

BUFFALO COUNTY MINUTES

Committee of the Board:

Land Use Committee

Date of the Meeting:

March 11, 2022

Chair Mr. Max Weiss called the meeting to order at 9:00 a.m. in the third-floor board room, Buffalo County Courthouse Alma, Wisconsin.

Land Use Committee Members Present: Mr. Max Weiss, Ms. Mary Anne McMillan Urell, Mr. David Danzinger, Mr. Steven Nelson, and Mr. Dwight Ruff were all present,

Others Present for All or Parts of the Meeting: Mr. Ryan VanDeWalle, Mr. Michael Owecke, Chief deputy Lee Engfer, Ms. Carol Burmeister, Mr. Briar Golden, and Mr. Nels Anderson.

Public Hearing

Reading of Public Notice

Lund Rezone Application Public Hearing

Mr. Michael Owecke overviewed the rezone application. Lonnie Lund submitted a rezone application to rezone two parcels of land from ANR-40 to commercial zoning. The applicant doesn't currently own the 2 parcels. He has a purchase agreement to buy the property contingent on it being rezoned to commercial. There are 7 acres between the two parcels in town of Nelson. The need for the rezone is because commercial uses are prohibited in ANR-40. The applicant is looking to construct mini warehouse facilities which is permitted in the commercial zoning district. Town of Nelson Board signed the Towns Acknowledgement Form stating that they are in favor of the rezone. No public comment was received. Site location will be accessed off State Highway 25. Surrounding land use is a mix of agricultural and domestic residential lots. 6 dwellings within 1000 ft of the property boundaries. Closest dwelling is 450 feet to the property boundary. Mr. Michael Owecke recommends a vegetative buffer to break up the visual impact.

Mr. Dwight Ruff was at the Town Board meeting. Doesn't disagree with the tree vegetative buffer, however, he thinks it may be a challenge to get trees to grow there.

Public Testimony:

Lonnie Lund is happy with everything Mr. Michael Owecke stated in regards to his application.

Mr. Michael Owecke added that they are missing the approval from the DOT for access off of State Hwy 25. It has been applied for, but the approval has yet to be attained. Can't obtain it until he owns the property.

No correspondence.

Adjournment: Mr. Max Weiss makes the motion to adjourn, seconded by Ms. Mary Anne McMillan Urell. Public Hearing Adjourned

Public Meeting

Roll Call

Land Use Committee Members Present: Mr. Max Weiss, Ms. Mary Anne McMillan Urell, Mr. David Danzinger, and Mr. Steven Nelson Mr. Dwight Ruff

Others Present for All or Parts of the Meeting: Mr. Ryan VanDeWalle, Mr. Michael Owecke, Chief deputy Lee Engfer, Ms. Carol Burmeister, Mr. Briar Golden, and Mr. Nels Anderson

Public Comment: No public comment

Minutes from Previous Meeting: Dwight would like corrections from February Meeting, spelling needs to be fixed for names. Minutes to be proofread before sent out in future. Motion made by Dwight Ruff to approve minutes and seconded by Mary Anne McMillan Urell with corrections.

Roll call Vote

Review/Discussion/Action~ Lund Rezone Application: Motion made by Mary Anne McMillan Urell to send it to full County Board, seconded by Dwight Ruff.

Review/Discussion/Action-Buffalo County Shoreland Protection Ordinance Revision: Mr. Michael Owecke, gave suggestions of edits to ordinance and submitted to DNR for their review. They had comments and suggestions, and he is waiting for the final review back. Requests that they table the ordinance until DNR review complete.

Mr. Dwight Ruff gave suggestions of edits that landowners would like to see.

Motion made to table the Ordinance. Roll call vote.

Review/Discussion ~ Zoning Administrator Report: Mr. Michael Owecke gave the Zoning Administrator Monthly report. Barn again lodge is submitting an addition conditional use permit application to expand the scope of the activities at the lodge location. Will go before the Board of Adjustments, and they will make the decision.

Three abandoned homes in Gilmanton. Two have been removed, the third Mr. Owecke had a discussion with owners' daughter regarding the structure. They still have personal belongings and intend to get hem out of there and then they are intending to put a camper there this summer and start removing the house. Mutually agreed on a deadline of December 1, 2022.

Zoning department is trying to get the well water sampling project started. Recently drew up a new project proposal and resolution that went to the health and human services.

Review/Discussion/Action- Surveyors Monthly Report: Mr. Ron Jasperson is out, Mr. Nels Anderson gave a report on his behalf.

Review/Discussion: GIS/LIS Coordinator/ LIO Monthly Report: Mr. Nels Andersons gave his monthly report.

Review/Discussion~ GIS/LIS Coordinator/ LIO Position Description Update: Mr. Nels Anderson explained that he is trying to keep this an open conversation so that it is updated to reflect current job duties. Tabled for next meeting.

Chair Report: No report

Next Meeting Date and Time: April 8, 2022, at 9:00 a.m. second floor conference room.

Public Comment not related to agenda items: Ms. Carol Burmeister explained that they are trying to recruit a realtor to be on the Land Council. Ms. Sonya Hansen had sent out a resolution that developed the council in 2004. At the end of the resolution, it says that the council will meet as necessary and will not pay or reimburse for mileage for meeting attendance. How do you recruit a member, but not pay them for coming to the meeting, or pay for at least mileage for the meeting as it may make it harder to find someone.

Committee may go into closed session

Adjournment

Respectfully Submitted

Anissa Glaus

Zoning Administrative Assistant