the towns, villages, city and county.

## **Measuring Plan Progress**

As part of the comprehensive planning process, a number of goals, objectives, and policies were developed. When implemented these are intended to provide direction to county staff and its committees, as well as the board of supervisors.

To measure progress a variety of actions need to take place, as outlined in each goal, objective, or policy throughout this plan. Therefore, the task to measure plan progress, is as simple as determining if any action was taken or not. These "targets" will provide guidance to the county board when specific actions are to be initiated. Based on the targets, measures of progress in achieving implementation of the comprehensive plan can be examined.

It should be noted that many of the policies identified in the plan are continuous or on going and should be monitored to measure the plan's overall success. In addition, many of the objectives and their related actions might be accomplished in the short term, say 1 to 5 years. However, some could take longer to accomplish, say 6 to 20 or more years. It is critical that a "County Plan Status" report be prepared to summarize the progress toward implementation.

## **Plan Adoption, Updates and Amendments**

Section 66.1001, Wisconsin Statutes requires that an adopted plan be reviewed and updated at least once every ten years. However, to ensure that the document remains a viable planning tool, it should be reviewed every five years and following a significant change in land use in Dunn County. County staff and members of the PR&D Committee should review statistics related to land use, review any major shifts in land use policy and economic shifts in how the land is utilized to prepare for necessary plan amendments.

Each November, the Planning Division should review this plan, monitor activities and suggest amendments to the PR&D Committee. As part of this review, staff should contact each of the participating municipalities to give them the opportunity to suggest changes or comment on activities. During this annual review, most of the focus should be on the Implementation Section, which lists the goals, objectives, policies, and activities. The review will include the analysis of demographic shifts that have occurred in the past year in Dunn County.

To determine whether amendments are needed, the following considerations should be reviewed:

- General development trends
- Farmland conversion rates
- Farmland preservation activities compared to stated goals and objectives
- Completed implementation activities and their effectiveness
- Implementation strategies
- Available resources for future projects
- Public input
- Input from other stakeholders

A history of adoption and amendments is included as Appendix D. It lists when this comprehensive plan element was first adopted and the various amendments which have taken place.

## **Timelines**

Implementation of goals, objective and policies in this Plan fall under one of the two following timelines:

### **Long Term**

Goals, objectives and policies under this timeline are considered to be ongoing and are to be completed throughout the life of this Plan, through daily collective actions and interactions of Dunn County elected officials, standing committees, departments and staff.

### **Short Term**

Goals, objectives and policies under this timeline are to be completed by December 31, 2014. As this Plan will be updated at least every five years, beginning in 2014, a five-year timeline (2010-2015) has been proposed.

The PR&D Committee will prioritize implementation of goals, objectives and policies with a 2010-2015 timeline through formulation of a County Plan Status report, ensuring incremental and consistent implementation throughout the five-year period.

It is important to note that all goals, objectives and policy timelines presented in this Plan are intended to serve as a guide, providing only an indication of the possible future implementation dates. These timelines cannot account for future factors, including but not limited to, additional workload, resource limitations, new and unforeseen planning issues, opportunities, trends, and concepts, and

political and public sentiment, that will affect implementation of this Plan’s goals, objectives and policies.

## Integration

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may overlap. While some goals are specific to a particular element, others may not be. The driving force behind this planning process has been a comprehensive analysis of the county. Therefore, achieving a particular goal may require a much broader approach. As the county implements its plan, it should assess the impact of each implementation effort against the rest of the plan.

## Implementation Schedule

- ❖ = Goal
- = Objective/policy
- = Objective

Recommended Action	Timeline
<b>Housing</b>	
<ul style="list-style-type: none"> <li>❖ Explore sustainable policies encouraging local units of government to develop a range housing choices.</li> <li>• Amend County subdivision ordinances and policies, removing affordable housing obstacles.</li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Explore sustainable land use regulations</li> <li>• Develop conservation based ordinances.</li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Maintain the environmental qualities of the county.</li> <li>• Encourage development to locate in “Smart Growth” areas.</li> <li>• Promote “Cluster Housing”.</li> <li>• Promote the use of Extraterritorial Zoning in “Smart Growth” areas.</li> </ul>	Long Term 2010-203

<ul style="list-style-type: none"> <li>Promote sanitary districts in extraterritorial zones and in “Smart Growth” areas.</li> </ul>	
<b>Economy</b>	
<ul style="list-style-type: none"> <li>❖ Guide the stabilization and expansion of our economic base.</li> <li>❖ Promote the development of communications with business and education leaders.</li> <li>❖ Become sustainable and proactive with local jurisdictions.</li> <li>• Provide Dunn County Economic Development Corporation with financial and staff support to implement their function as the central agency for economic development in the County.</li> <li>• Identify sustainable development opportunities and best management practices.</li> <li>• Cooperate/coordinate with local jurisdictions and other Business Councils to: <ul style="list-style-type: none"> <li>○ Create and maintain jobs.</li> <li>○ Support and promote education and training programs to upgrade the skills of workers.</li> <li>○ Cooperate with all local Business Councils in job retention programs.</li> <li>○ Facilitate relationships that connect existing employers with federal, state, and local incentive programs.</li> </ul> </li> <li>• Encourage sustainable commercial, agricultural, and industrial development.</li> <li>• Identify residential, commercial, agricultural, and industrial properties in need of redevelopment.</li> <li>• Define the amount of land needed for commercial and industrial development.</li> <li>• Maintain, improve and sustain the County’s social, cultural and natural resource base.</li> <li>• Support all local business councils in the county.</li> <li>• Identify resources to assist with local economic development activities.</li> <li>• Develop infrastructure to support modern commercial and industrial needs.</li> <li>• Utilize the Wisconsin Development Fund, Wisconsin Housing and Economic Development Authority, Tax Incremental Financing, Industrial Revenue Bond, Dunn County Loan Pool, and other programs that provide incentives for business development within the County.</li> <li>• Maintain balance between the value of residential, commercial, agricultural and industrial properties in the County.</li> <li>• Cooperate/coordinate with regional and state economic development organizations.</li> <li>• Lobby state legislatures.</li> <li>• Encourage and support entrepreneurial efforts and programs.</li> <li>• Participate in activities and programs that promote the county and the region.</li> </ul>	<p>Long Term 2010-2030</p>
<b>Intergovernmental Cooperation</b>	
<ul style="list-style-type: none"> <li>❖ Achieve consistency between other jurisdictional plans.</li> </ul>	<p>Short Term 2010-2015</p>

<p><b>County</b></p> <ul style="list-style-type: none"> <li>• Work with units of government to clarify policies and ordinances.</li> <li>• Amend or revise the County Zoning and Subdivision ordinances.</li> <li>• Share the County's Comprehensive Plan with community school districts and libraries.</li> </ul> <p><b>Transportation Facilities</b></p> <ul style="list-style-type: none"> <li>• Encourage local jurisdictions to meet on transportation related issues.</li> <li>• Develop educational materials about WisDOT design standards.</li> <li>• Develop a comprehensive bike/pedestrian pathway system.</li> <li>• Educate surrounding jurisdictions on the benefits of sharing equipment, VendorNet <a href="http://vendornet.state.wi.us/vendornet">http://vendornet.state.wi.us/vendornet</a> is Wisconsin's electronic purchasing system. It provides a purchasing forum for governmental units. For more information contact Wisconsin Association of Public Purchasers (WAPP), <a href="http://www.wapp.org">www.wapp.org</a></li> </ul> <p><b>Transit.</b></p> <ul style="list-style-type: none"> <li>• Conduct a feasibility study for a County regional transit system</li> </ul>	
<p>❖ Achieve consistency between other jurisdictional plans.</p> <p><b>Local Jurisdictions</b></p> <ul style="list-style-type: none"> <li>• Help to establish mutually beneficial intergovernmental relations.</li> <li>• Assist to educate local jurisdictions about extraterritorial rights.</li> <li>• Help establish intergovernmental land use policies within the extraterritorial jurisdiction areas.</li> <li>• Define and monitor growth areas.</li> <li>• Facilitate intergovernmental agreements.</li> </ul>	Long Term 2010-2030
<p>❖ Create multi jurisdictional planning areas.</p> <p><b>Stormwater Management</b></p> <ul style="list-style-type: none"> <li>• Develop storm water review, standards.</li> <li>• Work cooperatively with the DNR.</li> <li>• Develop process to eliminate duplicate review efforts.</li> <li>• Create or amend County policies, standards, and/or ordinances.</li> </ul> <p><b>Environmental Corridors</b></p> <ul style="list-style-type: none"> <li>• Adopt a Dunn County definition of "Environmental Corridor".</li> <li>• Map "Environmental Corridors".</li> <li>• Incorporate "Environmental Corridors", into the Riverway Corridor Plan.</li> </ul> <p><b>Farmland Preservation</b></p> <ul style="list-style-type: none"> <li>• Revise the County Farmland Preservation Plan.</li> </ul> <p><b>Groundwater and Recharge Protection</b></p> <ul style="list-style-type: none"> <li>• Facilitate the development of intergovernmental land use policies within the sensitive groundwater recharge areas.</li> <li>• Facilitate the development of intergovernmental agreements.</li> <li>• Amend county ordinances.</li> </ul>	Short Term 2010-2015

<ul style="list-style-type: none"> <li>❖ Create multi jurisdictional planning areas.</li> <li><b>Solid Waste and Recycling</b> <ul style="list-style-type: none"> <li>• Promote a countywide program.</li> <li>• Expand recycling services to be more comprehensive.</li> </ul> </li> <li><b>Protect the Aquifer</b> <ul style="list-style-type: none"> <li>• Encourage incorporated and unincorporated jurisdictions with a sanitary sewer system to promote the use of their sanitary service areas to surrounding jurisdictions.</li> <li>• Promote denser development in these areas.</li> <li>• Facilitate cooperative agreements.</li> </ul> </li> <li><b>Wellhead Protection</b> <ul style="list-style-type: none"> <li>• Facilitate the creation of Intergovernmental land use policies within the wellhead protection areas.</li> <li>• Assist mapping wellhead protection areas.</li> <li>• Facilitate intergovernmental agreements.</li> </ul> </li> </ul>	<p>Long Term 2010-2030</p>
<ul style="list-style-type: none"> <li>❖ Create a library of planning materials <ul style="list-style-type: none"> <li>• Develop an electronic library of the Comprehensive Plans.</li> <li>• Post materials on the Dunn County Web site.</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>
<ul style="list-style-type: none"> <li>❖ Develop consistency regarding the vision for Dunn County <ul style="list-style-type: none"> <li>• Compare local visions and the Dunn County Community Vision with the County’s vision “GUIDING CHANGE TO MEET LOCAL COMMUNITY VISION”</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>
<p><b>Transportation</b></p>	
<ul style="list-style-type: none"> <li>❖ Continue to collect, analyze, and monitor data from the County Trunk Highway System. <ul style="list-style-type: none"> <li>• Purchase traffic counting devices.</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>
<ul style="list-style-type: none"> <li>❖ Promote a unified “standard” for local jurisdictional road projects. <ul style="list-style-type: none"> <li>• Develop educational materials about WisDOT design standards.</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>
<ul style="list-style-type: none"> <li>❖ Improve the Awareness, Safety, and Condition of Railroad Crossings <ul style="list-style-type: none"> <li>• Inventory all crossings</li> <li>• Analyze and compare results with the Office of the Commissioner of Railroads (OCR) and Federal Railroad Administration (FRA) standards.</li> <li>• Develop an education program</li> <li>• Strengthen/improve communication between the public, OCR, Union Pacific Railroad, Canadian National Railway Company, FRA and Dunn County.</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>
<ul style="list-style-type: none"> <li>❖ Promote and Support Efficient Transportation Systems <ul style="list-style-type: none"> <li>• Provide additional choices and/or uses within County Right Of Ways. <ul style="list-style-type: none"> <li>○ Integrate pedestrians and bicycles into the county road system as much as possible.</li> <li>○ Apply for enhancement grant money.</li> <li>○ Research areas to locate additional Park and Ride lots including bicycles.</li> </ul> </li> <li>• Coordinate with WisDOT regarding grant money.</li> <li>• Develop an education about the benefits and location of</li> </ul> </li> </ul>	<p>Short Term 2010-2015</p>

Park and Ride facilities.	
<ul style="list-style-type: none"> <li>❖ Promote and Support Efficient Transportation Systems <ul style="list-style-type: none"> <li>• Participate in local, regional and state wide mass transit informational/educational programs.</li> </ul> </li> </ul>	Long Term 2010-2030
<b>Agricultural Natural &amp; Cultural Resources</b>	
<ul style="list-style-type: none"> <li>❖ Encourage Agricultural Education Programs <ul style="list-style-type: none"> <li>• Cooperate with local school districts on agricultural related course work and career alternatives.</li> </ul> </li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Create an Environmentally Sensitive Areas Policy. <ul style="list-style-type: none"> <li>• Define and map Environmentally Sensitive Areas.</li> </ul> </li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Improve water quality in Dunn County.</li> </ul> <p><b>Surface Waters</b></p> <ul style="list-style-type: none"> <li>• Provide information and educational material to raise awareness regarding water quality.</li> <li>• Implement the Dunn County Land and Water Resource Management Plan (LWRMP)</li> <li>• Develop a Dunn County Stormwater/Erosion Control Ordinance</li> </ul> <p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>• Utilize/coordinate existing County Committee structures and resources to educate landowners on the assets and liabilities of groundwater protection options.</li> <li>• Create development standards for groundwater recharge areas.</li> <li>• Amend county ordinance to include groundwater protection standards.</li> </ul>	Long Term 2010-2030
<ul style="list-style-type: none"> <li>❖ Update the County's Farmland Preservation Plan. <ul style="list-style-type: none"> <li>• Revise the County Farmland Preservation Plan.</li> <li>• Facilitate the development of intergovernmental agreements.</li> </ul> </li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Update the Sewer Service Area Plan. <ul style="list-style-type: none"> <li>• Coordinate a review/amendment process with the City of Menomonie.</li> </ul> </li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Implement the Dunn County Erosion Control Plan <ul style="list-style-type: none"> <li>• Meet cropland erosion goal by 2015.</li> </ul> </li> </ul>	Short Term 2010-2015
<b>Land Use</b>	
<ul style="list-style-type: none"> <li>❖ Rewrite Zoning Ordinance <ul style="list-style-type: none"> <li>• Update codes, ordinances, and other County programs, to implement recommendations of the County's plan.</li> </ul> </li> </ul>	Short Term 2010-2015
<ul style="list-style-type: none"> <li>❖ Work in partnership with area communities to manage and guide future growth. <ul style="list-style-type: none"> <li>• Promote redevelopment and urban infill.</li> <li>• Guide growth to "Smart Growth" areas where public facilities and services can be economically provided.</li> </ul> </li> </ul>	Long Term 2010-2030
<ul style="list-style-type: none"> <li>❖ Encourage sustainability standards on future land use activities to account for the environmental, social, and financial impacts of land uses. <ul style="list-style-type: none"> <li>• Work with local and surrounding jurisdictions to resolve inconsistencies between local land use plans over the 20 year planning horizon</li> </ul> </li> </ul>	Long Term 2010-2030

- Encourage the preservation of cultural, historic, archeological sites and environmentally sensitive areas.
- Encourage the protection of economically productive areas including farmland and forests.
- Encourage the use of conservation design neighborhood design for rural residential development in appropriate areas and where consistent with local requirements.
- Support innovative approaches to land development to increase flexibility while achieving the goals of this plan.
- Identify a sufficient supply of developable land for a range of land uses consistent with local jurisdictional needs.
- Guide development requiring higher levels of municipal utilities and services to those areas where such services are available.

## Conclusion

The Dunn County Comprehensive Plan is intended to be a “living” document. Periodic revisions and updates of the plan are critical to ensure that it is accurate and consistent with the needs and desires of the county.

Plan recommendations in this document and in the local comprehensive plans provide the basis for evaluation of development proposals and give the county a means for achieving community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately, the success of the planning process will be measured by the future quality of life experienced by both residents and visitors to Dunn County.

## Appendix A

### Public Participation Procedures

Dunn County does hereby adopt the following procedures to foster public participation.

RESOLUTION NO. \_\_\_\_

#### **RESOLUTION TO ADOPT A PUBLIC PARTICIPATION PLAN FOR COMPREHENSIVE PLANNING**

WHEREAS, Dunn County, through the Dunn County Planning, Resources, and Development Committee, is in the process of preparing a Comprehensive Plan in accordance with Wis. Stats. §§ 66.1001 and 59.69; and

WHEREAS, the Dunn County Board of Supervisors must adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings in every stage of the preparation of a comprehensive plan; and

WHEREAS, the written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the Planning, Resources, and Development Committee and for the Planning, Resources, and Development Committee to respond to such written comments; and

WHEREAS, the written procedures shall describe the methods the Planning, Resources, and Development Committee will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan;

NOW, THEREFORE BE IT RESOLVED that the following procedures are adopted as the official public participation procedures of Dunn County for the preparation and adoption of the County's Comprehensive Plan:

- All Planning, Resources, and Development Committee meetings shall be open to the public and shall be officially posted to notify the public as required by law. A period for public comment will be provided.
- The governmental units of adjacent or overlapping jurisdiction shall be notified of Dunn County's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The Planning, Resources, and Development Committee shall receive periodic reports from the County Planner during the preparation of the plan and shall have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Draft copies of the recommended Comprehensive Plan will be available at the Environmental Services Department and other public places for the public to review and to submit written comments.
- At least 30 days before the public hearing described in Wis. Stats. § 66.1001(4)(d) is held, Dunn County shall provide written notice to all of the following:
  1. An operator who has obtained, or made application for, a permit that is described under Wis. Stats. § 295.12 (3) (d).
  2. A person who has registered a marketable nonmetallic mineral deposit under Wis. Stats. § 295.20.
  3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in Wis. State. § 66.1001(4)(d).
- The Planning, Resources, and Development Committee shall conduct a "Public Hearing" on the recommended Comprehensive Plan prior to County Board of Supervisor's adoption and enacting the plan by ordinance. The Public Hearing shall be preceded by a Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. A press release shall be issued and the public invited to comment and submit written comments.
- The County Board, through the Planning, Resources and Development Committee, shall consider and respond to written comments regarding the plan before enacting it by ordinance.
- As per Wis. Stats. § 66.1001(b), the adopted comprehensive plan will be distributed to:
  1. Every governmental body that is located in whole or in part within the boundaries of Dunn County.

2. The clerk of every local governmental unit that is adjacent to Dunn County, which is the subject of the plan.
3. The Wisconsin Department of Administration.
4. The West Central Regional Planning Commission.
5. The public libraries that serve Dunn County.

Dated the 21<sup>st</sup> day of May, 2008, at Menomonie, Wisconsin.

OFFERED BY PLANNING, RESOURCES &  
DEVELOPMENT COMMITTEE

Budget Impact

\_\_\_\_\_  
Daniel J. Fedderly, Chair

\_\_\_\_\_  
Richard H. Johnson, Vice Chair

ADOPTED ON: \_\_\_\_\_

\_\_\_\_\_  
Richard Creaser

ATTEST:

\_\_\_\_\_  
Ellen Ochs

\_\_\_\_\_  
Marilyn Hoyt, County Clerk

\_\_\_\_\_  
Joe Plouff

## **Appendix B**

### **Demographics**

#### **Final Population Projections for Wisconsin Municipalities: 2000 - 2025**

<b>Municipality</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
T COLFAX	660	691	909	993	1,066	1,130	1,206	1,286
T DUNN	1,294	1,315	1,492	1,579	1,648	1,705	1,780	1,862
T EAU GALLE		944	854	797	788	770	747	734
T ELK MOUND		668	749	1,121	1,254	1,374	1,481	1,605
T GRANT	443	412	426	436	442	445	452	461
T HAY RIVER		433	510	546	585	618	646	681
T LUCAS	699	644	658	678	690	698	714	731
T MENOMONIE	2,453	2,732	3,174		3,399	3,587	3,746	3,946
T NEW HAVEN		707	658	656	671	678	680	691
T OTTER CREEK	337	339	474	529	578	622	673	725
T PERU	194	203	247	262	274	283	296	310

T RED CEDAR		1,278	1,417	1,673	1,845	1,999	2,136	2,296	2,463	
T ROCK CREEK	668	696	793	831	860	882	914	950		
T SAND CREEK	575	568	586	609	625	637	656	677		
T SHERIDAN		476	468	483	497	505	510	520	533	
T SHERMAN		666	725	748	775	794	808	830	855	
T SPRING BROOK	1,293	1,293	1,320	1,392	1,448	1,493	1,555	1,622		
T STANTON	553	637	715	799	875	942	1,020	1,101		
T TAINTER	1,507	1,756	2,116	2,339	2,536	2,711	2,915	3,128		
T TIFFANY	639	594	633	654	667	676	692	711		
T WESTON	654	560	630	636	634	629	631	635		
T WILSON	464	490	500	516	527	534	548	562		
V BOYCEVILLE	862	913	1,043	1,096	1,137	1,170	1,216	1,265		
V COLFAX	1,149	1,110	1,136	1,165	1,181	1,189	1,211	1,236		
V DOWNING		242	250	257	261	263	262	265	268	
V ELK MOUND		737	765	785	815	837	852	877	905	
V KNAPP	419	419	421	428	430	429	433	438		
V RIDGELAND		300	246	265	265	262	257	255	254	
V WHEELER		231	348	317	317	313	307	305	304	
C MENOMONIE	12,769		13,547		14,937		15,632		16,153	16,558
	17,144		17,788							
DUNN COUNTY	34,314		35,909		39,858		42,046		43,771	45,165
	47,061		49,105							

## **Appendix C**

**Maps**

**Existing Land Use**

**Zoning**

**Soil Productivity**

**Agriculture Enterprise Area**

**Slopes**

**Woodlands**

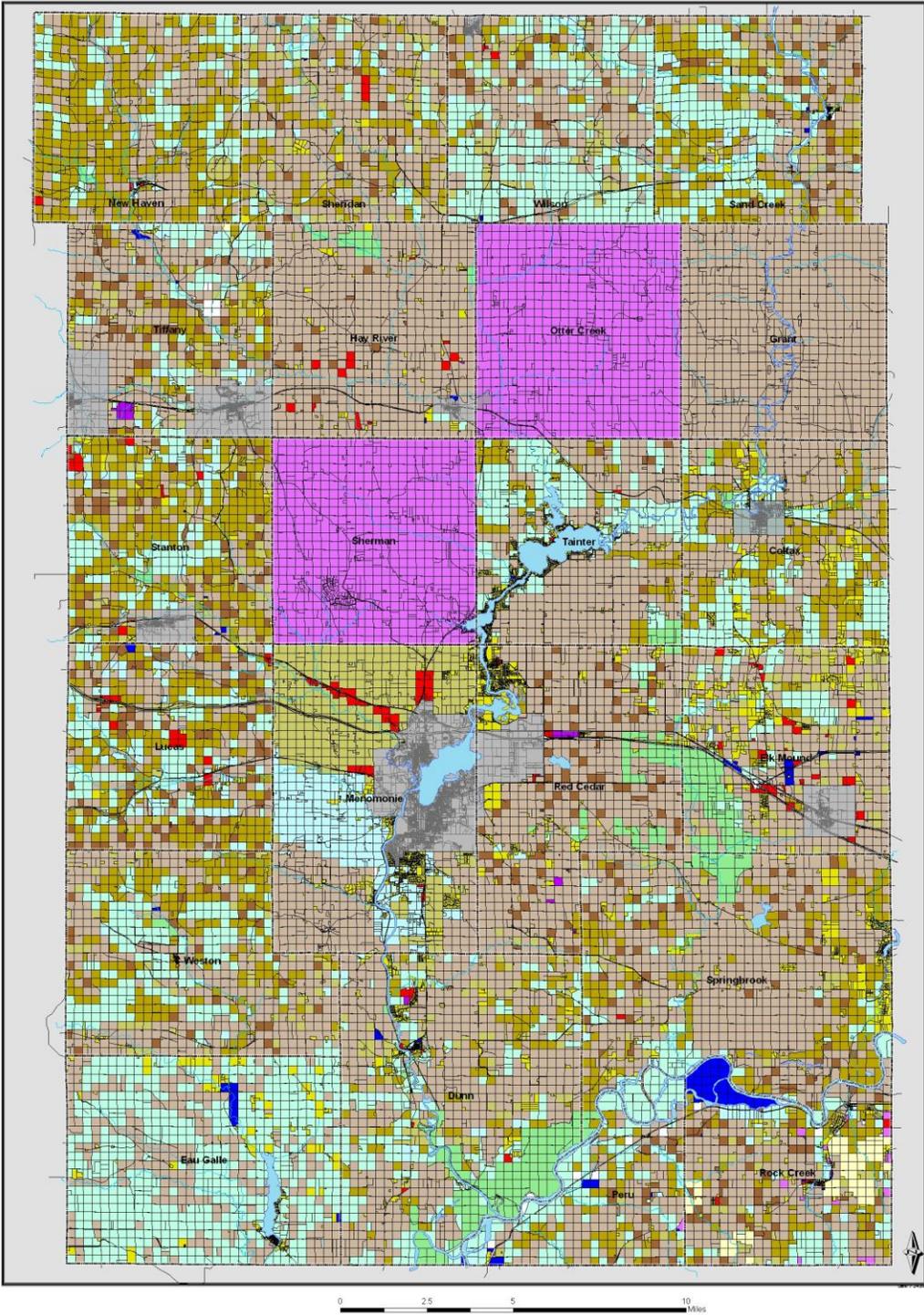
**Floodplain and Wet Areas**

**Public Utility Service Areas**

**School Districts**

**Preferred Land Use**

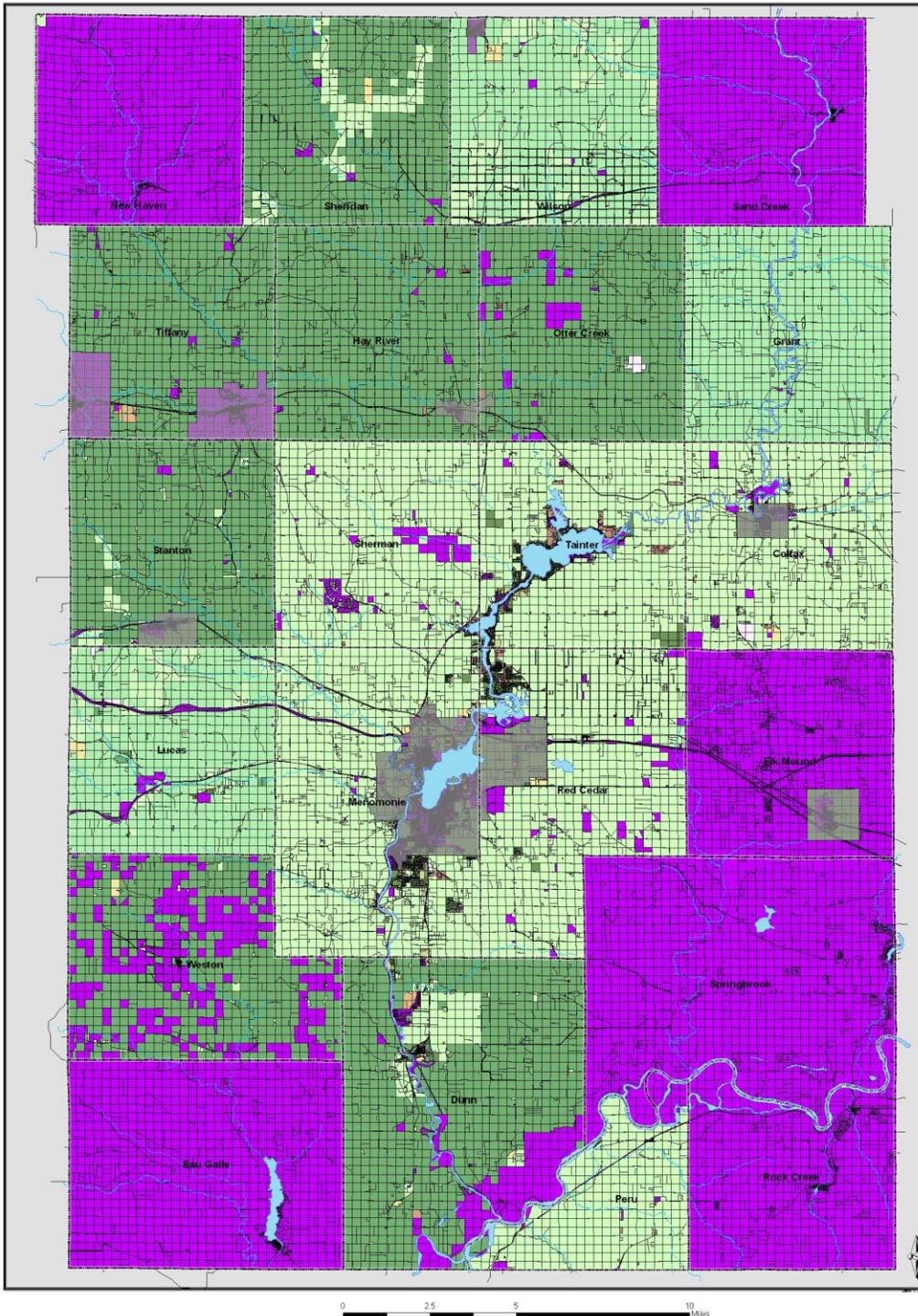
# Dunn County Existing Land Use



**Legend**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> Industrial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Residential-Woods	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Farmstead	<span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> Information Pending
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Residential-Ag	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Mixed	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Irrigated
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Farmland	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> Public Recreation	
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Farmland-Woods	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> Public	

# Dunn County Zoning Districts

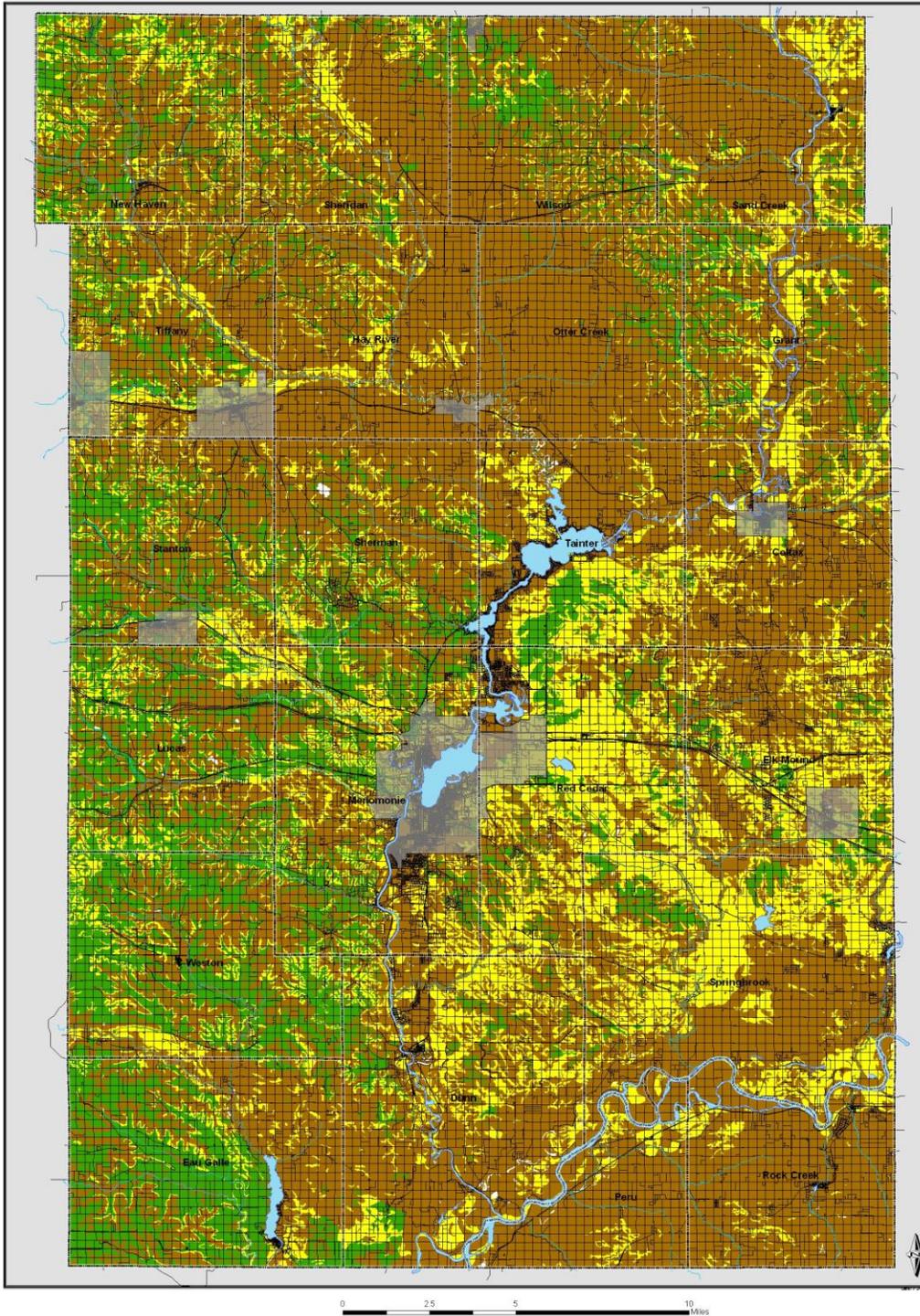


NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.  
 In the legend, under the category "no zoning data" shows areas in the County where either:  
 Land has been split and zoning data for the parent parcel and the newly created lot was not available at the time the map was generated.  
 Land has been rezoned and the zoning data was not available at the time the map was generated. Or,  
 The jurisdiction is not regulated under the County's Zoning Ordinance (Unzoned).

### Legend

<b>Zoning</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; border: 1px solid black;"></span> A2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A1887F; border: 1px solid black;"></span> NT	<span style="display: inline-block; width: 15px; height: 15px; background-color: #C8A2A2; border: 1px solid black;"></span> RH
<b>ZONE1</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8BC34A; border: 1px solid black;"></span> A3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; border: 1px solid black;"></span> R1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #E0B0B0; border: 1px solid black;"></span> SR
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> No zoning data	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC107; border: 1px solid black;"></span> R2	
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; border: 1px solid black;"></span> A1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A1887F; border: 1px solid black;"></span> I	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC107; border: 1px solid black;"></span> RC

# Dunn County Soil Productivity



NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.

This map identifies soil productivity according to the 8 land capability classes as defined by the USDA-NRCS-Wisconsin Technical Guide. Each class reflects the land's relative suitability for crops, grazing, forestry and wildlife. Class 1 and 2 soils were combined and classified as soils of High Agricultural Importance, class 3 soils were classified as soils of Medium Agricultural Importance and class 4-8 soils were combined and classified as soils of Low Agricultural Importance.

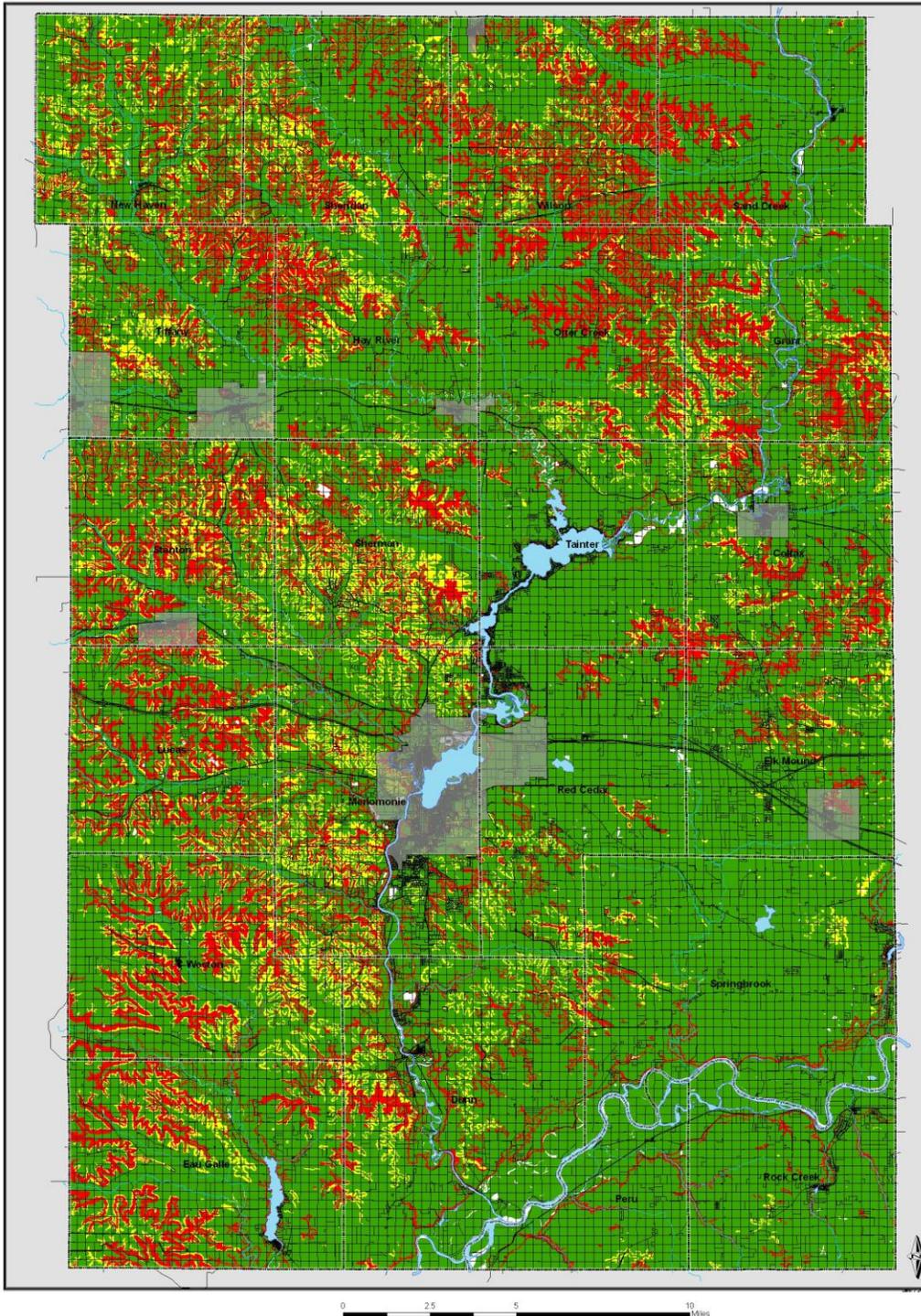
Soil Productivity on this map does not show soils being irrigated. Irrigation of class 3-8 soils could significantly improve the classification of those soils with respect to their importance for agricultural uses.

## Legend

- High Agricultural Importance
- Medium Agricultural Importance
- Low Agricultural Importance



# Dunn County Slopes



NOTE: Information on this map is generated for planning purposes which does not replace the need for site-specific evaluation and verification.

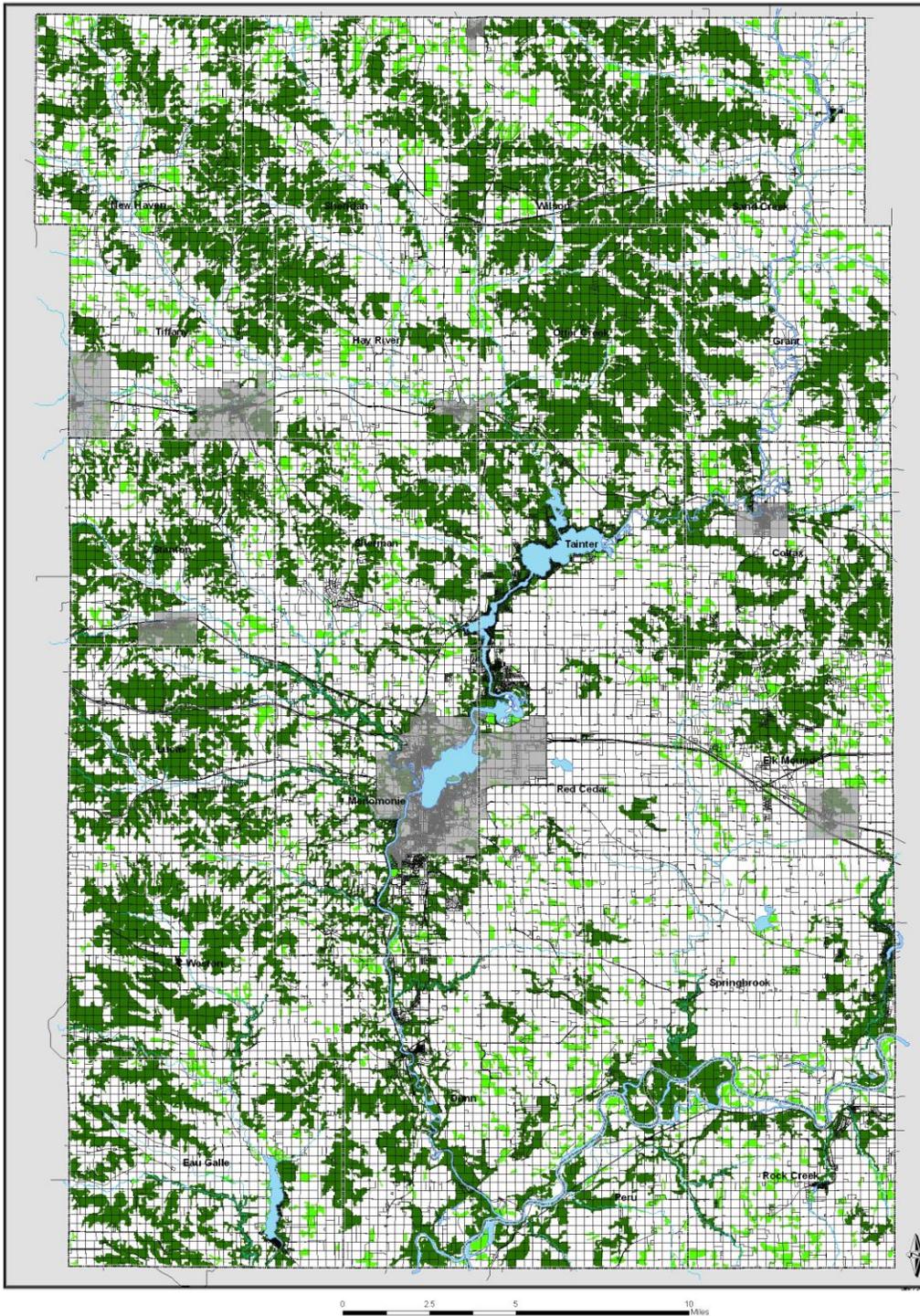
Slopes are categorized into three areas:  
 Areas with slopes of 0-12%, Slight Limitations.  
 Areas with slopes of 13%-19%, Moderate Limitations.  
 Areas with slopes 20% and greater, Severe Limitations.

For the purpose of this plan (map) Steep Slopes are any area where the slope of the land is greater than 12%. Limitations represent the effect of direct runoff to receiving waters or wetlands. Development on slopes should follow state approved construction site erosion controls, and implement best management practices to control on site runoff, erosion and pollution. Development on slopes with severe limitations should be highly discouraged or strongly regulated.

### Legend

- Slight Limitations
- Moderate Limitations
- Severe Limitations

# Dunn County Woodlands

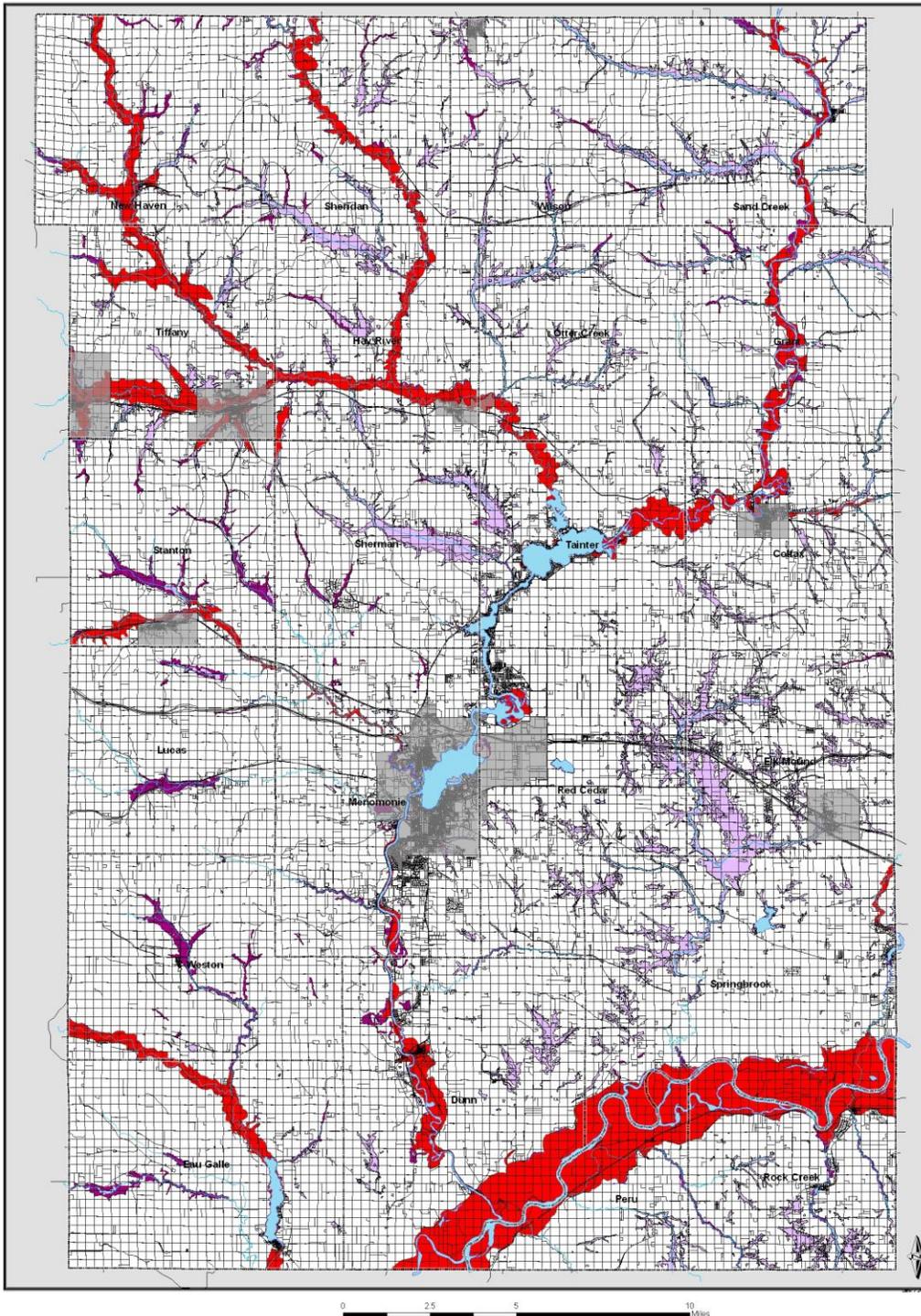


NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.  
 For the purpose of this map woodlands are contiguous wooded areas, divided into two categories.  
 Woodlands greater than 200 acres shows the minimum area needed to sustain the bio diversity of plant and animal species.  
 Woodlands 10 acres or greater shows areas that could qualify for enrollment in the State's Managed Forest Program.

### Legend

- Woodlands Greater than 200 Acres
- Woodlands 10 Acres or Greater

# Dunn County Floodplain and Wet Areas



NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.

Flood areas are divided into two categories:  
100 Year Floodplain are areas subject to flooding as delineated by Federal Emergency Management Agency (FEMA).

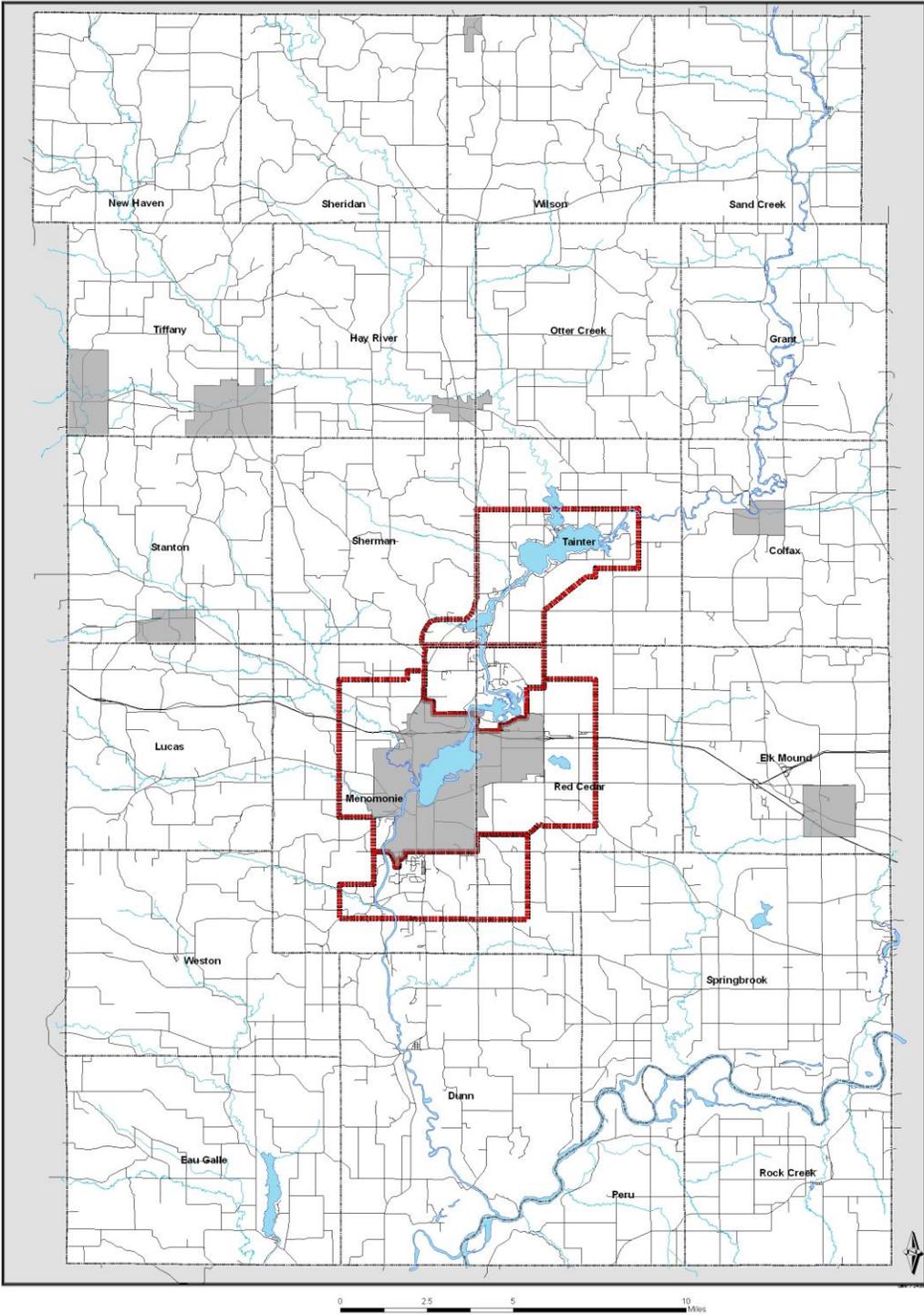
Frequently Flooded are areas identified in the 2000 Natural Resources Conservation Services (NRCS) digital soil survey where flooding has occurred.

Wet Areas are not State mapped wetlands but are areas identified in the 2000 Natural Resources Conservation Services (NRCS) digital soil survey as Hydric soils areas. Hydric soils are a strong indicator of Wetlands.

### Legend

- 100 Year Floodplain
- Frequently Flooded
- Wet Areas

# Dunn County Public Utility Service Areas

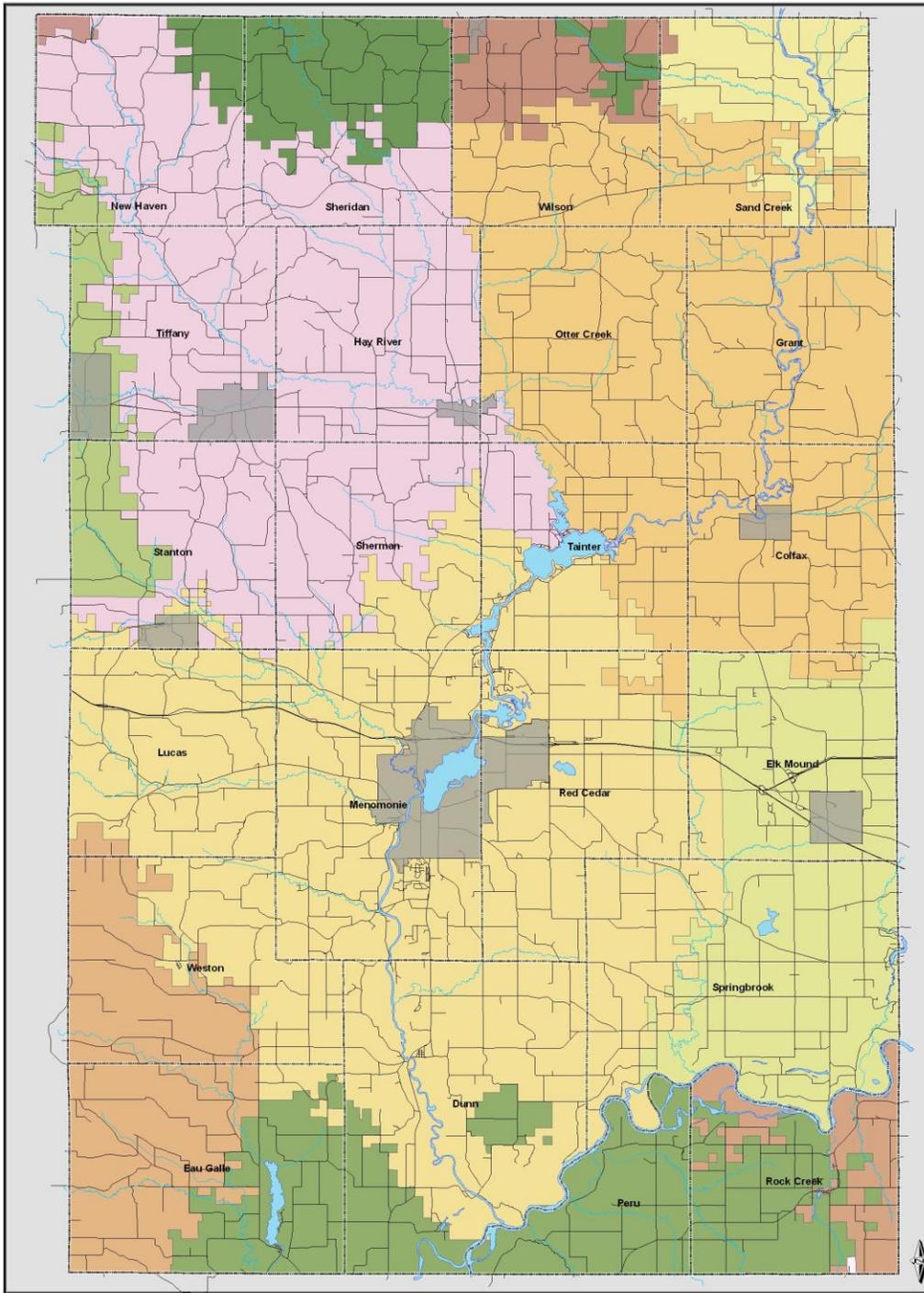


NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.

The only jurisdiction with a Public Utility Service Area greater than its corporate boundary is the City of Menomonee. The area shown as "San Sewer Service Area" represents the area that the city has system capacity to serve and is an area where sanitary sewer service could be extended.

**Legend**  
 San Sewer Service

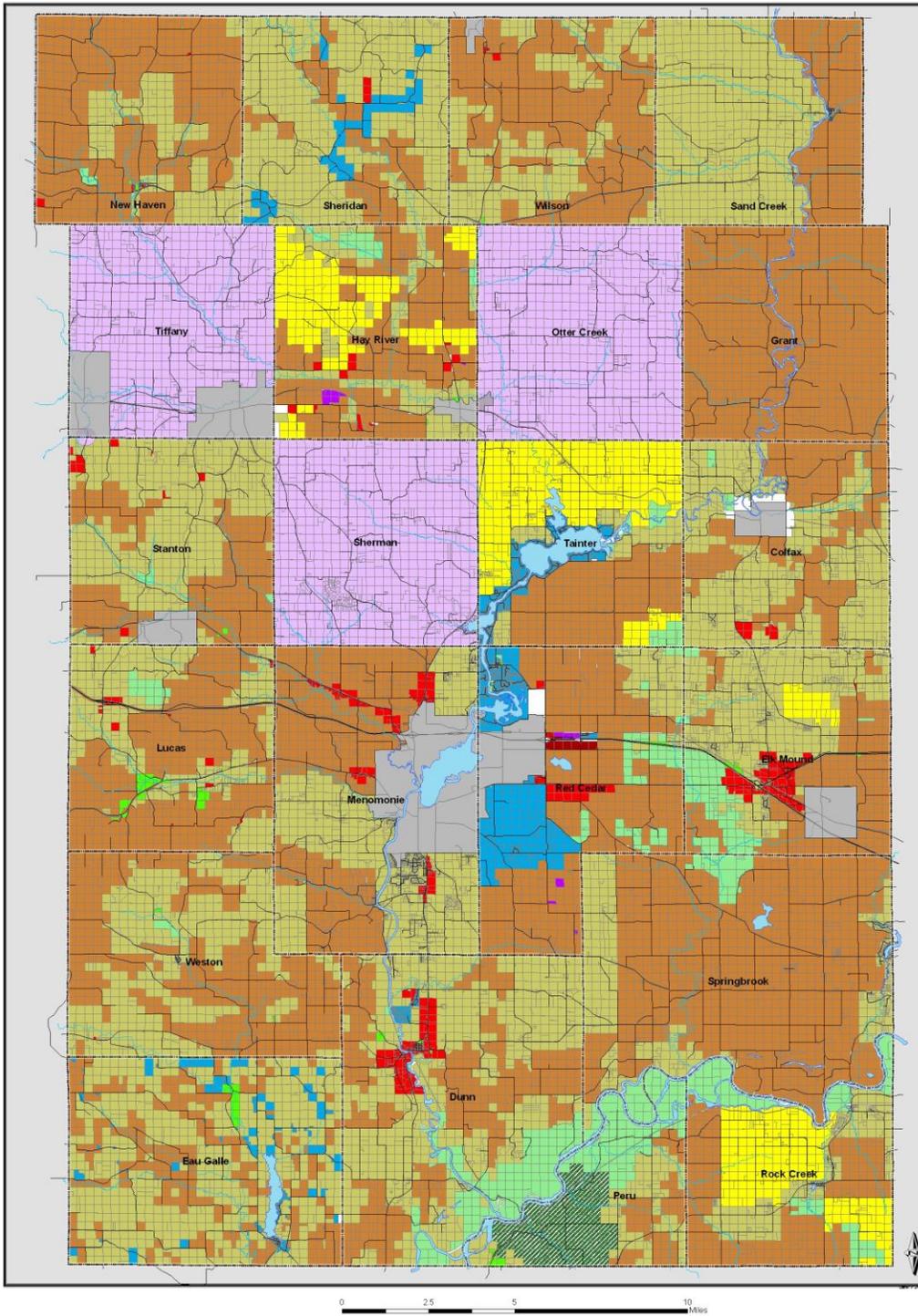
# Dunn County School Districts



**Legend**

- |            |            |            |               |              |
|------------|------------|------------|---------------|--------------|
| Barron     | Chetek     | Durand     | Elmwood       | Mondovi      |
| Bloomer    | Clear Lake | Eau Claire | Glenwood City | Prairie Farm |
| Boyceville | Colfax     | Elk Mound  | Menomonie     |              |

# Dunn County Preferred Land Use



**Legend**

- |   |   |   |
|---|---|---|
| <span style="color: purple;">■</span> Industrial    | <span style="color: brown;">■</span> Farmland                 | <span style="color: red;">■</span> Highway Commercial     |
| <span style="color: blue;">■</span> Commercial      | <span style="color: lightgreen;">■</span> Public Recreation   | <span style="color: green;">■</span> Conservancy          |
| <span style="color: cyan;">■</span> Residential     | <span style="color: limegreen;">■</span> Public               | <span style="color: purple;">■</span> Information Pending |
| <span style="color: olive;">■</span> Residential-Ag | <span style="color: yellow;">■</span> Low Density Residential |   |

NOTE: Information on this map is generalized for planning purposes which does not replace the need for site-specific evaluation and verification.  
 This map is a compilation of local and county land use maps and is based on the following:  
 \* Recognizes the future land uses from local comprehensive plans.  
 \* Preferred land uses are divided into three major categories:  
 - Residential  
 - Non Residential  
 - Agriculture

## **Appendix D**

### **Farmland Preservation Maps**

# Colfax

## Farmland Preservation Plan Map for Town of Colfax Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

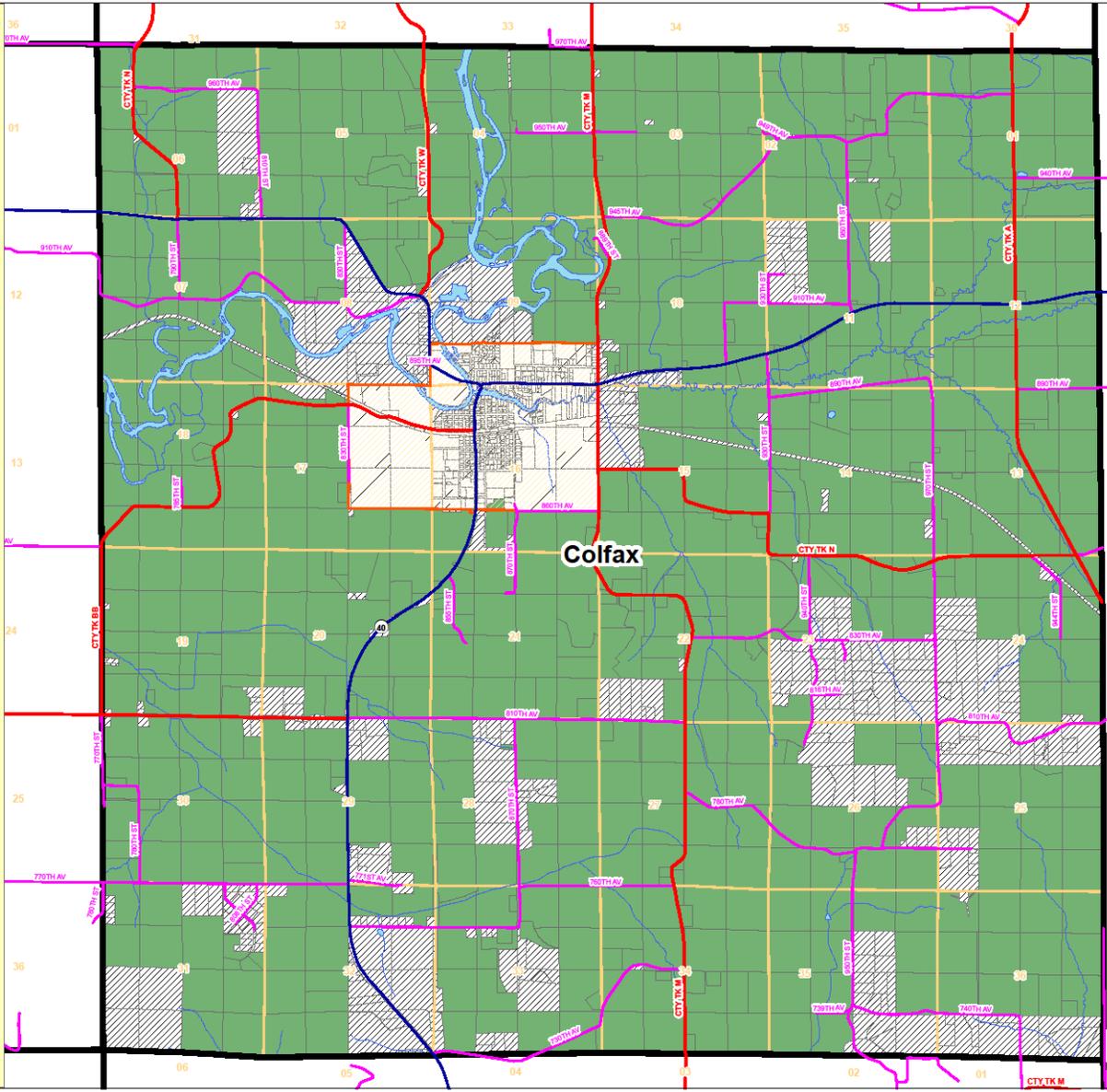
**Legend**

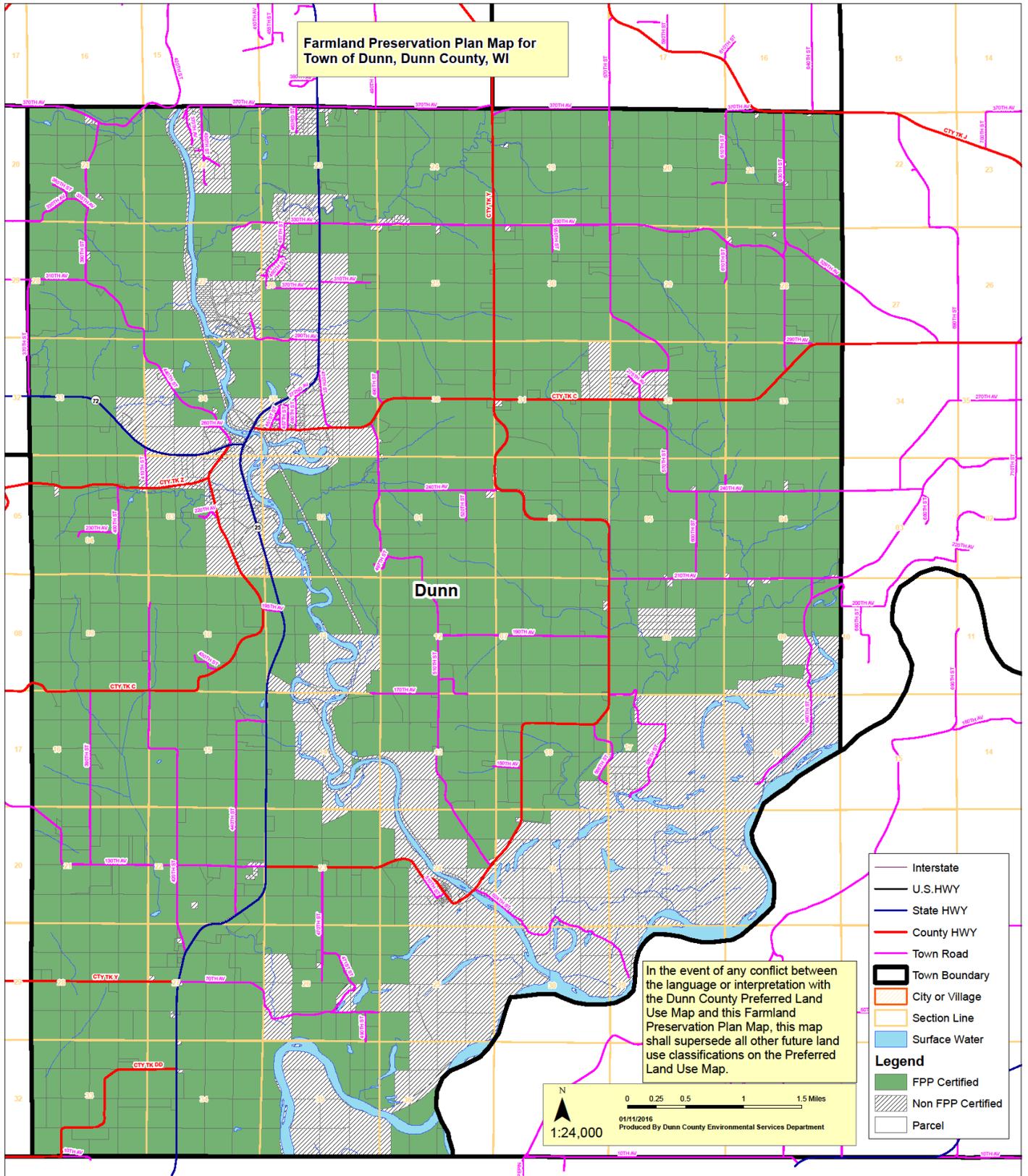
- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

N  
1:24,000

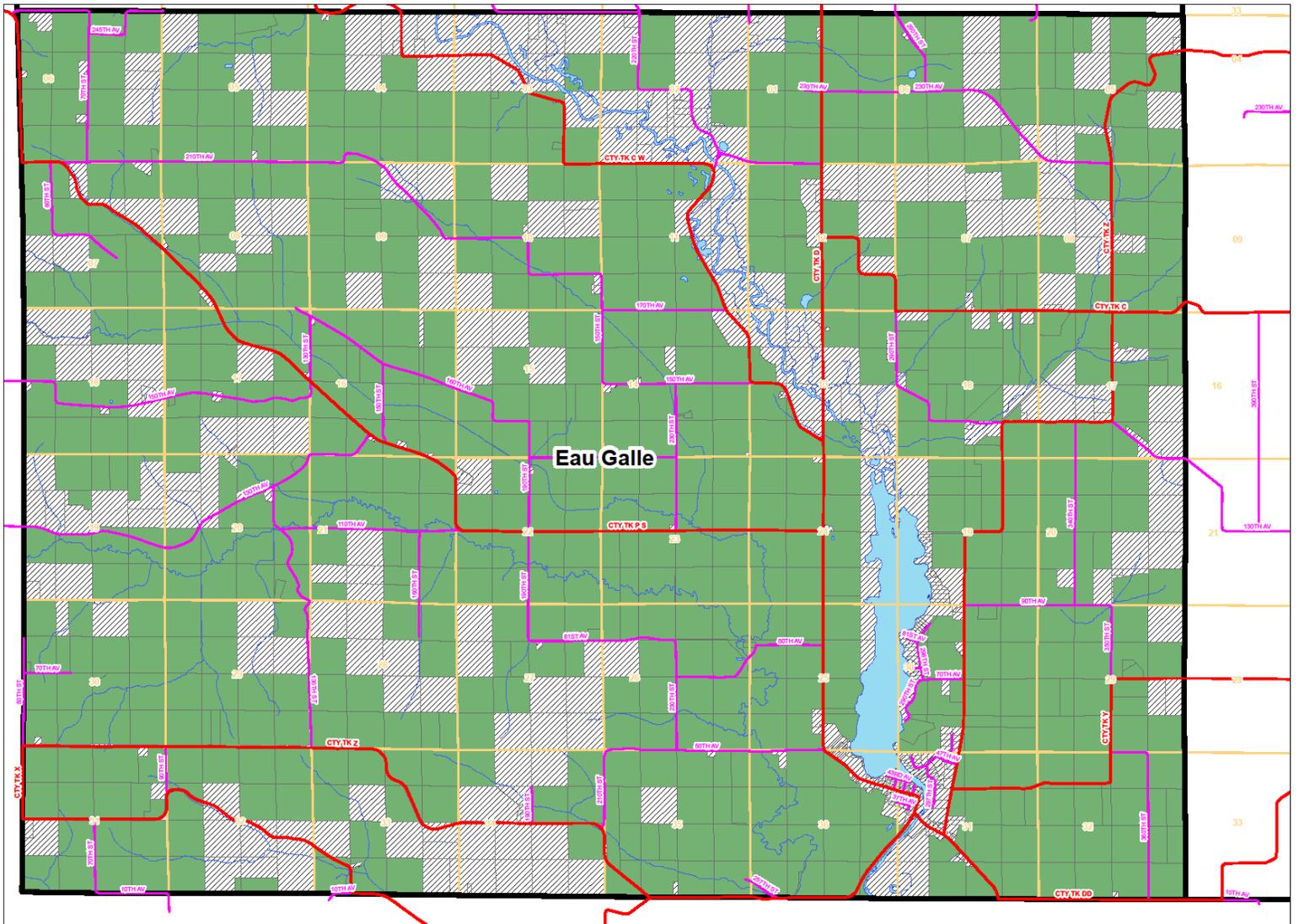
0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department





# Eau Galle



- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- ▭ Town Boundary
- ▭ City or Village
- ▭ Section Line
- ▭ Surface Water
- Legend**
- ▭ FPP Certified
- ▨ Non FPP Certified
- ▭ Parcel

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.



01/11/2016  
Produced By Dunn County Environmental Services Department

**Farmland Preservation Plan Map for  
Town of Eau Galle, Dunn County, WI**

# Elk Mound

## Farmland Preservation Plan Map for Town of Colfax Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

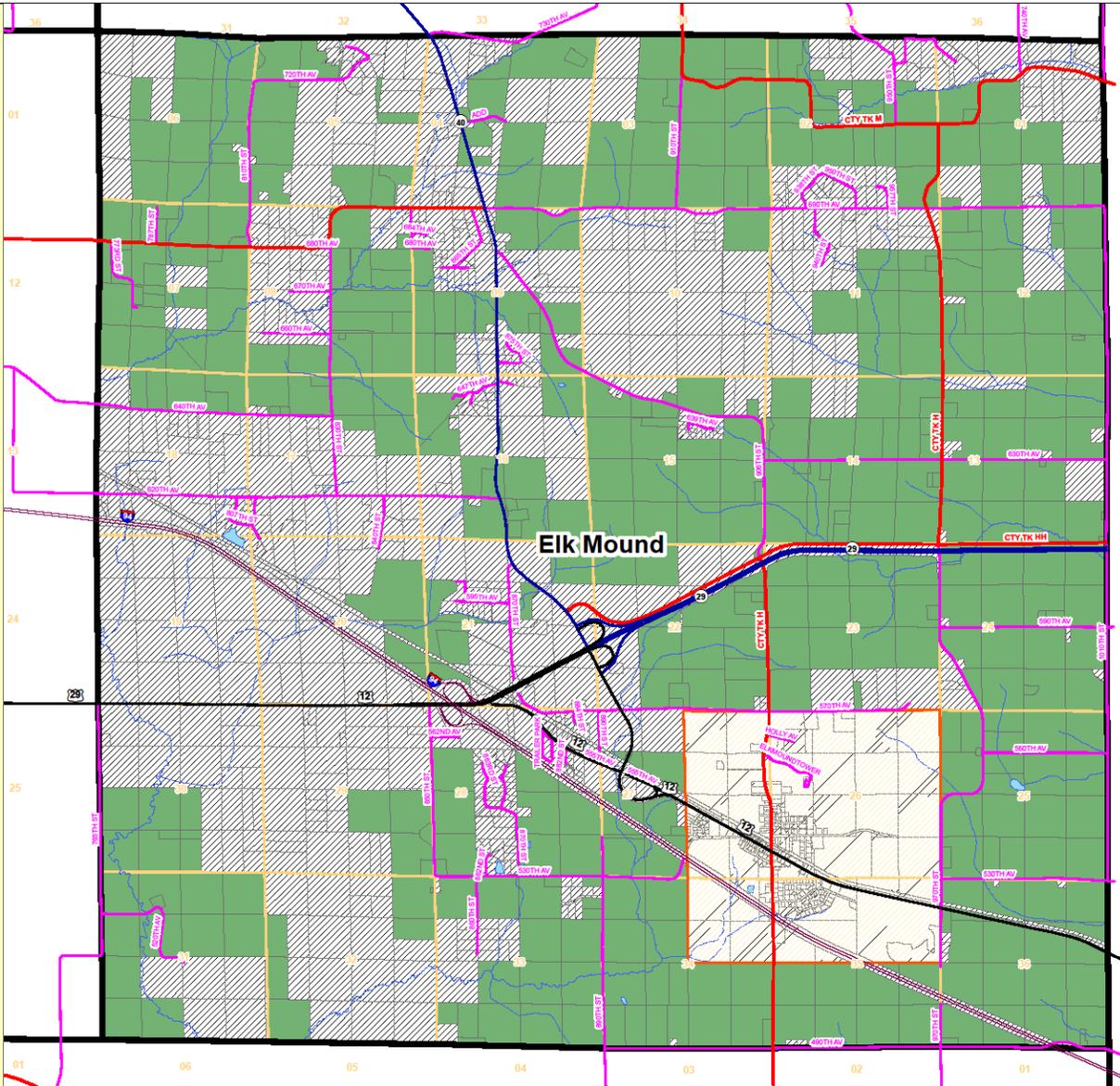
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

N  
  
 1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
 Produced By Dunn County Environmental Services Department



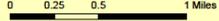
# Grant

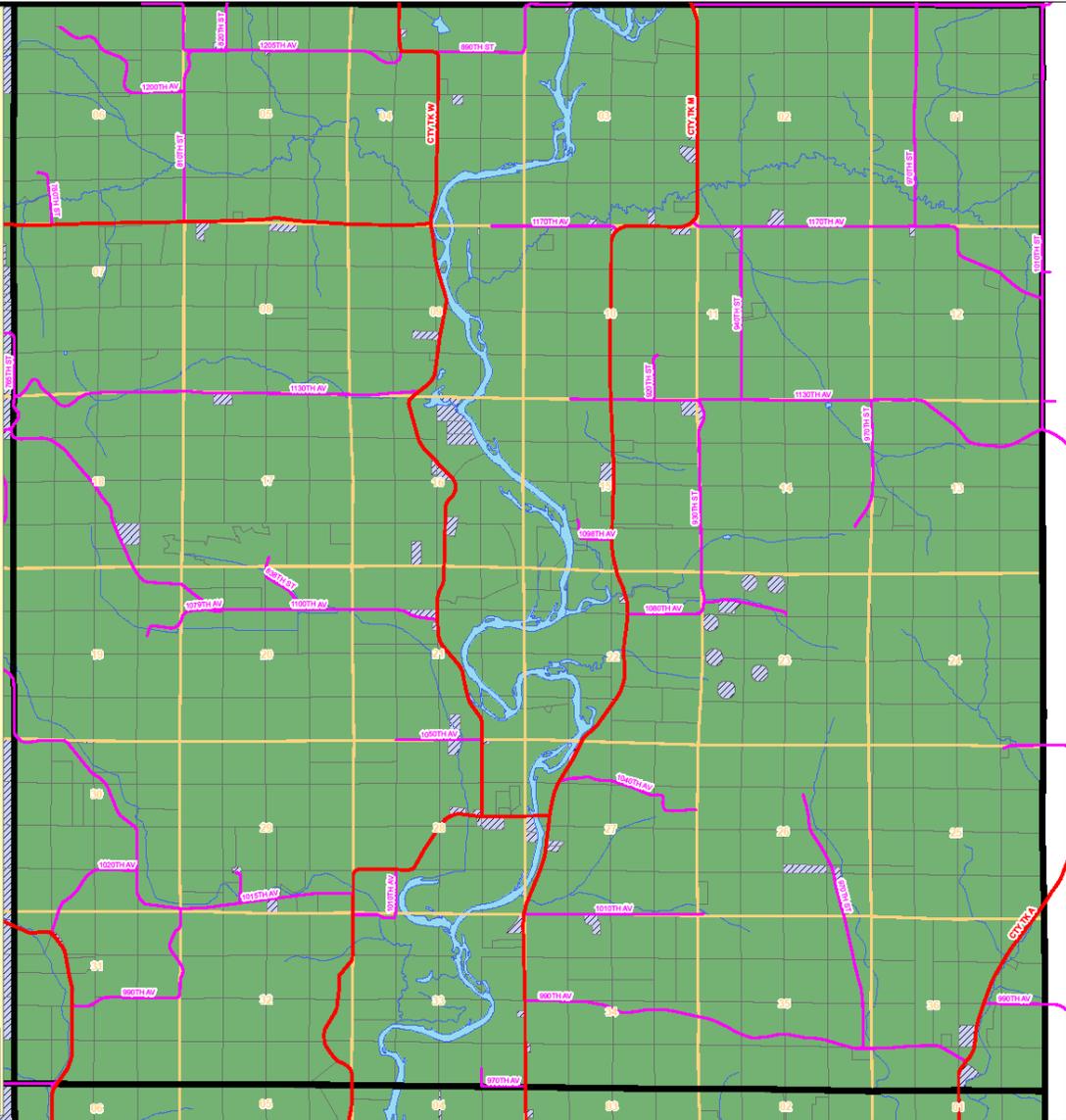
## Farmland Preservation Plan Map for Town of Grant Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

### Legend

- FPP Certified
- Non FPP Certified
- Town Boundary
- City or Village
- Section Line
- Surface Water
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road

N  
  
 0 0.25 0.5 1 Miles  
 01/25/2016  
 Produced By Dunn County Environmental Services Department



# Hay River

## Farmland Preservation Plan Map for Town of Hay River Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

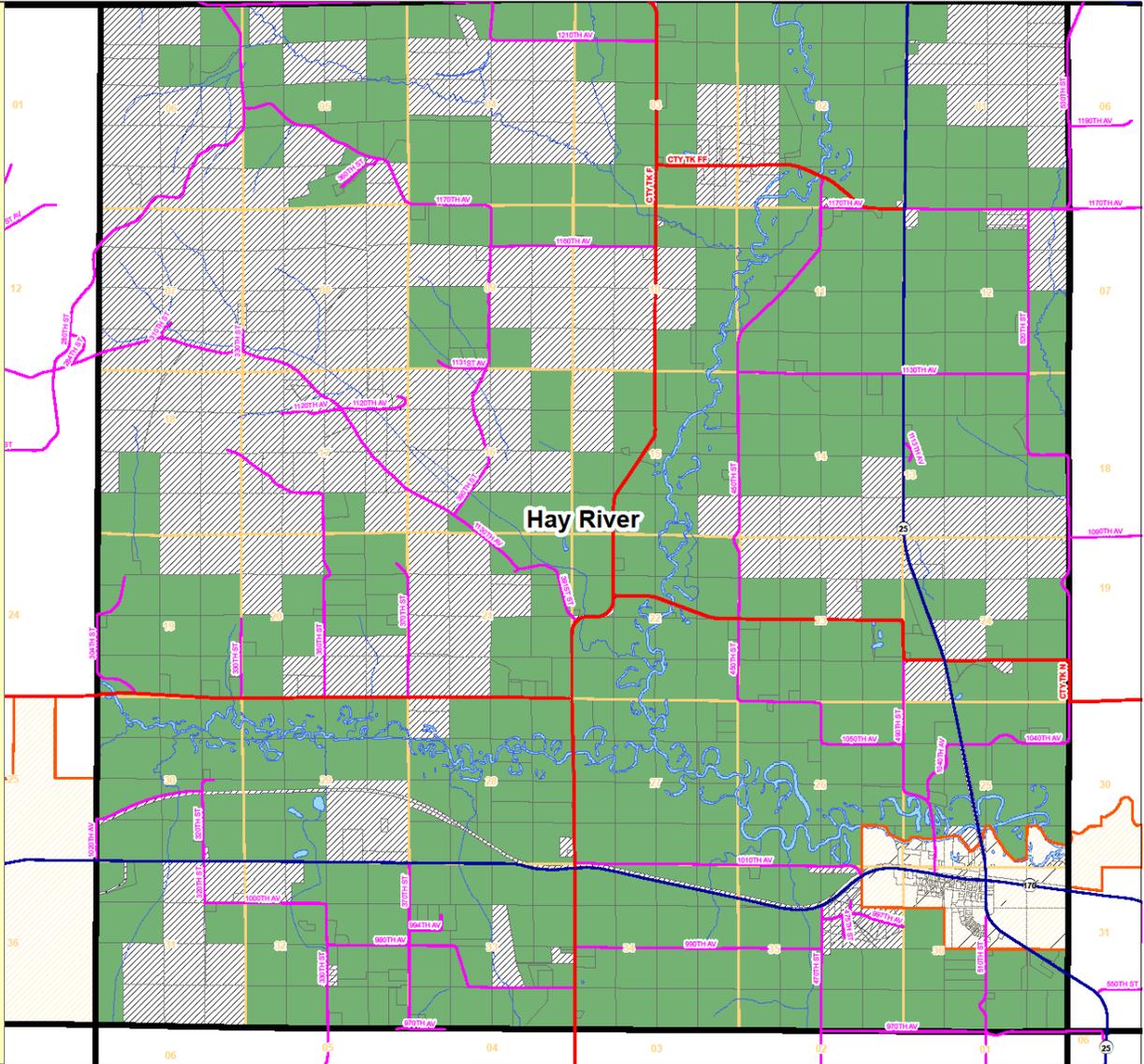
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

N  
1:24,000

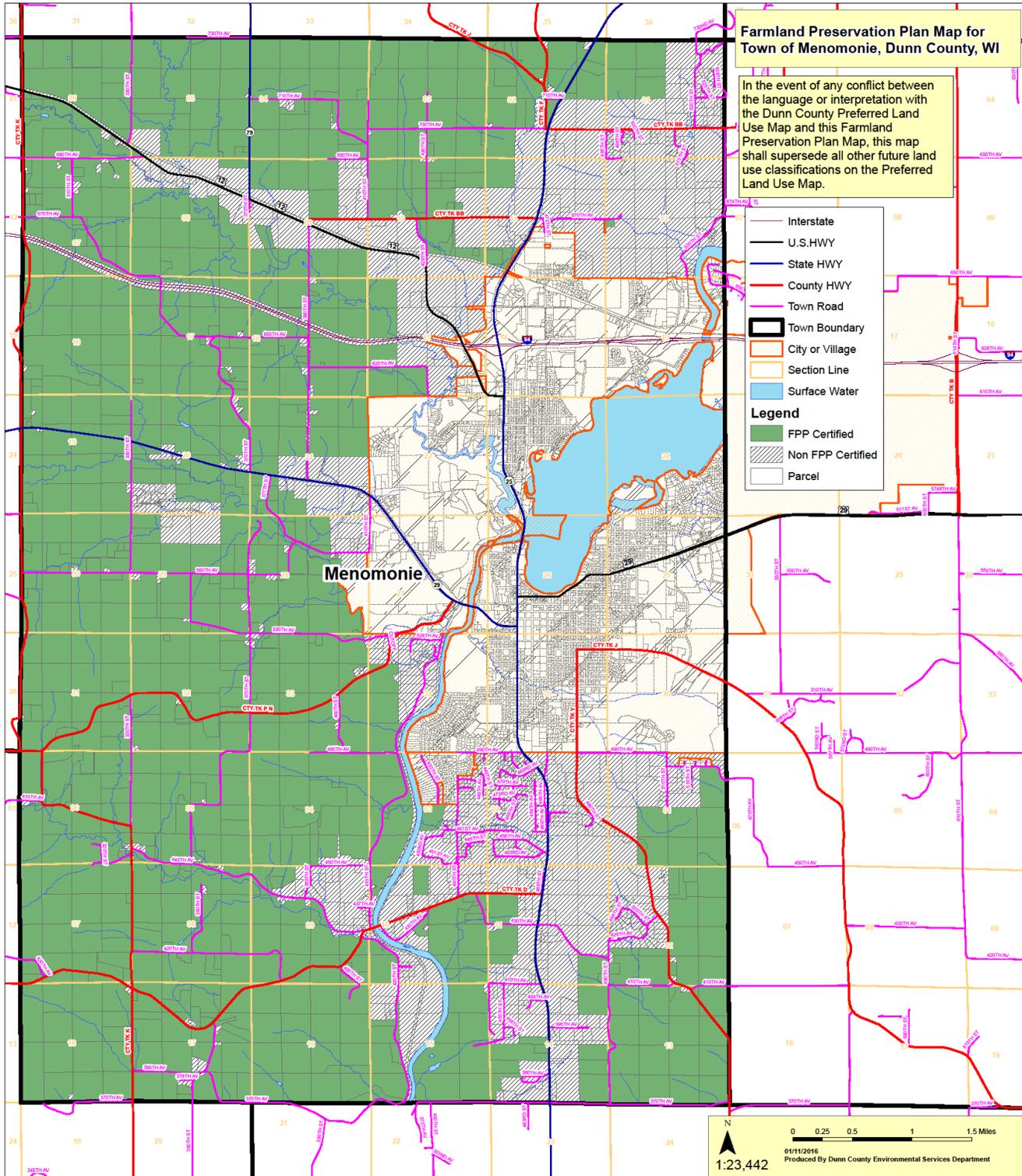
0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department



**Lucas**

# Menomonie



# New Haven

## Farmland Preservation Plan Map for Town of New Haven Dunn County, WI

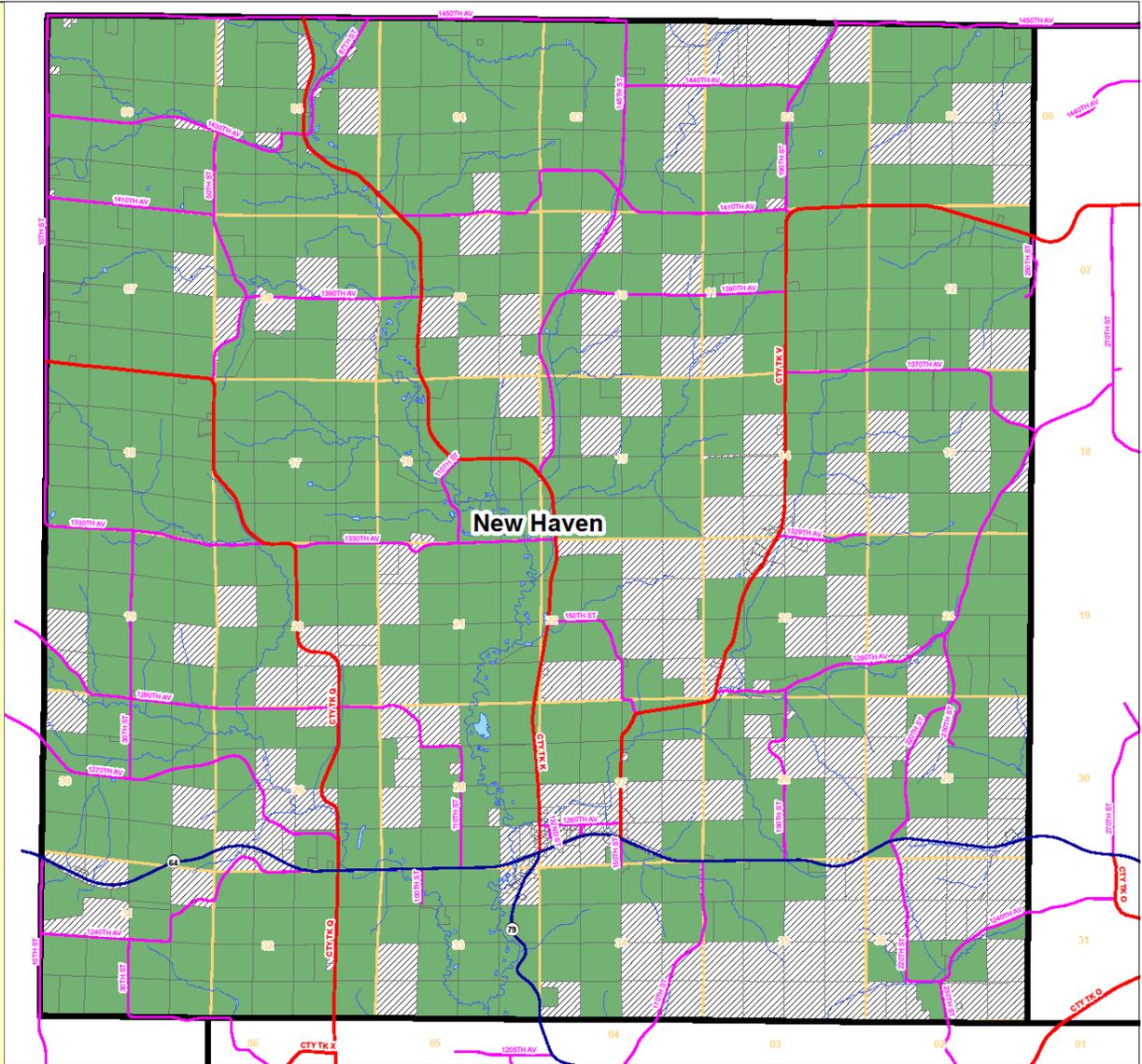
In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

- Legend**
- FPP Certified
  - Non FPP Certified
  - City or Village
  - Town Boundary
  - Section Line
  - Parcel
  - Interstate
  - U.S.HWY
  - State HWY
  - County HWY
  - Town Road
  - Surface Water

N  
1:24,000

0 0.25 0.5 1 1.5 Miles

01/06/2016  
Produced By Dunn County Environmental Services Department



# Otter Creek

## Farmland Preservation Plan Map for Town of Otter Creek Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

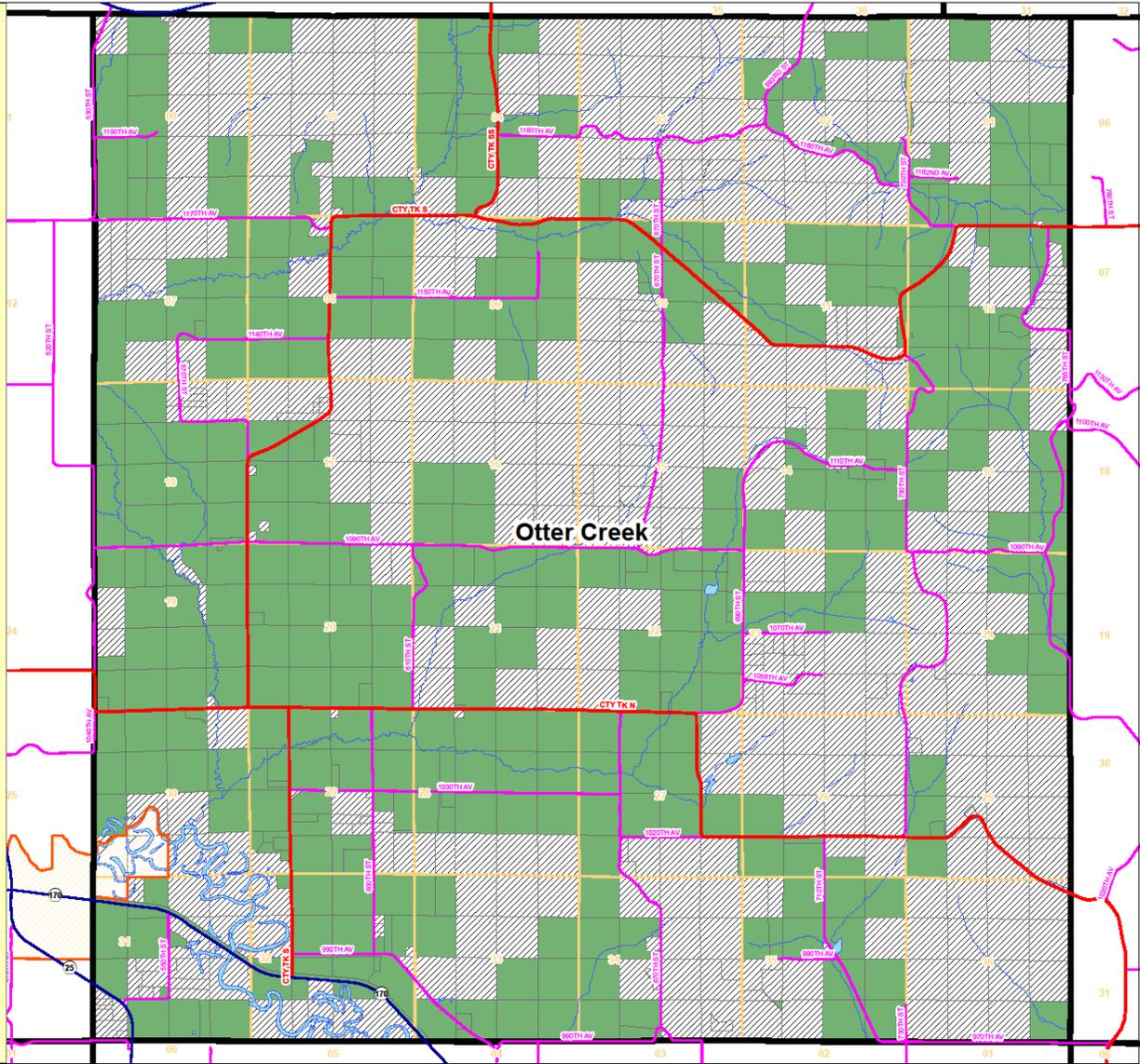
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

N  
1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department



# Peru

## Farmland Preservation Plan Map for Town of Peru Dunn County, WI

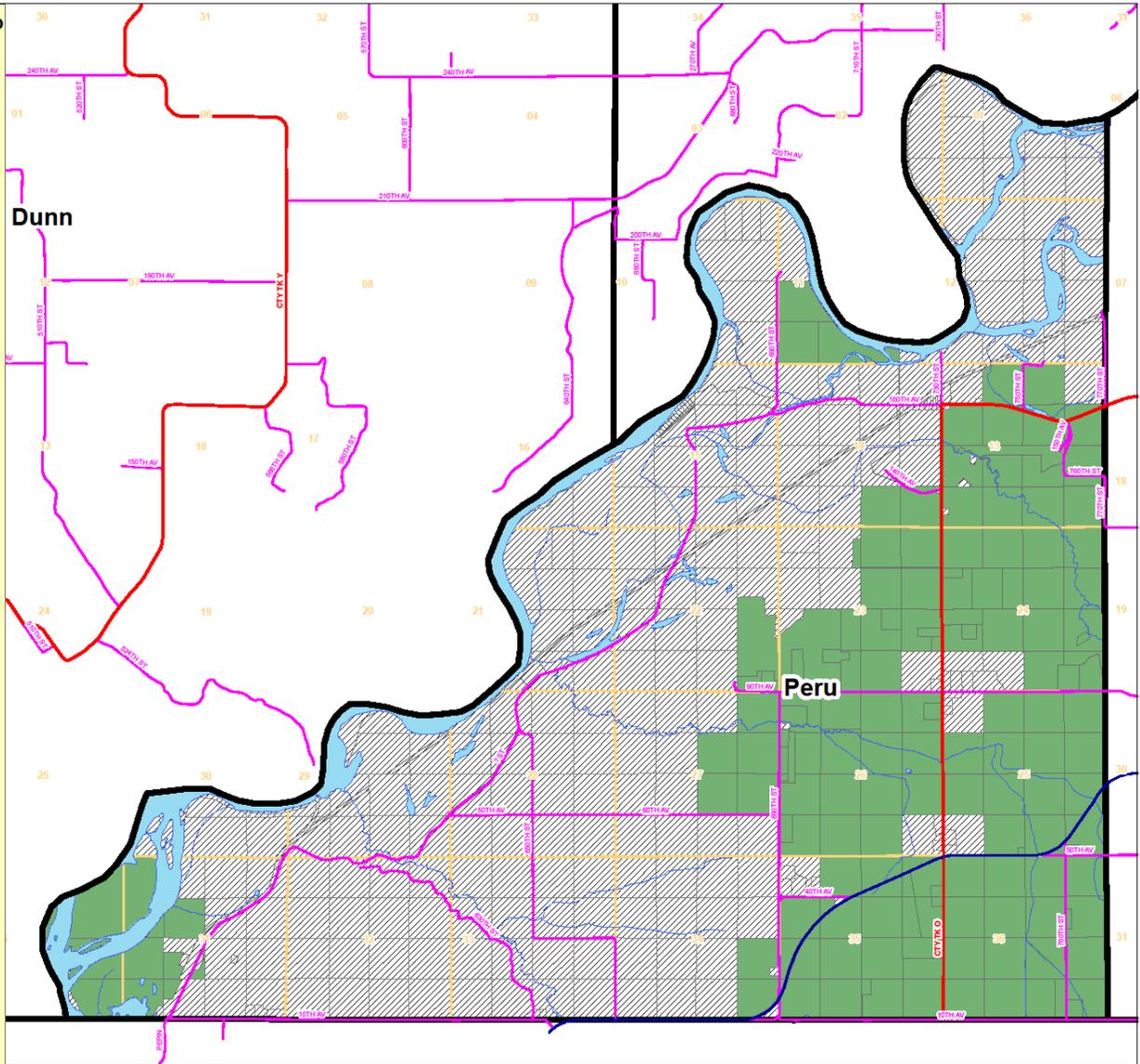
In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

- Legend**
- FPP Certified
  - Non FPP Certified
  - City or Village
  - Town Boundary
  - Section Line
  - Parcel
  - Interstate
  - U.S.HWY
  - State HWY
  - County HWY
  - Town Road
  - Surface Water

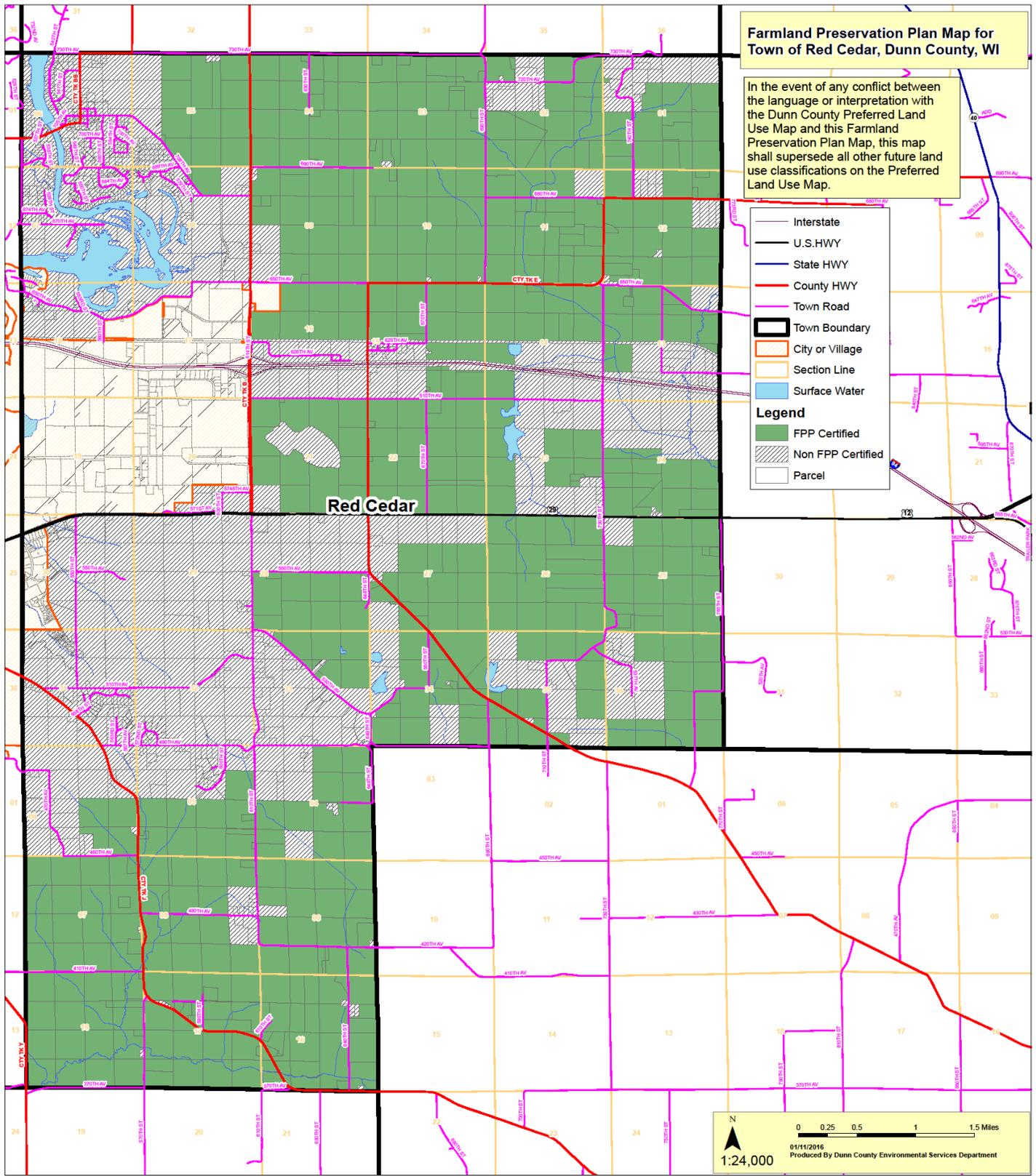
N  
1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department



# Red Cedar



# Rock Creek

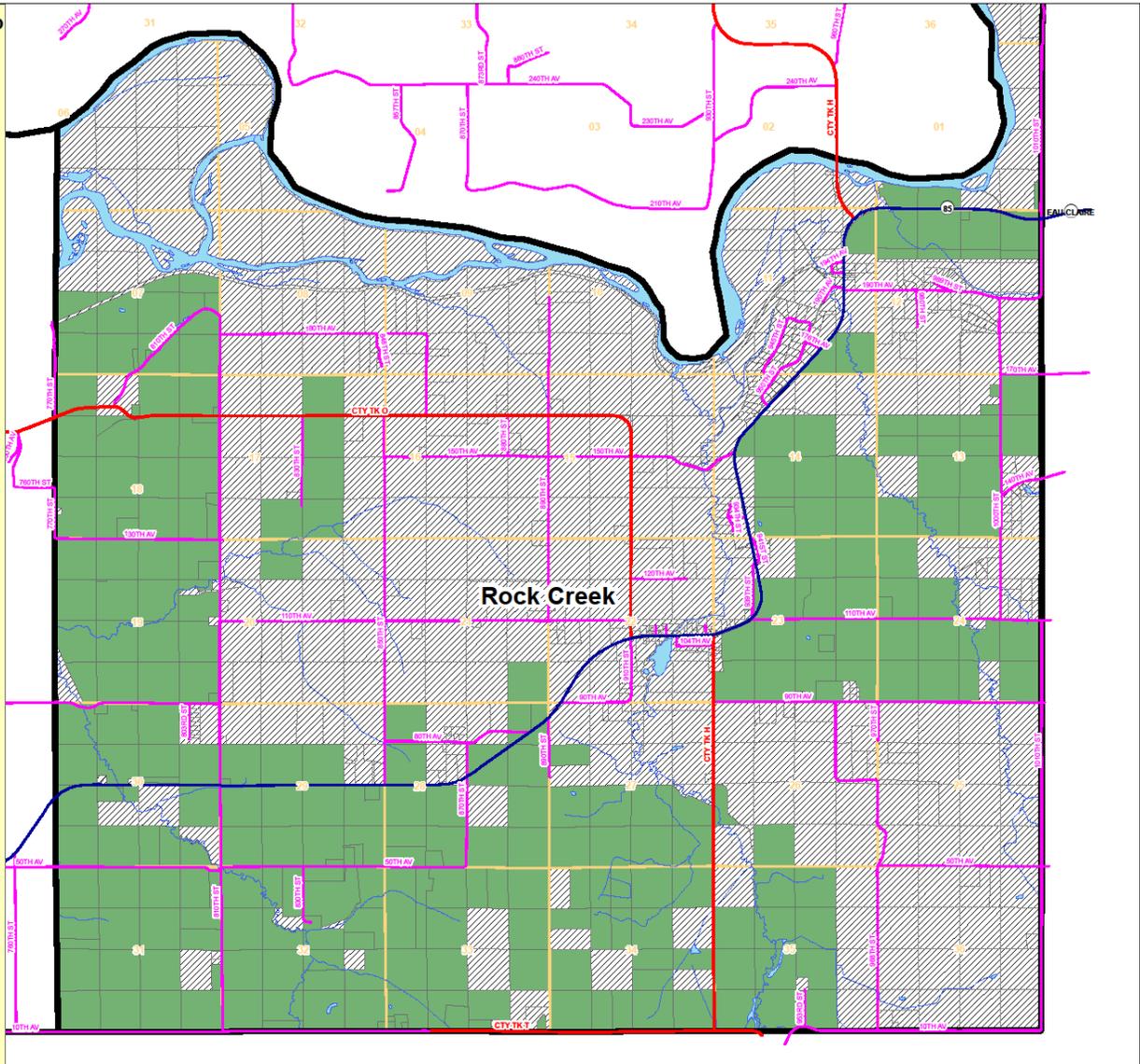
## Farmland Preservation Plan Map for Town of Rock Creek Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

- Legend**
- FPP Certified
  - Non FPP Certified
  - City or Village
  - Town Boundary
  - Section Line
  - Parcel
  - Interstate
  - U.S.HWY
  - State HWY
  - County HWY
  - Town Road
  - Surface Water

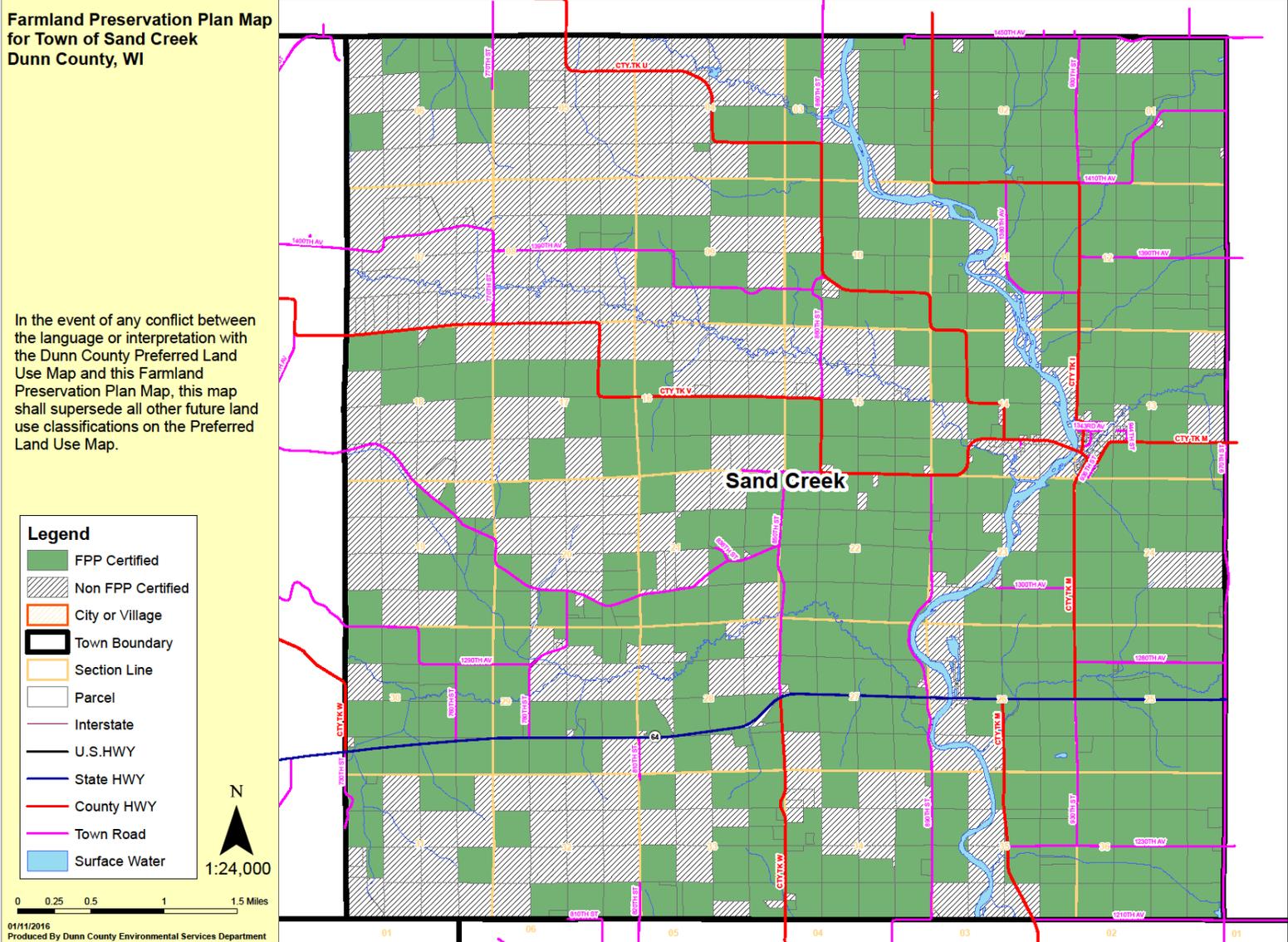
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1:24,000

0 0.25 0.5 1 1.5 Miles



01/11/2016  
Produced By Dunn County Environmental Services Department

# Sand Creek



# Sheridan

## Farmland Preservation Plan Map for Town of Sheridan Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

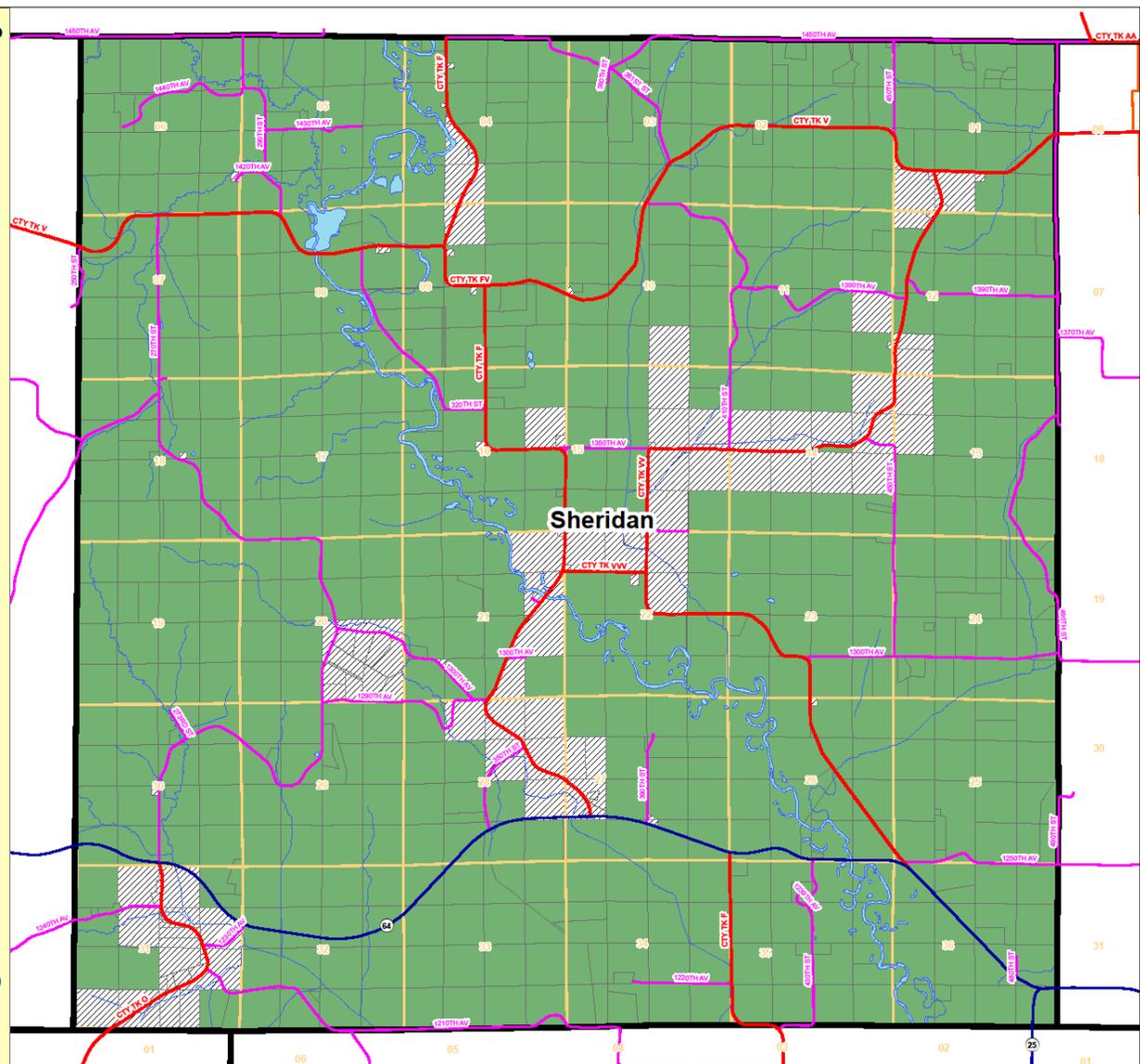
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

N  
1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department



# Sherman

## Farmland Preservation Plan Map for Town of Sherman Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

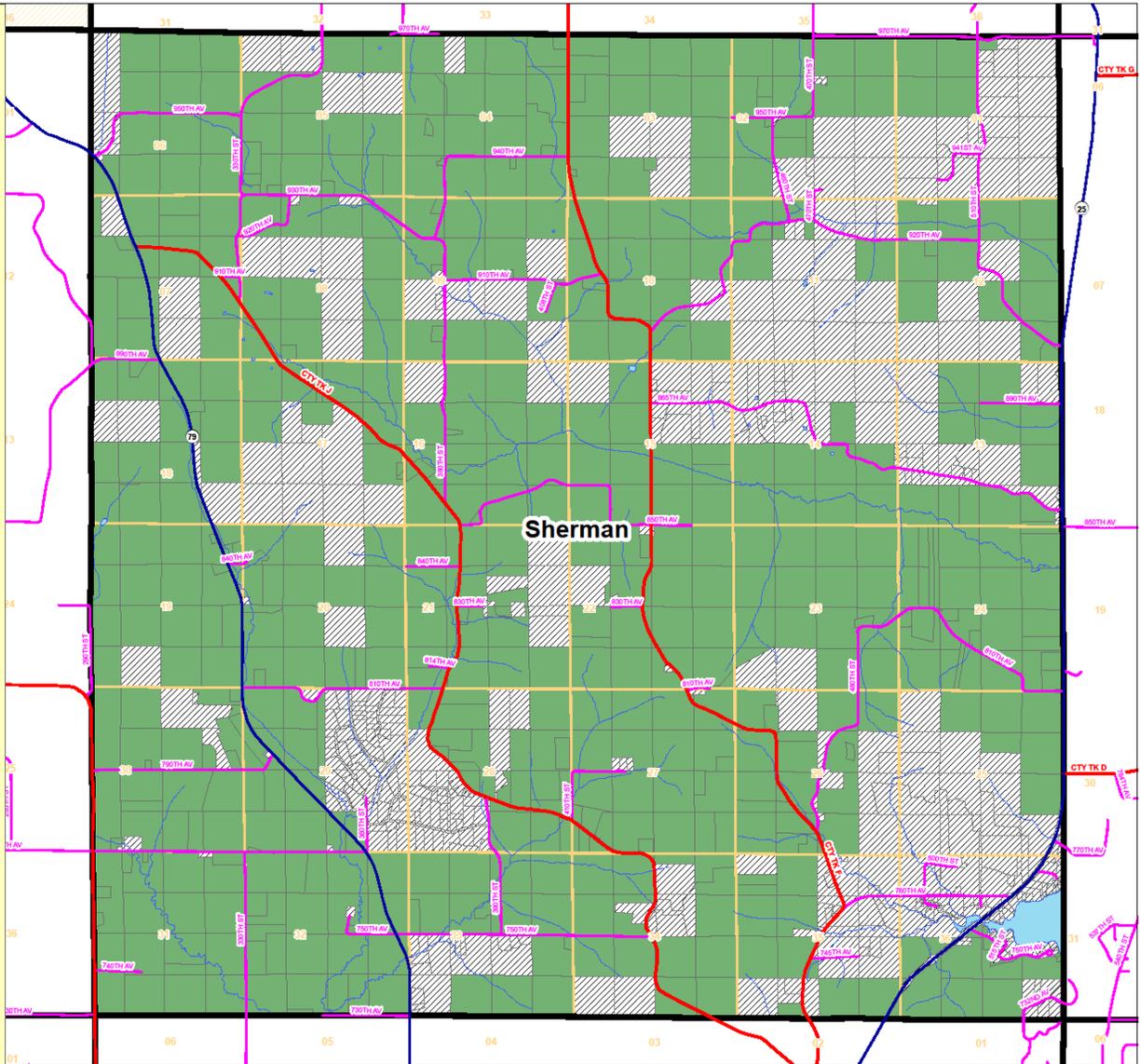
**Legend**

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

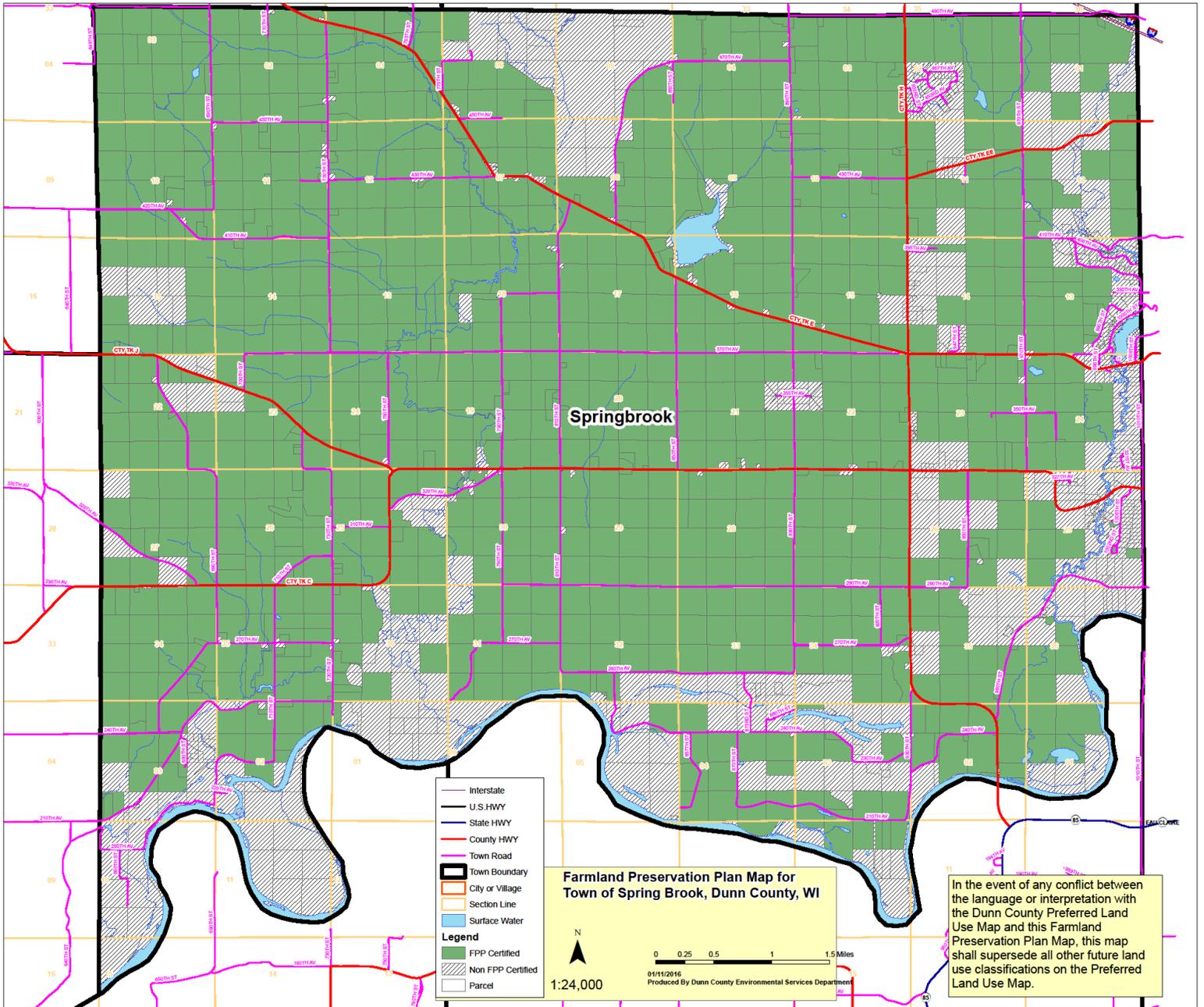
N  
1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
Produced By Dunn County Environmental Services Department



# Spring Brook



# Stanton

## Farmland Preservation Plan Map for Town of Stanton Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

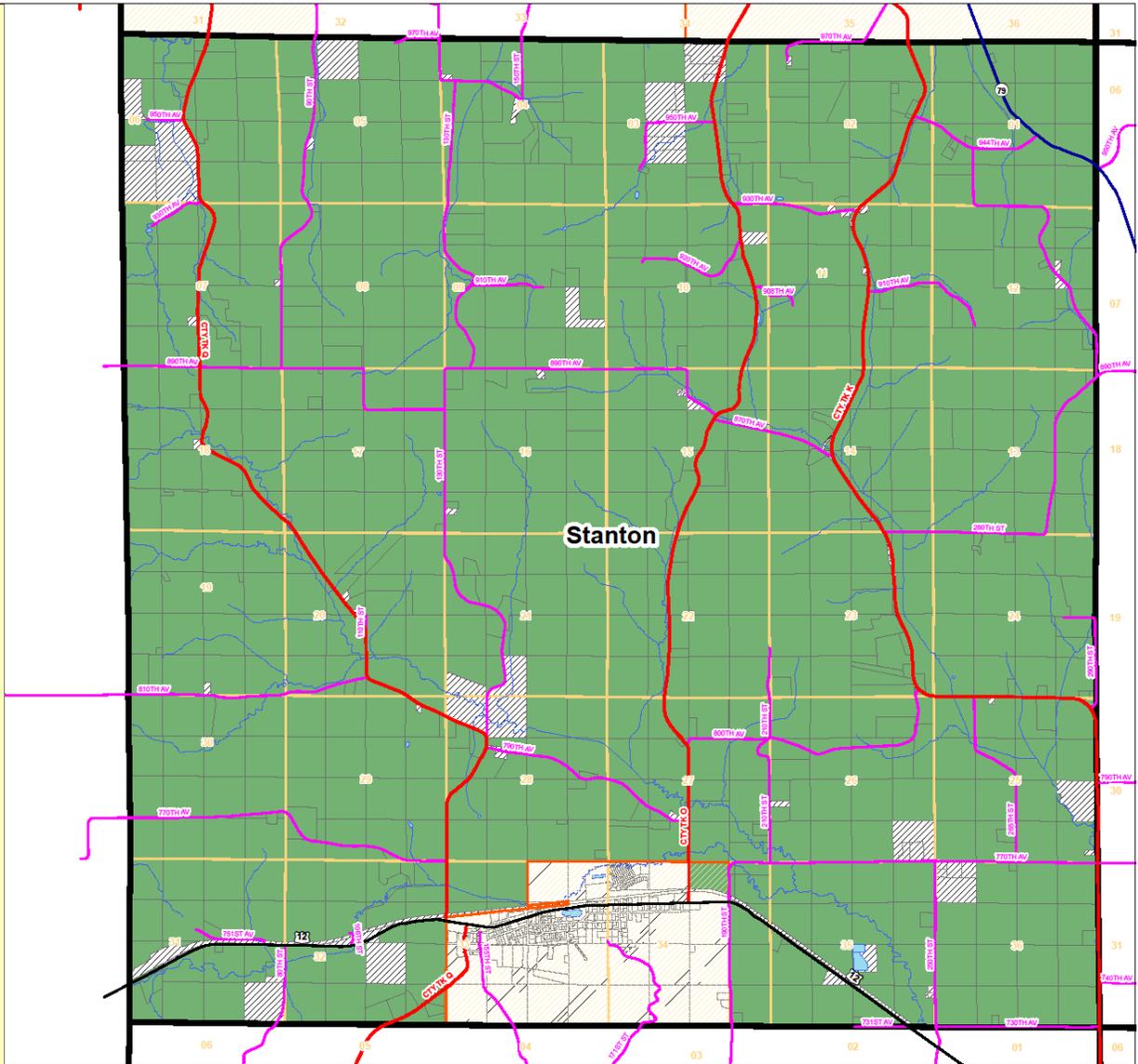
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

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 1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
 Produced By Dunn County Environmental Services Department



# Tainter

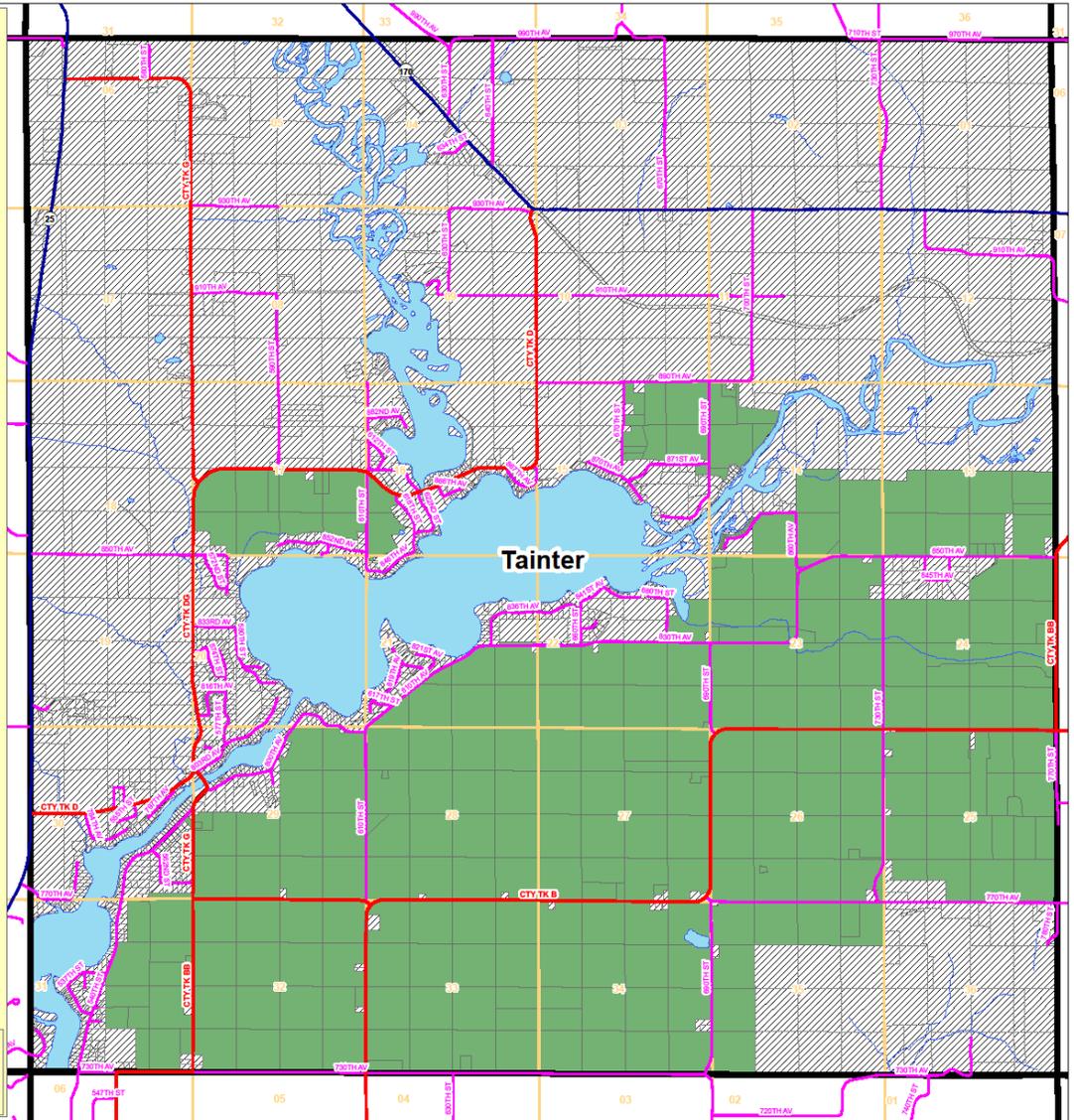
## Farmland Preservation Plan Map for Town of Tainter Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water


  
 0 0.25 0.5 1 Miles
   
 01/11/2016
   
 Produced By Dunn County Environmental Services Department



# Tiffany

## Farmland Preservation Plan Map for Town of Tiffany Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

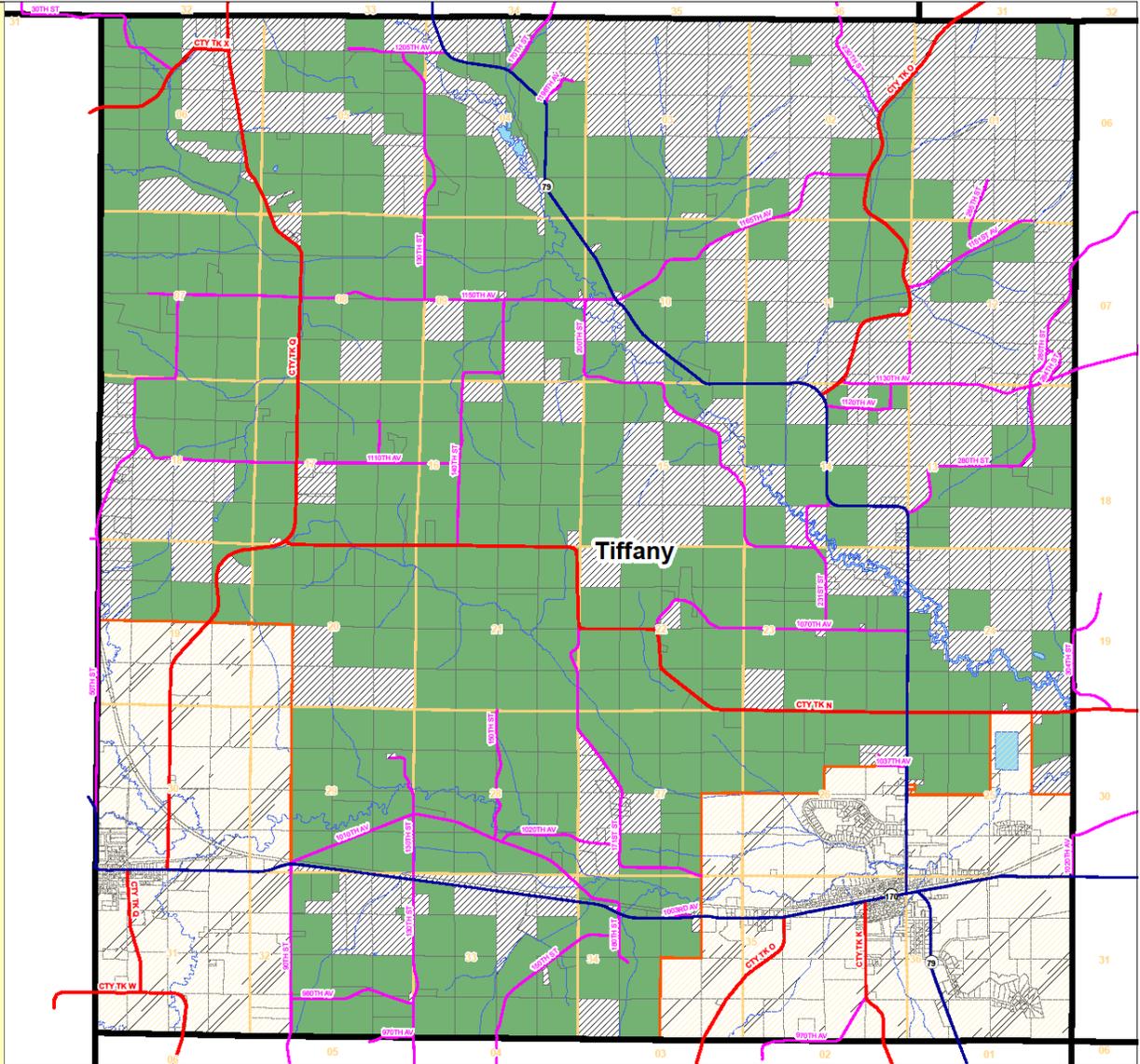
### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Town Boundary
- Section Line
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road
- Surface Water

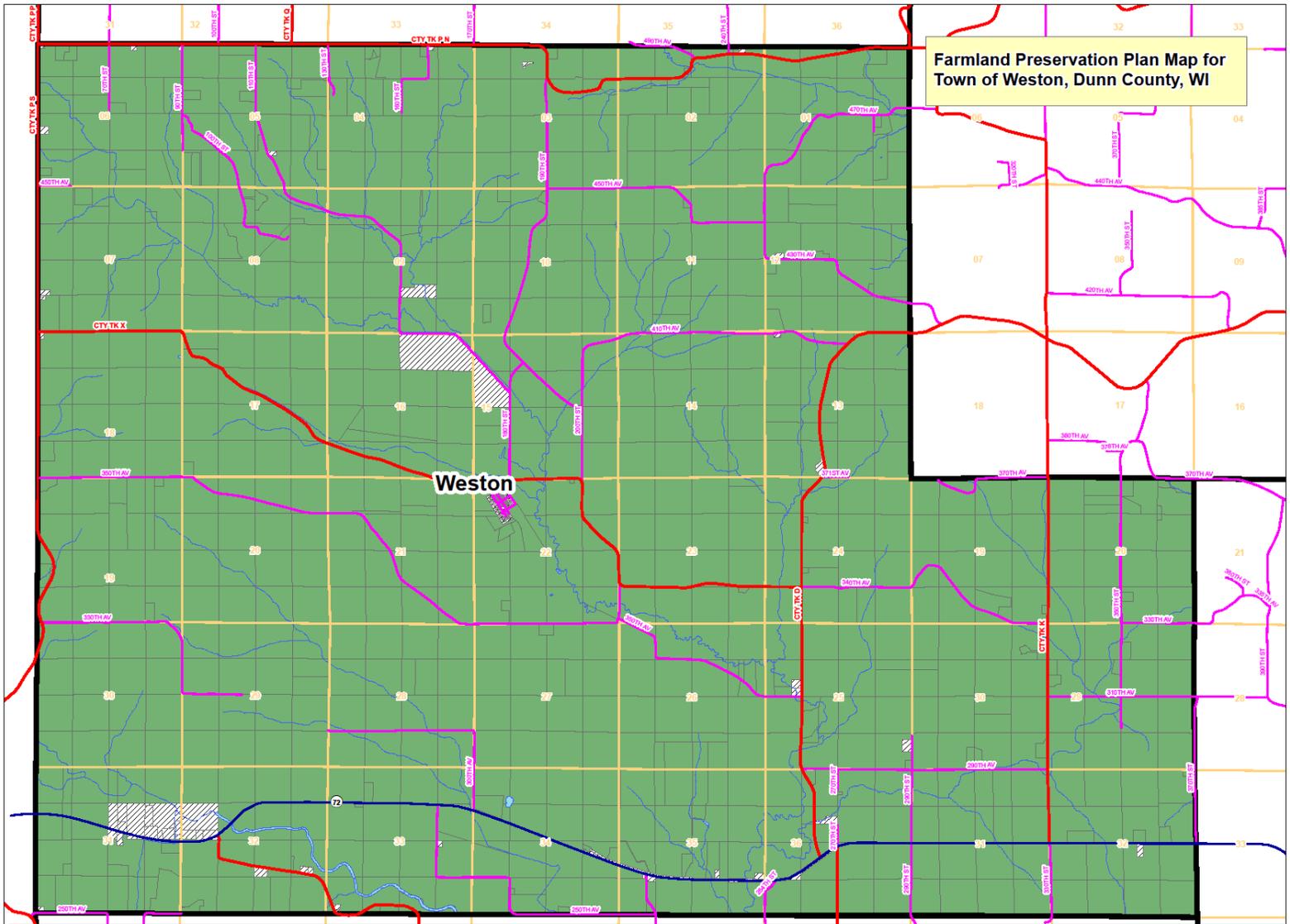
N  
  
 1:24,000

0 0.25 0.5 1 1.5 Miles

01/11/2016  
 Produced By Dunn County Environmental Services Department



# Weston



Weston

Farmland Preservation Plan Map for Town of Weston, Dunn County, WI

- Interstate
- U.S. HWY
- State HWY
- County HWY
- Town Road
- Town Boundary
- City or Village
- Section Line
- Surface Water
- Legend**
- FPP Certified
- Non FPP Certified
- Parcel

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.



0 0.25 0.5 1 1.5 Miles  
 01/11/2016  
 Produced By Dunn County Environmental Services Department

# Wilson

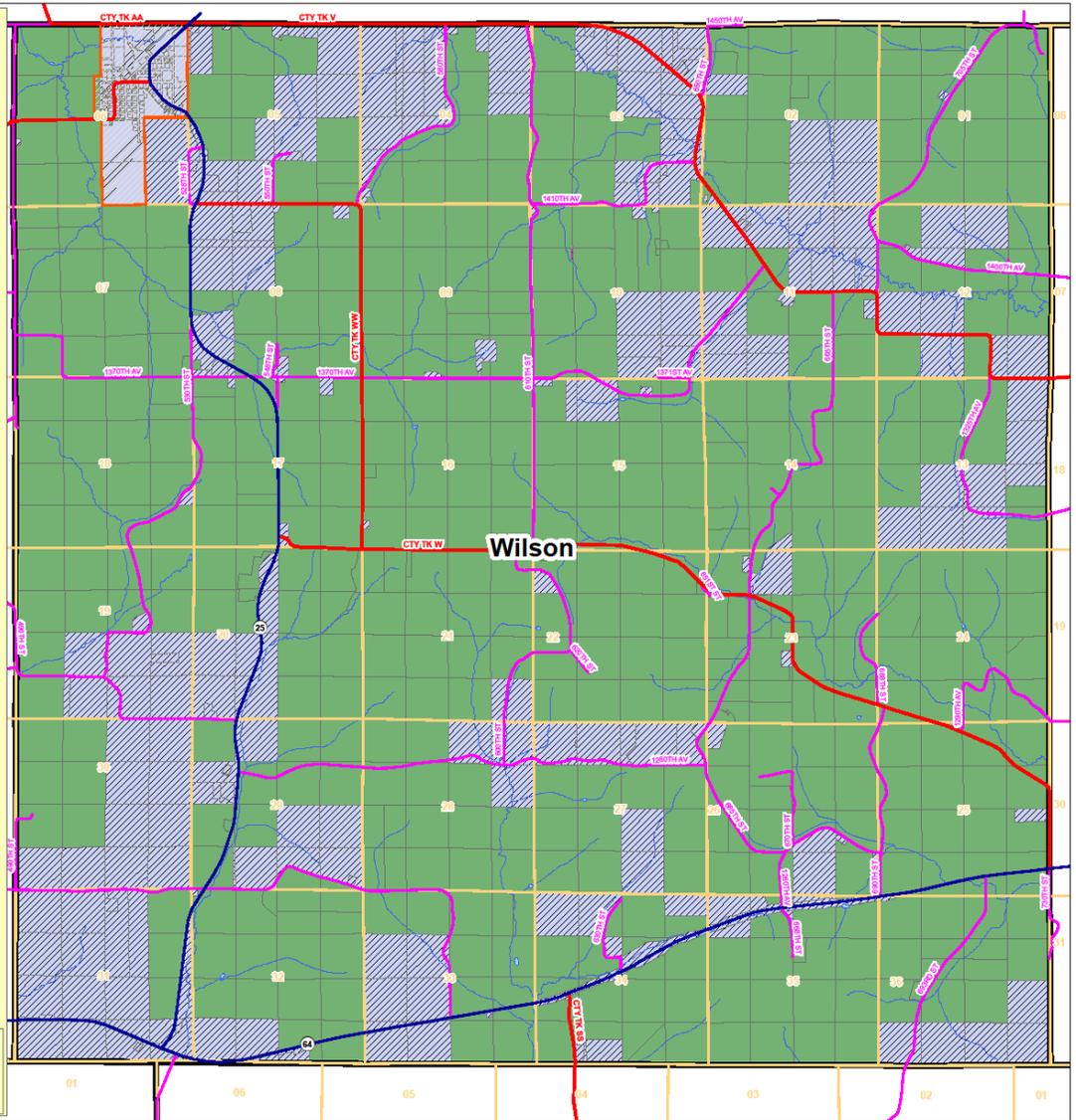
## Farmland Preservation Plan Map for Town of Wilson Dunn County, WI

In the event of any conflict between the language or interpretation with the Dunn County Preferred Land Use Map and this Farmland Preservation Plan Map, this map shall supersede all other future land use classifications on the Preferred Land Use Map.

### Legend

- FPP Certified
- Non FPP Certified
- City or Village
- Section Line
- Surface Water
- Parcel
- Interstate
- U.S.HWY
- State HWY
- County HWY
- Town Road


  
 0 0.25 0.5 1 Miles
   
 01/25/2016
   
 Produced By Dunn County Environmental Services Department
   
 1:24,000







## DUNN COUNTY REGISTER OF DEEDS

*Heather M. Kuhn*  
*Register of Deeds*

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3001 US Highway 12 East • Suite 112 • Menomonie, WI • 54751

(715) 232-1228

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October 5, 2020

TO: Planning, Resources & Development Committee

RE: Register of Deeds – Staff Report

Our office is incredibly busy due to the large volume of documents recorded in September 2020. Documents must be recorded on the same day they are received. In addition to recording documents, we issued 477 certified copies of birth, death, marriage and divorce certificates. The workload varies daily and staff does a wonderful job of balancing customer requests along with managing the workflow of document recording.

Total # of Documents recorded

September 2018	619
September 2019	612
August 2020	742
September 2020	932

We are in the process of upgrading the recording software and adding a new module. The cost of the upgrades are included in the annual maintenance agreement. The new module will help us in managing the online access subscriptions and will make the end of the month process more efficient.

In reviewing the 2020 budget, recording revenue has already exceeded the projected amount. The expense account for contractual/consulting services has exceeded the amount budgeted, however, this is due to a change in how we are handling the shared online revenue with the software provider. You may be seeing a budget adjustment to reflect this change.

Thank you,

Heather M. Kuhn  
Dunn Register of Deeds

# COUNTY OF DUNN

## Environmental Services Department

### **Survey Division**

Thomas P. Carlson, County Surveyor  
3001 US Highway 12 E., Suite 240A  
Menomonie, WI 54751  
Ph: 715-231-6526

Email: [tcarlson@co.dunn.wi.us](mailto:tcarlson@co.dunn.wi.us)



**TO:** Planning, Resource and Development Committee

**FROM:** Tom Carlson

**SUBJECT:** September 2020 Staff Report

**DATE:** October 5, 2020

During the month of September, 10 Certified Survey Maps and 10 maps of survey were submitted to the county for review and filing. Collaboration with Corporation Counsel continues on the draft land division ordinance, which will be presented to the PR&D committee again in October. Public Land Survey System (PLSS) remonumentation continues in the Towns of Peru, Eau Galle and Lucas. During the month of September, visits were made to 22 PLSS corners, 7 sixteenth corners (forty corners), and 1 center of section. Harvesting of the corn crop has begun which has allowed us to more efficiently access off-road corner locations.

In the Town of Tiffany, several property corners were checked along County Highway Q after the completion of construction. Two of the affected corners were found to have been removed and were reset.

I have been notified that the COVID-19 funding available to local governments can be used to cover the cost of placing many of the county survey records online. Our county I.T. division has been coordinating this work with an outside vendor. The project will need to be completed and paid for by the end of October. This project was originally included within the capital section of the 2021 proposed budget.

The Surveyor's Office has received \$9,380.00 of revenue for land division review and an additional \$20.50 from copy fees through September of this year. The following two pages will provide a general summary of the expenditures for the Survey Division through September.

Sincerely,

A handwritten signature in black ink that reads "Thomas P. Carlson".

Thomas P. Carlson, PLS  
Dunn County Surveyor

# Budget Control

## 5 Column Budget

Account	Budget	Pre-Encumbrances	Encumbrances	Invoices	Available Budget
<b>511000 Salaries &amp; Wages</b>	78,603.00			54,520.20	24,082.80
<b>511005 Attendance Hours</b>	114,213.00			73,360.34	40,852.66
<b>511025 Holiday Pay</b>				5,720.26	5,720.26-
<b>511035 Vacation</b>				6,702.32	6,702.32-
<b>511040 Sick Leave</b>				2,460.91	2,460.91-
<b>511060 Comp Time Used</b>				158.97	158.97-
<b>511115 Compensated Absences</b>				2,698.40	2,698.40-
<b>512055 Health Ins Incentive</b>	900.00				900.00
<b>513010 Health Insurance Expense</b>	38,483.00			30,845.40	7,637.60
<b>513015 Accident Insurance Expense</b>				70.30	70.30-
<b>513025 Life Insurance Expense</b>	303.00			262.21	40.79
<b>513030 Retirement Expense</b>	13,015.00			9,658.29	3,356.71
<b>513075 Worker's Compensation Premium</b>	8,814.00			5,615.42	3,198.58
<b>513080 PEHP Expense</b>	3,801.00			547.20	3,253.80
<b>515005 Federal-ER Social Security</b>	12,010.00			8,459.96	3,550.04
<b>515010 Federal-ER Medicare</b>	2,810.00			1,978.53	831.47
<b>521075 Maintenance Contracts</b>	1,922.00			1,737.00	185.00
<b>522025 Telephone</b>	227.00			342.29	115.29-
<b>522030 Cell Phone</b>	60.00			5.50	54.50
<b>522040 Internet Access</b>	882.00			348.18	533.82
<b>524010 Repair &amp; Maint-Motor Vehicle</b>	300.00			83.19	216.81
<b>531030 Printing &amp; Duplication</b>	320.00			242.07	77.93
<b>532025 Membership Dues</b>	525.00			550.00	25.00-
<b>533015 Travel-Meals</b>	170.00				170.00
<b>533125 Conferences / Seminars</b>	800.00			297.00	503.00

<b>534080 Gasoline</b>	1,500.00			771.87	728.13
<b>534330 Operating Supplies</b>	3,000.00			1,096.72	1,903.28
<b>539015 Registration Fees/Tuition</b>	885.00			990.00	105.00-
<b>595000 COVID Response Expense</b>				105.92	105.92-
<b>* Amount</b>	<b>283,543.00</b>			<b>209,628.45</b>	<b>73,914.55</b>



## **DUNN COUNTY**

### **SOLID WASTE & RECYCLING DIVISION**

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Morgan Gerk, Director  
3001 US Highway 12 East, Suite 240  
Menomonie, WI 54751  
715-232-4017

## **STAFF REPORT**

**TO:** PR&D Committee

**FROM:** Morgan Gerk, Director

**SUBJECT:** Monthly Report

**DATE:** October 5, 2020

**Preparation for Transition:** The Solid Waste & Recycling Division will be providing Collection Site and Transfer Station services through December 31, 2020, after which the division will close its doors. Division staff will remain in place throughout a portion of 2021 in various capacities to ensure that final regulatory, administrative, and financial duties have been completed, and all facilities have been appropriately closed. At the time of this report, member municipalities are finalizing their applications with the WDNR for their individual or collective RU's (Responsible Units), and all collection sites (with the exception of Ridgeland) are scheduled to be operational under municipal management beginning in January 2021. In support of these transitions, the division is preparing information that will facilitate the sale and distribution of collection site equipment and infrastructure assets to the municipalities. There has been interest from several private entities in exploring potential lease or sale opportunities for the Dunn County Transfer Station in 2021. One exciting option that is now being discussed includes the possibility of a university-managed MRF (Material Recovery Facility) operation that could include the collective efforts of several universities in the area, and would provide a dedicated facility for the recycling of mandated and non-mandated materials sourced exclusively from these campuses. This option is especially appealing in that it would contribute to upholding the excellent stewardship and sustainability principles that the County is known for throughout the state.

**Staffing Changes:** Due to an ongoing inability of the division's contracted staffing agency to staff all collection sites, we have been forced to rotate the closures of several collection sites in order to maintain adequate staff. This continues to cause inconvenience and disdain amongst the residents and elected officials of those municipalities that experience these closures. As a solution, the division is moving forward with an LTE (Limited Term Employment) program for site attendants that would ensure that sites are adequately staffed each week through the end of the year. The new LTE program should be operational by mid-October.

**Referendum Q&A:** There have been some questions regarding the referendum request now that the division will not be operating in 2021. The division has included a narrative on the SWR website explaining the unique timelines affecting the referendum request, and the scenarios under which the

referendum should be evaluated as residents review their ballots. The following statement is posted on the SWR website to provide clarification for the referendum question.

The Dunn County Solid Waste & Recycling Division will no longer be providing trash or recycling services after December 31, 2020. The ballot language for the referendum in support of the division's capital improvements and Clean Sweep program was approved and submitted in preparation for the ballot printing deadline of August 25. In September, all member municipalities that participate in the County's solid waste and/or recycling programs made the decision to withdraw and provide their own services to their constituents beginning on January 1, 2021. Unfortunately, after these decisions were made, the ballots were already printed and could not be changed to reflect the closure of the County program.

Therefore, with no active County program in place for 2021, it is unlikely that the referendum will pass. If it does, the County Board of Supervisors will make a determination for when or if an appropriate time to implement the levy will occur, in support of a future County-managed solid waste and recycling program. This would be solely dependent on whether or not there is significant demand for a return of these services at some point in the future.

# Budget Control

## 5 Column Budget

Account	Budget	Pre-Encumbrances	Encumbrances	Invoices	Available Budget
511000 Salaries & Wages	78,604.00			53,115.13	25,488.87
511005 Attendance Hours	157,372.00			99,263.35	58,108.65
511010 Call In Pay	1,200.00			1,287.60	87.60-
511020 Overtime	1,900.00			411.44	1,488.56
511025 Holiday Pay				6,353.20	6,353.20-
511035 Vacation				9,269.93	9,269.93-
511040 Sick Leave				4,294.71	4,294.71-
511060 Comp Time Used				584.33	584.33-
511070 Emergency Pay				2,147.79	2,147.79-
511115 Compensated Absences				293.06	293.06-
512055 Health Ins Incentive	900.00				900.00
513005 Dental Insurance Expense	1,800.00			1,425.00	375.00
513010 Health Insurance Expense	47,733.00			38,046.40	9,686.60
513025 Life Insurance Expense	708.00			611.94	96.06
513030 Retirement Expense	16,056.00			11,941.37	4,114.63
513075 Worker's Compensation Premium	8,607.00			3,913.46	4,693.54
513080 PEHP Expense	1,190.00			547.20	642.80
515005 Federal-ER Social Security	14,878.00			10,679.91	4,198.09
515010 Federal-ER Medicare	3,480.00			2,497.71	982.29
521065 Accounting & Auditing Services	8,725.00			5,605.16	3,119.84
521075 Maintenance Contracts	4,720.00			4,279.00	441.00
522010 Heat & Lights	16,000.00			9,430.90	6,569.10
522025 Telephone	2,100.00			1,536.60	563.40
522030 Cell Phone	110.00			43.23	66.77
522040 Internet Access				42.18	42.18-
522050 Holding Tank Disposal Serv	4,000.00			1,487.60	2,512.40
522060 Solid Waste Hauling Charge	1,145,728.00			597,382.51	548,345.49
524005 Repair & Maint-Contractual	9,980.00			4,379.00	5,601.00
524010 Repair & Maint-Motor Vehicle	26,200.00			21,358.55	4,841.45
524030 Ground & Grounds Improvement	23,000.00			7,287.47	15,712.53
524035 Repair & Maint-Buildings	11,000.00			3,739.85	7,260.15
524045 Repair & Maint-Equipment	20,500.00			10,312.17	10,187.83
527045 Agency Contracts-Salaries	576,719.00			259,426.98	317,292.02
529005 Contractual/Consulting Ser	57,246.00			8,089.64	49,156.36
529030 Tire Disposal Charges	49,500.00			31,410.61	18,089.39
529045 Oil Filter Disposal Charge	2,100.00			1,020.00	1,080.00
529050 Compactor Box Hauling Char	141,577.00			88,055.42	53,521.58
529060 Electronic Recycling	27,000.00			15,444.05	11,555.95
529065 Demolition Disposal Charge	54,149.00			40,265.19	13,883.81

<b>529070 Bulb &amp; Ballast Recycling</b>	7,000.00			3,768.98	3,231.02
<b>529075 Recycling Box Hauling Char</b>	81,839.00			62,485.30	19,353.70
<b>529080 Ridgeland Disposal</b>	3,500.00			3,359.79	140.21
<b>529170 Snow Removal</b>	23,000.00			12,256.91	10,743.09
<b>529210 Used AntiFreeze Collection</b>	300.00			255.00	45.00
<b>531005 Office Supplies</b>	2,150.00			927.63	1,222.37
<b>531010 Postage</b>	10,050.00			1,149.02	8,900.98
<b>531030 Printing &amp; Duplication</b>	13,800.00			357.47	13,442.53
<b>532025 Membership Dues</b>	880.00			170.00	710.00
<b>533010 Travel-Lodging</b>	2,160.00			1,230.00	930.00
<b>533015 Travel-Meals</b>	1,000.00			287.86	712.14
<b>533020 Travel-In-State Meals Per Diem</b>				32.15	32.15-
<b>533050 Travel-Parking/Tolls</b>	200.00				200.00
<b>533115 Travel-Other</b>				63.70	63.70-
<b>534130 Custodial Supplies</b>	900.00			389.31	510.69
<b>534230 Computer Supplies &amp; Expens</b>	390.00				390.00
<b>534260 Educational Supplies</b>	500.00				500.00
<b>534280 Yard Waste Management</b>	51,020.00			11,911.15	39,108.85
<b>534290 Employee Safety</b>	4,250.00			102.08	4,147.92
<b>534330 Operating Supplies</b>	15,100.00			10,165.68	4,934.32
<b>535010 Fuel</b>	16,000.00			9,632.44	6,367.56
<b>536010 Sign Part &amp; Supplies</b>	2,400.00			295.61	2,104.39
<b>539005 Licenses</b>	300.00			280.00	20.00
<b>539015 Registration Fees/Tuition</b>	3,670.00			2,237.40	1,432.60
<b>539030 Advertising</b>	2,950.00				2,950.00
<b>551005 Property Insurance</b>	2,200.00			1,926.92	273.08
<b>551010 Liability Insurance</b>	2,000.00			1,453.14	546.86
<b>554219 GASB: Land Improvements</b>				10,286.16	10,286.16-
<b>554309 GASB: Building</b>				13,811.20	13,811.20-
<b>554409 GASB: Vehicles &amp; Equipment</b>				2,919.41	2,919.41-
<b>554509 GASB: Machinery &amp; Equipment</b>				34,544.33	34,544.33-
<b>555025 Land Rental</b>	2,006.00			606.00	1,400.00
<b>595000 COVID Response Expense</b>				2,986.30	2,986.30-
<b>* Amount</b>	<b>2,764,347.00</b>			<b>1,547,170.58</b>	<b>1,217,176.42</b>

# Budget Usage-Revenues

## Budget Usage

Account	Budget	Actuals	Difference	% Difference
460010 PCS-Program Revenue	1,500.00	830.40	669.60	55.36
464005 PCS-Per Capita Tax-S	301,512.00	301,512.00		100.00
<b>* 2110010010 SW-Administration</b>	<b>303,012.00</b>	<b>302,342.40</b>	<b>669.60</b>	<b>99.78</b>
449020 LP-Solid Waste Permits	3,000.00	2,738.00	262.00	91.27
464000 PCS-SW Disposal-TS	189,348.00	110,152.89	79,195.11	58.17
464015 PCS-Tipping Fee Revenue	1,328,165.00	570,520.56	757,644.44	42.96
464020 PCS-Solid Waste Lice	2,500.00	400.00	2,100.00	16.00
464025 PCS-Waste Tire User Fees	40,550.00	33,808.20	6,741.80	83.37
482000 Misc-Rent	2,400.00	3,000.00	-600.00	125.00
<b>* 2110010020 SW-Transfer Station</b>	<b>1,565,963.00</b>	<b>720,619.65</b>	<b>845,343.35</b>	<b>46.02</b>
449020 LP-Solid Waste Permits	3,000.00	1,296.00	1,704.00	43.20
464000 PCS-SW Disposal-TS				
464025 PCS-Waste Tire User Fees	7,250.00	6,570.00	680.00	90.62
464035 PCS-Solid Waste-CS	103,797.00	60,559.78	43,237.22	58.34
<b>* 2110010030 SW-Collection Station</b>	<b>114,047.00</b>	<b>68,425.78</b>	<b>45,621.22</b>	<b>60.00</b>
<b>** Solid Waste</b>	<b>1,983,022.00</b>	<b>1,091,387.83</b>	<b>891,634.17</b>	<b>55.04</b>
<b>*** Solid Waste</b>	<b>1,983,022.00</b>	<b>1,091,387.83</b>	<b>891,634.17</b>	<b>55.04</b>
460010 PCS-Program Revenue	1,200.00	94.80	1,105.20	7.90
464010 PCS-Per Capita Tax-R	373,324.00	380,680.00	-7,356.00	101.97
464030 PCS-Sale Of Recyclables	225,000.00	98,900.19	126,099.81	43.96
<b>* 2120010010 REC-Adminstration</b>	<b>599,524.00</b>	<b>479,674.99</b>	<b>119,849.01</b>	<b>80.01</b>
464045 PCS-Curbside Collection	137,506.00	75,377.91	62,128.09	54.82
<b>* 2120010040 REC-Curbside Collection</b>	<b>137,506.00</b>	<b>75,377.91</b>	<b>62,128.09</b>	<b>54.82</b>
464010 PCS-Per Capita Tax-R	7,356.00		7,356.00	
<b>* 2120010900 Recycling-Grants</b>	<b>7,356.00</b>		<b>7,356.00</b>	
<b>** Recycling</b>	<b>744,386.00</b>	<b>555,052.90</b>	<b>189,333.10</b>	<b>74.57</b>
493000 Fund Balances Applied	4,439.00		4,439.00	
<b>* 2120990010 REC-CAPEX</b>	<b>4,439.00</b>		<b>4,439.00</b>	
<b>** Recycling CAPEX</b>	<b>4,439.00</b>		<b>4,439.00</b>	
<b>*** Recycling</b>	<b>748,825.00</b>	<b>555,052.90</b>	<b>193,772.10</b>	<b>74.12</b>
<b>**** Environmental Services</b>	<b>2,731,847.00</b>	<b>1,646,440.73</b>	<b>1,085,406.27</b>	<b>60.27</b>
<b>***** Amount</b>	<b>2,731,847.00</b>	<b>1,646,440.73</b>	<b>1,085,406.27</b>	<b>60.27</b>

# Budget Usage-Revenues

## Budget Usage

<b>Account</b>	<b>Budget</b>	<b>Actuals</b>	<b>Difference</b>	<b>% Difference</b>
<b>435000 State-Grants</b>	156,916.00	156,724.65	191.35	99.88
<b>* 2120010900 Recycling-Grants</b>	<b>156,916.00</b>	<b>156,724.65</b>	<b>191.35</b>	<b>99.88</b>
<b>** Recycling</b>	<b>156,916.00</b>	<b>156,724.65</b>	<b>191.35</b>	<b>99.88</b>
<b>*** Recycling</b>	<b>156,916.00</b>	<b>156,724.65</b>	<b>191.35</b>	<b>99.88</b>
<b>**** Environmental Services</b>	<b>156,916.00</b>	<b>156,724.65</b>	<b>191.35</b>	<b>99.88</b>
<b>***** Amount</b>	<b>156,916.00</b>	<b>156,724.65</b>	<b>191.35</b>	<b>99.88</b>

# Budget Usage-Expenditures

## Budget Usage

<b>Account</b>	<b>Consumable Budget</b>	<b>Consumed Budget</b>	<b>Available Amount</b>	<b>Available %</b>
<b>529005 Contractual/Consulting Ser</b>	156,916.00	88,229.36	68,686.64	43.77
<b>* 2120010900 Recycling-Grants</b>	<b>156,916.00</b>	<b>88,229.36</b>	<b>68,686.64</b>	<b>43.77</b>
<b>** Recycling</b>	<b>156,916.00</b>	<b>88,229.36</b>	<b>68,686.64</b>	<b>43.77</b>
<b>*** Recycling</b>	<b>156,916.00</b>	<b>88,229.36</b>	<b>68,686.64</b>	<b>43.77</b>
<b>**** Environmental Services</b>	<b>156,916.00</b>	<b>88,229.36</b>	<b>68,686.64</b>	<b>43.77</b>
<b>***** Amount</b>	<b>156,916.00</b>	<b>88,229.36</b>	<b>68,686.64</b>	<b>43.77</b>

# Budget Usage-Revenues

## Budget Usage

<b>Account</b>	<b>Budget</b>	<b>Actuals</b>	<b>Difference</b>	<b>% Difference</b>
** 2100010900 Environ Srvcs-Grants				
*** Environmental Services				
* 2110010900 Solid Waste-Grants	16,235.00		16,235.00	
** Solid Waste	16,235.00		16,235.00	
*** Solid Waste	16,235.00		16,235.00	
**** Environmental Services	16,235.00		16,235.00	
***** Amount	16,235.00		16,235.00	

# Budget Usage-Expenditures

## Budget Usage

Account	Consumable Budget	Consumed Budget	Available Amount	Available %
** 2100010900 Environ Srvcs-Grants				
*** Environmental Services				
* 2110010900 Solid Waste-Grants	16,235.00		16,235.00	100.00
** Solid Waste	16,235.00		16,235.00	100.00
*** Solid Waste	16,235.00		16,235.00	100.00
**** Environmental Services	16,235.00		16,235.00	100.00
***** Amount	16,235.00		16,235.00	100.00

# COUNTY OF DUNN



## Environmental Services Department Planning & Zoning Division

Bob Colson, Administrator  
3001 US Hwy 12 E, Suite 240  
Menomonie, WI 54751  
Phone: 715-231-6522  
Email: [rcolson@co.dunn.wi.us](mailto:rcolson@co.dunn.wi.us)

Date: October 6, 2020  
To: PR&D Committee  
Re: Planning & Zoning September Report

Planning & Zoning is conducting business as usual (as much as we can) during COVID-19. Support staff are able to do their work from home, except that not all zoning/sanitation related information is available electronically. We have a paper file system with 10,000 to 15,000 property records (sanitation permit, sanitation "As-Builts" and zoning permits). Staff are in these files many times throughout the day and on a regular basis, the development community (Plumbers and contractors) contact the office looking for information in these files. P&Z is requesting \$38,000.00 from contingency to complete this work.

COVID-19 continues to affect the daily routine of myself and my staff. Along with my general duties, I am still very busy with those duties staff cannot conduct from home.

Janet (Sanitation Specialist) continues to work from home Monday, Wednesday and Friday. She is in the office on Tuesday and Thursday to catch up on Sanitation submittals, zoning applications and deposits fees collected from the previous week.

Michelle (Enforcement Officer) works from home Mon.-Fri. however, she is in the office preparing her paperwork on those days when she has an inspection. Michelle is the only Sanitation Inspector and currently we do not have an outside consultant to share some of this work. As such, her workload is almost exclusively Sanitation. We are running about two to three weeks for issuing General Zoning Permits (not Expedited). Before COVID our average Zoning Permit turnaround time was one week.

We continue to make Sanitation and Zoning Inspections and the zoning workload has increased such that we contract with Cedar Corporation for Expedited Inspections, they average approx. 10% of the total zoning inspections.

We are analyzing workload against raising sanitation inspection fees to understand if contracting sanitation inspections will help staff with their workload.

Since the last report, we went from 178 to 252 zoning permits issued this year compared to 2019 where we issued 222 permits for the entire year.

## **Other Workload**

### Comp Plan

- Continue working with the consultant on the amendment, currently underway;
  - Demographics
  - Maps
  - Public Participation
- Facilities & Veteran Services
  - Site plan and preliminary drawings for a veteran's memorial



Dunn County Environmental Services Department  
**Dunn County Land and Water Conservation Division**  
3001 US Hwy 12 East Suite 240A, Menomonie, WI 54751  
Phone (715) 232-1496      FAX (715) 232-1520

September 2020 Land and Water Conservation Report to the Land Conservation Committee

We received an application from Milestone Materials to modify the reclamation plan for the Gates Quarry in the Town of Lucas. The proposal would add 43 acres to the existing quarry, the product would continue to limestone. The first step is to determine if the application is complete.

Land and Water Conservation staff are continuing to work with landowners and contractors to schedule and implement practices before winter freeze up with several projects in the works. There is definitely a shortage of contractors as several landowners are waiting for contractors to install practices. Work on revisions to the Manure Management Ordinance continue with Corporation Council. Crews from the Public Works, Highway Division completed mowing on all three of the Knights Creek Watershed Structures and did an excellent job.

The Red Cedar Conservation Farmers hosted a successful field day at Mike Nelson's farm near Sand Creek on September 15<sup>TH</sup>. Tryston Beyrer of the Beyrer Family Farms, (one of our three Demonstration Farms) shared research he is conducting on the concentration of corn fertilizers as you go lower in the soil profile. The Red Cedar Conservation Farmers and the Hay River Farmer Led Watersheds submitted grant applications for 2021.



Tryston Beyrer, board member of the Red Cedar Conservation Farmers and an Agronomist with Winfield United holds a jug containing the amount of fertilizer utilized by one acre of corn every day during the peak growing season.

If you have questions at any time, please do not hesitate to reach out by phone or e-mail.

Dan Prestebak,  
County Conservationist,  
715-231-6535

# Planning & Zoning's (P&Z) 2021 Workload

## Work

### Sanitation

- A large portion of the sanitation work occurs during the construction season, frost out (mid-April) through freeze up (late November to early December).
  - Busy time is late May or early June through freeze up (7 months)
- For this study we estimate 200 Private Onsite Wastewater Treatment System (POWTS) in 2021 (average 28 inspections per month or 1.4 inspection per day)
  - Staff (4 hours per inspection)
    - 2 hours for inspection (1 hour travel & 1 hour on site)
    - 1 hour to file and enter data into tracking software
    - 2 hours for prep time & drawing "As Builts" (As Builts are usually done during non-construction time)
  - Consultant (4 hours per inspection)
    - 2 hours for inspection (1 hour travel & 1 hour on site)
    - 2 hours for prep time & drawing "As Builts"
      - P&Z staff
        - 1 hour to review/approve the consultant's "As Builts" and inspection notes
        - 1 hour to enter the inspection data into the tracking program and file documents
    - Total time savings to P&Z is approximately 2 hours per consultant inspection

### Zoning

- For this study we estimate 240 zoning inspections in 2021 (currently at 252 zoning permits)
  - Approximately 80% or 192 of the estimated 2021 will inspections occur during the construction season
    - 90% or 173 of the construction season inspections could be conducted by Zoning Administrator (Currently the Zoning Administrator manages all zoning permits as a means to help staff keep up with sanitation inspections and permits)
    - 10 % or 19 of the construction season inspections could be conducted by the consultant (expedited)
  - 20% or 48 of the estimated 2021 inspections could be shared with 1 staff and Zoning Administrator during the non-construction season

### Contract for Sanitation Inspections

The County could realize the following time savings;

- 100% of sanitation inspections performed by the consultant
  - 200 POWTS inspections at 2 hours/inspection = 400 hours saved
- 50% of sanitation inspections performed by the consultant
  - 100 POWTS inspections at 2 hours/inspection = 200 hours saved
- 25% of sanitation inspections performed by the consultant

- 50 POWTS inspections at 2 hours/inspection = 100 hours saved

## **Fee Schedule;**

To offset the cost of contracting sanitary inspections, the County could increase sanitation fees, up to \$100 for relevant State and County Sanitation systems.

## **Findings;**

With no change in staffing or work allocations in 2021, during the construction season, the Zoning Administrator could spend approximately 452 hours on zoning inspections

- 173 permits at 2.5 hours = 433 hours
- 19 contracted permits at 1 hour prep and review = 19 hours

Increasing sanitation fees by up to \$100 should cover the cost to contract for sanitation inspections

Contracting sanitation inspections could free up approximately 400 hours but it would not provide enough time to address all of the work the Division is behind on and/or is not getting done

- The largest amount of work not getting done is management of sanitation maintenance records
  - Entering data (records received) into the tracking system
    - Approximately 3,000 mailed late spring/early summer
    - 100's have been returned (only a handful entered into the system)
  - Send out reminders for those who did not return their maintenance record (none entered)
  - Follow up (enforcement) of those who refuse to comply (none entered)
  - The next batch (approx. 3,000) are being processed and should be mailed by the end of this year
    - That data also will not be entered into our tracking system

## **2021 Options;**

1. Contract all sanitation inspections and allocate the saved hours to the Zoning Administrator, allowing distribution of some zoning inspections back to staff.
  - The Zoning Administrator may still need to budget some time for zoning inspections.
  - P&Z staff could replace sanitation inspection time with an equal amount of time for zoning inspections.

This could provide the Zoning Administrator additional time to address other Planning and Zoning duties but would not provide additional time for P&Z staff to address work they are currently behind on such as;

- Sanitation maintenance records
  - Recording those received
  - Notifying those who did not comply
  - Send out maintenance notice to the next 1/3 of the owners with a POWTS
- Complaints

- Ordinance Maintenance
    - Sanitation Ordinance Amendment
    - Floodplain Ordinance
    - General Zoning Ordinance
    - Shoreland Ordinance
  - General Office
    - Filing 2020 permits
    - Sanitation “As Builts”
2. Contract all sanitation inspections and allocate the saved hours to staff, allowing them to address work they are currently behind on. This could provide staff additional time to address some (not all ) of the work they are behind on but would not provide additional time for the Zoning Administrator to address other Planning & Zoning duties such as;
    - Comp Plan amendment
    - Update the Outdoor Recreation Plan
    - The County Campus Master Plan
    - Recreation Park Master Plan
    - Broadband
    - Ordinance Maintenance
      - Sanitation
      - Floodplain
      - General Zoning
      - Shoreland Zoning
  3. Contract some of the sanitation inspections and allocate the saved hours to;
    - The Zoning Administrator, allowing distribution of some zoning inspections back to staff.
      - Prioritize and address (one maybe two) of the other Planning and Zoning duties.
    - Staff, allowing them to take on some zoning inspections.
      - Work they are behind on would not be addressed

## **2021 Recommendations;**

- Increase all relevant Sanitation Fees by \$50
  - At the end of the 2021 construction season, assess the fees and adjust accordingly
- Contract for 25-50% of the Sanitation inspections
  - Prioritize 2021 P&Z workload
    - Zoning Administrator
      - Comp Plan or
      - Sanitation Ordinance or
      - Floodplain Ordinance
      - Both ordinances need to be amended but it is unlikely both could not be completed in 2021
    - Staff takes on additional zoning inspections, however other work they are behind on would not be addressed such as;
      - Sanitation Maintenance records

- Assist with Ordinance Maintenance
  - Sanitation
  - Floodplain
- At the end of the 2021 construction season, assess the number of contracted inspections and adjust accordingly for 2022

**IMPORTANT NOTE:**

Contracting sanitation inspections could help the Zoning Administrator get at other relevant work and regardless of which option P&Z pursues, contracting sanitation inspections would not provide, the Division enough time (resources) to address all of its work. Prioritized work could get done in a timely manner but other work could either take longer or may not even get addressed in 2021.

**RESOLUTION NO. \_\_**  
**ADOPTING THE 2020 LAND USE FEE SCHEDULE**

NOW, THEREFORE, BE IT RESOLVED that the Dunn County Board of Supervisors does hereby adopt the document entitled “Dunn County Land Use Fee Schedule” as the description and associated cost of land use related permits, applications and petitions.

## DUNN COUNTY LAND USE FEE SCHEDULE

<b>STATE SANITATION</b>	
<i>State Permits include a \$100 surcharge</i>	
<b>Permit/Application</b>	<b>Fee</b>
Conventional	<del>\$425</del> <b>475</b>
Mound	<del>\$490</del> <b>540</b>
At-Grade	<del>\$490</del> <b>540</b>
Holding Tank	<del>\$425</del> <b>475</b>
Drainfield Replacement	<del>\$425</del> <b>475</b>
Tank Replacement or Tank Relocation	<del>\$375</del> <b>425</b>
After-The-Fact Permit	2x Fee
<b>COUNTY SANITATION</b>	
<b>Permit/Application</b>	<b>Fee</b>
Filter Basin/Canister	<del>\$100</del> <b>150</b>
Connecting/Reconnecting to Existing System	<del>\$130</del> <b>180</b>
Sanitary Permit Transfer	<del>\$100</del> <b>150</b>
Renew Unexpired Sanitation Permit	<del>\$100</del> <b>150</b>
Terra Lift Repair (Needs State Approval)	<del>\$150</del> <b>200</b>
Privy and all other Non-Plumbed POWTS	<del>\$260</del> <b>310</b>
Pretreatment Unit Installation (Additional Fees May Apply)	<del>\$50</del> <b>100</b>
Soil Evaluation Report Review	\$35
Wisconsin Fund	\$300
After-The-Fact Permit	2x Fee

<b>ZONING</b>		
<b>Permit/Application</b>	<b>General Fee</b>	<b>Expedited Fee</b>
General Zoning Permit	\$200	\$370
Accessory Structure Permit (Greater Than 1,000 Sq. Ft.)	\$140	\$310

Accessory Structure Permit (Less Than 1,000 Sq. Ft.)	\$125	\$275
Shoreland Permit	\$300	\$470
Shoreland Accessory Structure Permit	\$200	\$370
Shoreland Pervious Surface Permit	\$125	\$300
Shoreland Filling & Grading Permit	\$200	\$370
Sign Permit	\$100	\$250
Home Occupation Permit	\$100	\$250
Fence Permit	\$100	\$250
Additional Site Inspection	\$100	\$170
Permit Renewal	\$70	
After-The-Fact Permit	2x Fee	

General Fee is the estimated cost to process and issue a permit using “In-House” staff and resources. Applications under the General Fee will be processed as time permits.

Expedited Fee is the estimated cost to process and issue a permit using “Out of-House” (contracted) staff and resources. Applications under Expedited Fees will be processed within ten (10) working days of receiving a complete application.

Processing of all Permit/Applications includes one site inspection, except for Shoreland Permit/Applications, which includes up to two site inspections. If additional site inspections are necessary, the Zoning Division will notify the applicant who must then deposit the required additional fee. No further processing of the application shall occur until the additional fee has been received.

## **Petitions Requiring A Public Hearing**

<b>Permit/Application</b>	<b>General Fee</b>
Zoning Ordinance Map Amendment	\$650
Zoning Ordinance Text Amendment	\$800
Board of Adjustment Variance	\$650
Board of Adjustment Special Exception	\$800
Board of Adjustment Livestock Facilities	\$1,000

Offered this \_\_\_ day of \_\_\_\_\_, 2017, at Menomonie, Wisconsin.

Adopted on: \_\_\_\_\_, 2017

OFFERED BY THE PLANNING,  
RESOURCES AND DEVELOPMENT  
COMMITTEE:  
Thomas Quinn, Chair

ATTEST:  
Julie A. Wathke, County Clerk

Approved as to Form and Execution:  
Nicholas P. Lange, Corporation Counsel

**Budget Impact:** None. (It won't cost the County anything but it will result in increased revenue)

**Background Information:** Resolutions do not require a Public Hearing, as such the Fee Schedule was stricken from the ordinance and converted to a Resolution as a means to expedite fee changes.

There are certain land use and development projects, which require review and/or inspections prior to approval. In each of these instances, the Planning & Zoning Division of the Dunn County Environmental Services Department (Division) incurs out-of-pocket expense, which in some situations are beyond those associated with a typical review.

The Dunn County Board of Supervisors has determined that it is reasonable and appropriate to place the estimated costs and expenses associated with processing Land Use applications on the applicant rather than on the taxpayers of the County. The Board intends that such fees be reasonably proportionate to the costs incurred by the Division for a particular action.

RED = no progress, or need further direction

ORANGE = in progress

GREEN = substantial progress already completed

RECOMMENDATION	WORK PLAN ELEMENT(S)	PROGRESS TO DATE
Adopt policies to preserve and protect Dunn County groundwater resources	Adopt a Stormwater Management Ordinance	PR&D Committee should consider analysis of staff time needed to achieve this
	Adopt an Erosion Control Ordinance	PR&D Committee should consider analysis of staff time needed to achieve this
	Revise existing ordinances (or consider new ordinances) to require buffers around wetlands	PR&D Committee should consider how best to incorporate wetland protections into new or existing ordinances 08/25/2020 75 foot wetland buffer setback included in draft Survey Ordinance
	Revise the Dunn County code of ordinances to grant citation authority to the Dunn County Environmental Services Department (ENS)	9/24/19 Corporation Counsel presented on ongoing efforts to draft this ordinance
	Revise the Dunn County Subdivision Ordinance	9/24/19 Corporation Counsel presented on ongoing efforts to update this ordinance 08/25/2020 Committee review of draft Subdivision Ordinance 08/25/2020 Committee review of draft Manure Storage Ordinance
	Support and encourage land use BMPs throughout Dunn County	Establish a county initiative to support agricultural diversity as an economic development and water quality strategy
Implement Nutrient Management Plans (NMPs) on 100% of cropland and pasture land in Dunn County		Current level of NMP participation in Dunn County: 26% NOTE: Land & Water Conservation Division continues to implement a wide range of BMPs across Dunn County including dams, waterways, cover crops, soil sampling, etc.
Promote a farmer-led rotational grazing initiative		No action currently, held until 2020
Adopt and maintain the most current mapping technologies to provide easily accessible Dunn County land use information	Aggregate existing spatial data relevant to groundwater protection into a mapping tool for use internally for project review and for use by the public to access important information and data	Land Information staff has created an online tool to summarize all water sampling data for viewing by staff & public; needs minor edits before launch. Land Information GW Data presentation to PR&D on 9/8/2020 (Decision that departments will scan and email any new sample results to Rachel)
Incorporate the protection of water resources into the Comprehensive Land Use Plan as well as other long-term Dunn County plans	Update the Dunn County Comprehensive Land Use Plan to recognize groundwater as a valued resource and prioritize specific ways to preserve and protect the resource	Comprehensive Land Use Plan currently being updated; PR&D Committee should consider emphasis on increasing towns participating in FPP/AEA as a means to increase NMP participation 08/04/2020 A Petition to expand the Town of Grant AEA submitted and approved by DATCP 08/25/2020 Comprehensive Plan update in progress
Launch an educational and informational campaign in collaboration with interested stakeholders to increase awareness of the importance of water resources, causes and prevention of water pollution, and the collective impact of all land use on our water resources	Develop a water quality campaign to engage and collaborate with stakeholders and community groups	10/8/19: Tainter-Menomin Lake Improvement Association Annual Meeting 10/17/19: Dr. Borchardt Water Quality Talk Health Dunn Right: Health Environment Action Team formed 01/25/2020 Groundwater model presentation at Community Conversation (Travis) 02/24/2020 EPHT report maps as part of Water Quality presentation at the County 02/24/2020 County Board Legislative Agenda night presentation (Tom Quin) 07/28/2020 LWCD shared CGS Phase II Results with PR&D Committee
	Develop an informational campaign for the agricultural community	8/6/19: Lake Family Farms Summer Field Day 12/17/19: Red Cedar Conservation Farmers Winter Workshop (Dr. Borchardt) Health Dunn Right: Health Environment Action Team formed 02/25/2020 Dunn County Farm Bureau Meeting (Dan) 05/2020 Closed one idle manure storage structure, Town of Wilson 05/2020 Closed two abandoned well, Towns of Tainter and Eau Galle 05/26/2020 DATCP Targeted Sampling Summary Report 2019 to PR&D 09/30/2020 Submitted Article on the Draft Manure Management Ordinance to FB
	Present all proposed recommendations to Dunn County towns, villages, and cities	10/7/19: Town of Dunn Plan Commission 10/7/19: Town of Rock Creek Plan Commission 10/9/19: Town of Dunn Board Meeting 10/16/19: Dunn County Board Meeting 10/21/19: Town of Peru Board Meeting

RED = no progress, or need further direction  
 ORANGE = in progress  
 GREEN = substantial progress already completed

		10/27/19: WI Town's Association, Dunn County Chapter Meeting
Increase the amount of monitoring of private wells and septic systems in Dunn County including the implementation of a well testing program	Establish voluntary monitoring of private wells and septic systems	PR&D Committee should consider analysis of staff time needed to achieve this
	Launch a voluntary well testing program	EPHT Grant: testing in Towns of Dunn, Peru, Spring Brook, and Rock Creek (76 samples collected), summary/map EPHT Grant: 20 Phase II samples collected and delivered to the WEAL Lab on 02/19/2020 for pharmaceutical and ag chemical analysis. (LWCD0 Results returned to Dunn County on April 15 <sup>th</sup> . Red Cedar Conservation Farmers: testing in Towns of Grant, Wilson, Sand Creek, etc (26 samples collected) 01/25/2020 Red Cedar Conservation Farmers Grant amended to include \$5,000 for surface and ground water sampling 08/07/2020 LWCD staff met with a Town of Colfax resident to explore combining RCCF ground water sampling with planned sampling in the Town of Colfax 09/28/2020 12 Well water samples collected in the RCCF Farmer Led Watershed
Establish a Water Resources Council to provide ongoing coordination and support for water quality and quantity issues in Dunn County	Establish a Water Resources Council to provide ongoing collaboration on water quality and quantity issues with interested stakeholders	PR&D Committee should consider how to structure this proposed council for success and determine what the role of this group might be
Provide citizens and staff of Dunn County with an easily accessible online resource for accessing information, resources, and data about water resources in Dunn County	Create a water quality web page that will provide citizens with resources, information, and a point-of-contact staff member	Through partnership with Public Health Department, a UW-Stout student will be hired to develop this web page

## CHAPTER 16

### LAND DIVISION, CONDOMINIUM, AND SURVEYING REGULATIONS

#### Subchapter I – General Provisions

- 16.01 Title
- 16.02 Authority
- 16.03 Purpose
- 16.04 Definitions
- 16.05 Geographic Jurisdiction
- 16.06 Land Divisions Governed By This Chapter
- 16.07 Parcel Combinations and Reconfigurations
- 16.08 Classification of Land Divisions
- 16.09 Suitability Standards
- 16.10 Division by Plat of High Value Agricultural Land
- 16.11 Limitations on Large Lot, Unsewered Developments in Areas With Potential For Sanitary Sewer Service
- 16.12 Compliance and Requirement
- 16.13 Abrogation and Greater Restrictions
- 16.14 Construction
- 16.15 Severability
- 16.16 Nonliability

#### Subchapter II – Certified Survey Maps

- 16.20 Pre-Application Consultation
- 16.21 Certified Survey Maps
- 16.22 Retracement Certified Survey Maps

#### Subchapter III - Plats

- 16.30 Pre-Application Consultation
- 16.31 Application and Review – County and State Plats
- 16.32 Preliminary Plats
- 16.33 Final Plats
- 16.34 Recording of Final Plat
- 16.35 Replats, Vacations or Alterations in Recorded Plats
- 16.36 Improvements

#### Subchapter IV – Surveying Regulations and Design Standards

- 16.40 Surveying Requirements and General Provisions
- 16.41 Design Standards - General
- 16.42 Surface Drainage and Erosion Control
- 16.43 Streets and Roads
- 16.44 Access
- 16.45 Blocks
- 16.46 Lots
- 16.47 Lands Near Water's Edge
- 16.48 Parks, Playgrounds, Schools and Open Space
- 16.49 Utility Placement
- 16.50 Dedications

Subchapter V – Condominium Developments

16.70 Condominium Developments

Subchapter VI – Administration

16.80 Planning, Resource, and Development Committee

16.81 Administration and Enforcement

16.82 Fees

16.83 Variances

16.84 Appeals

16.85 Enforcement

1986 Amendment

**SUBCHAPTER I – GENERAL PROVISIONS**

1 **16.01 TITLE.** This chapter shall be known as the “Dunn County Land Division, Condominium,  
2 and Surveying Regulations Ordinance” and is referred to as the “Ordinance” in this chapter.

3 **16.02 AUTHORITY.** This chapter is adopted under the authority granted by Wis. Stat. §§ 59.69,  
4 59.692, 236.45, 281.31, and Chapter 703, Wis. Stats.

5 **16.03 PURPOSE.** The regulations in this chapter are adopted for the following purposes:

6 (1) To promote the wise use, conservation, protection, and property development of Dunn  
7 County’s soil, water, wetland, woodland, and wildlife resources, and to achieve a balanced rela-  
8 tionship between land use and development and supporting and sustaining Dunn County’s natu-  
9 ral resource base;

10 (2) To establish reasonable design standards and land division procedures to facilitate the orderly  
11 and well-planned layout, division, use, and development of land in Dunn County, and to prevent  
12 overcrowding of land and undue congestion of population;

13 (3) To secure safety and resiliency from disastrous storms, fire, flood, pollution, disease and  
14 other hazards and to help minimize expenditures for emergency response and disaster relief and  
15 other mitigation actions;

16 (4) To ensure adequate and efficient transportation, water, sewerage, stormwater drainage,  
17 schools, parks, playgrounds, recreation, and other facilities;

18 (5) To ensure that the design of the transportation system will not have a negative long-term ef-  
19 fect on neighborhood quality, traffic, and pedestrian movement and safety;

20 (6) To prevent and control erosion, sedimentation, and other pollution of air and water, ensure  
21 the adequacy of drainage facilities, and safeguard subsurface water;

22 (7) To prevent destruction or impairment of environmentally sensitive areas.

23 (8) To conserve high value agricultural land.

24 (9) To protect and provide for the public health, safety, and general welfare of Dunn County and  
25 its municipalities.

26 (10) To guide the future growth and development of Dunn County in accordance with the com-  
27 prehensive plan.

28 (11) To ensure a system for review of proposed condominium instruments that is identical to the  
29 review procedures for land divisions. Such review of condominiums is deemed appropriate be-  
30 cause they function in the same manner and have the same neighborhood and environmental im-  
31 pacts as land divisions.

32  
33 **16.04 DEFINITIONS.** For purposes of this chapter, certain words and terms shall have the fol-  
34 lowing meanings:

35 Alley: A public or private right-of-way primarily designed to serve as secondary access to the  
36 side or rear of those properties whose principal frontage is on a street.

37 Applicant: The owner of land proposed to be subdivided or the owner’s representative who shall  
38 have express written authority to act on behalf of the owner.

39 Block: A platted tract of land bounded by streets or by a combination of streets and public parks,  
40 or other recognized lines of demarcation.

41 Building: Any structure built for the support, shelter, or enclosure of persons, animals, chattels,  
42 or movable property of any kind, and which is permanently affixed to the land.

43 Certified Survey Map: A map of a division of land into four (4) lots or less prepared in accord-  
44 ance with Ch. 236, Wis. Stats., and the terms of this chapter may be referred to as a CSM.

45 Committee: The Dunn County Planning, Resource and Development Committee authorized by  
46 Wis. Stat. §59.69.

47 Contiguous: Parcels of land sharing a common boundary. Parcels that meet at only a single point  
48 are not considered contiguous.

49 Contiguous Buildable Area: The area of a lot for building use and sufficient area suitable for the  
50 entire on-site wastewater treatment system and its replacement, exclusive of environmentally  
51 sensitive areas, zoning and shoreland setbacks, navigable waterways, road rights-of-way, and ac-  
52 cess easements.

53 Contiguous Tract: All of a contiguous area of land in which title is held under identical owner-  
54 ship. Contiguous parcels under identical ownership are considered to be one (1) parcel for the  
55 purpose of this definition, even though separate parcels may have separate tax identification  
56 numbers or were acquired at different times or from different persons. Contiguous parcels shall  
57 be treated as a single parcel or tract for the purposes of this ordinance unless they are bisected by  
58 an existing public highway, railroad, or meandered body of water. An un-meandered or intermit-  
59 tent stream, creek or drainage ditch does not bisect a contiguous tract. Lots or outlots within rec-  
60 orded Plats, Assessor’s Plats or Certified Survey Maps held under identical ownership shall be  
61 part of and included within a contiguous tract.

62 County: Dunn County, including any agency, department or committee thereof.

63 County Plat: Any land division meeting the specifications of section 16.08(2) of this chapter.

64 County Surveyor: The County employee responsible for performing the duties prescribed in Wis.  
65 Stat. § 59.45.

66 Cul-de-sac: A local road with only one vehicular outlet and having an appropriate terminal for  
67 the safe and convenient reversal of traffic movement.

68 Days: Shall refer to calendar days.

69 Department: The Dunn County Environmental Services Department.

70 Division: See “Land Division.”

71 Double Frontage Lots: A lot other than a corner lot which has frontage on two (2) substantially  
72 parallel streets.

73 Dryland Access: A vehicular access route which is above the regional flood elevation and which  
74 connects land located in the floodplain to land outside the floodplain, such as a road with its sur-  
75 face above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

76 Easement: The portion of land set aside or over which, a liberty, privilege, or advantage in land  
77 without profit, existing distinct from the ownership of land, is reserved for the public, utility, or  
78 some particular person, corporation or part of the public for limited right of use.

79 Environmentally sensitive area: Areas identified as being environmentally sensitive include all of  
80 the following:

81 (a) All wetlands, including a 75-foot buffer.

82 (b) All areas mapped as floodplain by the Federal Emergency Management Agency (FEMA), the  
83 Wisconsin Department of Natural Resources, or any other public or private entity.

84 (c) All areas within seventy-five (75) feet of the ordinary high water mark of navigable streams  
85 and lakes.

86 (d) All areas having slopes of 20% and greater.

87 (e) Burial sites and Indian mounds.

88 (f) Perennial and intermittent streams, springs, and other drainage ~~Drainage~~-ways that contain  
89 running water during spring runoff or during storm events, including a 25-foot buffer, ~~from~~  
90 ~~the edge of the drainage way.~~

91 Extraterritorial plat approval jurisdiction: The unincorporated area within three (3) miles of the  
92 corporate limits of a first, second or third class city or one and one half (1½) miles of a fourth  
93 class city or village.

94 Final Plat: A subdivision prepared in compliance with the provisions of Chapter 236, Wis. Stats.,  
95 and the terms of this chapter.

96 Floodplain: Land which has been or may be covered by flood water during the regional flood. It  
97 includes the floodway and the flood fringe, and may include other designated floodplain areas  
98 for regulatory purposes. Floodplains are regulated by Chapter 15, Dunn County Code of Ordi-  
99 nances.

100 Frontage: The length of the front property line of the lot or tract of land abutting a public or pri-  
101 vate street, road, highway, public right-of-way, or navigable water body.

102 Improvement: The act of changing or enhancement that alters the present condition.

103 High Water Elevation (H.W.E.): The H.W.E. shall be calculated, assuming developed condi-  
104 tions, using the critical 100-year storm event for closed depressions and stormwater ponds.

105 Land Division: The act of creating one (1) or more new separately described parcels.

106 Lot: A parcel of land, legally created in a land division, having an assigned number by which it  
107 may be identified and intended for use as a building site or the placement of structures separate  
108 from other parcels in the same land division.

109 Lowest Building Opening (L.B.O.): The lowest window, door or other inlet elevation at which  
110 water may enter a building.

111 Meander line: The traverse of the margin of a permanent natural body of water.

112 Meandered body of water: A permanent natural body of water where a meander line was sur-  
113 veyed by the original Government Land Office and government lots were platted along its  
114 boundary.

115 Minor Subdivision: Certified survey map.

116 Municipality: All units with local self-government.

117 Navigable Water: Waters deemed navigable under the navigable-in-fact principle of Chapter 30,  
118 Wis. Stats.

119 Nonconforming Structure: As defined in 13.7.0 of the Dunn County Code of Ordinances.

120 Ordinary High Water Mark (OHWM): The point on the bank or shore up to which the presence  
121 and action of surface water is so continuous as to leave a distinctive mark, such as by erosion,  
122 destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other  
123 easily recognized characteristics. Where the bank or shore at any particular place is of such char-  
124 acter that it is difficult or impossible to ascertain where the point of ordinary high-water mark is,  
125 recourse may be had to the opposite bank of a stream or to other places on the shore of a lake or  
126 flowage to determine whether a given stage of water is above or below the ordinary high-water  
127 mark.

128 Outlot: A non-buildable parcel of land, other than a lot or block, intended for transfer of owner-  
129 ship or private right-of-way, which does not meet the requirements of a lot at the time of platting,  
130 is intended for open space or other use and held in common ownership, or is transferred to a pub-  
131 lic agency or utility. An outlot may be a private road or alley, a non-buildable parcel having poor  
132 soils or topographic conditions, or a remnant parcel. An outlot may not be used as a building site  
133 unless it is in compliance with restrictions imposed under this ordinance with respect to building  
134 sites. Outlots shall not be used to circumvent the intent of this ordinance.

135 Owner: Any person, group of persons, firm, corporation or any other legal entity having legal ti-  
136 tle to the land sought to be divided under this chapter.

137 Parcel: A piece of land held in one ownership.

138 Person: Person in this chapter shall include any natural person, corporate entity, or statutory en-  
139 tity.

140 POWTS: Private Onsite Wastewater Treatment System

141 Preliminary Plat: A map showing the features of a proposed subdivision submitted to the Com-  
142 mittee for purposes of preliminary consideration.

143 Plat: The preliminary or final map of a County or State Plat or Assessor's Plat.

144 Regional Flood: A flood determined to be representative of large floods known to have occurred  
145 in Wisconsin. A regional flood is a flood with a one (1) percent chance of being equaled or ex-  
146 ceeded in any given year, and if depicted on the Flood Insurance Rate Map (FIRM), the Regional  
147 Flood Elevation (RFE) is equivalent to the Base Flood Elevation (BFE).

148 Remnant: The remainder of a formerly contiguous parcel or tract of real estate under single own-  
149 ership, which would be unaffected by the proposed land division.

150 Replat: The process of changing, or the map or plat which changes, the boundaries of a recorded  
151 subdivision plat, certified survey map or a part thereof.

152 Restrictive Covenant: Written stipulations regarding development which the owner(s) must abide  
153 by and be governed by the owner(s) of interest unless otherwise so stipulated, that may not be  
154 less restrictive than any local ordinance.

155 Retracement Certified Survey Map: A certified survey map that retraces, identifies and locates  
156 the boundaries of an existing parcel(s) of land where no new additional parcels are created.

157 Right-Of-Way: A strip of land occupied or intended to be occupied by a road, railroad, utility  
158 line, or for other special purposes, and normally requiring public dedication where public  
159 maintenance is involved.

160 Road: A way for vehicular traffic that provides vehicular access to lots, not including access  
161 driveways within lots.

162 Sewage Disposal System, Private a/k/a Private On-Site Waste Treatment System: An on-site sep-  
163 tic, aerobic, experimental, holding, or other system approved for use by the Department of Com-  
164 merce.

165 State Plat: A map of a division of land prepared in accordance with Ch. 236, Wis. Stats. and the  
166 terms of this chapter where:  
167 (a) The act of division creates five (5) or more lots of one and one-half (1½) acres each or less in  
168 area; or  
169 (b) Five (5) or more lots of one and one-half (1½) acres each or less in area are created by suc-  
170 cessive divisions within a period of five (5) years.

171 Stream: A channel appearing as dashed or solid blue lines on the USGS 7.5 minute quadrangle  
172 map or that meets the following definition: A watercourse having a readily discernable source  
173 and terminus, banks and beds, through which water flows at least periodically. It does not lose its  
174 character as a watercourse even though it may break up and disappear temporarily and reappear  
175 downstream.

176 Street: A public or private right-of-way which affords a primary means of vehicular access to  
177 abutting properties, whether designated as a street, avenue, highway, road, boulevard, land,  
178 throughway, or however otherwise designated, but excepting driveways to buildings.

179 Subdivider: Any person, corporation or authorized agent who undertakes the subdivision of land  
180 as defined in this section.

181 Subdivision: A land division which is affected under this chapter by a certified survey map or  
182 plat.

183 Surveyor: A person who surveys land and is duly licensed in the State of Wisconsin.

184 Tract: A contiguous area of land under the same ownership.

185 Utility Easement: An easement to place, replace, maintain, or move utility facilities, such as tele-  
186 phone, water, sewer, gas, and cable television.

187 Variance: A departure from the terms of this chapter as applied to a specific building, structure,  
188 or parcel of land, which the Committee may permit, pursuant to this chapter.

189 Wetlands: Those areas identified on the DNR Surface Water Data Viewer or mapped by a DNR  
190 certified wetland delineator as either mapped wetlands, or wetland indicators and soils.

191 **16.05 GEOGRAPHIC JURISDICTION.** The provisions of this chapter shall apply to all land  
192 and water within the geographical boundaries of Dunn County, Wisconsin, except within any in-  
193 corporated city or village. Where a duly adopted town ordinance regulating the division of land  
194 is more restrictive than this chapter, the town shall be responsible for enforcement of all more  
195 restrictive ordinance requirements.

196 **16.06 LAND DIVISIONS GOVERNED BY THIS CHAPTER.**

197 (1) The provisions of this chapter shall apply to:

198 (a) All divisions and conveyances of land, including land contracts, and combination or recon-  
199 figuration of lots or outlots, where the act of division, conveyance, combination, or reconfig-  
200 uration creates or describes one or more new lots smaller than 20 acres. No instrument of  
201 conveyance governed by this chapter shall be recorded until the required certified survey  
202 map or plat is recorded.

203 (b) Any remnant portion of a contiguous tract of less than 20 acres resulting from a land divi-  
204 sion.

205 (c) All certified survey maps, non-restrictive to size, including retracement certified survey maps  
206 and certified survey maps created for mortgage purposes.

207 (2) The following are exempt from the requirements of this chapter:

208 (a) The creation of less than 5 parcels by transfers of interests in land by will or pursuant to court  
209 order.

210 (b) Leases for a term not to exceed ten (10) years, mortgages, or easements creating less than  
211 five parcels.

212 (c) The sale or exchange of parcels of land between owners of adjoining property if additional  
213 lots are not thereby created and the lots resulting are not reduced below the minimum sizes  
214 required by this chapter or other applicable laws or ordinances, subject to the following re-  
215 quirements:

216 1. A draft of the recordable document creating a land division for an exemption based on  
217 Wis. Stat. § 236.45(2)(am)3. shall be submitted to the county, along with an application  
218 and the appropriate review fee, for review prior to recording. The grantor and grantee  
219 identified in the recordable document shall be identical to ownership of the adjoining par-  
220 cels. The document shall clearly describe or indicate the parcel to which the exchanged  
221 area is to be attached, and contain the following statement: "No new lot is being created.  
222 This exchanged area shall be attached to and become part of parcel number \_\_\_\_\_."  
223 Any future conveyance of the exchanged area may be subject to county land division reg-  
224 ulations if separately conveyed."

225 2. There are no delinquent taxes or outstanding special assessments due on either of the ad-  
226 joining parcels.

227 3. The exchanged area and the parcel to which it is to be attached must be within the same  
228 zoning district.

- 229 (d) Assessor's Plats made under Wis. Stat. § 70.27, provided, however, that such plats shall meet  
230 all requirements specified in Wis. Stat. §§ 70.27 and 236.03(2).  
231 (e) Creation or transfer of parcels of twenty (20) acres or greater in size, or that can be described  
232 as an equal rectangular half (1/2) of an entire government protracted quarter-quarter section  
233 or government lot as defined by the original public land survey system that does not front on  
234 a meandered body of water, none of which may be bisected by a public highway.  
235 (f) Cemetery plats made under Wis. Stat. §157.07.  
236 (g) Divisions of land relating to the acquisition or exchange of land by public agencies, for pub-  
237 lic use and occupancy, including but not limited to, land divisions made for road construction  
238 purposes.  
239

240 **16.07 PARCEL COMBINATIONS AND RECONFIGURATIONS.**

241 (1) The combination or reconfiguration of two or more adjoining lots or outlots of a certified sur-  
242 vey map or plat shall require the preparation of a new certified survey map in compliance with  
243 all provisions of this chapter, except as provided in section 16.07(3), and shall be subject to re-  
244 view by the Department.

245 (2) Existing parcels may be reconfigured in accordance with Wis. Stat. § 236.34. A certified sur-  
246 vey map may be used to reconfigure no more than four (4) lots or outlots within a recorded sub-  
247 division, assessor's plat, or CSM, provided that the reconfiguration:

- 248 (a) Does not result in a subdivision as defined by Wis. Stat. § 236.03(12); and  
249 (b) Creates parcels that comply with applicable county and other local ordinances, minimum lay-  
250 out requirements in Chapter 236, Wis. Stats., and, if served with private sewerage facilities,  
251 Wis. Admin. Code SPS 383 & 385; and  
252 (c) Does not change areas previously dedicated to the public; and  
253 (d) Does not change a restriction or easement placed on the platted land.

254 (3) Combinations or reconfigurations that include existing non-conforming lots or outlots shall  
255 not be permitted if any additional non-conformity is created thereby, or that results in any lot or  
256 outlot being reduced to an area of less than 20,000 square feet.

257 **16.08 CLASSIFICATION OF LAND DIVISIONS.** Land divisions are classified under this  
258 chapter as either:

259 (1) Minor Subdivision. Creation of a lot smaller than 20 acres from a contiguous tract shall re-  
260 quire a certified survey map. A maximum of four (4) lots smaller than twenty (20) acres from  
261 each quarter-quarter or government lot within a contiguous tract may be created within a five (5)  
262 year period. Any lot created that is located in multiple quarter-quarters or government lots shall  
263 be counted against the quarter-quarter or government lot in which the greater area of the created  
264 lot lies. Certified survey maps shall be prepared and submitted for review, approval, dedication,  
265 and recording as required by this chapter and Ch. 236, Wis. Stats., as applicable. Additional lots  
266 must be created by county plat or state plat.

267 (2) County Plat.

268 (a) The creation of five (5) or more lots from a quarter-quarter or government lot contained  
269 within a contiguous tract, of which no more than four (4) lots are one and one-half (1½) acres  
270 or less in area, either by a division or by successive divisions within a five (5) year period,  
271 shall be by a county plat. County plats, while resembling state plats, are not subject to state  
272 administration review, but are subject to the surveying requirements of Chapter 236, Wis.  
273 Stats., and shall be prepared and submitted for review, approval, dedication, and recording as  
274 required by this chapter.

275 (b) Creation of 5 or more lots of less than 1½ acres by a division or successive divisions within a  
276 period of 5 years within the contiguous tract meets the definition of state subdivision and is  
277 subject to state administrative review and the requirements for state plats under this chapter.

278 (3) State Plat. Land divisions meeting the definition of state subdivisions are subject to manda-  
279 tory State review under Ch. 236, Wisconsin Statutes, as well as County review under this chap-  
280 ter.

#### 281 **16.09 SUITABILITY STANDARDS.**

282 (1) Pursuant to Wis. Stat. § 236.45, the county is authorized and may prohibit the division of  
283 lands where such prohibition will serve to carry out the purposes set forth in this chapter. The  
284 county may also regulate the manner of land division in areas where divisions are permitted.

285 (2) The suitability standards of this section are in addition to standards set forth in other land reg-  
286 ulatory ordinances applicable to the county.

287 (3) These suitability standards shall be applied to all proposed land divisions under the authority  
288 stated herein.

289 (4) No land shall be divided which is held unsuitable for its proposed use for the reasons of  
290 flooding, inadequate drainage, adverse soil or rock formation, severe erosion potential, unfavora-  
291 ble topography, inadequate or contaminated water supply or sewage disposal capabilities,  
292 groundwater contamination susceptibility, or any other feature or circumstance likely to result in  
293 the imposition of unreasonable costs to remedy severe and avoidable problems or to be harmful  
294 to the health, safety, or general welfare of the future residents of the land division or of the com-  
295 munity.

296 (5) Lands deemed unsuitable may, with the approval of the Committee, be divided and  
297 designated as an outlot. It must be noted on the face of the certified survey map or plat that the  
298 outlot is unsuitable for habitable structures, sanitary facilities or other development uses.

#### 299 **16.10 DIVISION BY PLAT OF HIGH VALUE AGRICULTURAL LAND.**

300 (1) It is declared to be the policy of Dunn County to make a conscious effort to preserve the agri-  
301 cultural use of land which, because of soil characteristics, aggregate acreage, proximity to other  
302 farms or other pertinent characteristics, has high value for continued farm uses to meet the food  
303 and fiber needs of the county, region, state and nation. Such areas shall include, but not be lim-  
304 ited to, those areas identified as being farmland preservation plan certified according to the Dunn  
305 County Comprehensive Plan. In the interest of furthering the orderly use of land, preserving the  
306 character of these portions of the county, and encouraging the use of land most appropriate to the  
307 essential nature of the land itself, land divisions by plat shall be discouraged from intruding on  
308 areas of high agricultural value.

309 (2) The Committee, in determining the agricultural value, may seek the advice of the county land  
310 and water conservationist, U.S. Dept. of Agriculture Natural Resources Conservation Service,  
311 assessors, affected town or municipality and any other county or state agency which would be of  
312 assistance in making such a determination.

313 **16.11 LIMITATIONS ON LARGE LOT, UNSEWERED DEVELOPMENTS IN AREAS**  
314 **WHICH HAVE POTENTIAL FOR SANITARY SEWER SERVICE.** It is declared to be the  
315 policy of Dunn County to encourage sanitary sewer service for subdivided developments. In the

316 interest of promoting the orderly use and development of lands and facilitating adequate provi-  
317 sions for sewage services, the following standards shall apply to all land divisions:

318 (1) Developments that can be connected to sanitary sewage collection and treatment facilities at  
319 the time of development shall have all laterals and services to the property line installed in the  
320 course of development and shall be connected to the available treatment system prior to occu-  
321 pancy.

322 (2) Developments in areas wherein sanitary sewage treatment service can reasonably be expected  
323 to be available within 5 years of the date of recording of the plat shall have a sewage collection  
324 system including services to the property lines installed prior to completion and occupancy. Such  
325 collection systems within the boundaries of the tract shall be capped pending availability of a  
326 connection to the expected treatment system. The Committee shall make diligent inquiry into all  
327 municipal, state, and federal policies which bear upon the likelihood that service will, in fact, be  
328 provided on schedule. If payments from the subdivider and/or owner are a precondition to provi-  
329 sion of a sewage service, the requirement that appropriate funds be placed in escrow may be im-  
330 posed.

### 331 **16.12 COMPLIANCE AND REQUIREMENTS.**

332 (1) Land divisions subject to this chapter shall comply with the following applicable rules and  
333 regulations:

334 (a) Chapters 59, 70, 87, 92, 15, 236, and 281, Wisconsin Statutes.

335 (b) For state approved subdivision plats, the rules of the Wisconsin Department of Administra-  
336 tion (DOA) regarding that agency's administration of Chapter 236, Wisconsin Statutes.

337 (c) State law regulating sanitation and sewerage.

338 (d) Rules of the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency.

339 (e) Rules of the Wisconsin Department of Transportation and the Dunn County Highway De-  
340 partment relating to safety of access and preservation of the public interest and investment in  
341 the highway system if the land owned or controlled by the subdivider abuts a County or State  
342 trunk highway or connecting highway or street.

343 (f) Statutory requirements regulating development within floodplain, wetland and shoreland ar-  
344 eas, and Standard Best Management Practices, including Chapter 30, Wis. Stats., and Wis.  
345 Admin. Code Chapters NR 102, 103, 115, 116, 118, and 151.

346 (g) Applicable county and local regulations, including zoning, erosion and stormwater manage-  
347 ment, and sanitary ordinances.

348 (h) Comprehensive plans or plan components adopted by the county or local municipalities.

349 (i) All other applicable ordinances and state and federal regulations.

350 (2) No land division shall be approved if any part of the contiguous tract has delinquent taxes or  
351 outstanding special assessments.

352 (3) An offer or contract to convey a lot in a proposed land division shall state on its face that it is  
353 contingent on final approval and shall be void if the land division is not approved and recorded.

### 354 **16.13 ABROGATION AND GREATER RESTRICTIONS.**

355 (1) It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any exist-  
356 ing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations or permits  
357 previously adopted or issued pursuant to law. However, wherever this chapter imposes greater  
358 restrictions, or conflicts with any other ordinance, statute or administrative rule, the more restric-  
359 tive provision shall govern.

360 (2) Notwithstanding subsection (1), to the extent that this chapter contains time limits, deadlines,  
361 notice requirements or other provisions that provide protections for an applicant contained in  
362 Chapter 236, Wis. Stats., the provisions contained in Chapter 236 shall apply.

363 **16.14 CONSTRUCTION.** In the interpretation and application of the provisions of this chapter,  
364 requirements shall be held to be the minimum requirements and shall be liberally construed in  
365 favor of Dunn County, and shall not be deemed a limitation or repeal of any other power granted  
366 by the Wisconsin statutes. References to Wisconsin statutes and administrative code sections  
367 shall include all subsequent amendments and successor sections.

368 **16.15 SEVERABILITY.** If any section, clause, provision, or portion of this chapter is adjudged  
369 unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter  
370 shall not be affected thereby.

371 **16.16 NONLIABILITY.**

372 (1) In carrying out any of the provisions of this chapter or in exercising any power or authority  
373 granted to them thereby, there shall be no personal liability upon the Department, its agents and  
374 employees. In such matters, it is understood that the Department, its agents or employees act as  
375 agents and representatives of the County.

376 (2) The County does not guarantee, warrant, or represent that only those areas designated as  
377 floodplains will be subject to periodic inundation and that those soils listed as being unsuited for  
378 specific uses are the only unsuited soils within the County and thereby asserts that there is no lia-  
379 bility on the part of the County, its agencies, or employees for sanitation and water supply prob-  
380 lems or structural damages that may occur as a result of reliance upon, and conformance with  
381 this chapter.  
382

## SUBCHAPTER II – CERTIFIED SURVEY MAPS

383 **16.20 PRE-APPLICATION CONSULTATION.**

384 (1) Prior to submitting an application for County approval of a Certified Survey Map, it is  
385 recommended that the applicant or agent schedule a pre-application consultation to meet with the  
386 Department to discuss the location and nature of the proposed project.

387 (2) Based upon information provided in the pre-application consultation, the Department shall  
388 explain to the applicant:

389 (a) Whether the proposal will require County and/or State reviews.

390 (b) Which standards of this chapter and Ch. 236, Wis. Stats. will apply to the land division.

391 (c) The procedure to follow to submit a land division for review.

392 **16.21 CERTIFIED SURVEY MAPS.**

393 (1) All certified survey maps shall be prepared by a professional land surveyor licensed in the  
394 State of Wisconsin.

395 (2) The subdivider or their designated agent, shall submit a minor subdivision application form  
396 provided by the Department, one (1) copy of the certified survey map, the required review fee  
397 and, if applicable, a maintenance and repair agreement as required by section 16.43(3)(g) ~~and a~~

398 ~~soil boring map required by section 16.46(8)(e)~~ to the Department. Upon receipt of all items re-  
399 quired in the submission, the Department shall transmit one (1) copy of the application and the  
400 certified survey map to each of the following authorities:  
401 (a) Clerk of the town in which the land division is located.  
402 (b) Clerk of an adjoining city or village if the land division lies within their extraterritorial plat  
403 approval jurisdiction.  
404 (c) Where applicable, the Dunn County Highway Department or the Wisconsin Department of  
405 Transportation.

406 (3) Certified survey maps required by this Chapter shall be reviewed and approved prior to  
407 recording. The Department shall review and approve, conditionally approve, or reject certified  
408 survey maps within ninety (90) days. The ninety (90) day time period shall commence with the  
409 submittal of a complete application, the review fee, and certified survey map. The Department's  
410 decision shall be stated in writing and based upon the standards of this section, Wisconsin  
411 statutes and administrative code, and all applicable portions of this chapter.

412 (4) The Certified Survey Map shall show correctly on the face of the map the following infor-  
413 mation in addition to that required by Wis. Stat. § 236.34 and Wis. Admin. Code Chapter A-E 7:  
414 (a) Date of preparation.  
415 (b) Name and address of the owner of the parcel to be divided or their agent, and surveyor.  
416 (c) Location and identity of all existing structures. If there are no existing structures on a pro-  
417 posed lot, this must be stated.  
418 (d) Location of existing driveways, wells, POWTS tank cover and vents and the approximate  
419 outline of the base of any mound system or above grade drain field.  
420 (e) Location of any existing wetlands, including a line depicting a 75 foot building set back, and  
421 areas of slope of 20% or greater.  
422 (f) Location of existing water courses, ponds, streams, lakes, rivers and flowages.  
423 (g) Area of each lot and outlot shown in square feet and acres including and excluding any road  
424 rights-of-way. Acreage shall be calculated and shown to a minimum of 1/100th of an acre.  
425 (h) Discrepancies between surveyed and occupied lines.  
426 (i) Public areas to be dedicated, identified as "dedicated to the public".  
427 (k) Regional floodplain boundaries and the contour line which is two (2) feet above the regional  
428 floodplain boundary line as defined in Wisconsin Administrative Code Chapter NR 116. All  
429 parcels shall contain a minimum of ten thousand (10,000) square feet of contiguous land ly-  
430 ing above the contour line which is two (2) feet above the regional floodplain boundary line.  
431 (l) The following note shall be placed on the map whenever a land division is located within one  
432 thousand (1000) feet of a navigable lake, pond or flowage and/or within three hundred (300)  
433 feet of a navigable river or stream: "Due to the proximity of (insert name of water body) this  
434 parcel may be subject to shoreland zoning setbacks and buffers. Contact the Dunn County  
435 Zoning Office for specific details and permitting requirements." The corresponding one thou-  
436 sand (1000) foot or three hundred (300) foot offset line shall also be shown and labeled on  
437 the map.  
438 (m) Apparent easements or private rights-of-way which adjoin or cross the property.  
439 (n) Proposed and existing road(s) showing road name and right angle width.  
440 (o) A clear and concise legal description that exactly matches the bearings and distances shown  
441 on the map. The error of closure for the legal description may not exceed 1 in 3,000.  
442 (p) A statement by the surveyor certifying that the provisions of this chapter and any other local  
443 ordinances have been fully complied with.  
444 (q) The meander line, Ordinary High Water Mark and water's edge labeled where applicable.

445 (r) An approval/signature block for county zoning and surveying offices in the following form:

Approved by the Dunn County Planning/Zoning Office

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dunn County Planning/Zoning Official

Approved by the Dunn County Surveyor's Office

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dunn County Surveyor

446

447 (s) A 3" x 3" blank square in the upper right hand corner provided on sheet one for recording in-  
448 formation by the Register of Deeds.

449 (t) Datum reference for any elevations.

450 (u) If any easement is created or granted on a certified survey map, a mortgagee certificate must  
451 be included on the certified survey map if the parcel being divided currently has an open  
452 mortgage.

453 (5) Any certified survey map containing lands of two or more different owners shall contain a  
454 duly notarized owner's certificate executed by all owners.

455 (6) The Department may send any Certified Survey Map to State agencies for advisory review  
456 and comments upon a determination that such a referral could yield information that might be  
457 useful in the review process.

458 (7) Where the Department finds that the County requires additional information relative to a par-  
459 ticular problem presented by the proposed development in relation to County standards, the De-  
460 partment shall have the authority to request such information in writing from the subdivider.  
461 Such additional information may include, but not be limited to the following:

462 (a) Existing and proposed zoning on the property adjacent to the proposed land division.

463 (b) Identification of surface drainage patterns, showing direction of flow, grading plan with pro-  
464 posed contours shown at two (2) foot intervals and indicating the manner and extent to which  
465 the drainage patterns will be altered by the subdivision and its development.

466 (c) Contours within the proposed lots and outlots extended to the centerline of adjacent public  
467 streets at vertical intervals of not more than two (2) feet or as designated by the Department.

468 ~~(d) Location of existing driveways, wells, water courses, ponds and lakes, and the approximate~~  
469 ~~location of any wetlands.~~

470 (d) Location and dimensions of all sites to be reserved or dedicated for public use, such as parks,  
471 playgrounds, and drainage ways.

472 (e) Any proposed lake or stream access, improvement, or relocation.

473 (f) Identification or the proposed use of all lands within the proposed land division.

474 (g) Identification of sources of water supply and sewage services.

475 (h) Location and names of any adjacent subdivision, parks, cemeteries; identification of the own-  
476 ers of record of abutting, unplatted lands; sketch plan for future use; and development of all  
477 adjoining lands owned by the subdivider.

- 478 (i) All lands reserved for future public acquisition.  
479 (j) An erosion control plan.  
480 (k) Report on soil borings and percolation tests, as required by Wisconsin Administrative Code  
481 for all lots not served by public sewer. Locations of borings shall also be shown on the face  
482 of the map.

483 (7) Certified survey maps shall be recorded pursuant to the requirements of Wis. Stat. §  
484 236.34(2). Prior to recording, the subdivider or their representative shall obtain the signatures on  
485 the accompanying certificates as required by Wis. Stat. § 236.34.

486 (8) The Department shall refer a certified survey map to the Highway Committee for review and  
487 action if road dedications to the county are present.

488 (9) All applications for certified survey maps for which the review process has been suspended  
489 without an approval or disapproval shall expire twelve (12) months from the date of submission.  
490

#### 491 **16.22 RETRACEMENT CERTIFIED SURVEY MAPS.**

492 (1) Where it is desired to show the boundaries of an existing parcel of land and establish a con-  
493 venient legal description for record of title or conveyance, and no additional parcels are created,  
494 the subdivider shall do so by use of a retracement certified survey map which complies with the  
495 requirements of Wis. Stat. § 236.34 and all applicable sections of this chapter. A retracement cer-  
496 tified survey map shall not be used to correct a land division violation.

497 (2) Retracement certified survey maps are subject to all requirements specified in subsections  
498 16.21(1), (2), (3), (4), (7) (8), and (9) of this chapter.

499 (3) The following statement shall be shown on the face of a retracement certified survey map:

500 "This Certified Survey Map is not a division of property but solely a retracement  
501 and depiction of the land boundaries recorded in (Volume \_\_\_\_\_ Page \_\_\_\_\_ or  
502 Document Number \_\_\_\_\_), of Dunn County Records."

### **SUBCHAPTER III – PLATS**

#### 503 **16.30 PRE-APPLICATION CONSULTATION.**

504 (1) Prior to submitting an application for County approval of a County or State Plat, it is  
505 recommended that the applicant or agent schedule to meet with Department prior to the  
506 preparation of the preliminary plat to prevent the expenditure of time and money on a project that  
507 will be denied or extensively modified because of zoning regulations, site limitations such as  
508 floodplains, wetlands, soil suitability or drainage, or proposed division of high value agricultural  
509 land. At this meeting, the applicant will inform the Department of the location and nature of the  
510 proposed project. Based upon this information, the Department shall explain to the applicant:

- 511 (a) Whether the proposal will require County and/or State reviews.  
512 (b) Which standards of this chapter and Ch. 236, Wis. Stats. will apply to the land division.  
513 (c) The procedure to follow to submit a land division for review.  
514 (d) It is also recommended the subdivider meet with the appropriate Town Board.

515 (2) In order to facilitate the pre-application consultation, the subdivider is asked to submit a  
516 concept map drawn to a reasonable scale which clearly represents the proposed land division and  
517 contains the following information:

- 518 (a) Site location showing adjacent roads and adjoining development types.

- 519 (b) Proposed land division boundaries and any publicly owned land in the vicinity.
- 520 (c) Approximate topographic and physical features such as steep slopes, bodies of water, wet-
- 521 land areas, rock outcrops, existing vegetative cover and areas subject to periodic floods. The
- 522 use of a topographic map as a base is recommended.
- 523 (d) Proposed roads and general lot layout.
- 524 (e) Location of any existing and proposed easements.
- 525 (f) Approximate location of existing or proposed structures, including types of construction.
- 526 (g) Proposed surface water drainage and areas to be filled or graded.
- 527 (h) Description of any contiguous property owned or controlled by the subdivider.
- 528

529 **16.31 APPLICATION AND REVIEW – COUNTY AND STATE PLATS.**

530 (1) Where it is desired to create a County or State Subdivision, the subdivider shall do so by use  
531 of a County or State Plat that conforms to the requirements of Chapter 236, Wis. Stats., and all  
532 applicable sections of this chapter. The plat shall be prepared by a professional land surveyor  
533 licensed in the State of Wisconsin. The subdivider or their designated agent, shall submit a  
534 county or state subdivision application form provided by the Department, ten (10) copies of the  
535 preliminary plat, two (2) copies of each preliminary soil evaluation report as required by section  
536 16.46(8) of this chapter. the required review fee, and, if applicable, a maintenance and repair  
537 agreement as required by section 16.43(3)(g) of this chapter, to the Department. Upon receipt of  
538 all items required in the submission, the Department shall transmit one (1) copy of the  
539 application and preliminary plat to each of the following authorities:

- 540 (a) One (1) copy each to the Dunn County Surveying, Zoning and Land Conservation Offices.
- 541 (b) Dunn County Highway Commissioner.
- 542 (c) Dunn County Land Information Office.
- 543 (d) Clerk of the town in which the land division is located.
- 544 (e) Clerk of an adjoining City or Village if the land division lies within their extraterritorial plat
- 545 approval jurisdiction.
- 546 (f) Wisconsin Department of Natural Resources.
- 547 (g) Wisconsin Department of Transportation, if applicable.

548 (2) The subdivider or their designated agent shall provide a copy of the preliminary plat to each  
549 affected public or private utility.

550 (3) The Committee, within ninety (90) days of the date of filing of a preliminary plat with the  
551 Department shall approve, conditionally approve or reject such plat, unless the time is extended  
552 by mutual agreement with the subdivider. The ninety (90) day period shall commence with the  
553 submission of a complete application, the review fee, and required copies of the preliminary plat.  
554 One (1) copy of the preliminary plat shall thereupon be returned to the subdivider with the date  
555 and the action recorded thereon; and if approved conditionally or rejected, a letter setting forth  
556 the conditions of approval or the reasons for rejection shall accompany the plat. One (1) copy  
557 each of the plat and letter shall be placed in the Department's permanent file. Failure of the  
558 Committee to act within ninety (90) days of the date of filing or within the time as extended by  
559 agreement with the subdivider shall constitute an approval.

560 (4) The Committee shall not approve any preliminary plat that is the subject of an unsatisfied  
561 objection from an objecting agency.

562 (5) The Department shall not place the preliminary plat on the Committee agenda for review  
563 unless there has been a complete submittal, including Town Board input, at least fifteen (15)  
564 days prior to the required Committee meeting date.

565 (6) Upon approval of the preliminary plat, the subdivider shall submit ten (10) copies of the final  
566 plat on 22" x 30" paper to the Department for review and approval. The final plat shall be based  
567 upon a survey by a professional land surveyor licensed in the State of Wisconsin. Upon receipt  
568 of a final County or State Plat, the Department shall transmit one (1) copy of the plat to each of  
569 the authorities listed in section 16.31(1)(a-g).

570 (7) The Committee, within sixty (60) days of the date of filing of a final plat with the  
571 Department, shall approve, approve conditionally or reject such plat, unless the time is extended  
572 by mutual agreement with the subdivider. If approved, the certifications on the plat shall be  
573 completed. If approved conditionally, the certifications shall not be completed until the  
574 conditions are met. If rejected, a letter setting forth the reasons for rejection shall accompany the  
575 plat. Failure of the Committee to act within sixty (60) days of the date of filing or within the time  
576 as extended by agreement with the subdivider shall constitute an approval. The sixty (60) day  
577 period shall commence with the completed submission of the final plat to the Department.

578 (8) The Committee shall not approve any final plat which is the subject of an unsatisfied  
579 objection from any objecting agency.

580 (9) The Department shall not place the final plat on the Committee agenda for review unless  
581 there has been a complete submittal at least ten (10) business days prior to the required  
582 Committee meeting date.

583 (10) Relationship between Preliminary and Final Plat:

584 (a) Approval of a preliminary plat shall be deemed an expression of approval or conditional ap-  
585 proval of the layout submitted and a guide to the preparation of the final plat which will be  
586 subject to further consideration by the Committee at the time of its submission.

587 (b) If the final plat conforms substantially to the preliminary plat as approved, including any  
588 conditions of the preliminary approval, and meets the requirements of applicable ordinances,  
589 it is entitled to approval.

590 (c) If the final plat is not submitted within thirty-six (36) months of the last required approval of  
591 the preliminary plat, the Committee may refuse to approve the final plat.

592 (11) Partial platting. A final plat may constitute only that portion of the approved preliminary  
593 plat which the subdivider proposes to record at that time. Any additional final plat(s) of the  
594 remaining portion of the approved preliminary plat must be approved within 36 months after the  
595 last required preliminary plat approval, unless extended by the Committee.

596 (12) Restrictive covenants. All restrictive covenants which apply or which the subdivider intends  
597 to apply to the land within the subdivision shall be provided in a separate document and  
598 accompany the preliminary plat at the time of submittal. The Committee may add further  
599 restrictive covenants as provided in Wis. Stat. § 236.293.

600 (13) A final plat rejected by the Committee must be re-submitted for review pursuant to section  
601 16.31, including all fees and required copies. Re-submittal of a rejected plat shall commence a  
602 new time frame for review purposes.

603 (14) The Department may send any County Plat to State agencies for advisory review and  
604 comments upon a determination that such a referral could yield information that might be useful  
605 in the review process.

606  
607 **16.32 PRELIMINARY PLATS.** In addition to the requirements of Chapter 236, Wis. Stats., all  
608 preliminary county or state plats submitted for review shall state correctly on their face the fol-  
609 lowing information:  
610 (1) A subtitle of “County Plat” shall be required for all preliminary county plats.  
611 (2) The proposed plat name. The plat name shall not duplicate the name of any plat previously  
612 recorded in Dunn County.  
613 (3) Name and address of the legal owner or agent of the property, developer and surveyor.  
614 (4) Location sketch, graphic scale and north arrow.  
615 (5) A map drawn at a convenient scale of not more than 100 feet to the inch showing the  
616 boundaries of the property being considered for division.  
617 (6) A legal description of the proposed land division tied by lengths and bearings to a  
618 monumented boundary line of a quarter section in which the subdivision lies. A description of  
619 the monuments at the ends of the line and the bearing and distance between those monuments  
620 shall be shown.  
621 (7) Bearings and distances along the exterior boundaries of the plat and the total acreage and  
622 square footage encompassed thereby.  
623 (8) Approximate dimensions and square footage of all lots together with proposed lot and block  
624 numbers.  
625 (9) Proposed and existing roads showing name and right angle width.  
626 (10) Approximate radii and arc length of all curves.  
627 (11) Contours within the plat and extended to the centerline of adjacent public streets at intervals  
628 of not more than two (2) feet or as designated by the Department.  
629 (12) All environmentally sensitive areas, Wetland and shoreland boundaries, including  
630 applicable 75-foot buffers. For wetland and shoreland boundaries, sources of the data shall be  
631 identified.  
632 (13) Locations of existing structures, water bodies and courses, drainage ditches, fences, soil  
633 borings required by section 16.46(8), and other pertinent features.  
634 (14) Location, size and invert elevation of any existing sanitary or storm sewers, culvert and  
635 drain pipes, manholes, catch basins, hydrants, electrical and communication facilities, whether  
636 overhead or underground and the location and size of any existing water or gas mains within the  
637 exterior boundaries of the plat or immediately adjacent thereto.  
638 (15) Locations and names of adjoining parks, cemeteries, subdivisions, ponds, streams, lakes,  
639 rivers and flowages.  
640 (16) Any land reserved for public purposes, including parks, playgrounds, and open spaces.  
641 Areas to be dedicated to the public shall be identified as “dedicated to the public.”  
642 (17) The area contiguous to the proposed plat owned or controlled by the subdivider shall be  
643 indicated on the preliminary plat even though only a portion of the plat is proposed for  
644 subdivision development.

645 (18) Regional floodplain boundaries and the vertical contour line which is two (2) feet above the  
646 regional floodplain boundary line as defined in Wisconsin Administrative Code NR 116. All  
647 parcels shall contain a minimum of ten thousand (10,000) square feet of contiguous land lying  
648 above the contour line which is two (2) feet above the regional floodplain boundary line.

649 (19) Location and dimensions of any proposed lake, river or stream access.

650 (20) The volume and page or document number of the subject property shall be identified on the  
651 map or in the surveyor's certificate.

652 (21) A surveyor's certificate stating the plat is a correct representation of the indicated features  
653 and that the surveyor has fully complied with the provisions of this chapter.

654 (22) Seal and signature of the surveyor on each sheet of the plat.

655 (23) Where the Department or the Committee finds a need for additional information relative to a  
656 particular problem presented by the proposed subdivision, it shall have the authority to request in  
657 writing that additional information be included on the preliminary plat or accompanying  
658 documents. Such additional information may include, but shall not be limited, to the items listed  
659 in section 16.21(7).

660

661 **16.33 FINAL PLATS.** In addition to the requirements of Chapter 236, Wis. Stats., all final  
662 county or state plats submitted shall show correctly on their face the following information:

663 (1) A subtitle of "County Plat" shall be required for all final county plats.

664 (2) A clear and concise legal description that exactly matches the bearings and distances shown  
665 on the map. The error of closure for the legal description may not exceed 1 in 3,000.

666 (3) Area of each lot and outlot shown in square feet and acres including and excluding any road  
667 rights-of-way. Acreage shall be calculated and shown to a minimum of 1/100th of an acre.

668 (4) Lands reserved for future public acquisition or for the common use of the property owners  
669 within the subdivision. Such lands shall be described and established as outlots. Outlot  
670 restrictions shall appear on the face of the plat.

671 (5) Special restrictions required by the reviewing authorities.

672 (6) All certificates required by Wis. Stat. § 236.21, and in addition, certification of full  
673 compliance by with the surveyor with Chapter 236, Wis. Stats., the provisions of this chapter and  
674 any other applicable local ordinances.

675 (7) A pre-designed block for the Register of Deeds recording information shall be placed on  
676 sheet one of the plat. The Department shall provide this block to the subdivider at the time of  
677 preparation of the final plat.

678 (8) A pre-designed approval certificate for the chair of the Committee shall be placed on the plat.  
679 The Department shall provide this block to the subdivider at the time of preparation of the final  
680 plat.

681 (9) Where the Department or the Committee finds a need for additional information relative to a  
682 particular problem presented by the proposed subdivision, it shall have the authority to request in  
683 writing that additional information be included on the final plat or accompanying documents.

684

685 **16.34 RECORDING OF FINAL PLAT.**

686 (1) No plat shall be recorded until the certificates required by Wis. Stat. §§ 236.21 and 236.25  
687 are completed and signed. The certification by the Committee shall be the last certification  
688 obtained.

689 (2) The final plat shall be submitted to the Register of Deeds for recording within twelve (12)  
690 months after date of Committee approval. Failure to submit the plat within the time limit shall  
691 render the plat void.

692  
693 **16.35 REPLATS; VACATION OR ALTERATIONS OF RECORDED PLATS.**

694 (1) The replatting of all or part of an existing plat that contains no dedication to the public may  
695 be accomplished by following the procedures established in sections 16.20–16.21 or 16.30–16.34  
696 of this chapter.

697 (2) If the replatting alters areas dedicated to the public, the existing plat shall first be vacated in  
698 accordance with Wis. Stat. §§ 236.36-236.445 prior to replatting.

699  
700 **16.36 IMPROVEMENTS.** No construction or installation of improvements shall commence in  
701 a proposed subdivision until the final plat has been approved by all reviewing authorities, unless  
702 specifically approved by the by the Committee when the preliminary plat is approved.

703  
704  
705 **SUBCHAPTER IV – SURVEYING REGULATIONS AND DESIGN STANDARDS**

706  
707 **16.40 SURVEYING REQUIREMENTS AND GENERAL PROVISIONS.**

708 (1) Surveyors shall install all survey monuments in accordance with the requirements of Wis.  
709 Stat. § 236.15 at the expense of the subdivider. The Committee may waive the placing of  
710 monuments for a reasonable time on the condition that the subdivider executes a security bond to  
711 ensure placement of required monuments within the time required.

712 (2) If a U.S. public land survey monument record form is required per Wis. Admin. Code  
713 Chapter A-E 7.08(1), said form shall accompany all surveys submitted for review.

714 (3) If a survey includes any portion of a lot or outlot of an existing CSM or Plat, the previous  
715 CSM (by lot or outlot and CSM number) or Plat (by lot or outlot and block number) shall be  
716 labeled on the face of the map in its proper location underscored by either a dotted or dashed line  
717 and shall be noted within the caption of the map.

718 (4) The Government Lot or Quarter-Quarter, Section, Township and Range, Municipal Town,  
719 Village or City, County, and State in which a land division is located shall be noted within the  
720 caption of all certified survey maps and plats.

721 (5) Division of lands under this chapter shall comply with all applicable provisions of the Dunn  
722 County Comprehensive Zoning Ordinance.

723 (6) The lines of any lots or outlots shown on a land division that follow a quarter-quarter line or  
724 government lot line shall be clearly labeled.

725

726 **16.41 DESIGN STANDARDS – GENERAL.** This subchapter shall apply to all divisions of  
727 land regulated by this chapter. Land division design shall be planned in proper relation to exist-  
728 ing and proposed land divisions, streets, topography, surface water, vegetation cover, and other  
729 natural features.

730

731 **16.42 SURFACE DRAINAGE AND EROSION CONTROL.**

732 (1) The purpose of this section is to protect property and structures from damage caused by  
733 increased surface water runoff volumes and/or velocities due to platting and development of land  
734 and to prevent the degradation of existing wetlands, waterways, and surface and ground water  
735 quality.

736 (2) Land divisions shall be designed so as to minimize soil erosion, provide reasonable  
737 management of surface water drainage, permit the unimpeded flow of natural watercourses, and  
738 provide positive drainage away from on-site sewage disposal facilities. The Committee may  
739 require engineering studies of erosion potentials and may impose preventative design  
740 requirements. The Committee may require documentation of surface water drainage patterns and  
741 may impose design requirements to assure that flows are transported and disposed of without  
742 causing undue erosion and siltation of surface waters, undue runoff onto adjoining lands or  
743 streets or other rights-of-way or excessive infiltration into locations of on-site sewage disposal  
744 systems. A subdivider may request assistance and consultation from the Dunn County Land and  
745 Water Conservation Division in meeting the above requirements.

746 (3) Where a subdivision is traversed by a water course, drainage way, channel, or stream, there  
747 shall be provided a storm water easement or drainage right-of-way conforming substantially to  
748 the natural lines of such water course, and of such width or construction or both as will be  
749 adequate for drainage purposes. Wherever possible, it is desirable that the drainage be  
750 maintained by an open channel with natural or landscaped banks. In most instances, property  
751 subject to a drainage easement shall be privately owned as part of one or more lots within a land  
752 division.

753 (4) When a proposed drainage system will carry water across private land outside the  
754 subdivision, appropriate drainage rights must be secured and indicated on the plat.

755 (5) Stormwater Management and Erosion Control Plan. For subdivision plats and certified  
756 survey maps, if deemed necessary by Department staff, the subdivider shall submit a stormwater  
757 management and erosion control plan. The plan must be approved by Department staff prior to  
758 final approval and recording of the land division and include the following information:

759 (a) General site plan of the development, including site boundaries, lot and road locations, exit-  
760 ing buildings and vegetative cover.

761 (b) A narrative describing the proposed development, include implementation schedule for the  
762 planned management practices.

763 (c) Soil types, infiltration characteristics, and corresponding hydrological group(s).

764 (d) Watershed boundaries and the direction of surface water flow indicated by arrows.

765 (e) The location of existing and proposed bridges, culverts, catch basins, waterways, drainage  
766 ditches and swales, storm sewers, detention and retention basins, etc., and indicate the size,  
767 dimensions, elevations and grades of each.

768 (f) Existing ground contours at two foot (2') intervals and proposed contours, if applicable.

769 (g) Necessary drainage easements for all drainageways and stormwater management facilities.

770 (h) Erosion control practices.

- 771 (i) Technical data, including calculations of pre-constriction and post- construction peak flow  
 772 rates, assumed runoff curve numbers, and time of concentration used in calculations.  
 773 (j) A maintenance plan developed for the life of each stormwater management practice includ-  
 774 ing required maintenance activities, maintenance schedule and responsible entity.  
 775 (k) Cost estimates for the construction, operation, and maintenance for each stormwater manage-  
 776 ment practice.  
 777 (l) Other information deemed necessary by Department staff to administer this section.  
 778 (m) All site investigations, plans, designs, computations, and drawings shall be certified by a Pro-  
 779 fessional Engineer, licensed to practice in the State of Wisconsin, to the effect that they have  
 780 been prepared in accordance with accepted engineering practices.
- 781 (6) Minimum Standards for Stormwater Management. All stormwater management facilities  
 782 shall be designed, installed, and maintained to effectively accomplish the following:  
 783 (a) Maintain or lower peak runoff discharge rates as compared to pre-settlement (woods-grass)  
 784 conditions for the twenty-four (24) hour storm event, using the Runoff Curve Numbers desig-  
 785 nated on Table 16.42 below for the appropriate site soil hydrological group.

<b>Table 16.42 Maximum Pre-Settlement (woods-grass combination)</b>				
<b>Runoff Curve Numbers</b>				
Hydrological Soil Type	A	B	C	D
Runoff Curve Number	32	58	72	79

786 Source: "Urban Hydrology for Small Watersheds," USDA Technical Release 55; June 1986.

- 787 (b) Sediment Control. By design reduce the average total suspended solids load by eighty per-  
 788 cent (80%) as compared to no controls for the site.  
 789 (c) Infiltration. Infiltration of stormwater to reduce volume of runoff is encouraged where tech-  
 790 nically feasible. If stormwater infiltration can be demonstrated, the reduced volume may be  
 791 taken into account when designing practices to meet the peak flow control, and pollution  
 792 control requirements of this section.  
 793 (d) Post development runoff volume must be maintained or reduced compared to pre-develop-  
 794 ment conditions for the 25 year, 24 hour, Type II storm event.  
 795 (e) Constructed drainage swales shall be designed at a minimum to accommodate a 25 year, 24  
 796 hour, Type II storm event.  
 797 (f) Each lot affected by a High Water Elevation (H.W.E.) established for a constructed storm-  
 798 water pond with a designed outlet shall have a Lowest Building Opening set at a minimum of  
 799 two feet higher than the H.W.E. calculated using the critical 100 year storm event.  
 800 (7) Stormwater management ponds shall be located on outlots which shall be owned in equal  
 801 undivided shares by all lot owners. Lot owners shall be liable for an equal undivided share of the  
 802 cost to repair, maintain or restore said ponds. Dunn County shall not be liable for any fees or  
 803 special charges in the event the county becomes the owner of any lot or outlot by reason of tax  
 804 foreclosure.
- 805 (8) It is the responsibility of all property owners to maintain in satisfactory condition all  
 806 drainage systems within drainage easements, including drainage swales and retention ponds. No  
 807 structure, planting or other material shall be placed or permitted to remain within a drainage  
 808 easement that may damage or interfere with drainage. Any grading or filling that would alter the  
 809 capacity or flow of any drainage system is prohibited.
- 810 (9) The Department shall have the right to inspect drainage systems to identify areas that need to  
 811 be repaired or restored. The Department shall give property owners written notice of the nature  
 812 of existing defects and the corrective action necessary. Should the owner fail to commence

813 corrective action to the satisfaction of the Department within 30 days from the date of the notice,  
814 the County may complete or cause the corrective action to be completed, the cost of which shall  
815 become a lien on the real property of the owner until paid.

816 (10) The Department may require a minimum 15-foot-wide access easement dedicated to Dunn  
817 County to allow for any future inspection and maintenance work. Any such easement shall be  
818 located on adequate soil or surfacing to withstand loads produced by standard construction  
819 equipment. The access easement shall not include any area where channelized flow of runoff  
820 occurs or where storm water may pond to a depth greater than six inches during a 100-year, 24-  
821 hour design storm.

822

### 823 **16.43 STREETS AND ROADS.**

824 (1) General Considerations for Public and Private Roads. Subdividers shall provide land for  
825 roads. Roads, including cul de sacs, shall be designed and improved as required by town  
826 ordinance. Where no town ordinance pertaining to design and improvement of roads exists, roads  
827 shall designed and improved as provided in this section and located with due regard for existing  
828 and planned roads, future subdivisions, topographic conditions, natural terrain and features, and  
829 public convenience and safety. These provisions shall apply to all public streets and roads within  
830 the jurisdiction of this chapter:

831 (a) For newly created land divisions, right-of-way width shall be at least 66 feet.

832 (b) Any municipality of jurisdiction may impose more restrictive road construction or design  
833 standards than those imposed herein. In those situations the municipality of jurisdiction shall  
834 be responsible for enforcing those more restrictive requirements.

835 (c) All roads must be numbered pursuant to chapter 23 of the Code of Ordinances. Numbers shall  
836 be assigned by the Land Information Office. Before any plat or certified survey map can be  
837 approved for recording, road numbers shall be placed on the document to be recorded.

838 (d) Proposed streets within county and state plats shall extend to the boundary lines of the tract  
839 being subdivided unless prevented by topography or other physical conditions or unless the  
840 Committee finds that such extension is not necessary or desirable for the coordination of the  
841 layout of the land division or for the advantageous development of the adjacent tracts.

842 (e) Existing public or private roads or easements that are proposed to provide access to newly  
843 created lots shall meet the requirements of this section. If a road does not meet such require-  
844 ments, the subdivider shall meet with the town and committee to determine the suitability of  
845 the existing road and determine what conditions, if any, need to be met to provide for ade-  
846 quate access. Existing roads shall be clearly labeled, and the recording information showing  
847 ownership or easement interests shall be shown on the map.

848 (f) The committee may waive the requirements set forth in this section for land divisions with  
849 unique topography or other physical features, few lots and little potential to connect with ex-  
850 isting or future adjacent land divisions, and the waiver will secure substantially the purposes  
851 described in section 16.03 and will not be detrimental to the public safety, health or welfare  
852 or injurious to other property.

853 (2) Public Roads. These provisions shall apply to all public roads intended to provide access to  
854 newly created parcels.

855 (a) All roads in plats shall be public roads, unless the governing municipality chooses not to ac-  
856 cept the roads.

857 (b) An owner's certificate of dedication and a Town or County certificate of approval shall be  
858 shown on certified survey maps or plats when public roads are created and dedicated.

- 859 (3) Private Roads. Except as provided in section 16.43(2), private roads are only allowed on  
860 certified survey maps and shall meet the following requirements:
- 861 (a) No more than 4 lots may be accessed by private road. Right-of-way width shall be a mini-  
862 mum of 66 feet. A variance from this requirement may be granted based on undue hardship.
  - 863 (b) A private road shall not exceed the greater of 1,320 feet in length or the length of a quarter-  
864 quarter section or government lot. Length shall be measured along the centerline to the right-  
865 of-way of the nearest connecting through-street.
  - 866 (c) All private dead end roads shall have sufficient side and overhead clearances to allow access  
867 and an adequate turnaround for public service vehicles, including, but not limited to, fire and  
868 police vehicles, ambulances, public utility vehicles and school buses.
  - 869 (d) Private roads from an existing public road to the newly created lot(s) shall be shown, dimen-  
870 sioned, and clearly labeled "Private Road" on the map.
  - 871 (e) Easements for private roads shall be nonexclusive, i.e., access shall be granted at all times for  
872 public service vehicles, including, but not limited to, fire and police vehicles, ambulances,  
873 public utility vehicles, and school buses. Private road easements shown on certified survey  
874 maps which are not being dedicated shall provide the following note on the face of the map:  
875 "Any conveyance of the lots shown on this map must be accompanied by a  
876 description for the access easement."
  - 877 (f) For all newly created private roads, the owner of each newly created lot accessed thereby  
878 shall hold a fractional interest in such private road either by lot ownership extending to the  
879 centerline of the road or by designating the roadway as an outlot which is to be owned in  
880 equal undivided shares by all lot owners.
  - 881 (g) When 2 or more lots are accessed by a private road, an agreement for the repair and mainte-  
882 nance of such road must be submitted for approval to the Department at the time of applica-  
883 tion. Maintenance agreements shall be recorded with the certified survey map or plat.
  - 884 (h) No person shall sell any parcel of land if it abuts on a road that has not been accepted as a  
885 public road unless the seller informs the purchaser in writing of the fact that the road is not a  
886 public road and is not required to be maintained by the Town or the County.
  - 887 (i) Any land division that contains a private road shall have the following statement placed on  
888 its face:  
889 "Access to this property is provided by nonexclusive easement. \_\_\_(insert  
890 road/street name)\_\_\_ as shown on this map is not a public road and the Town of  
891 \_\_\_\_\_ and Dunn County have no responsibility for snow plowing or other  
892 maintenance, or for the construction of a driving surface, upon said easement."
- 893 (4) Arrangement.
- 894 (a) All streets shall be properly integrated with the existing and proposed system of streets and  
895 dedicated rights-of-way and future subdivisions.
  - 896 (b) All streets shall be properly designed to accommodate special traffic generators, such as in-  
897 dustries, business districts, schools, churches, and shopping centers.
  - 898 (c) Minor streets shall be laid out to conform as much as possible to the topography, to discour-  
899 age use by through traffic, to permit efficient drainage and sewer systems, and to require the  
900 minimum amount of streets necessary to provide convenient and safe access to property.
  - 901 (d) The use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged where  
902 such use may result in a more desirable layout.
- 903 (5) Half streets. Where an existing dedicated or platted half street is adjacent to the tract being  
904 subdivided, the other half street shall be dedicated by the subdivider.

- 905 (6) Street intersections.
- 906 (a) Streets shall be laid out so as to intersect as nearly as possible at right angles but deflections
- 907 of up to twenty (20) degrees from right angles will be acceptable. No more than two (2)
- 908 streets shall converge at an intersection unless specifically approved by the Committee.
- 909 (b) Proposed new intersections along one side of an existing street shall coincide with any exist-
- 910 ing intersections on the opposite side of such street. Street jogs with centerline offsets of less
- 911 than one hundred twenty-five (125) feet shall not be permitted. Where streets intersect major
- 912 streets their alignment shall be continuous.
- 913 (c) The Town Board or Committee may require the subdivider to dedicate or reserve land at in-
- 914 tersections to the extent deemed necessary to provide adequate sight distances.
- 915 (6) Alleys. Alleys may be required by the Committee where deemed necessary. Alleys in
- 916 residential districts and dead-end alleys shall be prohibited.
- 917 (7) Alignment. When a continuous street centerline deflects at any point by more than ten (10)
- 918 degrees, a circular curve shall be introduced having a minimum centerline radius of one hundred
- 919 (100) feet. A tangent at least one hundred (100) feet in length shall be provided between reverse
- 920 curves.
- 921 (8) Permanent cul-de-sacs. Permanent cul-de-sacs shall have a minimum turnaround right-of-
- 922 way radius of 75 feet and a minimum finished driving surface radius of 50 feet. Cul-de-sacs shall
- 923 have a maximum length of 1,320 feet, or the length of a quarter-quarter section or government
- 924 lot. Length shall be measured from the radius point of the cul-de-sac along the centerline to the
- 925 right-of-way of the nearest connecting through-street. These standards shall not be applicable to
- 926 temporary cul-de-sacs.
- 927 (9) Temporary cul-de-sacs. Temporary cul-de-sacs may be required by the Committee to insure
- 928 continuity of the road pattern between adjoining subdivisions. The Committee shall determine
- 929 maximum length, turnaround dimensions and design.
- 930 (10) Floodplain areas. Any part of a street located within a floodplain area shall meet all
- 931 requirements of Chapter 15, Dunn County Code of Ordinances. All streets located within or
- 932 passing through floodplain areas shall be constructed in a manner that will not impede the flow
- 933 of floodwaters.
- 934 (11) Utility easements. The Committee may require easements for electric power and
- 935 communication facilities, storm and sanitary sewers, gas, water and other utility lines. Easements
- 936 shall be of sufficient width for the proposed use and shall be placed wherever feasible along lot
- 937 lines. All easements shall be noted on the final plat followed by a reference to the use for which
- 938 they are intended.
- 939
- 940 **16.44 ACCESS.**
- 941 (1) All lots shall front on a public or private road or easement.
- 942 (2) Access easements through the lands of others shall be recorded prior to approval of any land
- 943 division. Documents granting access shall be shown by volume and page or document number
- 944 on the face of the CSM or plat.
- 945 (3) Major land divisions abutting state highways are subject to Wis. Admin. Code Chapter Trans
- 946 233.
- 947 (4) Any created parcels and/or developments abutting or requiring access from a county highway
- 948 shall require consultation with the Dunn County Highway Department.

949 (5) Any county plat and major subdivision abutting a navigable river, lake or stream shall  
950 comply with the requirements of Wis. Stat. § 236.16(3)(a).

951 **16.45 BLOCKS.**

952 (1) General. If a land division includes blocks, the width, length and shape of blocks shall be  
953 suited to the planned use of the land, zoning requirements, need for convenient access control  
954 and safety of street traffic and topography. Blocks shall be designed as required by town  
955 ordinance. Where no town ordinance pertaining to block design exists, blocks shall be designed  
956 as follows:

957 (a) Residential blocks. Block lengths in residential areas should not, where practical, exceed one  
958 thousand three hundred twenty (1,320) feet nor be shorter than six hundred (600) feet. Blocks  
959 shall have sufficient width to provide for two (2) tiers of lots of appropriate depths except  
960 where greater depth is required to separate residential development from through traffic, pub-  
961 lic parks, cemeteries, railroads, shorelines, waterways, or extreme topography.

962 (b) Nonresidential blocks. Blocks designed for business, commercial, or industrial uses shall be  
963 of such length and width as may be determined suitable by the Committee for the prospective  
964 use.

965 (2) Pedestrian ways. In blocks over nine hundred (900) feet long, the Committee may require  
966 paved pedestrian ways through blocks as deemed necessary for access to streams, lakeshores,  
967 public parks, schools or other public and quasi-public areas.

968 **16.46 LOTS.**

969 (1) Unless specifically waived by the Committee or other provisions of this chapter, a separate  
970 lot shall be provided for each structure intended for residential use.

971 (2) No lots or outlots created by a certified survey map or plat shall be bisected by a public or  
972 private road.

973 (3) Lot dimensions.

974 (a) Towns in which neither county nor town zoning is in effect: minimum lot size of 43,560  
975 square feet and minimum of 85 feet in width at the building line. The depth of any lot shall  
976 not be greater than four times the lot width.

977 (b) Towns with Town zoning: minimum lot size and width designated in the town zoning ordi-  
978 nance.

979 (c) Towns under County zoning: minimum lot size and width designated in the Dunn County  
980 Comprehensive Zoning Ordinance.

981 (d) Shoreland areas: minimum lot size and width designated in the Dunn County Shoreland Zon-  
982 ing Ordinance.

983 (e) The area located within the right-of-way of any public or private street shall not be included  
984 in the minimum lot area of any lot or parcel created under the terms of this chapter.

985 (4) Corner lots shall be platted with a width at least fifteen (15) feet wider than the minimum  
986 required by the Dunn County Comprehensive Zoning Ordinance.

987 (5) All lots must have dryland access to a public or private road.

988 (6) Each lot must contain a net contiguous buildable area of 30,000 square feet or more. ~~Each net~~  
989 ~~contiguous buildable area must be capable of accommodating the building site~~ without disturbing  
990 areas with slopes of 20% and greater that existed prior to concept review.

991 (7) Side lot lines shall be radial to curved streets or cul-de-sacs where possible, and generally  
992 perpendicular to street lines.

993 ~~(8) Land proposed to be subdivided that is not served by a public sewer and provisions for such  
994 service have not been made require the following:~~

995 ~~(a) All lots, except for outlots, being less than 1½ acres in size, shall have a minimum of three  
996 soil borings which delineate the private sewage system area and a preliminary soil evaluation  
997 report completed and submitted to the Zoning Office for review and approval.~~

998 ~~(b) All lots, except for outlots, being 1½ to 15 acres in size, require a minimum of one soil bor-  
999 ing and a preliminary soil evaluation report completed and submitted to the Zoning Office for  
1000 review and approval. Soil boring locations shall be located on the preliminary certified sur-  
1001 vey map or preliminary plat.~~

1002 ~~(c) Soil boring locations in reference to proposed lot lines shall be shown on all preliminary  
1003 plats. For certified survey maps, such locations shall be shown on a separate map to the same  
1004 scale as the proposed certified survey map.~~

1005 ~~(d) All lots greater than 15 acres in size do not require soil borings or a soil test at the time of di-  
1006 vision/platting.~~

1007 ~~(e) Rounding shall not be permitted for determining the area of a lot for purposes of this subsec-  
1008 tion.~~

1009 ~~(f) Such tests may be waived by the Zoning Office if:~~

1010 ~~1. The lots being created are already served by an acceptable on-site POWTS, off-site com-  
1011 mon sewage disposal system, or municipal sewerage system. To verify that the system is  
1012 acceptable, an inspection completed by a licensed pumper or plumber must have been  
1013 performed within thirty-six (36) months prior to approval of the certified survey map by  
1014 the Department and the report detailing the inspection must have been submitted to the  
1015 Zoning Office. If the existing system is determined to be failing, steps must be taken  
1016 with the Zoning Office to ensure a code compliant system is installed; or~~

1017 ~~2. The lots being created are intended for uses other than residential and for which an ac-  
1018 ceptable sewerage disposal facilities plan has been filed with the Zoning Office; or~~

1019 ~~3. The lots are being created for land conveyance purposes only.~~

1020 ~~(g) All lots that do not require a minimum of three soil borings to delineate the POWTS area or  
1021 for any lots created under paragraph (e) above, the subdivider shall prominently place the fol-  
1022 lowing restrictive statement on the face of the certified survey map or plat: "A soil and site  
1023 evaluation may not have been conducted on each lot or parcel. No plumbed structure shall be  
1024 erected on any lot(s) or parcel(s) unless the requirements of SPS 383 and 385, Wisconsin Ad-  
1025 ministrative Code, and the Dunn County Ordinances have been met."~~

1026 ~~(h) Holding tank use is prohibited for new construction of residential dwellings on any lot(s).~~

1027 ~~(i) The Zoning Office shall have the authority to require three soil borings to delineate the  
1028 POWTS area and a preliminary soil evaluation report to be completed and submitted for re-  
1029 view and approval by the Zoning Office for any lot(s) or parcel(s) regulated under this ordi-  
1030 nance that exhibits severe limitations for the placement of a POWTS due to soil type or ex-  
1031 cessive slope conditions.~~

1032 ~~(j) All soil borings required under this Chapter shall be conducted by a Certified Soil Tester li-  
1033 censed in Wisconsin.~~

1034 (8) Any lot created by plat that is not served by public water and sewer facilities and provisions  
1035 for such service have not been made, shall require a minimum of one (1) soil boring meeting the  
1036 requirements of Wis. Admin. Code SPS 385 for private onsite sanitary systems and a preliminary

1037 soil evaluation report. All soil borings required under this chapter shall be conducted by a  
1038 Certified Soil Tester licensed in Wisconsin.

1039 (9) All lots shall have a minimum of thirty-three (33) feet of frontage directly on a public or  
1040 private road or easement.

1041 (10) Where a contiguous tract is subject to the right-of-way of a public road, any newly created  
1042 lot fronting on the public road shall also include that portion of the contiguous tract lying  
1043 immediately adjacent to the lot which is subject to the road right-of-way.

1044 (11) No lot shall be created if the proposed division will result in a nonconforming structure,  
1045 unless an owner's certificate is placed on the certified survey map or plat requiring that the  
1046 nonconforming structure be razed or moved in such a way to correct the nonconformity prior to  
1047 the conveyance of the surveyed lot.

1048 (12) No lot shall be created with more than one (1) existing habitable structure.

1049 (13) Any outlots created shall be accompanied with a statement of purpose or use of the outlot.  
1050 Outlots shall not be used to circumvent the intent of this ordinance.

#### 1051 **16.47 LANDS NEAR WATER'S EDGE.**

1052 (1) Lands lying between the meander line, established in accordance with Wis. Stat. §  
1053 236.20(2)(g) and the water's edge, and any otherwise unplattable lands, such as floodways,  
1054 which lie between a proposed land division and the water's edge shall be included as part of lots,  
1055 outlots or public dedications in any map or plat abutting a lake or stream. This requirement  
1056 applies not only to lands proposed to be divided, but also to all lands under option to the  
1057 subdivider or in which the subdivider holds an interest and which abut a lake, river or stream as  
1058 provided in Wis. Stat. § 236.16(4).

1059 (2) Lands located below the Ordinary High Water Mark of any navigable water shall not be  
1060 included in determining minimum lot size of any lot created under the terms of this chapter.

1061 (3) Lots fronting on a navigable body of water shall meet the frontage requirements in section  
1062 14.05, Code of Ordinances.

1063 (4) Newly created lots divided by streams must have a contiguous buildable area on at least one  
1064 side of the stream including access to the building location.

1065

#### 1066 **16.48 PARKS, PLAYGROUNDS, SCHOOLS AND OPEN SPACE.**

1067 In the design of the subdivision, due consideration shall be given to the preservation of suitable  
1068 sites of adequate area for future schools, parks, playgrounds, drainage ways, bike and pedestrian  
1069 trails, and other public purposes. Such areas as are shown on an adopted master plat or official  
1070 map shall be made a part of the subdivision design. Consideration shall also be given in the  
1071 design of the subdivision to the preservation of scenic and historic sites, stands of fine trees,  
1072 marshes, lakes and ponds, watercourses, watersheds and ravines.

1073

1074 **16.49 UTILITY PLACEMENT.** Utilities may not place any poles, pedestals, lines (overhead or  
1075 underground), within three (3) feet of any monumented Public Land Survey System corner or  
1076 property corner. The submittal of any County or State Plat required by this Chapter, shall require  
1077 the preceding sentence to be shown on the face of the plat.

1078

1079 **16.50 DEDICATIONS.** Dedications shall be effected as provided in Wis. Stat. § 236.29.  
1080 Dedications to the county, other than road dedications, shall require approval of the county board  
1081 of supervisors.

## SUBCHAPTER V– CONDOMINIUM DEVELOPMENTS

### 1082 **16.70 CONDOMINIUM DEVELOPMENTS.**

1083 (1) This section is created under the authority of Wis. Stat. § 703.115.

1084 (2) Land divided for the establishment of a condominium plat shall meet the requirements of the  
1085 Dunn County Zoning Ordinance or Town Zoning Ordinance in independently zoned towns.

1086 (3) A condominium plat shall be submitted to the Department for review and approval pursuant  
1087 to Wis. Stat. § 703.115. The Department shall have ten (10) business days after submission for  
1088 its review. If the review is not completed within ten (10) business days the instrument is ap-  
1089 proved for recording.

1090 (4) Condominium instruments may not be used to create or alter lots, parcels, outlots, public  
1091 streets, or other areas to be dedicated to the public.

1092 (5) The Register of Deeds shall reject condominium instruments that have not been reviewed as  
1093 provided in this section.

## SUBCHAPTER VI – ADMINISTRATION

1094 **16.80 PLANNING, RESOURCE, AND DEVELOPMENT COMMITTEE.** The Planning,  
1095 Resource and Development Committee shall be empowered to ensure proper administration and  
1096 compliance with the provisions of this chapter, conduct such hearings and meetings as necessary,  
1097 approve, conditionally approve or deny applications under the terms as set forth herein, and set  
1098 fees and adjust them from time to time as is deemed necessary.  
1099

1100 **16.81 ADMINISTRATION AND ENFORCEMENT.** The Survey Division of the Environ-  
1101 mental Services Department shall be responsible for the administration and enforcement of this  
1102 chapter. The subdivider shall submit the necessary copies of proposed land division instruments  
1103 (applications) and applicable fees to the Department. Copies will then be circulated to the appro-  
1104 priate agencies, divisions, or departments for review and recommendations concerning matters  
1105 within their jurisdiction.  
1106

1107 **16.82 FEES.** Application and review fees shall be established by the Committee and set forth in  
1108 an Appendix to this chapter.  
1109

### 1110 **16.83 VARIANCES.**

1111 (1) Where strict application of the provisions of this chapter would impose undue hardship  
1112 because of unique topographic or other conditions of the land involved or other conditions  
1113 predating adoption of this chapter, or to achieve consistency with a City or Village  
1114 extraterritorial ordinance, the Committee may approve variances to any requirement of this  
1115 chapter to the extent deemed just and proper, provided such variance shall not impair the intent

1116 and purpose of this chapter or be contrary to the Wisconsin Statutes or Wisconsin Administrative  
1117 Code.

1118 (2) The Committee shall not grant variances unless it shall make findings based on evidence  
1119 presented to it with each request for variance that:

1120 (a) The granting of the variance will not be detrimental to the public safety, health or welfare or  
1121 injurious to other properties.

1122 (b) The conditions upon which the request is based are unique to the property for which the vari-  
1123 ance is sought and are not applicable generally to other property.

1124 (c) Because of the particular physical surrounding, shape, or topographical conditions of the spe-  
1125 cific property involved, a particular undue hardship to the owner would result, as distin-  
1126 guished from a mere inconvenience. Undue hardship shall relate solely to the physical char-  
1127 acteristics of the property. Financial hardship, loss of profit, self-imposed hardships such as  
1128 that resulting from unfamiliarity with regulations, deed restrictions, proceeding without re-  
1129 quired permits, or illegal sales are not sufficient reasons for the granting of a variance.

1130 (3) No variances may be granted under this section that would modify or waive requirements of  
1131 any other county ordinance.

1132 (4) A majority vote of the entire membership of the Committee shall be required to grant a  
1133 variance of any standard within this chapter and the reasons therefore shall be entered in the  
1134 Committee minutes.

1135 (5) All applications for variance shall be in writing and include a review fee to defray the cost of  
1136 processing and review. The application shall state fully the grounds and all facts relied upon.

1137 (6) For all approved variances, a notation shall be placed on the Plat or Certified Survey Map  
1138 stating the nature of the variance granted and the date of approval by the Committee.

1139

#### 1140 **16.84 APPEALS.**

1141 (1) An applicant for land division approval may appeal a decision of the Department to the  
1142 Committee. An appeal must be in writing, shall state with specificity the basis for the appeal, and  
1143 must be received within 30 days of the date of the decision of the Department. Upon receipt of  
1144 an appeal, the Department shall transmit the appeal to the Committee.

1145 (a) The Committee shall, within 40 days of receipt by the Department of a written appeal, review  
1146 the appeal against the applicable standards of this ordinance, and affirm, modify, or reverse  
1147 the decision of the Department.

1148 (b) The applicant and the Department shall be permitted to make presentations to the Committee  
1149 under such terms, conditions and procedures as established by the Committee.

1150 (c) The decision of the Committee and the reasons therefore shall be entered in the Committee  
1151 minutes. An extract of the minutes or notice of the decision shall be mailed to the applicant.

1152 (2) An applicant aggrieved by a decision by the Committee objecting to a plat or failing to  
1153 approve a plat may appeal to the Circuit Court for Dunn County as provided in Wis. Stat. §  
1154 236.13(5) within thirty (30) days of notification of the decision. Where failure to approve is  
1155 based on an unsatisfied objection, the agency making the objection shall be made a party to the  
1156 action.

#### 1157 **16.85 ENFORCEMENT.**

1158 (1) General.

- 1159 (a) No person shall build upon, divide, convey, record or monument any land in violation of this  
1160 chapter or the Wisconsin Statutes.
- 1161 (b) The Dunn County Zoning Office shall withhold all permits where the applicant, owner, or  
1162 licensed contractor is in violation of this chapter, and for any parcel of land which has an  
1163 outstanding violation of this chapter, until the violation has been corrected.
- 1164 (c) No approval pursuant to this chapter shall be issued where the applicant is in violation of this  
1165 or any ordinance administered by the Department.
- 1166 (d) No certified survey map or plat shall be recorded unless all applicable requirements of this  
1167 chapter have been met.
- 1168 (e) Assessor's plats may be ordered by the County at the expense of the divider or the owners of  
1169 record when a land division is created by successive divisions, not in compliance with this  
1170 chapter.

1171 (2) Standards.

- 1172 (a) Any person, firm or corporation who fails to comply with the provisions of this chapter or  
1173 who willfully enters into a conspiracy with one or more other persons for the purpose of cir-  
1174 cumventing this chapter, shall, upon adjudication of violation, be subject to penalties and for-  
1175 feitures established by the county or as provided in Wis. Stat. §§ 236.30, 236.31, 236.32,  
1176 236.335, and 236.35. These sections provide penalties for:
- 1177 1. Improperly recording or causing to be recorded a final plat that does not comply with  
1178 submittal requirements of Chapter 236, Wis. Stats., or this chapter.
- 1179 2. Offering for sale lots in a final plat that has not been recorded unless the offer or contract  
1180 for sale includes language making the sale contingent upon approval of the final plat, and the  
1181 sale void if the plat is not approved.
- 1182 3. Monuments disturbed or not placed.
- 1183 4. Subdividing lots that fail to conform to Chapter 236, Wis. Stats., or any applicable Wis-  
1184 consin administrative regulation or this chapter.
- 1185 5. Selling land that abuts on a road that has not been accepted as a public road unless the  
1186 seller informs the purchaser in writing that the road is not a public road and maintenance is  
1187 not required to be performed by the County or Town.
- 1188 (b) Any failure to take enforcement action on past violations shall not operate as a waiver of the  
1189 authority take enforcement action on present violations.

1190 (3) The Department may institute any appropriate action or proceeding against violators of this  
1191 ordinance as provided by law or this ordinance, including issuing citations or commencing a  
1192 lawsuit seeking forfeitures or injunctive relief, or both.

1193 (4) Forfeitures. Any person, firm or corporation adjudicated for violating this ordinance shall pay  
1194 a forfeiture of not less than Two Hundred Dollars (\$200) nor more than Two Thousand Dollars  
1195 (\$2,000) and the costs of prosecution for each violation, and in default of payment of such  
1196 forfeiture costs shall be imprisoned in the county jail until payment thereof, but not exceeding  
1197 ninety (90) days. Each day a violation exists or continues shall constitute a separate offense. In  
1198 addition to the penalties noted, compliance may be obtained by creating the necessary documents  
1199 under the direction of the County Surveyor and placing the cost thereof on the tax roll as a  
1200 special assessment.

1201  
1202 **16.86 AMENDMENT.** The Dunn County Board of Supervisors may from time to time amend  
1203 the regulations imposed by this chapter. Public hearings on all proposed amendments shall be

1204 conducted by the Committee following publication of a class 2 notice, as required by Wis. Stat. §  
1205 236.45(4).

## **CHAPTER 10**

### **ENVIRONMENTAL PROTECTION AND MANAGEMENT**

#### Subchapter I – Agricultural Performance Standards and Manure Storage and Management

- 10.01 Authority
- 10.02 Jurisdiction
- 10.03 Findings
- 10.04 Purpose and Intent
- 10.05 Interpretation
- 10.06 Severability
- 10.07 Definitions
- 10.08 Activities and Facilities Subject to Regulation
- 10.09 Performance Standards and Prohibitions
- 10.10 Interpretation of Standards
- 10.11 Cost Share Requirement
- 10.12 Application for and Issuance of Permits
- 10.13 Permit Fee
- 10.14 Permit Revocation
- 10.15 Administration
- 10.16 Enforcement Authority
- 10.17 Appeals from Administrative Decisions

#### Subchapter II – Stormwater Control

#### Subchapter III – Erosion Control

#### Subchapter IV – Wellhead Regulation

#### Subchapter V – Wetland Conservation

## SUBCHAPTER I

### AGRICULTURAL PERFORMANCE STANDARDS AND MANURE STORAGE AND MANAGEMENT

1 **10.01 AUTHORITY.** This ordinance is adopted under authority granted by Wis. Stat. §§ 59.02,  
2 59.03, 59.70, 92.11, 92.15 and 92.16, Wis. Admin. Code §§ ATCP 50.56 and NR 151.05.

3 **10.02 JURISDICTION.** This ordinance shall apply to all land located within unincorporated areas  
4 of Dunn County.

5 **10.03 FINDINGS.** The Dunn County Board of Supervisors makes the following findings:

6 (1) Dunn County's water resources are vital to the high quality of life enjoyed by all who live here.  
7 The purity of Dunn County's ground water is essential to the health and welfare of all County  
8 residents and visitors and to the health of the County's livestock and agricultural industry. Our  
9 lakes, rivers and streams are important to the County's economy, to the health of aquatic life and  
10 other animals and plants and to maintaining the recreational opportunities available to all those  
11 who spend their free time enjoying Dunn County's natural water resources.

12 (2) Polluted surface runoff and leachate from improperly designed, constructed, or maintained  
13 manure storage facilities, feed storage facilities, unconfined manure piles, animal lots, milking  
14 centers, and excessive tillage and land applications of manure and fertilizers have resulted in the  
15 delivery of sediment, manure, other waste materials, and nutrients to surface waters and  
16 groundwater within Dunn County.

17 (3) Proper management and storage of animal and other agricultural waste, and proper agricultural  
18 practices contributes to the protection of ground and surface waters; public health; plant, animal,  
19 and aquatic life health; and the property tax base of Dunn County.

20 (4) The USDA-NRCS Technical Standards adopted in section 10.09 provide effective, practical,  
21 and environmentally safe methods of implementing state performance standards and storing,  
22 handling, and applying manure.

23 **10.04 PURPOSE AND INTENT.** The purpose of this subchapter is to regulate the location,  
24 design, construction, installation, alteration, operation, maintenance, closure, and use of manure  
25 storage facilities, to ensure the proper storage, handling, and application of manure ~~from all~~  
26 ~~permitted manure storage facilities~~, to ensure proper closure of all idle manure storage facilities,  
27 to control the location of unconfined manure piles, ~~and~~ to reduce the delivery of manure, other  
28 waste materials, fertilizers, and sediment to surface waters and groundwater, and to prevent the  
29 spread of disease and protect the health, safety and general welfare of the citizens of Dunn County  
30 through the use of conservation practices and performance standards and prohibitions for  
31 agriculture. This subchapter is also intended to provide for the administration and enforcement,  
32 and to provide penalties for violation, of the provisions herein.

33 **10.05 INTERPRETATION.** In their interpretation and application, the provisions of this  
34 ordinance shall be held to be minimum requirements and shall be liberally construed in favor of  
35 Dunn County and shall not be deemed a limitation or repeal of any other power granted by  
36 Wisconsin Statutes.

37 **10.06 SEVERABILITY.** If any section, provision, or portion of this ordinance is ruled invalid by  
38 a court, the remainder of the ordinance shall not for that reason be rendered invalid. If application  
39 of any portion of this subchapter to a particular property, building, use, or structure is ruled invalid  
40 by a court, such ruling shall not affect the validity of application to any other property, building,  
41 use or structure. If any requirement or limitation contained in a permit given under this subchapter  
42 is ruled invalid by a court, it shall be presumed that the permit would not have been granted without  
43 such requirement or limitation, and therefore, the permit shall also be invalid.

44 **10.07 DEFINITIONS.**

45 (1) For purposes of this subchapter, certain words and terms shall have the following meanings:

46 Adequate sod: Maintenance of sufficient vegetation types and densities that provide 70%  
47 coverage such that the physical integrity of the streambank or lakeshore is preserved. Self-  
48 sustaining vegetative cover includes grasses, forbs, sedges, and duff layers of fallen leaves and  
49 woody debris.

50 Applicant: Any person who applies for a permit under this Ordinance.

51 BARNY: The BARNY runoff prediction model which is the NRCS “Evaluation System to Rate  
52 Feedlot Pollution Potential” ARM-NC-17 (April 1982 version with modifications as of August  
53 2005).

54 Best Management Practices: The structural or nonstructural measures, practices, techniques, or  
55 devices employed to avoid or minimize soil, sediment, or pollutants carried in runoff to waters of  
56 the state.

57 Committee: See Land Conservation Committee.

58 Direct Conduits to Groundwater: Wells, sinkholes, swallets, fractured bedrock at the surface,  
59 mine shafts, non-metallic mines, tile inlets discharging to groundwater, quarries, cenotes, or  
60 depressional groundwater recharge areas over shallow fractured bedrock.

61 Direct Runoff: means any of the following:

62 (a) Runoff of stored manure, including manure leachate, that discharges a significant amount of  
63 pollutants to surface waters of the state or to a direct conduit to ground water.

64 (b) Runoff from a feedlot that can be predicted to discharge a significant amount of pollutants to  
65 surface waters of the state or a direct conduit to groundwater.

66 (c) Discharge of a significant amount of leachate from stored manure to waters of the state.

67 (d) Construction of a manure storage facility in permeable soils or over fractured bedrock  
68 without a liner designed in accordance with Wis. Admin. Code § NR 154.04(3).

69 Division: The Land and Water Conservation Division of the Dunn County Environmental  
70 Services Department.

71 Feedlot: A barnyard, exercise area, or other outdoor area where livestock are concentrated for  
72 feeding or other purposes and self-sustaining vegetative cover is not maintained. “Feedlot” does  
73 not include a winter grazing area or a bare soil area such as a cattle lane or a supplemental feeding  
74 area located within a pasture, provided that the bare soil area is not a significant source of pollution  
75 to waters of the state as determined by the BARNY runoff prediction model or an equivalent  
76 predictive model for manure runoff.

77 Final Certification: The written statement signed by the Division based on the Post Construction  
78 Documentation Report stating that a new or altered storage facility is designed and constructed  
79 according to NRCS Technical Standards.

80 Foot Print of the Liner: The area measured in square feet located beneath the liner of the manure  
81 storage facility, including the waste transfer system.

82 Idle Manure Storage Facility: means a waste and manure storage facility:  
83 (a) Where the livestock operation on the property ceases to exist; or  
84 (b) That is no longer being used for its intended purpose and no longer having any additional  
85 animal waste and manure placed into it; or  
86 (c) That has not had any animal waste and manure added or removed for a period of 24 months;  
87 or  
88 (d) That will, by all the evidence available, not again be used to store animal waste and manure  
89 by an active livestock operation.

90 Land Application: The physical transfer of manure from any animal confinement area or manure  
91 storage facility to fields for purposes of fertilization or disposal.

92 Land Conservation Committee (LCC): is a committee made up of members of the Dunn County  
93 Board of Supervisors and others who, by authority from Chap. 92, Wis. Stats., determine policy  
94 and give direction for soil and water conservation activities and provides direction for the Land  
95 and Water Conservation Division.

96 Land and Water Conservation Division: is a Division of Dunn County Government which is  
97 responsible for soil and water conservation activities in Dunn County and is hereinafter referred  
98 to as the Division.

99 Landowner: Any of the following:  
100 (a) A person who owns a parcel of land.  
101 (b) A person who rents, controls, or uses a parcel of land for agricultural purposes.

102 Livestock: All domestic animals, including deer, elk, or any fenced-in animals.

103 Livestock Operation: A feedlot or other facility or a pasture where animals are fed, confined,  
104 maintained, or stabled.

105 Livestock Producer: An owner or operator of a livestock operation.

106 Malfunctioning Manure Storage Facility: A storage facility which is no longer functioning as  
107 intended, as defined by the Technical Guide, and poses a real or potential threat to the  
108 environment or a storage facility in which the liner has been damaged or eroded such that a  
109 potential water quality or safety concern exists. A malfunctioning manure storage facility  
110 includes, but is not limited to, the following:  
111 (a) A storage facility in which there are visible deformities of the structure and shape of the  
112 inside wall(s).  
113 (b) A storage facility in which the waste and manure is leaking.  
114 (c) A storage facility in which the outside face of the sidewall(s) have been damaged or eroded,  
115 which may weaken the structure.

116 Mismanaged Manure Storage Facility: A storage facility which is not functioning properly due to  
117 neglect or carelessness of the owner or operator and poses a real or potential threat to any person,

118 the groundwater, any lake, stream or river, or any other component of the environment. A  
119 mismanaged storage facility includes, but is not limited to the following:  
120 (a) A storage facility that is being managed inconsistent with the NRCS Technical Guide.  
121 (b) A storage facility that is overflowing.

122 Manure: Livestock excreta. "Manure" includes the following when intermingled with excreta in  
123 normal farming operations: debris including bedding, water, soil, hair, and feathers; processing  
124 derivatives including separated sand, separated manure solids, precipitated manure sludges,  
125 supernatants, digested liquids, composted biosolids, and process water; and runoff collected from  
126 barnyards, animal lots, and feed storage areas.

127 Manure Storage: Physically transferring manure from the livestock production area, feedlot, or  
128 place of origin to another location, manure storage facility, or unconfined manure pile. Manure  
129 storage does not include transferring manure for land application.

130 Manure Storage Facility: An impoundment made by constructing an embankment, excavating a  
131 pit or dugout, or fabricating or using an existing structure, specifically for the purpose of storing  
132 or holding manure and related wastes, including, but not limited to any storage facility  
133 previously designed and installed meeting the NRCS Technical Standards current at the time of  
134 installation, any commercial-prefabricated storage facility, concrete slabs, earthen dugouts,  
135 dikes or any other waste impoundments. A manure storage facility includes all stationary  
136 equipment and piping used to load or unload a manure storage facility if the equipment is  
137 specifically designed for that purpose and is an integral part of the facility and specifically  
138 includes components to transfer waste from milking centers, runoff from barnyards, and leachate  
139 and contaminated runoff from feed storage, but does not include equipment used to apply  
140 manure to the land. For the purpose of this subchapter, a feedlot or enclosure used for holding  
141 livestock is not considered a manure storage facility, except where there is a storage facility  
142 constructed below the livestock enclosure.

143 Natural Resources Conservation Service (NRCS): An agency of the United States Department of  
144 Agriculture which, for purposes of this Ordinance, develops and maintains a Technical Guide  
145 with conservation practice standards and specifications, engineering manuals and handbooks,  
146 and other technical documentation related to manure storage facilities, nutrient management  
147 plans, and other technical matters covered by this subchapter.

148 Navigable Waters: Any body of water that is navigable under the laws of the state as defined in  
149 Wis. Stat. § 30.01(4m).

150 Nutrient Management Plan: A written plan and map developed in accordance with the current  
151 NRCS 590 Nutrient Management Standard. The plan balances the needs of a crop with the  
152 nutrients available from legumes, manure, and fertilizer. The nutrient management plan is  
153 required to ensure that suitable acreage is available for land application of animal waste for crop  
154 uptake. The nutrient management plan shall be updated annually and the Nutrient Management  
155 Plan Checklist shall be submitted to the Division by April 1 of each year.

156 Nutrients: Plant nutrients derived from commercial fertilizers, manure, organic wastes, soil  
157 reserves, legumes, or other sources.

158 Ordinary High Water Mark: The point on the bank or shore up to which the presence and action  
159 of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or  
160 prevention of terrestrial vegetation, or other easily recognized characteristics. Where the bank or

161 shore at any particular place is of such character that it is difficult or impossible to ascertain  
162 where the point of ordinary high-water mark is, recourse may be had to the opposite bank of a  
163 stream or to other places on the shore of a lake or flowage to determine whether a given stage of  
164 water is above or below the ordinary high-water mark.

165 Overflow: has the meaning given in Wis. Admin. Code § NR 151.015(15e).

166 Pasture: The land on which livestock graze or otherwise seek feed in a manner that maintains the  
167 vegetative cover over the grazing area. Pasture may include limited areas of bare soil such as  
168 cattle lanes and supplemental feeding areas provided the bare soil areas are not significant  
169 sources of pollution to waters of the state.

170 Permit: The signed, written statement issued by the Division under this Ordinance authorizing  
171 the applicant to construct, install, reconstruct, extend, enlarge, substantially alter, close, or re-use  
172 a manure storage facility, and to use or dispose of waste from the facility.

173 Permit Application: A form supplied by the Division outlining the required items and  
174 information that must be included in a plan package that will allow the Division to determine if  
175 the standards are being met before a permit is issued.

176 Permitted Manure Storage Facility: A facility for which a permit has been obtained under this  
177 subchapter or under previous county ordinance after ~~April 18, 2000~~October 1, 2002.

178 Permittee: means any person to whom a permit is issued under this subdivision.

179 Person: Any individual, owner, operator, corporation, limited liability company, partnership,  
180 joint venture, agency, unincorporated association, and municipality, county or state agency  
181 within Wisconsin, the federal government, or any combination thereof.

182 Phosphorous Index or PI: The State's agricultural land management planning tool for assessing  
183 the potential of a cropped or grazed field to contribute phosphorus to surface waters.

184 Pollutant: Any dredged, spoil, solid waste, incinerator residue, sewage, garbage, refuse, oil,  
185 sewage sludge, munitions, chemical wastes, biological materials, radioactive substance, heat,  
186 wrecked or discarded equipment, rock, sand, cellar dirt and industrial, municipal, and  
187 agricultural waste discharged into water as defined in Wis. Stat. § 283.01(13).

188 Pollution: Includes contaminating or rendering unclean or impure the waters of the state, or  
189 making the same injurious to public health, harmful for commercial or recreational use, or  
190 deleterious to fish, bird, animal or plant life.

191 Post Construction Documentation Report: A report signed by the ~~Project Engineer stating project~~  
192 ~~engineer and the permittee, and, if applicable, the contractor, certifying~~ that ~~all~~ new or altered  
193 manure storage ~~facility is~~facilities or systems were constructed or installed as planned, including  
194 approved modifications, and according the current NRCS Technical Standards. ~~Included in~~  
195 ~~this~~The report will be a construction inspection plan, including shall include as-built drawings,  
196 test results, construction notes, ~~etc.~~and shall identify all changes or modifications made during  
197 construction.

198 Process Wastewater: Wastewater from the production area directly or indirectly used in the  
199 operation of animal feeding operation that results from any or all of the following:  
200 (a) Spillage or overflow from animal or poultry watering systems.

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201 (b) Washing, cleaning, or flushing pens, barns, manure pits, or other animal feeding operation  
202 facilities.

203 (c) Direct contact swimming, washing, or spray cooling of animals or dust control.

204 (d) Water that comes into contact with any raw materials or animal byproducts including  
205 manure, feed, milk, eggs, or bedding.

206 Project Engineer: An agricultural or civil engineer registered in the State of Wisconsin, or a  
207 DATCP or NRCS engineering practitioner.

208 Recoverable Benchmark: A readily identifiable, relatively permanent benchmark that is intended  
209 to maintain its elevation without change over a long period of time and will not be influenced by  
210 disturbing activities.

211 Runoff: Storm water or precipitation including rain, snow, ice melt or similar water that moves  
212 on the land surface via sheet or channelized flow.

213 Safety Devices: Constructed measures which are designed to protect humans and livestock from  
214 the hazards associated with a storage facility.

215 Self-sustaining vegetative cover: See “Adequate Sod.”

216 Site that is susceptible to groundwater contamination: Has the meaning under Wis. Stat. §  
217 281.16(1)(g) and Wis. Admin. Code § NR 151.015(18).

218 Stop Work Order: An order to cease any activity in the operation of, or construction of, an  
219 activity subject to regulation.

220 Stored Manure: Manure that is kept in a manure storage facility or an unconfined manure pile.

221 Substantially Altered or Significantly Altered: has the meaning in s. NR 151.015(20), Wis.  
222 Admin. Code.

223 Surface Waters: All natural and artificial named and unnamed lakes and all naturally flowing  
224 streams within the boundaries of the state, but not including cooling lakes, farm ponds and  
225 facilities constructed for the treatment of wastewaters.

226 Technical Standards: The written standards and specifications contained in the United States  
227 Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) Field  
228 Office Technical Guide (Technical Guide), Engineering Field Handbook (EFH) and Agriculture  
229 Waste Management Field Handbook (AWMFH), including subsequent amendments or additions.

230 Tolerable Soil Loss or “T”: The maximum average annual rate of soil erosion, in tons per year,  
231 allowable for particular soils and site conditions that will maintain soil productivity.

232 Top of Channel: An edge or point on the landscape landward from the ordinary high-water mark  
233 of a surface water of the state, where the slope of the land begins to be less than 12% continually  
234 for at least 50 feet. If the slope of the land is 12% or less continually for the initial 50 feet  
235 landward from the ordinary high-water mark, the top of the channel is the ordinary high-water  
236 mark.

237 Unconfined Manure Pile: A quantity of manure at least 175 cubic feet in volume that covers the  
238 ground surface to a depth of at least 2 inches and is not confined within a manure storage facility,  
239 livestock housing facility or barnyard runoff control facility, or covered or contained in a manner

240 that prevents storm water access, direct runoff to surface water or leaching of pollutants to  
241 groundwater.

242 Waste Transfer System: Components such as pumps, pipes, conduits, valves, and other  
243 mechanisms installed to convey manure, leachate and contaminated runoff, and milking center  
244 wastes from livestock structures to a storage structure, loading area, or treatment area. Waste  
245 transfer system may include permanently installed conveyance systems necessary to transfer  
246 material from the source to a storage facility, treatment facility or system, loading area, or  
247 cropland, and does not include vehicles, temporary surface pipes or hoses.

248 Waste Utilization: The land application of manure at an environmentally acceptable rate and in  
249 such a manner as to make use of the constituent nutrients for maintenance or improvement of the  
250 soil and plant resources.

251 Water Pollution: Contaminating or rendering unclean or impure the ground or surface waters of  
252 the state, or making the same injurious to public health, harmful for commercial or recreational  
253 use, or deleterious to fish, bird, animal, or plant life.

254 Water Quality Management Area: Land that includes any of the following; an area within 1000  
255 feet of the ordinary high water mark of a navigable lake, pond, or flowage; an area within 300  
256 feet of the ordinary high water mark of a navigable river or stream; an area that is susceptible to  
257 groundwater contamination; or has the potential to be a direct conduit for contamination to reach  
258 groundwater.

259 Waters of the State: Those portions of Lake Michigan and Lake Superior within the boundaries  
260 of Wisconsin, all lakes, bays, rivers, streams, springs, ponds, wells, impounding reservoirs,  
261 marshes, water courses, drainage systems and other surface water or groundwater, natural or  
262 artificial, public or private within the state or under its jurisdiction, except those waters which are  
263 entirely confined and retained completely upon the property of a person.

264 Winter Grazing Area: A cropland or pasture where livestock feed on dormant vegetation or crop  
265 residue, with or without supplementary feed, during the period of October 1 to April 30.

266 (2) The definitions contained in Chs. ATCP 50 and NR 151, Wis. Admin. Code, are incorporated  
267 by reference and made a part of this subchapter to the extent not fully referenced herein.

268  
269 **10.08 ACTIVITIES AND FACILITIES SUBJECT TO REGULATION.**

270 (1) Animal Waste Storage Facilities and Transfer Systems. Construction, installation, substantial  
271 alteration or replacement, change of use of, or closure of any animal waste storage facility or  
272 waste transfer system.

273 (2) Unconfined Manure Piles. The temporary stacking of manure on the ground surface does not  
274 require a permit. The location of unconfined manure piles in water quality management areas is  
275 prohibited. Piles shall be field spread and incorporated during the next field season following  
276 placement and under no circumstances shall an unconfined manure pile, including composted  
277 manure, remain longer than 12 months. Stacks of any size in violation of this subsection shall be  
278 removed upon order of the Division, which may include cleanup or other remediation as  
279 determined by the Division.

280 ~~Should we offer an alternative for smaller “hobbyists” who may have the pile, but don’t have a~~  
281 ~~field to spread it on? Example, removal by/to appropriate entity or a farmer who does have a~~  
282 ~~field to spread on.~~

283 ~~Look at soils under unconfined piles, Dan comment — something John Sipple said.~~

284 (3) Feedlots.

285 (4) Idle Manure Storage Structures.

286 (5) Malfunctioning or Mismanaged Manure Storage Facilities.

287 (6) Nutrient Management and Application. With the exception of the closure of manure storage  
288 facilities, those facilities constructed after ~~April 18, 2000~~ October 1, 2002, shall be required to  
289 comply with nutrient management requirements regardless of cost sharing.

290 (7) Reuse of an idle facility for which the Committee has approved retention under section  
291 10.09(9)(c)2.

292 (8) Performance Standards and Prohibitions. Any person who stores manure, owns or operates  
293 cropland or livestock facilities in Dunn County is subject to the performance standards and  
294 prohibitions in section 10.09, regardless of whether they have received a permit under this  
295 ordinance.

## 296 10.09 PERFORMANCE STANDARDS AND PROHIBITIONS

298 (1) The NRCS Technical Guide Standards are hereby adopted and made part of this ordinance.

299 ~~Include updates and amendments as the standards evolve~~

301 (2) Sheet, Rill, and Wind Erosion. All land where crops and feed are grown, including pastures,  
302 shall be managed to achieve a soil erosion rate equal to or less than the “tolerable” (T) rate  
303 established for that soil by the USDA-NRCS.

304 (3) Tillage Setback. No crop producer may conduct a tillage operation that negatively impacts  
305 stream bank integrity or deposits soil directly in surface waters. No tillage operations may be  
306 conducted within 5 feet of the top of the channel of surface waters. Tillage setbacks greater than  
307 5 feet but no more than 20 feet may be required to meet this standard. Crop producers shall  
308 maintain the area within the tillage setback in adequate sod or self-sustaining vegetative cover  
309 that provides a minimum of 70% coverage. This subsection does not apply to grass waterways  
310 installed as conservation practices.

311 (4) Phosphorus Index. All cropland, pastures, and winter grazing areas must meet the Wisconsin  
312 Phosphorus Index (PI) established in Wis. Admin. Code § NR151.04 including where the PI  
313 applies, the methods for calculating the PI, and acceptable PI runoff levels. A nutrient  
314 management plan meeting the standard in Wis. Admin. Code § ATCP 50.04 (3) may be used to  
315 demonstrate compliance with Wis. Admin. Code § NR 151.04.

316 (5) Nutrient Management.

317 (a) All crop and livestock producers that apply manure or other nutrients directly, or through  
318 contract, to agricultural fields shall comply with this section.

- 319 (b) This performance standard does not apply to industrial waste and byproducts regulated under  
320 Ch. NR 214, Wis. Admin. Code, municipal sludge regulated under Ch. NR 204, Wis. Admin.  
321 Code, or septage regulated under Ch. 113, Wis. Admin. Code.
- 322 (c) Nutrient management plans are required on pastures unless exempt as established in Wis.  
323 Admin. Code § ATCP 50.04(3)(b).
- 324 (d) Manure, commercial fertilizer, and other nutrients shall be applied in conformance with a  
325 nutrient management plan as established in Wis. Admin. Code § ATCP 50.04(3).
- 326 (e) The nutrient management plan shall be designed to limit or reduce the discharge of nutrients  
327 to waters of the state for the purpose of complying with state water quality standards and  
328 groundwater standards.
- 329 (f) Nutrient management plans for croplands in watersheds that contain impaired surface waters  
330 or in watersheds that contain outstanding or exceptional resource waters shall meet the  
331 following criteria:
- 332 1. Unless otherwise provided in this subsection, the plan shall be designed to manage soil  
333 nutrient concentrations so as to maintain or reduce delivery of nutrients contributing to  
334 the impairment of impaired surface waters and to outstanding or exceptions resource  
335 waters.
  - 336 2. The plan may allow for an increase in soil nutrient concentrations at a site if necessary to  
337 meet crop demands.
  - 338 3. For lands in watersheds containing exceptional or outstanding resource waters, the plan  
339 may allow an increase in soil nutrient concentrations if the plan documents that any  
340 potential nutrient delivery to the exceptional or outstanding resource waters  
341 ~~\_\_\_\_\_~~ will not alter the background water quality to the exception or outstanding  
342 resource waters. For lands in watersheds containing impaired waters, the plan may allow  
343 an increase in soil nutrient concentrations if a low risk of delivery of nutrients from the  
344 land to the impaired water can be demonstrated.
- 345 (g) In this subchapter, impaired surface waters are waters identified as impaired pursuant to 33  
346 U.S.C. § 1313(d)(1)(A) and 40 C.F.R. § 130.7. Outstanding and Exceptional Resource  
347 Waters are defined in Wis. Admin. Code Ch. NR 102.
- 348 (h) Each year prior to April ~~1st~~ an updated nutrient management plan and checklist shall be  
349 provided to the Division covering all cropland receiving manure from all manure storage  
350 facilities constructed after ~~April 18, 2000~~ October 1, 2002.
- 351 (6) Clean Water Diversion. All livestock producers within a water quality management area shall  
352 comply with this section. Runoff shall be diverted away from contacting feedlot, manure storage  
353 areas and barnyard areas within water quality management areas except that a diversion to  
354 protect a private well under Wis. Admin. Code § NR 151.015(18)(a) is required only when the  
355 feedlot, manure storage area, or barnyard area is located upslope from the private well.
- 356 (7) Manure Management Prohibitions. All livestock producers shall comply with this section as  
357 follows:
- 358 (a) A livestock operation shall have no overflow of manure storage structures.
  - 359 (b) A livestock operation shall have no unconfined manure piles within a water quality  
360 management area.
  - 361 (c) A livestock operation shall have no direct runoff from a feedlot or stored manure to waters of  
362 the state. Stored manure not contained within a manure storage facility shall meet the  
363 standards for stacking or piling manure.

364 (d) A livestock operation may not allow unlimited access by livestock to waters of the state in a  
365 location where high concentrations of animals prevent the maintenance of adequate sod or  
366 self-sustaining vegetative cover. This prohibition does not apply to properly designed,  
367 installed, and maintained livestock or farm equipment crossings.

368 **(8) Process Wastewater Handling.** All livestock producers shall comply with this section.

369 (a) There may be no significant discharge of process wastewater to ~~water~~waters of the state.

370 (b) The Land and Water Conservation Division shall consider all of the following factors when  
371 determining whether a discharge of process wastewater is a significant discharge to waters of  
372 the state:

- 373 1. Volume and frequency of the discharge.
- 374 2. Location of the source relative to receiving waters.
- 375 3. Means of process wastewater conveyance to waters of the state.
- 376 4. Slope, vegetation, rainfall, and other factors affecting the likelihood of process  
377 wastewater discharge to waters of the state.
- 378 5. Available evidence of discharge to a surface water of the state or to a direct conduit to  
379 groundwater.
- 380 6. Whether the process wastewater is discharged to a site that is defined as a site that is  
381 susceptible to groundwater contamination.
- 382 7. Other factors relevant to the impact of the discharge on water quality standards of the  
383 receiving water or to groundwater standards.

384 **(9) Manure Storage Facilities.**

385 (a) All livestock producers building new manure storage facilities, substantially altering manure  
386 storage facilities, or choosing to abandon their manure storage facilities shall comply with  
387 this section.

388 (b) New construction and alterations.

- 389 1. New or substantially altered manure storage facilities shall be designed, constructed, and  
390 maintained to minimize the risk of structural failure of the facility and to minimize  
391 leakage of the facility in order to comply with groundwater standards. The levels of  
392 materials in the storage facility may not exceed the margin of safety level. Storage  
393 facilities that are constructed or significantly altered on or after January 1, 2011, shall be  
394 designed and operated to contain the additional volume of runoff and direct precipitation  
395 entering the facility as a result of a 25-year, 24-hour storm.
- 396 2. A new manure storage facility means a facility constructed after October 1, 2002.
- 397 3. A substantially altered manure storage facility is a manure storage facility that is  
398 substantially altered after October 1, 2002.

399 (c) Closure.

- 400 1. Closure of a manure storage facility shall occur when an operation where the facility is  
401 located ceases operations or manure has not been added or removed from that facility for  
402 a period of 24 months. Manure facilities shall be closed in a manner that will prevent  
403 future contamination of groundwater and surface waters.
- 404 2. The owner or operator may retain the facility for up to an additional 24 month period by  
405 demonstrating to the Committee that all of the following conditions are met:
  - 406 a. The facility has been designed, constructed and maintained in accordance with  
407 section 10.09(9)(b).
  - 408 b. Retention of the facility is warranted based on anticipated future use.

- 409 (d) Existing Facilities. Manure storage facilities in existence as of October 1, 2002, that pose an  
410 imminent threat to public health or fish and aquatic life, or are causing a violation of  
411 groundwater standards, shall be upgraded, replaced, or abandoned in accordance with this  
412 section. Levels of materials in manure storage facilities may not exceed the margin of safety  
413 level.
- 414 (e) Malfunctioning or Mismanaged Manure Storage Facilities. Any person who owns a facility  
415 found to be malfunctioning shall be required to repair the facility to a condition meeting the  
416 standards of the NRCS Technical Guide within 1 (one) year of the date the facility is found  
417 to be malfunctioning. A facility found to be mismanaged shall be brought into compliance  
418 within a time frame as determined by the Division depending on the severity of the problem.  
419 The time frame may not exceed 6 (six) months and may include clean-up as determined by  
420 the Division.
- 421 (10) Human Household Wastewater and Human Waste. Human household wastewater and  
422 human waste shall not be discharged into manure storage facilities.
- 423 (11) Industrial waste and byproducts shall not be discharged into an existing manure storage  
424 facility, except in accordance with Ch. NR 214, Wis. Admin. Code.

425  
426 **10.10 INTERPRETATION OF STANDARDS**

- 427 (1) Standards for Evaluating Sheet, Rill, and Wind Erosion. The standards for evaluating sheet,  
428 rill, and wind erosion shall be the Revised Universal Soil Loss Equation II (RUSLE2) equation  
429 or the Wind Erosion Prediction System (WEPS) models published by NRCS. Copies of RUSLE2  
430 and the WEPS models are on file with the Land and Water Conservation Division.
- 431 (2) Standards for Design and Construction of Manure Storage Facilities. The standards for design  
432 and construction of manure storage facilities shall be the current standards in the NRCS  
433 Technical Guide, including but not limited to 313 Waste Storage Facility; 367 Roofs and Covers;  
434 520 Pond Sealing or Lining, Compacted Soil Treatment; 521 Pond Sealing or Lining,  
435 Geomembrane or Geosynthetic Clay Liner; 522 Pond Sealing or Lining, Concrete; 558 Roof  
436 Runoff Structure; 634 Waste Transfer; and, 629 Waste Treatment and any amendments to these  
437 standards.
- 438 (3) Standards for Nutrient Management. The standards for management of manure and nutrients  
439 applied to cropland and pastures shall be the current standards in the NRCS Technical Guide,  
440 including 590 Nutrient Management and any amendments.
- 441 (4) Standards for Closure of Manure Storage Facility. The standards for closure of an unused  
442 manure storage facility shall be the current standards in the NRCS Technical Guide, including  
443 360 Closure of Waste Impoundments and any amendments.
- 444 (5) Standards for Stacking or Piling Manure. The standards for stacking or piling manure shall be  
445 the current standards in the NRCS Technical Guide, including 318 Short Term Storage of  
446 Animal Waste and By-Products and 313 Waste Storage Facility and any amendments.
- 447 (6) Standards for Determination of Significant Discharge and Direct Runoff. The standards for  
448 determination of direct runoff shall be the "BARNY runoff prediction model" which is the  
449 NRCS "Evaluations System to Rate Feedlot Pollution Potential," ARM-NC-17 (April, 1982,  
450 version with modifications as of August, 2005, or an equivalent predictive model for manure  
451 runoff as approved by the Land and Water Conservation Division. An electronic spreadsheet

452 version of the BARNY model is available at  
453 <https://datcp.wi.gov/Documents/BARNYSpreadsheet.xls>.

454 (7) Standards for the Determination of Adequate Sod or Self-Sustaining Vegetative Cover.  
455 Standards for determination of adequate sod or self-sustaining vegetative cover shall be the  
456 standards outlined in the NRCS Technical Guide 528 Prescribed Grazing, and any amendments,  
457 or vegetative measurement by grid sample shall show at least 70 percent living plant material  
458 cover.

459 (8) Subsequent Modification of Standards. The standards of the NRCS Technical Guide are  
460 adopted and by reference made a part of this section as if fully set forth herein. Any future  
461 amendment, revision or modification of the standards incorporated herein are made a part of this  
462 section ~~upon adoption by the Dunn County Land Conservation Committee~~. Copies of the current  
463 standards are available at the Land and Water Conservation Division Office.

464 **10.11 COST SHARE REQUIREMENT.** An owner or operator of an agricultural facility or  
465 practice that is in existence before October 1, 2002, may not be required to comply with the  
466 performance standards, prohibitions, conservation practices or technical standards under this  
467 subchapter unless cost-sharing is available from any source, to the owner or operator. A  
468 determination that cost-sharing is available to meet the performance standards, prohibitions,  
469 conservation practices or technical standards under this subsection will be determined in  
470 accordance with Wis. Admin. Code §§ NR 151.09(4)(d) or NR 151.095(5)(d) when funding is  
471 provided under Wis. Stat. § 281.65, and will be determined in accordance with Wis. Admin.  
472 Code Ch. ATCP 50 when funds are from any other source. Cost sharing under this section is  
473 only required for the minimum practice necessary to meet the performance standards and  
474 prohibitions.

#### 475 **10.12 APPLICATION FOR AND ISSUANCE OF PERMITS.**

476 (1) Permit Required. Except as otherwise provided in this subchapter, no person may undertake  
477 any activity subject to this subchapter without first obtaining an Animal Waste Storage Permit  
478 from the Division. Applications for a permit under this subchapter shall be on a form approved  
479 by the Committee.

480 (2) Compliance. A person is in compliance with this subchapter if the procedures specified  
481 herein have been followed and an Animal Waste Storage Permit from the Division has been  
482 issued prior to commencing activities subject to regulation.

483 (3) Exception to Permit Requirement. Emergency repairs such as repairing broken pipes or  
484 equipment, leaking dikes, or the removal of obstructions may be performed without a permit. If  
485 such repairs alter the original design and construction of the facility, the person who initiates  
486 such repairs shall make a report to the Division within 10 days of the emergency for a  
487 determination on whether a permit will be required for any additional alteration or repair.

488 (4) Plan Requirements. Each application for a permit under this ordinance shall include a plan  
489 package signed and stamped by the project engineer completed in accordance with the Permit  
490 Application.

491 (a) Manure Storage Construction Plan Requirements. A complete permit application for a new or  
492 modified storage facility shall meet or exceed the minimum established limits and specific  
493 criteria within NRCS Technical Standard 313 Waste Storage Facility, and additional

494 Technical Standards, including, but not limited to; 367 Roofs and Covers; 520 Pond Sealing  
495 or Lining, Compacted Soil Treatment; 521 Pond Sealing or Lining, Geomembrane or  
496 Geosynthetic Clay Liner; 522 Pond Sealing or Lining, Concrete; 558 Roof Runoff Structure;  
497 634 Waste Transfer; and 629 Waste Treatment where they apply. The plan shall include all  
498 the following:

- 499 1. The number, type, and size of animals for which storage is provided and the duration for  
500 which storage is to be provided.
- 501 2. The type and amount of bedding to be used in the operation and all aspects of handling  
502 and recovery of this bedding material.
- 503 3. The type and quantity of flush water, milk house waste, or other additives which will be  
504 added to the manure storage facility.
- 505 4. A general location map drawing of the site which shall include the location of structures  
506 in relation to buildings, homes, property lines, roads, wells, karst features, public or  
507 private drainage ditches and creeks, flowages, rivers, streams, lakes, floodplains, or  
508 wetlands within one thousand (1,000) feet of the proposed facility or system. The map  
509 will include the scale of the drawing, a north arrow, and the date the general location map  
510 was prepared.
- 511 5. The soil test pit locations, elevations, and soil descriptions to a depth as required for the  
512 planned structure according to the NRCS Technical Standard 313 Waste Storage Facility.  
513 Soil test pits must be verified by land conservation division staff at the time of  
514 investigation.
- 515 6. The elevation of groundwater, bedrock or seasonally saturated conditions if encountered  
516 in the soil profile and the date of any such determinations.
- 517 7. Engineering design drawings of the manure storage facility or waste transfer system  
518 which shall include:
  - 519 a. Specific design components that shall comply with NRCS Technical Standard 313  
520 Waste Storage Facility, and additional applicable NRCS Technical Standards such as  
521 634 Waste Transfer.
  - 522 b. A recoverable benchmark(s) including elevation(s) expressed in feet and tenths.
  - 523 c. The scale of the drawings and the north arrow. The engineering design drawing shall  
524 be drawn to a scale no smaller than one (1) inch equals one hundred (100) feet.
  - 525 d. The date the engineering design drawings were prepared.
- 526 8. The structural details, including but not limited to dimensions, cross-sections, concrete  
527 thickness, concrete joint design and placement, design loads, design computations,  
528 reinforcement schedules, thickness and placement of groundwater protection liners, and  
529 all material specifications.
- 530 9. Provisions for adequate drainage and control of runoff to prevent pollution of surface  
531 water and groundwater.
- 532 10. Estimated start of construction and construction schedule.
- 533 11. ~~A safety plan that identifies hazards to animals and people in the production area, and~~  
534 ~~design features to minimize those hazards.~~A construction quality assurance plan as  
535 defined in Technical Standard 313.
- 536 ~~12. A safety plan that identifies hazards to animals and people in the production area, and~~  
537 ~~design features to minimize those hazards.~~
- 538 13. An operation and maintenance plan for installed practices.

539 ~~13~~14. An emergency response plan identifying the names and phone numbers of individuals  
540 or others to be notified in the event of any leaks, spills or other system failures that could  
541 discharge manure.

542 ~~14~~15. A certification by a professional engineer registered in the State of Wisconsin, or an  
543 engineering practitioner certified by the Wisconsin Department of Agriculture, Trade and  
544 Consumer Protection (DATCP) or the NRCS that the plans meet technical and ordinance  
545 standards.

546 ~~15~~16. A nutrient management plan that complies with Wis. Admin. Code § ATCP 50.04. The  
547 nutrient management plan must be prepared by a nutrient management planner qualified  
548 under Wis. Admin. Code § ATCP 50.04(3)(c) and submitted prior to issuance of the  
549 permit. If the nutrient management plan indicates manure will be applied to land not  
550 owned by the applicant, the ~~nutrient management plan must include~~applicant shall  
551 provide a copy of a lease, manure spreading agreement, or written proof of land  
552 availability ~~to the Division upon request~~. The nutrient management plan must be based on  
553 current soil analyses that comply with Wis. Admin. Code § ATCP 50.04. If current soil  
554 analyses are not available due to frozen soils or other conditions beyond the control of the  
555 applicant, the land conservation division may accept, at its discretion, an incomplete  
556 nutrient management plan at permit submission. A complete nutrient management plan  
557 that complies with Wis. Admin. Code § ATCP 50.04(3)(d) must be submitted and a  
558 Certificate of Use must be issued prior to use of the manure storage facility.

559 ~~16~~17. Any other additional information required by the ~~land conservation division~~Division to  
560 protect water quality and determine compliance with this section.

561 (b) Manure Storage Facility Closure Application Requirements. A complete permit application  
562 for waste storage facility closure shall meet all standards as outlined in NRCS Technical  
563 Standard 360 Waste Facility Closure and shall specify:

- 564 1. Provisions to remove and properly dispose of all accumulated wastes in the manure  
565 storage facility.
- 566 2. Provisions to remove any concrete or synthetic liner, or properly use pieces of the concrete  
567 or synthetic liner as clean fill at the site.
- 568 3. Provisions to remove and properly dispose of any soil saturated with waste from the  
569 manure storage facility.
- 570 4. Provisions to remove any soils to the depth of significant manure saturation. When  
571 contaminated soils are found, they must be removed to the extent necessary with a  
572 minimum depth of 6 inches.
- 573 5. Provision to remove or permanently plug the waste transfer system serving the manure  
574 storage facility.
- 575 6. Covering all disturbed area with topsoil, seeding the areas with a grass mixture, and  
576 mulching the seeded area. This section does not apply if an alternative use of the site is  
577 authorized under a closure plan approved by the county as part of the permit.
- 578 7. Any other additional information required by the land conservation division to protect  
579 water quality and determine compliance with this section.

580 (5) Review of Application. The Division shall receive and review all permit applications to  
581 determine if the proposed facility and nutrient management plan meet the required standards as  
582 set forth in section 10.09.

583 (a) If additional information is required, the Division shall notify the applicant.

- 584 (b) The Division shall receive and review all permit applications and within 45 of receiving a  
585 permit application and fee the Division shall notify the applicant whether the application is  
586 complete. If the application is not complete, the notice shall describe the additional  
587 information needed. Within 14 days after the applicant provides all of the required  
588 information, staff shall notify the applicant that the application is complete.
- 589 (c) Approval of such plans may be conditional based on site specific requirements determined by  
590 the Division.

591 (6) Permit Conditions. All permits issued under this subchapter shall be issued subject to the  
592 following conditions and requirements:

- 593 (a) All new or altered animal waste storage facilities will be located, designed, and constructed  
594 in accordance with the standards specified in section 10.09.
- 595 (b) All idle waste storage facilities will be closed in accordance with the standards specified in  
596 section 10.09.
- 597 (c) Any modification to an approved facility plan must be approved in writing by the Division.
- 598 (d) All activities authorized by permit must be completed within 2 years from the date of  
599 issuance after which time such permit shall be void. Permits may be extended upon written  
600 request of the applicant, subject to the corresponding fee, with approval from the Division.
- 601 (e) The permittee shall give 3 working days' notice to the Division before starting any  
602 construction or closure activity authorized by the permit.
- 603 (f) Within 60 (sixty) days ~~upon completion~~ after construction is complete, the project engineer  
604 ~~must issue~~ shall provide a Post Construction Documentation Report to the Division.
- 605 (g) After receiving and reviewing a complete Post Construction Documentation Report, the  
606 Division will issue a Final Certification.
- 607 (h) No permitted manure storage facilities may receive manure until the Division provides final  
608 approval. No manure may be emptied from a manure storage facility until the Division  
609 approves the nutrient management plan submitted by the applicant.

610

611 **10.13 PERMIT FEE.** The permit fee for constructing, enlarging or substantially altering a  
612 manure storage facility shall be \$350.00. No fee will be assessed for permits to close idle manure  
613 storage facilities or if the applicant is subject to a Dunn County Livestock Siting Permit. An  
614 additional fee will be charged for all after-the-fact permit applications to partially recover the  
615 cost of obtaining compliance.

616

617 **10.14 PERMIT REVOCATION.** The Division may revoke any permit issued under this  
618 subchapter if the person issued the permit has misrepresented any information in the permit  
619 application or animal waste facility plan, or if the person violates any of the conditions of the  
620 permit.

621

622 **10.15 ADMINISTRATION.**

623 (1) Administrative Authority. The Division shall administer this ordinance based upon technical  
624 review and assistance from the NRCS and Wisconsin Department of Agriculture, Trade, and  
625 Consumer Protection (DATCP), engineering staff.

626 (2) Administrative Duties. In the administration and enforcement of this ordinance, the Division  
627 shall have the following powers and duties:

- 628 (a) Review permit applications, issue permits, and inspect properties for compliance with this  
629 subchapter and related Wisconsin Statutes and Wisconsin Administrative Code provisions.

- 630 (b) Advise applicants concerning the provisions of this subchapter and provide technical  
631 assistance and oversight to applicants in preparation permit applications.
- 632 (c) Keep records of all permit applications, animal waste storage facility plans, nutrient  
633 management plans, permits issued, inspections made, and other official actions.
- 634 (d) Inspect animal waste storage facility construction to ensure a facility is being constructed  
635 according to plan specifications.
- 636 (e) Investigate violations and complaints, and enforce this subchapter.
- 637 (f) For purposes of inspection, obtain and execute special inspection warrants under Wis. Stat. §  
638 66.0119.
- 639 (g) Upon determination of noncompliance with a permit, this subchapter, or applicable  
640 Wisconsin law, revoke or suspend any permit and issue cease and desist orders requiring the  
641 cessation of any construction, alteration, use or operation of an animal waste storage facility  
642 until compliance is obtained.
- 643 (h) Perform other duties as specified in this ordinance.
- 644 (3) Entry and Inspection Authority. The Division shall be authorized to enter upon any lands  
645 affected by this subdivision to inspect a site to determine compliance with this subdivision,  
646 pursuant to the authority granted under Wis. Stat. § 92.07(14).
- 647 (a) Before engaging in any inspection, staff shall seek permission from the owner, operator, or  
648 authorized agent thereof, to inspect.
- 649 (b) Submitting an application for a construction or operation permit shall constitute the  
650 owner/operator's consent for Division staff to enter and inspect the premises for purposes of  
651 the application process. In this situation, no applicant may refuse entry to an existing or  
652 proposed animal waste facility or operation, subject to (c) below.
- 653 (c) Staff shall present to the owner, operator, or authorized agent, appropriate credentials  
654 identifying them as a representative of Dunn County.
- 655 (4) Except as provided in section 10.09(9)(c)2., no variance from the provisions of this  
656 subchapter shall be granted.
- 657
- 658 **10.16 ENFORCEMENT.** The Division is authorized to enforce this subdivision by any of the  
659 following:
- 660 (1) Issue a notice of violation and request that specified corrective action be taken within a  
661 specified time.
- 662 (2) Post a stop work order on land that has had a permit revoked or is currently undergoing  
663 activity that is violating this subdivision. Notice shall be given to a violator of this subdivision by  
664 both posting one or more copies of a legal notice on the site stating the violation and by mailing  
665 the landowner a copy of the order. The order shall specify that the activity shall cease  
666 immediately. Any permit revocation or order stopping work shall remain in effect until retracted  
667 by the Committee, the Division, or by a court of competent jurisdiction.
- 668 (3) Issue a citation to a violator of any provision of this ordinance or a stop work order, or upon  
669 failure to timely correct a violation listed within a written notice of violation.
- 670 (4) Request the Corporation Counsel Office to commence legal proceedings seeking appropriate  
671 relief, including, but not limited to, forfeitures, injunctive relief, or repair, remediation, or  
672 removal of facilities.

673 (5) Violations. A violation includes any failure to comply with any standard of this subdivision  
674 or with any condition or qualification attached to any permit or any failure to comply with notice  
675 of a permit revocation or stop work order. Each day that a violation exists or continues  
676 constitutes a separate offense.

677 (6) Penalties. Any person who violates, neglects, or refuses to comply with, or resists the  
678 enforcement of, any of the provisions of this ordinance shall be subject to a forfeiture of not less  
679 than \$10 per violation nor more than \$500 per violation and or be subject to injunctive relief.

680  
681 **10.17 APPEALS FROM ADMINISTRATIVE DECISIONS.**

682 (1) Appeal Authority. The Dunn County Land Conservation Committee shall hear and decide  
683 appeals where it is alleged that there is error in any order, requirement, decision, or  
684 determination by the Division in administering this subchapter.

685 (2) Who May Appeal. Appeals may be taken by any person having a substantial interest which is  
686 adversely affected by the order, requirement, decision, or determination for which review is  
687 sought.

688 (3) Procedure. An appeal shall be made by written request mailed or delivered to the Dunn  
689 County Land Conservation Committee, c/o Dunn County Land & Water Conservation Division.  
690 The request shall identify the appellant, specify the decision sought to be reviewed, and state the  
691 factual and legal grounds upon which it is contended that the decision should be modified or  
692 reversed. A filing fee for the appeal shall be submitted with the request. The fee must be paid and  
693 appeal request filed within 20 calendar days from the issuance of the decision or appeal is barred.  
694 The burden of proof is with the appellant. The Committee shall review the determination under  
695 appeal within 45 days of the fee being paid and the appeal request being filed. Any party to an  
696 appeal may seek judicial relief from the decision pursuant to and in accordance with Wis. Stat. §  
697 68.13.

**DUNN COUNTY  
BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION REQUEST**

**STAFF REPORT**

**Context**

**DATE PREPARED:** September 9, 2020

**PUBLIC HEARING DATE:** September 21, 2020

**PETITIONER/OWNER** Farley Hasse

**ADDRESS:** E 2058 530 Avenue  
Menomonie, WI 54751  
PIN# 1701422814341400001 (Parent Parcel)

**LOCATION:** Town of Lucas

**SIZE OF PARCEL:** Base Farm Tract: 120 acres  
Proposed parcel: 3.0 acres (Including Right of Way)

**ZONING:** Primary Agriculture (PA)

**REQUEST:** Special Exception Permit for Non-Farm use

**ADJACENT LAND USE AND ZONING:** PA

**Background**

Mr. Hasse wishes to create a 3.0-acre parcel to create a building site for new home (non-farm).

**Analysis**

Since the Hasse property is zoned PA, a Special Exception Permit for the proposed non-farm residence is required. As per Ch 13.2.7.06(b) of the Dunn County Comprehensive Ordinance the following, standards shall be met to issue a non-farm residence permit **(Staff comments are bold & underlined):**

1. The ratio of non-farm residential acreage to farm acreage in the base farm tract will not exceed 1:20. **The Haase Base Farm Tract (BFT) is comprised of; three 40 acre parcels (see attached map). To comply with the 20:1 farm to non-farm ratio the total non-farm acreage cannot exceed 5.71 acres (120 divided by 21= 5.71). Mr. Haase is requesting a 3.0 acre non-farm parcel. If approved the Haase BFT non-farm acreage would be reduced by 3.0 acres. The BFT could support two additional non-farm uses totaling no more than 2.71 acres (5.71 - 3.0= 2.71).**
2. There will not be more than 4 non-farm residences, nor more than 5 residences of any kind, in the BFT. **Currently there is one farm residence within the BFT on Parcel Identification Number (PIN) 170142281434140000. For future reference, up to two additional residences could be permitted within the BFT, provided they do not exceed a combined total of 2.71 acres.**
3. Neither the non-farm residence, nor the parcel on which the non-farm residence is located, will convert prime farmland, or cropland other than a woodlot, from agricultural use if there is a reasonable alternative available to the permit applicant or significantly impair or limit the current or future agricultural use of any other protected farmland. **Land will not be converted from agricultural use. The proposed CSM provides 3 acres for the non-farm use and an addition 6.90 acres of woods as an Outlot (Outlot 1). Outlots are restricted from any new structures or improvements as such no zoning permits will be issued for Outlot 1**
4. The request includes a certified survey of the parcel(s). **A preliminary Certified Survey Map is attached.**

**SPECIAL NOTE:**

In accordance with 13.4.0.04(f)(4) of the Dunn Co. Comprehensive Zoning Ordinance, the BOA cannot render a Special Exception decision unless the opinion or recommendation of the Town is received sooner than 60 days from when the County received a completed application. The complete Haase application was received on August 18, 2020, which places the 60-day benchmark at October 17, 2020.

At the time this report was completed the County had not received notification in support of the applicant's request from the Town of Lucas.

**Concerns/Considerations & Recommendation**

This request is compliance based. The proposal meets the requirements of Ch 13.2.7.06(b) of the Dunn County Comprehensive Ordinance. Therefore, staff recommends approval of the proposed application.

**ORDER AND DETERMINATION**

On the basis of the above findings of fact, conclusions of law and the record in this matter the Board orders:

**SPECIAL EXCEPTION** – The requested special exception permit is denied/granted in part subject to the following conditions:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

**The zoning administrator is directed to issue a zoning permit incorporating these conditions;**

Any privilege granted by this decision must be exercised within 1 year of the date of this decision by obtaining the necessary building, zoning and other permits for the proposed construction. This period will be extended if this decision is stayed by the order of any court or operation of law.

This order may be revoked by the Board after notice to the applicant and an opportunity to be heard on the matter if any of the conditions imposed are violated.

**NOTICE OF RIGHT TO APPEAL** – Any person aggrieved by this decision, or any taxpayer, or any officer, department, board or bureau of the municipality, may, within 30 days after the filing of this decision in the office of the board of adjustments, commence an action in circuit court seeking the remedy available by certiorari.

**ZONING BOARD OF ADJUSTMENT**

Signed \_\_\_\_\_  
Chairperson

Attest \_\_\_\_\_  
Secretary

Dated: \_\_\_\_\_

Filed: \_\_\_\_\_

**DUNN COUNTY  
BOARD OF ADJUSTMENT  
VARIANCE REQUEST**

**STAFF REPORT**

**COMPLETE**

**APPLICATION RECEIVED:** August 25, 2020

**REPORT PREPARED:** September 9, 2020

**PUBLIC HEARING:** September 21, 2020

**PETITIONER/OWNER:** Joshua Edhlund

**PETITIONER ADDRESS:** E1475 790<sup>th</sup> Avenue. Knapp, WI 54749

**LOCAL JURISDICTION:** Town of Stanton

**SIZE OF PARCEL:** 11.90 acres

**ZONING CLASSIFICATION:** General Agriculture

**REQUEST:** Variance reduce the rear yard setback from 25 ft to 8 ft in order to keep the already constructed 16 x 50 foot shed.

**PROPERTY DESCRIPTION:** Being that part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 29 North, Range 14 West, Town of Stanton, County of Dunn, State of Wisconsin, lying North of the Town Road and East of County Highway Q. Except that part conveyed in Volume 290 of Records at Page 497, corrected in Volume 699 of Records at page 1 and further excepted at Lot 1 of Certified Survey Map No. 1802, recorded in Volume 7 of Survey Maps, at Page 152. Parcel Identification Number: 1703622914282400003.

**Background**

Landowner was unaware that the rear yard setback was 25 feet and the 16x 50 foot shed is in place without a Zoning Permit.

**RECOMMENDATION:**

Based on the following variance requirements, staff has no choice but recommend denial of the Variance request. Staff analysis/comments are bold & underlined.

1. Owing to special conditions, a literal enforcement of the ordinance will result in "unnecessary hardship".

**This is not an unnecessary hardship as there are other locations on the property where the building could have been constructed. All of which would have been made clear to the landowner had a Zoning Permit been applied for before the building was constructed.**

2. The variance is needed so that the “spirit of the ordinance” will be observed.

The spirit of the ordinance will be observed. **Rear yard setbacks are in place mainly to provide adjacent homeowners a sense of privacy and emergency vehicle access. In this case there is not an adjacent home owner as the land to the North is owned by the State of Wisconsin.**

3. “Substantial justice” will be done by granting the variance.

Substantial justice will be done. **Since there are alternate locations where the required setback distances exist on the property, Zoning is required to recommend the variance be denied.**

4. The variance will not be contrary to the public interest.

**The request will not pose health or safety concerns to the neighboring properties.**



September 2, 2020

**NOTICE OF PUBLIC HEARING**

State of Wisconsin)  
  )ss  
County of Dunn    )

To all whom it may concern, public notice is hereby given to all residents in the Town of Lucas and in the Town of Stanton that the Board of Adjustment will hold two public hearings on September 21, 2020 at 5:30 p.m. in Room 54 of the Dunn County Community Services Building, 3001 US Hwy 12E, Menomonie, WI 54751.

The first applicant, Farley Haase; E2058 530<sup>th</sup> Avenue, Menomonie, WI 54751 has made a Special Exception Permit request to create a 3.0 acre non-farm parcel and a 6.9 acre Outlot in an Exclusive Agriculture District, being a parcel of land in part of the Southeast Quarter of the Northeast Quarter of Section 34, Township 28 North, Range 14 West, all in the Town of Lucas, Dunn County, Wisconsin described as follows: Commencing at the East Quarter Corner of said Section 34; Thence N 89°33'43"W, 982.00 feet along the South line of the Northeast Quarter to the Point of Beginning; Thence N89°33'43"W, 327.73 feet along said South line to the Southwest Corner of said Southeast Quarter of the Northeast Quarter; Thence N00°11'55"W, 1317.27 feet along the West line thereof to the Northwest Corner thereof; Thence S89°28'33"E, 327.73 feet along the North line thereof; Thence S00°11'55"E, 1316.78 feet to the Point of Beginning.

The second applicant, Joshua Edhlund; E1475 790<sup>th</sup> Avenue, Knapp, WI 54749 has made a Variance request to reduce the Rear Yard Setback from Twenty-five feet to Eight feet to expand an existing structure placed without a zoning permit, being that part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 29 North, Range 14 West, Town of Stanton, County of Dunn, State of Wisconsin, lying North of the Town Road and East of County Highway Q. Except that part conveyed in Volume 290 of Records at Page 497, corrected in Volume 699 of Records at page 1 and further excepted at Lot 1 of Certified Survey Map No. 1802, recorded in Volume 7 of Survey Maps, at Page 152.

**This is the only opportunity to address to the Board regarding these requests, as such, interested persons are invited to attend this hearing and be heard.**

**SPECIAL NOTE; Due to COVID-19, prior to entering the building staff will oversee the following for all visitors; conduct the Dunn County Building Entry Screening questionnaire which includes a temperature check with an infrared thermometer (entry will be denied to anyone, who answers yes to any of the questions or with a temperature of 100.4 degrees or higher).**

**At the time of entry, except for medical reasons, all visitors shall wear a cloth face covering or a disposable face mask (a face mask will be provided for those who do not have one). Visitors will be requested to use the provided hand sanitizer and to practice Social Distancing. Persons who fail the questionnaire, or who refuse to wear a face mask will not be admitted.**

**If the applicant or agent fail the Dunn County Building Entry Screening questionnaire, the public hearing shall be rescheduled to a date where they have quarantined for 14 days from exposure or have been symptom free for 10 days.**

Robert Colson  
Planning & Zoning Administrator

\*\*\*\*

**FOR DUNN CO. NEWS ONLY:** To be published on September 9 and September 16, 2020.

**FOR APPLICANT USE ONLY:** Please be sure that you or someone of your choice is present at the meeting should the Board members have any questions. You must sign in before the public hearing begins. The meeting starts promptly at 5:30 p.m.

**FOR ADJACENT LAND OWNERS:** If you would like to express your opinion, please attend the public hearing or send your comments to this office prior to date of the hearing.

**FOR OFFICE USE ONLY:**

- |  |  |
|--|--|
| _____ Notice sent to applicant                       | _____ Notice <u>emailed</u> Admin., LCD, Clk. of Crt. & others               |
| _____ Notice sent to adjacent landowners             | _____ Notice sent to WI DNR  |
| _____ Notice sent to Town Chair                      | _____ Notice <u>emailed</u> to Corporation Counsel ( <b>notice, map</b> )    |
| _____ Notice sent to Town Clerk ( <b>certified</b> ) | _____ Notice <u>emailed</u> to PR&D Committee Members ( <b>notice, map</b> ) |
| _____ Notice sent to Co Brd Sup. (of that township)  | _____ Notice to Web site (Nancy or Krista V.)                                |



# OFFICE OF CORPORATION COUNSEL

*Attorneys for the Municipal Corporation of Dunn County*

**Nicholas P. Lange**  
Corporation Counsel

**Barbara Anne Fagan**  
Assistant Corporation Counsel

## VALUATION OF TAX FORECLOSED PROPERTY

TO: Planning, Resources and Development Committee  
FROM: Barbara Anne Fagan, Assistant Corporation Counsel  
DATE: October 1, 2020

### **Introduction**

We have a number of properties taken through *In Rem* tax foreclosure proceedings. At the October 13, 2020, meeting of the Planning, Resources and Development Committee, the Corporation Counsel Office is presenting seven (7) properties for the purpose of having the Committee set sale values.

### **Valuation Methods**

Comparison of adjacent property values. The remaining properties, presented today, are smaller parcels and remnants that have low market appeal and limited potential for use. The most likely purchasers for these parcels will be adjoining landowners. The cost of having a professional appraisal done for these properties would not be a good investment. For these properties, an average "per acre" value of adjoining properties or other less costly method of valuation has been used in making the recommendations contained in this report.

Each property also has a **larger map** listed by assigned property number in the attached appendix.

## **PROPERTY 1**

**Property Address:** No property address – On 483<sup>rd</sup> Avenue, Menomonie, WI

**Zoning District:** R1

**PIN:** 17016-2-271302-220-0026

**Legal Description:** Part of Lot 11, Block 4, Second Addition to Woodland Terrace Addition, Town of Menomonie, Dunn County, Wisconsin, described as follows:

Commencing at the Northwest corner thereof; thence Southeasterly on the Northeasterly line thereof, to a point 54 feet Easterly of the Westerly line thereof, as measured at right angles thereto; thence South parallel with said Westerly line to a point 30 feet North of the South line thereof, as measured at right angles thereto; thence East parallel with said South line to the Easterly line of said Lot 11; thence Northerly on said Easterly line to the Northeast corner of said lot; thence Northwesterly on the Northeasterly line of said Lot to the Point of Beginning.

### **Valuation Recommendation:**

At one time, a bank erroneously omitted this parcel from foreclosure when it foreclosed on the adjacent property and house. It naturally fits with the adjacent parcel.

**Recommendation:** Offer the property to the individual who now owns the adjacent parcel and house. The property has a tax assessed value of \$3,000 with approximately \$55.00 in taxes accruing each year. The recommendation is to offer the property to the adjacent landowner for \$2,500.

### **GIS Maps:**



## PROPERTY 2

**Property Address:** None

**Zoning District:** A3

**PIN:** 17038-2-291217-320-0001

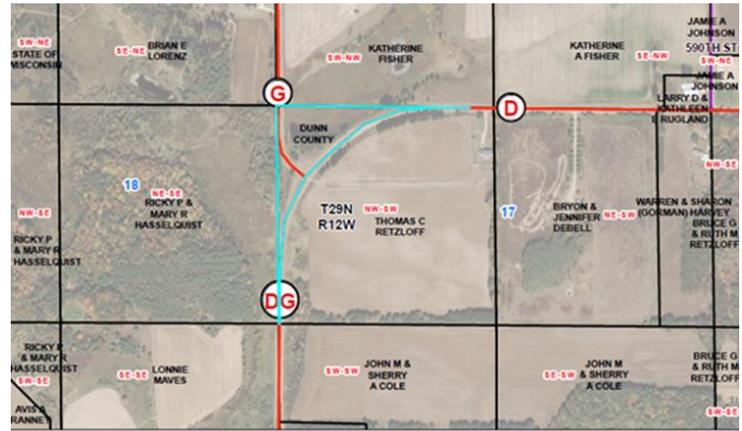
### Legal Description:

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Seventeen (17), Township Twenty-nine (29) North, Range (12) West, TOWN OF TAINTER, Dunn County, Wisconsin; EXCEPT That part lying South and East of the centerline of County Road "D".

### Valuation Recommendation:

This is 4.47 acre parcel on the outside of the curve where G splits off from D, North of Jake's Supper Club, and D sweeps to the East. It is undeveloped and its usefulness is limited by Hwy G and D. Undeveloped land in the area has a tax assessed value of \$600 per acre. However, as opposed to those properties, most of this property is in a wetland.

Recommendation: Set the minimum bid at \$900.



## PROPERTY 3

**Property Address:** None Available

**Zoning District:** A3

**PIN:** 17016-2-271305-330-0006

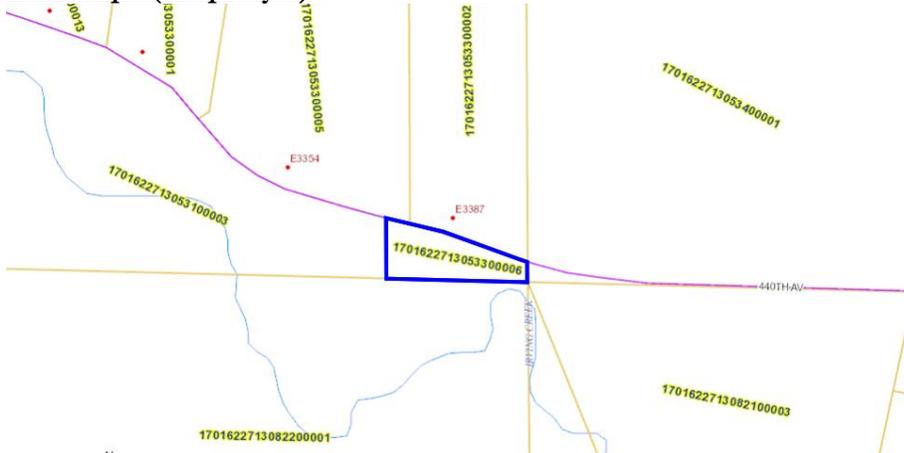
**Abbreviated Legal Description:** Pt. SW SW E.19 RDS. S. OF HWY.

### Valuation Recommendation:

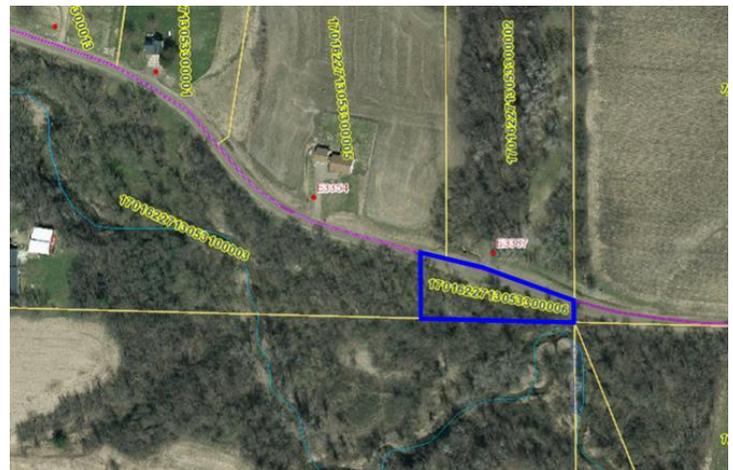
This is a .42 acre wooded parcel on 440<sup>th</sup> Avenue, Town of Menomonie, West of Irvington. It is recommended this parcel be offered to the adjacent land owners to the West or the South. The property is similar in topography to the West and runs along 440<sup>th</sup> Avenue. It would give landowners to the South road access. Similar wooded property to the south is assessed at \$1,500 per acre.

**Recommendation:** Set the minimum bid at \$1,000.

**GIS Maps (Property 3):**



**GIS Maps:**



**PROPERTY 4**

**Property Address:** None

**Zoning District:** N/A

**PIN:** 17116-2-301431-220-0063

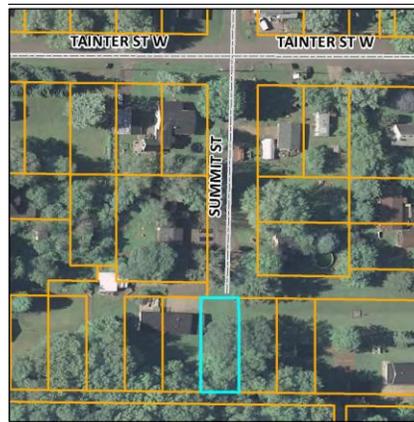
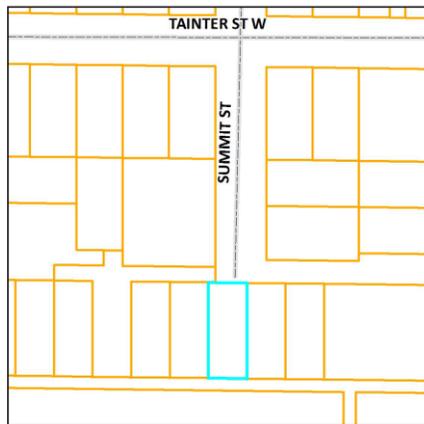
**Legal Description:** Lot Six (6), Block A SUNNYSIDE ADDITION TO THE VILLAGE OF DOWNING, Dunn County, Wisconsin.

**Valuation Recommendation:**

This is a .14 acre parcel with a tax assessed value of \$2,600 that was taken through *In Rem* foreclosure in 2017. Neighboring parcels have a similar tax assessed value.

**Recommendation:** Set the minimum bid at \$2,000.00.

**GIS Maps (Property 4):**



**PROPERTY 5**

**Property Address:** None

**Zoning District:** GA

**PIN:** 17004-2-261208-240-0006

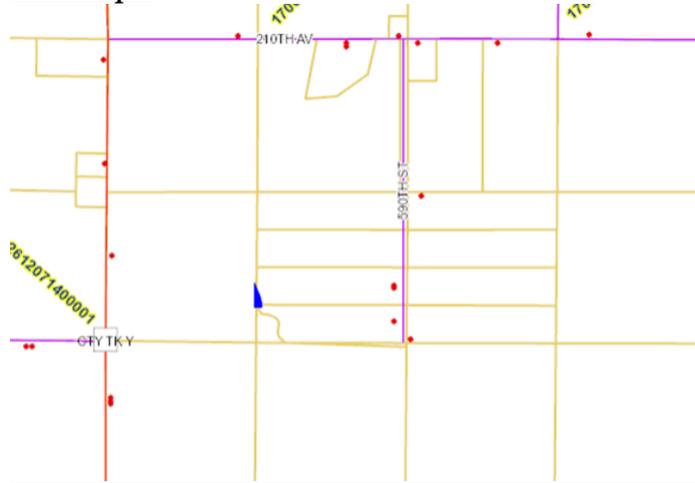
**Legal Description:** Outlot Two (2) of Certified Survey Map No. 2662 as recorded in Volume 12 of Survey Maps, Page 12, as Document #487863, being located in the Southeast Quarter (SE 1/4 ) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Twenty-Six (26) North, Range Twelve (12) West, Town of Dunn, Dunn County, Wisconsin.

**Valuation Recommendation:**

This is a .4 acre landlocked parcel. It is steep and wooded. The tax assessed value of the land is \$100 with \$18.07 in delinquent interest and penalty due. The parcel is a small triangle parcel and was created when a housing development was built. The property owner to the East was associated with the developer, Acer, LLC, and he does not have any desire to own the property. This property is similar in topography as the property to the West.

**Recommendation:** Set minimum bid at \$100.

**GIS Maps:**



**GIS Maps:**



**PROPERTY 6:**

**Property Address:** N/A

**Zoning:** N/A

**PIN:** 17026-2-261112-240-0007

**Legal Description:** A parcel of land located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty-Six (26) North, Range Eleven (11) West, Town of Rock Creek, Dunn County, Wisconsin, being further described as follows: Beginning at the

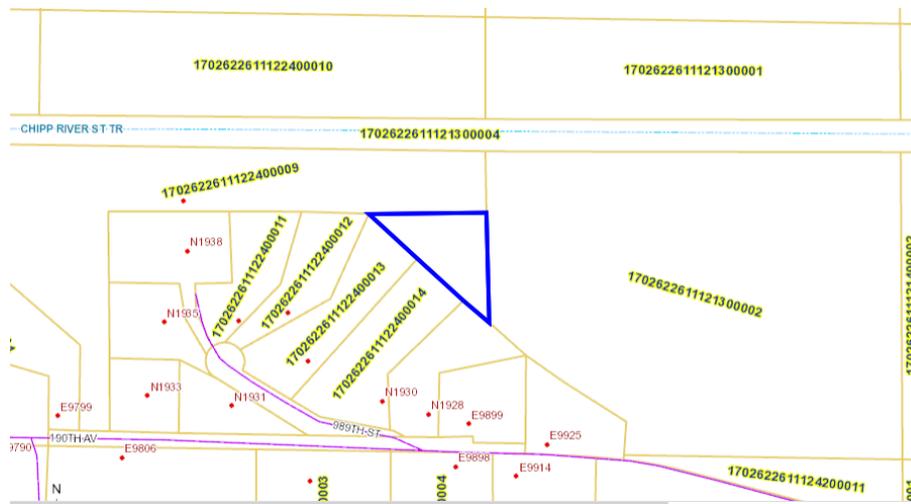
most Northerly corner of Lot Seven (7), Woodridge Estates; thence North 89° 34' 39" East along the Easterly projection of the North line of Lot Five (5) and Six (6) of Woodridge Estates 316.03 feet to the East line of said Southeast Quarter (SE ¼ ) of the Northwest Quarter (NW ¼ ); thence South 01°12'47" East along said East line 282.16 feet to the Northeasterly line of Lots Seven (7), Eight (8), and Nine (9) of Woodridge Estates; thence North 49°00'50" West along said Northeasterly line 426.55 feet to the point of beginning.

**Valuation:**

This is a 1.03 acre unimproved landlocked parcel in the Town of Rock Creek. It has a tax assessed value of \$2,100 and accrued approximately \$42.00 per year in taxes.

**Recommendation:** Offer to an adjacent land owner for \$1000, which is comparable to the value of the delinquent taxes that would be owed to date.

**GIS Maps (Property 6):**



**PROPERTY 7:**

**Property Address:** None

**Zoning District:** None

**PIN:** 17044-2-31120-8340-0002

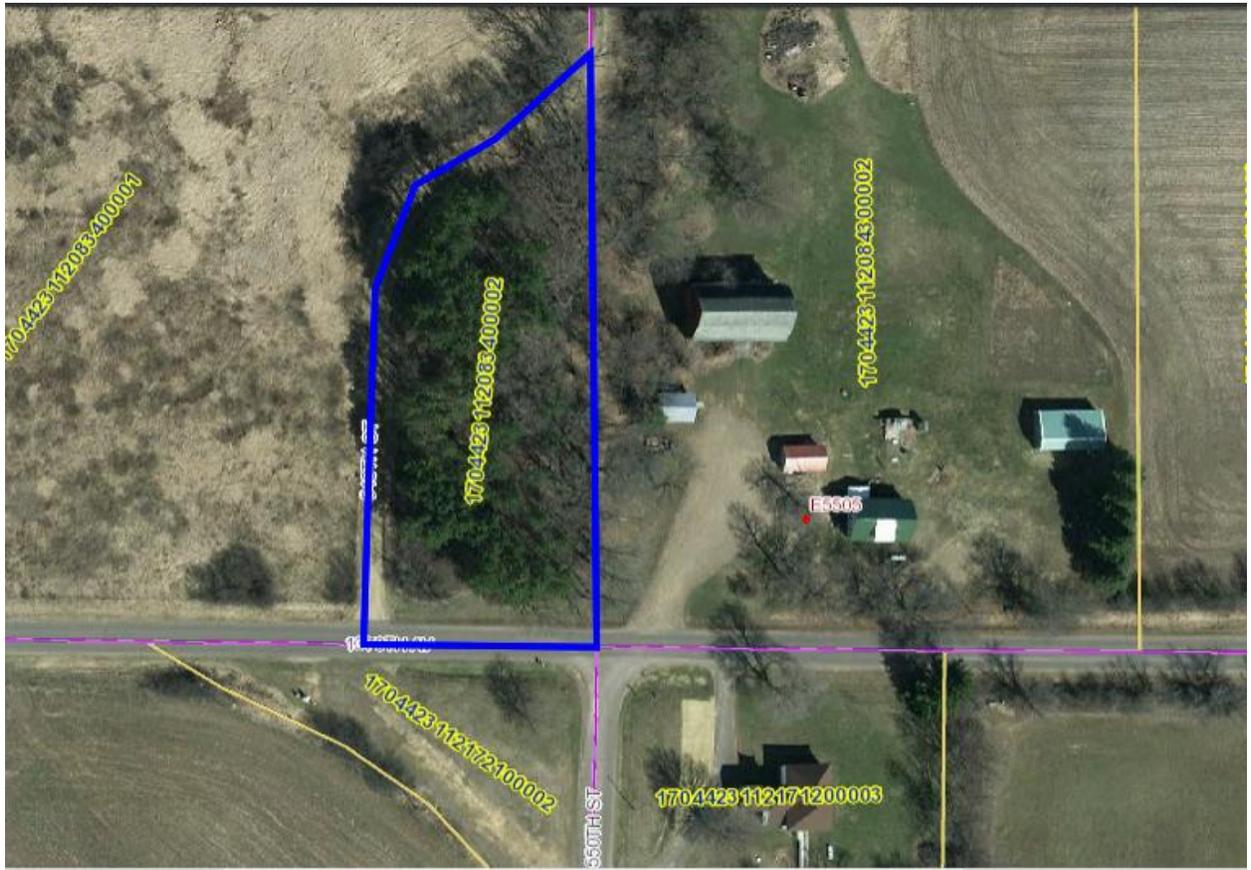
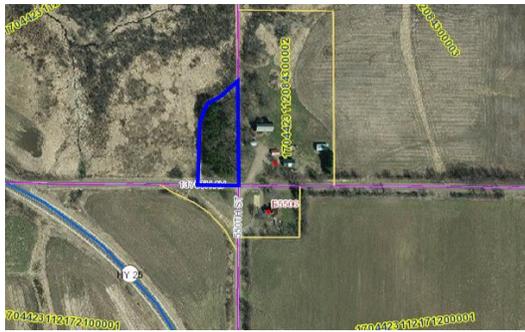
**Legal Description:** A parcel of land being one-quarter of an acre in the Southeast corner of the Southeast corner (SE ¼) of the Southwest Quarter (SW ¼) of Section Eight (8), Township Thirty-one (31) North, Range Twelve (12) West, TOWN OF WILSON, Dunn County, Wisconsin.

**Valuation Recommendation:** This is a one-fourth (¼) of an acre wooded parcel outside of Ridgeland in the Town of Wilson on 1370<sup>th</sup> Avenue. When the property was taken, in 2004, taxes were accruing at less than \$5.00 per year. The property is between residential and agricultural property. It would have little to no value to a non-adjacent buyer, given its small size and wooded nature. Adjacent unimproved property ranges in value from \$165 per acre up to \$3,650 an acre.

**Recommendation:** Offer the parcel to an adjacent landowner for \$200.

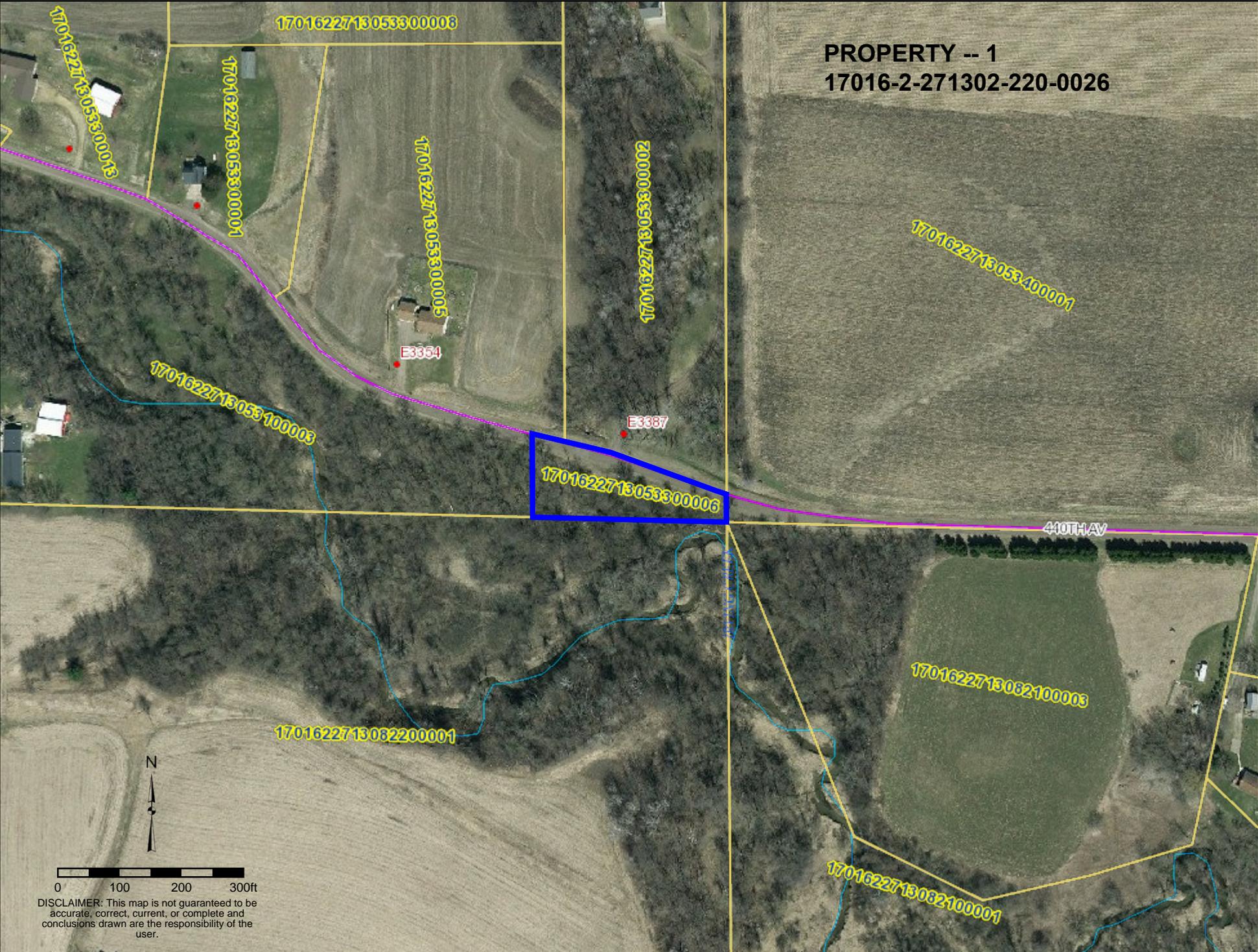
**GIS Map:**





**APPENDIX TO LAND VALUATIONS  
LARGE MAPS OF PROPERTIES 1 - 7**

**PROPERTY -- 1**  
**17016-2-271302-220-0026**



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**PROPERTY -- 2**  
**17038-2-291217-320-0001**

1703822912181300001

1703822912181400002

1703822912172300001

1703822912172400001

1703822912184200001

1703822912184100001

1703822912173200002

1703822912173100001

1703822912173100002

1703822912174200001

17038229121830001

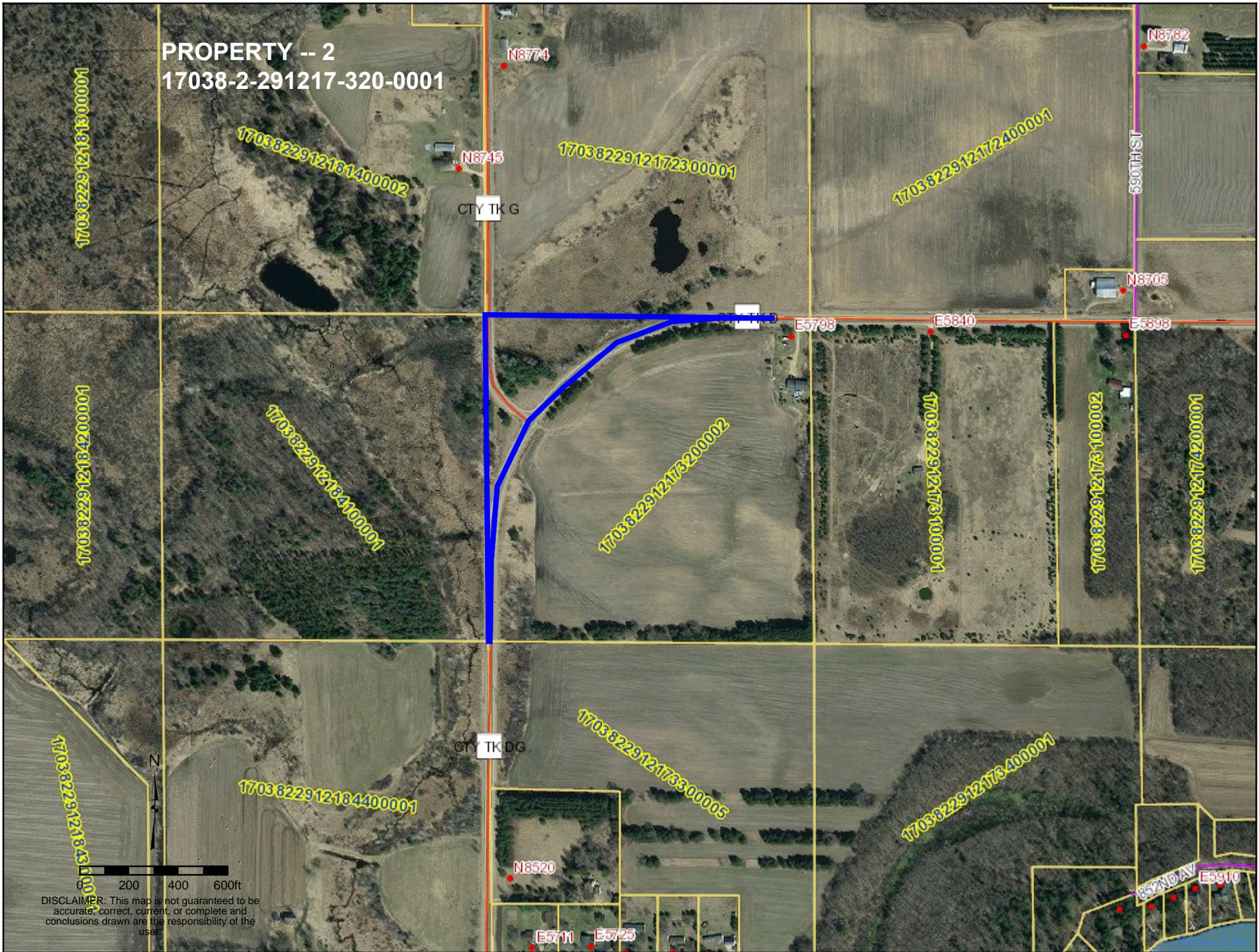
1703822912184400001

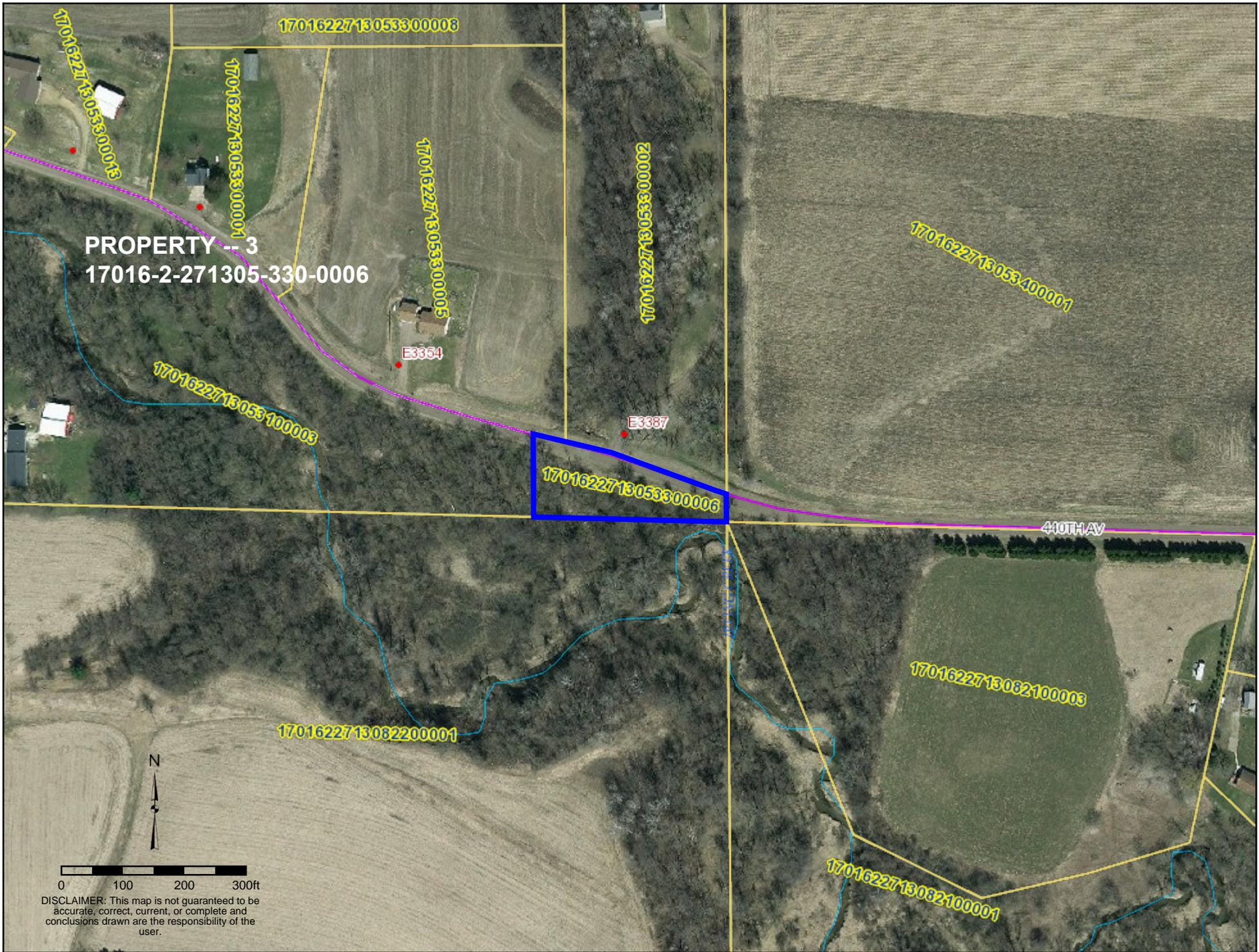
1703822912173300005

1703822912173400001

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





PROPERTY -- 3  
17016-2-271305-330-0006

1701622713053300008

1701622713053300001

1701622713053300005

1701622713053300002

1701622713053400001

1701622713053100003

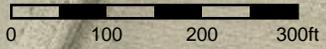
1701622713053300006

410TH AV

1701622713082100003

1701622713082200001

1701622713082100001



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**PROPERTY -- 4**  
**17115-2-301431-220-0063**

St Croix



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



**PROPERTY -- 5**  
**17004-2-261208-240-0006**

1700422612082300001

1700422612082400007

1700422612082400004

1700422612082400003

1700422612082400002

1700422612083200001

1700422612083100001



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

PROPERTY -- 6  
17026-2-261112-240-0007

1702622611122100001

1702622611121200004

1702622611122400010

1702622611121300001

CHIPP RIVER ST TR

1702622611121300004

1702622611122400009

N1938

N1935

N1933

N1931

N1930

N1928

E9899

E9925

E9799

E9790

190TH AV

E9806

989TH ST

E9898

E9914

1702622611123100002

1702622611123100003

1702622611123100004

1702622611124200011

1702622611124200001

1702622611121400002

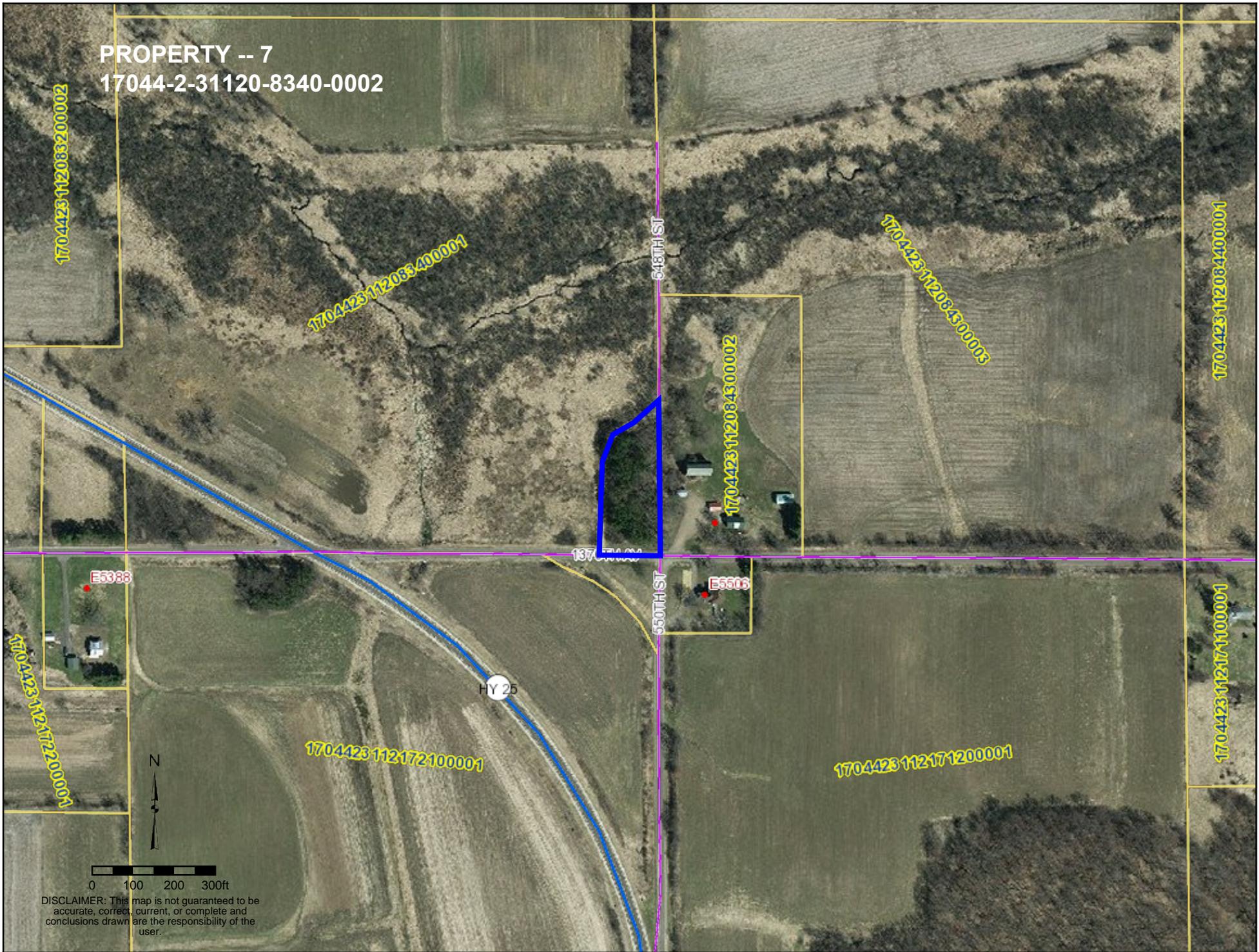
1702622611124100001

1000TH ST



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

PROPERTY -- 7  
17044-2-31120-8340-0002



1704423-112083-200002

1704423-112083-400001

1704423-11208-500003

1704423-112084400001

1704423-11208-43000002

1704423-11217-20000001

1704423-112-172-100001

1704423-112-17-12000001

1704423-112-17-11000001

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

# Contingency Fund Request

**Department:**

ENS Planning & Land Use Control Division

**Date:**

10/13/2020

**Standing Committee:**

Planning, Resources and Development

**Acct# Credited:**

Fund Center 2100020010

Acct # 529005

**Background:**

The Zoning Division maintains a large paper filing system for land use documents. Staff access these files daily and in most instances multiple times per day, where they copy and mail the file contents or scan and email the contents to, plumbers, real estate agents, building inspector, the public etc.

If those files were in an electronic format and indexed then staff and our clients could access those files from a computer and/or from remote locations.

We estimate there are approximately 200,000 plus documents in the paper file system. Our office collaborated with the IT Department to get quotes to convert and index the files to an electronic format. Two quotes were received and the low quote is \$ 33,889.00.

**Amount Requested:**

\$38,000.00

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Planning & Land Use Control Division, Head

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Planning, Resources & Development Committee, Chair

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Committee on Administration, Chair

COUNTY OF DUNN, WISCONSIN  
Resolution No. \_\_

**Adopting the Farmland Preservation Plan Amendment**

NOW, THEREFORE, BE IT RESOLVED that the Dunn County Board of Supervisors hereby approves the updated Farmland Preservation Plan and, pursuant to Wis. Stat. §§ 66.1001 and 91.10, adopts the Comprehensive Land Use Plan as amended by the updated Farmland Preservation Plan.

Offered this 10th day of November, 2020, at Menomonie, Wisconsin.

OFFERED BY THE PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE:

Adopted on: \_\_\_\_\_

\_\_\_\_\_  
Thomas Quinn, Chair

ATTEST:

Approved as to Form and Execution:

\_\_\_\_\_  
Julie A. Wathke, County Clerk

\_\_\_\_\_  
Nicholas P. Lange, Corporation Counsel

**Budget Impact:** Adoption of this resolution will have no impact on the adopted 2020 budget or the proposed 2021 budget.

**Background Information:** Dunn County's farmland preservation plan, as required by Wis. Stat. § 91.10(2), is incorporated into the "Dunn County Comprehensive Land Use Plan," which was initially adopted by the Board of Supervisors on November 10, 2009. Under Wis. Stat. § 91.18(2), Dunn County is authorized to amend the farmland preservation plan. Such amendments to constitute amendments to the comprehensive land use plan and are subject to the same procedures and formalities.

The Planning, Resources and Development Committee conducted a public hearing on October 13, 2020 to consider an amendment to the farmland preservation plan as a result of a request to expand an existing Agriculture Enterprise Area in the Town of Grant. The proposed change, consisting of maps and supporting documents, has been certified by DATCP pursuant to Wis. Stat. § 91.20, and incorporated into a proposed updated Comprehensive Land Use Plan.

Approval of this resolution will result in formal adoption of the amendment to the farmland preservation plan and the Dunn County Comprehensive Land Use Plan.

DUNN COUNTY, WISCONSIN  
RESOLUTION NO. \_\_\_\_\_

**Authorizing an Application for a Management Plan Implementation Grant  
From the Department of Natural Resources**

NOW, THEREFORE, BE IT RESOLVED that the Dunn County Board of Supervisors support efforts to meet water quality goals outlined in the Total Maximum Daily Load (TMDL) implementation plan for Tainter and Menomin Lakes.

BE IT FURTHER RESOLVED, that the Environmental Services Department, Land and Water Conservation Division is authorized to request funding and assistance available for protecting and improving water quality, soil health and ground water in the Red Cedar Basin.

BE IT FURTHER RESOLVED, that Dunn County be the "Official Grant Sponsor" under the Wisconsin Department of Natural Resources Surface Water Grant Program.

BE IT FURTHER RESOLVED, that the County Conservationist, Land and Water Conservation Division, be authorized to submit applications on behalf of Dunn County; sign documents; take necessary action to undertake, direct, and complete approved grant activities; and submit reimbursement claims along with the necessary supporting documentation within six months of project completion dates.

BE IT FURTHER RESOLVED, that Dunn County will comply with federal and state rules and procedures, perform force account work, and meet the financial obligations of such grants.

BE IT FURTHER RESOLVED, that Dunn County is authorized to enter into agreements with adjoining counties and partner agencies; clarifying procedures, ensuring compliance with grant requirements.

Offered this 10th day of November 2020, at Menomonie, Wisconsin.

OFFERED BY THE LAND CONSERVATION  
COMMITTEE:

Adopted on: \_\_\_\_\_

\_\_\_\_\_  
Thomas Quinn, Chair

ATTEST:

Approved as to Form and Execution:

\_\_\_\_\_  
Julie A. Wathke, County Clerk

\_\_\_\_\_  
Nicholas P. Lange, Corporation Counsel

**Budget Impact:** If the grant is awarded, the 2021 ENS/Land and Water Conservation Division Budget would need to be amended to reflect additional revenue and additional expenditures.

**Background Information:** This resolution authorizes Dunn County to apply for and administer a Management Plan Implementation Grant from the Wisconsin Department of Natural Resources keying on community and education included in the goals and objectives in the TMDL

Implementation Plan for Lakes Tainter and Menomin and the Dunn and Barron County Land and Water Resources Management Plans. If successful, the grant will expand the successful *Red Cedar Soil Health Education* grant from the Wisconsin Department of Natural Resources that is currently funding the Soil Health Specialist position. The focus will remain on education and adoption of conservation practices that improve soil health through demonstration farms, field trials and one on one contacts with farmers in the Red Cedar Basin.

The grant would be for \$200,000 over a two-and a half year period and requires a 25% match. Dunn County's match will come from wages and benefits paid to present staff while working in the watershed and a Technical Assistance Agreement with the National Association of Conservation Districts.