

Community Development/Planning and Zoning Director Report

October 19, 2026

Nathan Sandwick, Community Development/Planning and Zoning Director

Recent Updates:

- Zoning board workshop (Oct 13th in Pittsville) was well attended and informative. Bill Udulutch, Land Loveland, Kelly Coyle and Nathan Sandwick attended from the Village of Kronenwetter.
- Green Tree Trails subdivision preliminary plat was approved by Village board on September 28th. We expect to soon see a final plat to check for consistency, and a draft development agreement.
- The Utility Committee discussed a possible ordinance change to § 508-37 regarding private sewage disposal systems within the areas served by the village sewer system. The hope is that the Plan Commission may convene a public hearing on the proposed language change possibly at its regular meeting on November 16th.
- Annual conference of the Wisconsin Chapter of the American Planning Association (October 8th - 9th) featured informative presentations on several topics including industrial development strategies, planning and zoning to address the prospect of data centers, and legislative changes related to community planning and development.
- 2025 Act 173 calls for comprehensive plans to identify residential growth areas over 20 years (and 5-year increments), each with specified density ranges. Communities across Wisconsin are making updates to comprehensive plans prior to January 1st, 2028 when compliance will be required.
- Subdivision and Zoning Code Review (ongoing)
 - Reminder: plan commission members are encouraged to each identify three areas for possible improvement or questions regarding our zoning code.
 - Some communities have a licensing requirement (rather than zoning) to permit and control seasonal and short-term rentals.
 - Suitability and consistency of subdivision and zoning codes in light of standards for planning and zoning under Act 173
- Future meeting topics:
 - Public hearing on proposed holding tank ordinance amendment.
 - Discussion of possible ways the Plan Commission may choose to conduct public hearings and other avenues for public engagement.
 - Subdivision and Zoning Code Review (ongoing)