

County of Buffalo
Alma, Wisconsin
Notice of Public Meeting

AGENDA

Committee: Land Use Committee
Date: 1/6/2023
Time: 9:00 am
Location: 3rd Floor County Board Room
Buffalo County Courthouse
407 S. 2nd Street
Alma, Wisconsin 54610

Remote Access: [Click here to join the meeting](#)

Public Hearing Agenda

1. Call to Order
2. Reading of Notice for Public Hearing
3. Lund Rezone Application
4. Public Testimony
5. Correspondence
6. Adjournment

Public Meeting Agenda

~ Immediately Following the Public Hearing ~

The meeting is open to the public. The following matters may be considered and acted upon at the meeting, but deviation from the order shown may occur:

1. Call to Order
2. Public comment regarding any matters that will be taken up by the Committee at this meeting.
3. Review/Discussion/Action ~ Minutes of Previous Meeting
4. Review/Discussion/Action ~ An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Nelson
5. Review/Discussion/Action ~ Gilmanton Abandoned Building
6. Review/Discussion ~ Land Use Plan 10 Year Revision
7. Review/Discussion ~ Director’s Report
8. Review/Discussion/Action ~ Surveyors Monthly Report
9. Review/Discussion/Action ~ GIS/LIS Coordinator | LIO Monthly Report
10. Review/Discussion/Action ~ Committee Chair Report
11. Review/Discussion/Action ~ Next Meeting Date and Time
12. Public Comment Not Related to Agenda Items
13. Adjournment

Date: March 4, 2022

Max Weiss, Chair

By: _____
Roxann Halverson, County Clerk

Board Members: If unable to attend, please contact the Chair. If the Chair is unavailable, please contact the County Clerk’s Office at 608-685-6209. If the Chair and the County Clerk are not available, please call the Administrative Coordinator at 608-685-6234.

Persons with Disabilities: Buffalo County shall attempt to provide reasonable accommodations to the public for access to its public meetings, provided reasonable notice of special need is given. If you require special accommodations to attend this meeting, please contact the County Clerk’s Office at 608-685-6209.

Public Access to the Courthouse: The South Entrance will be the only access to the building after 4:30 p.m.

Persons who are members of another governmental body, but who are not members of this committee, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

NOTICE OF PUBLIC HEARING BEFORE THE
BUFFALO COUNTY LAND USE COMMITTEE
AND BUFFALO COUNTY BOARD OF SUPERVISORS

Please be advised that the Buffalo County Land Use Committee will hold a public hearing to consider amending the district boundaries on the “Official Buffalo County Zoning Districts Maps” at 9:00 a.m. on Friday, January 6th, 2023 in the Third Floor Board Room, Buffalo County Courthouse, Alma, Wisconsin.

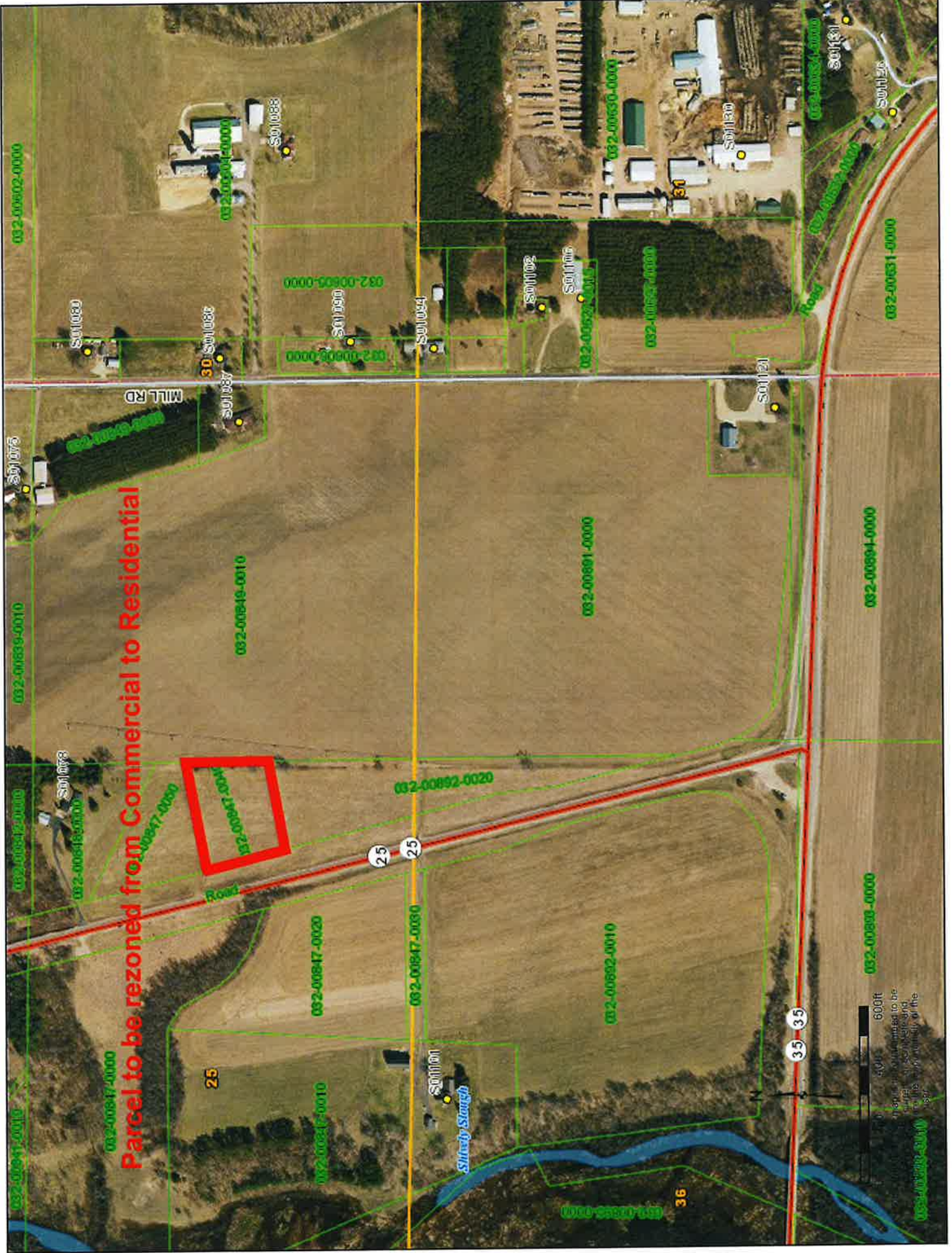
A petition made by Lonnie Lund, S1100 State Road 25, Nelson, WI; requests changing the zoning district from Commercial to Residential of Lot 2, CSM Map Volume 3 Page 105, Town of Nelson- 2.24 acres of land located in the SW ¼, SE ¼, Section 25, Town of Nelson, Buffalo County, Wisconsin. Parcel # 032-00847-0040.

Immediately following this public hearing, the Land Use Committee will take action to make a recommendation to the Buffalo County Board of Supervisors, who will consider the adoption of this petition for change in district boundaries at their next regularly scheduled meeting on January 23, 2023 in the Third Floor Board Room, Buffalo County Courthouse, Alma, Wisconsin.

You are further notified that copies of the proposed petition are on file and open for public review in the office of the Buffalo County Clerk and Buffalo County Zoning Department for a period of not less than two weeks prior to the January 6, 2023 9:00 a.m. Buffalo County Land Use Committee public hearing and the Buffalo County Board of Supervisors consideration in accordance with Wisc. Stats. 59.69(5)(e).

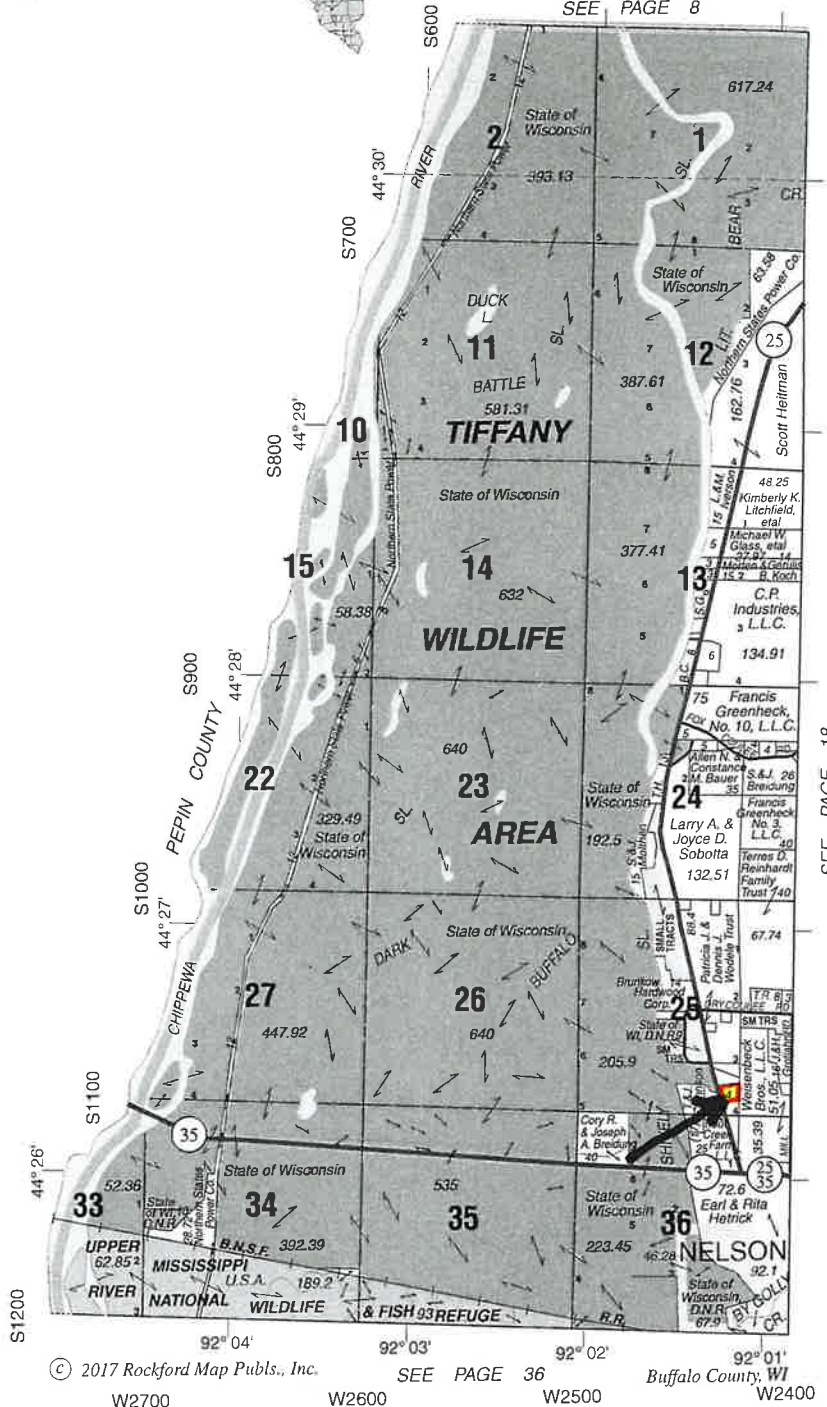
Buffalo County Land Use Committee

Briar Golden
Buffalo County Zoning Department



Parcel to be rezoned from Commercial to Residential

0 100 200 300 400 500 600ft
 All parcels are subject to be
 altered by the city of
 1997



SEE PAGE 18

General Public Land Information

Public conservation areas, wildlife refuges, parks and forest lands are illustrated throughout this book. Please note that private lands may be located within these areas and they are not always open for public access. The DNR may or may not lease lands within these areas, so please look for posted signs and contact the Facilities and Lands Bureau of the WI DNR at 608-266-2135 for specifics. You may also find more detailed land information at <http://dnr.wi.gov/topic/Lands/PAL/> or contact DNR Service Center, 1300 W. Clairemont, Eau Claire, WI 54701, 715-839-3700

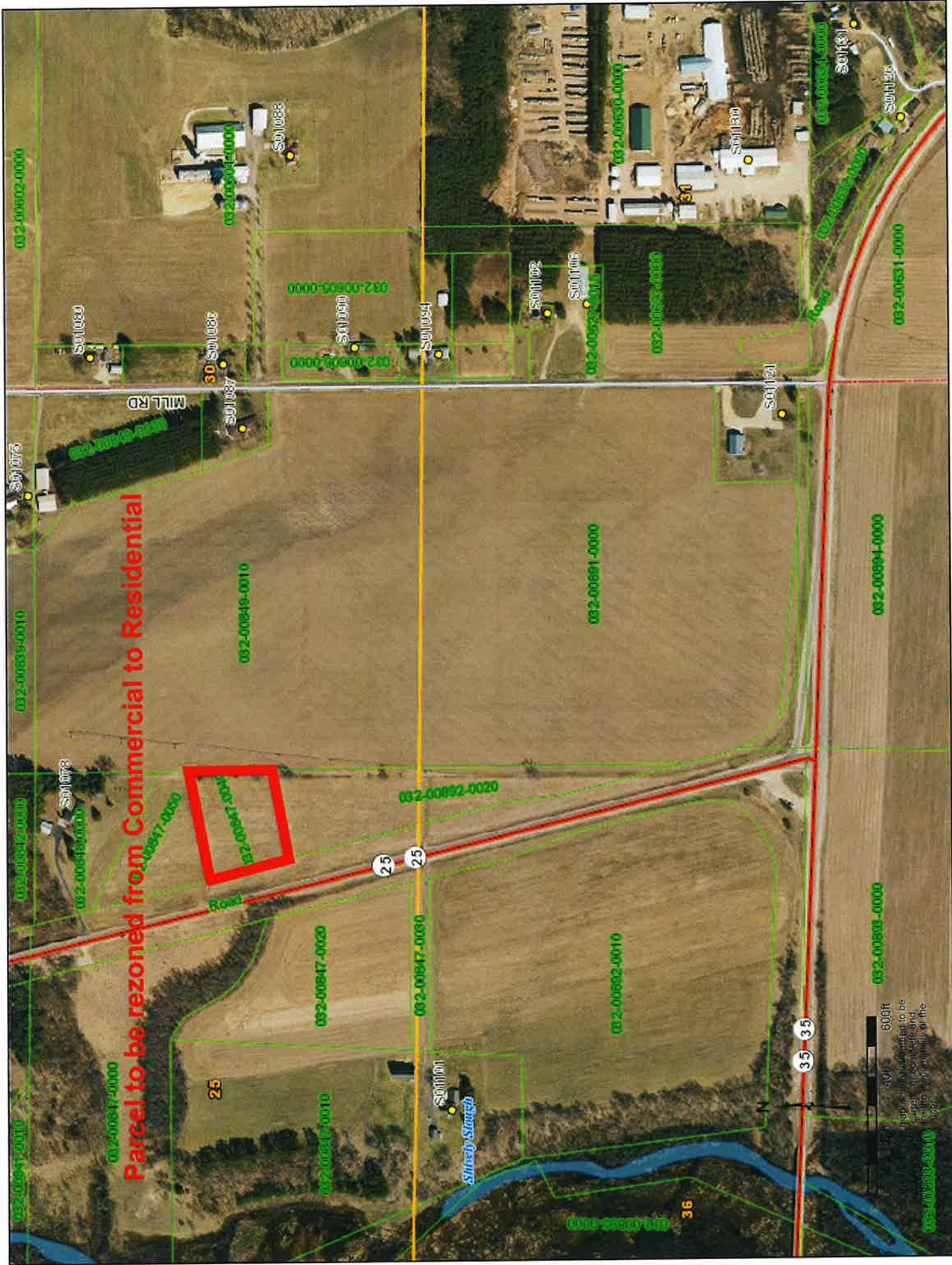
Forest Crop Land

Parcels of land which are designated FCL (Forest Crop Land) may be open to the public for hunting and fishing. Landowners may prohibit other activities in accordance with Wisconsin Statute 77.01 and Administrative code NR 46.

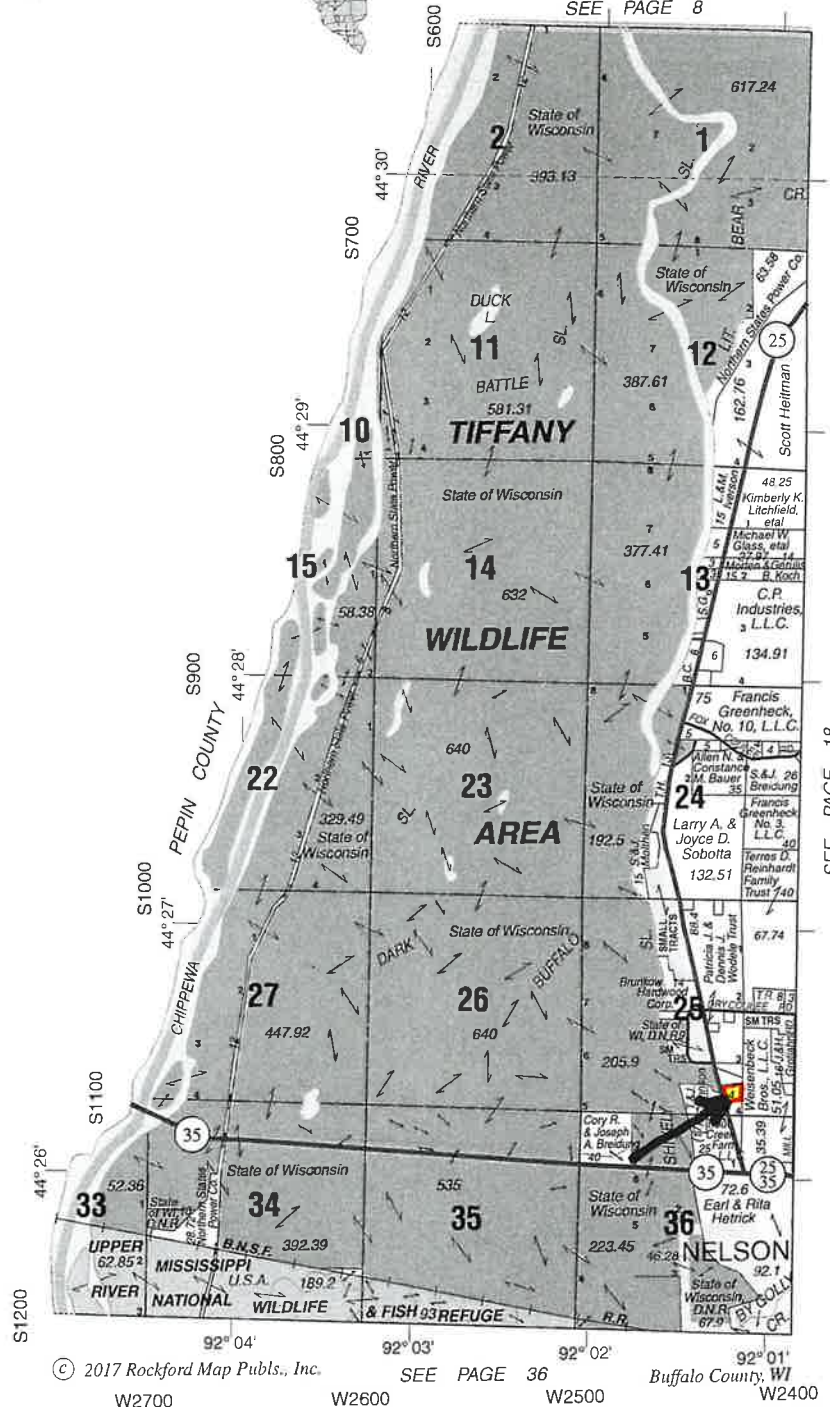
Managed Forest Lands

MFL designated properties are not shown in this plat book edition due to the partial legal descriptions and the continually changing nature of these lands. To determine if private land is enrolled in the Managed Forest Law program, please contact your local Wisconsin DNR office. MFL properties may or may not be open for public access and it is your responsibility to check with the landowners to determine access. Access may be restricted within 300 feet of any building or commercial logging operation in accordance with Wisconsin Statute 77.83 (2) (a) and (2) (b). Printouts of properties that are open or closed are available through the Wisconsin DNR online at <http://dnr.wi.gov/topic/ForestLandowners/tax.html>. There is also an online map viewer that contains more detailed land and owner information at <http://dnrmaps.wi.gov/opfl/>

Parcel to be rezoned from Commercial to Residential



Scale: 0 40ft 60ft
Map is not intended to be used as a surveying tool. It is for informational purposes only.



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SEE PAGE 36

Buffalo County, WI

W2700

W2600

W2500

W2400

General Public Land Information

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BRIAR GOLDEN
ZONING SPECIALIST
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Phone 608.685.6265

ZONING DEPARTMENT

Report to the Land Use Committee

Zoning Districts Map Amendment/Rezone Application

Applicant: Lonnie Lund

Public Hearing: January 6, 2023

Mr. Lonnie Lund has submitted a rezone application to amend the Buffalo County Zoning Districts Map. The applicant seeks to rezone a parcel of land from commercial to residential zoning. The applicant owns the parcel of land.

The parcel to be rezoned is 2.24 acres of land located in Section 25, Town of Nelson. See certified survey map, plat map, and orthophotography for site information.

The Applicant proposes to construct a single-family dwelling on Lot 2 of CSM Volume 3, Page 105 and operate a Mini Warehouse Storage Facility on Lot 1, immediately to the south, of the same CSM. Both lots are currently zoned commercial (Ordinance# 22-04-01). Single-family dwellings that are not accessory to a commercial operation are prohibited in the commercial zoning district according to Chapter 7, Section 1 (H) (c), of the Buffalo County Zoning Ordinance. Single-family dwellings are allowed as a principal structure and are permitted use in the Residential Zoning District.

Soils: The parcel has historically been cropped or mowed. The USDA soil survey identifies the primary soil types of the parcel as 501B, Finchford Loamy Sand, 2-6% slopes, excessively drained, not prime farmland and 511F Plainfield sand, 15-60% slopes, excessively drained, not prime farmland. A soil and site evaluation found that the lot is suitable for a non-pressurized in-ground septic system.

Towns Position: On November 15, 2022 the applicant's rezone application was presented to the Nelson Town Board. The requisite Towns Acknowledgement Form was signed by Brad Mikelson, Chair, declaring that the Town of Nelson had no comment regarding the rezone petition.

Public Comment: As of the drafting of this report the Zoning Department had not received any written, verbal or e-mailed public comments or correspondence that is in conflict with or in opposition to the proposed property rezone.

Access: The site is accessed via a permitted driveway onto STH 25. Lots 1 and 2 have a shared point of access identified in CSM Volume 3, Page 105, which illustrates an easement.

Single-Family Dwelling: At the time of drafting this report, Mr. Lund was planning on constructing a three-bedroom home and a detached garage. A state sanitary permit has been issued for the home's septic system. A Buffalo County Zoning Permit was issued for the construction of the home on 7/27/2022. A condition on the permit stated that the home shall be located on the same parcel of land as the commercial mini warehouse storage units. The zoning permit was revoked after the approval of CSM Volume 3, Page 105, which separated the home from the storage facility.

Zoning Department Statement: The parcel proposed for rezoning is located at the intersection of two state highways; 35 & 25. Besides, the commercial parcel immediately to the south, the surrounding land use is dedicated equally to agricultural row cropping and residential lots with dwellings. Dwellings are concentrated along Mill Road to the east and Dry Coulee Road to the north. Six dwellings are located within 1,000' of the boundary lines of the two parcels. The nearest dwelling lies approximately 450' to the north.

The Applicant will be required to submit a Zoning Permit Application allowing the construction of the residential structures.

The Applicant's rezone petition and the proposed residential use of the property is not in conflict with or inconsistent with the Buffalo County Zoning Ordinance or the Comprehensive Land Use Plan.

BUFFALO COUNTY MINUTES

Committee of the Board: Land Use Committee

Date of the Meeting: Friday, September 16, 2022

Chair Max Weiss called the meeting to order at 9:00 a.m.

Land Use Committee Members Present: Mr. Max Weiss, Mr. Dwight Ruff, Mr. Michael Taylor, Mr. Gary Stanton, and Mr. Steven Nelson.

Land Information Council Members Present: Ms. Tina Anibas and Mr. Lee Engfer.

Others Present for All or Parts of the Meeting: Mr. Ryan VanDeWalle (Teams), Mr. Briar Golden, Ms. Roxann Halverson, and Mr. Nick Anderson.

Public Comments regarding Posted Agenda Items: None.

Review/Discussion/Action Minutes from Previous Meeting: A discussion was held to amend the previous meeting minutes to indicate the Surveyor is working on tie sheets for Town of Milton, not finishing them up. Mr. Ruff made a motion to approve the minutes with the Surveyor's correction, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding a Presentation by Ayres Corporation for LiDAR: Mr. Anderson is a Project Manager at Ayres and Associates and will be working with Buffalo County on the LiDAR project. He explained what LiDAR is and how he works with multiple counties and stakeholders to keep costs down. The overall cost of the project for Buffalo County is \$283,495.00 but will come down with grant funds and partnerships with other counties and stakeholders.

Review/Discussion/Action regarding the Assistant Zoning Administrator Position Description: Mr. VanDeWalle reviewed the duties of the Assistant Zoning Administrator and the credentials required of this position. Mr. Nelson made a motion to approve the position description, seconded by Mr. Stanton. Carried.

Review/Discussion/Action regarding A Resolution to Create and Fill an Assistant Zoning Administrator Position: Mr. VanDeWalle explained the savings in creating this position and Land Management Department. Mr. Ruff asked about salaried positions and overtime or comp time. The issues of comp time and overtime can be addressed at the next HR meeting. Mr. Ruff made a motion to approve the resolution, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding the Land Management/County Conservationist Position Description: Mr. VanDeWalle explained that by having a Land Management/County Conservationist position DATCP will pay for 100% of the wages for this position. Things would need to be adjusted if it is filled as a Land

Management/Zoning Administrator position. Mr. Taylor made a motion to approve the position description, seconded by Mr. Stanton. Carried.

Review/Discussion/Action regarding A Resolution to Create and Fill a Land Management Director/County Conservationist Position: Mr. Ruff made a motion to approve the resolution, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding Advertising and Filling the Zoning Technician Position: Mr. VanDeWalle explained this position is vacant and needs to be filled. Once filled the person currently in the position will transition to the Resource Management position. Mr. Nelson made a motion to approve filling the Zoning Technician position, seconded by Mr. Ruff. Carried.

Review/Discussion/Action regarding the Zoning Administrator Report: Mr. VanDeWalle indicated that he is currently working on an open records request regarding videotaping of employees working on a building removal issue south of Fountain City. Buffalo County does not tape their employees while they work.

The Comprehensive Land Use Plan needs to be reviewed and updated. It was created in 2013 and needs an update every 10 years. This will be reviewed at the next few meetings.

Review/Discussion/Action regarding the Surveyor's Report: No report this month.

Review/Discussion/Action regarding the GIS/LIS Coordinator/LIO Monthly Report: Mr. Nels Anderson is currently working 8 hours per week. There have been two applicants for the position and interviews will be set up soon.

Review/Discussion/Action regarding the Committee Chair Report: None.

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting will be October 14th at 9:00 a.m.

Public Comments Note Related to Agenda Items: None.

Adjournment: Mr. Stanton made a motion to adjourn at 10:33 a.m.

Respectfully Submitted,

Roxann Halverson
County Clerk

BUFFALO COUNTY MINUTES

Committee of the Board: Land Use Committee

Date of the Meeting: Monday, December 19, 2022

Chair Max Weiss called the meeting to order at 6:45 p.m.

Land Use Committee Members Present: Mr. Max Weiss, Mr. Dwight Ruff, Mr. Michael Taylor, Mr. Gary Stanton, and Mr. Steven Nelson.

Land Information Council Members Present: Ms. Tina Anibas, Ms. Carol Burmeister, and Ms. Margo Traun (All via Teams).

Others Present for All or Parts of the Meeting: Mr. Lee Engfer, Ms. Roxann Halverson, Mr. Cale Severson, and Mr. Nathan Machula.

Public Comments regarding Posted Agenda Items: None.

Review/Discussion/Action regarding A Resolution to Appoint the Buffalo County Surveyor: Mr. Engfer explained there will be a 3% increase for services as was approved during budgeting. Mr. Ruff made a motion to approve the resolution, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding the WI Land Information Grant for 2023: Mr. Machula described the grants that are being applied for. These funds are used to pay for remonumentation, training and other Land Information projects. Mr. Ruff made a motion to approve the grant applications, seconded by Mr. Steve Nelson. Carried.

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting date and time will be January 6th, 2023, at 9:00 a.m.

Public Comments Not Related to Agenda Items: Ms. Halverson explained the Realtor representative to the Land Information Council has resigned and will need to be replaced. Mr. Engfer also discussed the Law Enforcement representative needing to be replaced.

Adjournment: Mr. Taylor made a motion to adjourn at 6:54 p.m., seconded by Mr. Ruff. Carried.

Respectfully Submitted,

Roxann Halverson
County Clerk



Buffalo County Ordinance

Drafted By: R. Halverson
Month/Year: Nov. 2022
Committee: Land Use Com.

Department: Zoning
Fiscal Impact: Yes/No

Ordinance # _____

An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Nelson

Whereas, a petition for a map amendment/rezone of a parcel of land located in Section 25, Town of Nelson, from Commercial to Residential Zoning was received from Mr. Lonnie Lund, and;

Whereas, official notice has been published in the Buffalo County News on December 29, 2022, and January 5, 2023, and placed the same and application documents on file in the Zoning Department and the Office of the County Clerk for two weeks prior to January 6, 23023, and;

Whereas, the Town Board, Town of Nelson was notified of the proposed rezone and land use change and the requisite Towns Acknowledgment Form was delivered to the Zoning Department stating that the proposed rezone was acted on by the Town Board with the Town Board Chair signing the form indicating no comment on the rezone petition, and;

Whereas, a public hearing was held by the Buffalo County Land Use Committee at the Buffalo County Courthouse on January 6, 2023, at 9:00 am for the purpose of gathering public testimony regarding the proposed map amendment/rezone, and;

Now Therefore Be It Resolved, that the Buffalo County Board of Supervisors hereby adopts and ordains as follows: That the Buffalo County Zoning District Map, Town of Nelson, including one parcel of land; parcel #32-00847-0040, said parcel of land containing 2.24 acres more or less, shall be rezoned from Commercial to Residential Zoning. Land Conservation and Ag Extension Committee hereby approve the 2023-2031 Buffalo County Land and Water Resource Management Plan this 7th day of November 2022, and;

Adopted at a duly called and noticed meeting of the Buffalo County Board of Supervisors on this _____ day of _____, 2023.

ATTEST:

Buffalo County Clerk

Buffalo County Chairperson



Buffalo County Ordinance

Land Use Committee:

Max Weiss

Dwight Ruff

Gary Stanton

Michael Taylor

Steven Nelson