

BUFFALO COUNTY MINUTES

Committee of the Board: Land Use Committee

Date of the Meeting: February 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, and Mr. Steven Nelson Mr. Dwight Ruff

**Land Information Council Members Present:** Max Weiss, Dwight Ruff, David Danzinger, Lee Engfer, Margo Traun, and Tina Anibas

**Absent and Excused:** Chief Deputy Lee Engfer

**Others Present for All or Parts of the Meeting:** Mr. Michael Owecke, Ms. Anissa Glaus, Mr. Briar Golden, Ms. Carol Burmeister, Mr. Ron Jaspersen, Mr. Nels Anderson.

**Public Hearing**

**Reading of Public Notice**

**Shoreland Presentation:** Michael Owecke gave the shoreland PowerPoint presentation.

**Public Testimony:**

**Jimmy Ellis, Montana Chairman:** He handed out a resolution the township passed opposing changes to shoreland ordinance. The farmers would lose 2 acres for every 40 acres around streambanks where they would lose agricultural crops and would not be able to remove nuisance trees that destroy stream banks. Complying with shoreland ordinance would be cumbersome and expensive. Terms are vague, and Town of Montana wants more clarification and changes made.

**Joe Bragger, Farmer, and Conservationist:** Stated that he is not in opposition as it has been state mandated for many years, a couple requests to consider adding clarity and adding clear maps to the shoreland ordinance to let us know what intermittent streams are. Shows pictures of streambanks with no vegetation but still catching runoff. Picture of Pape Valley Bridge, prior to fish habitat work and states there is a place for everything, stating that he has no problem with his streams, and he really wants more clarification.

**Collin Weltzien, from Arcadia:** Stated that he thinks government action and direction of how to use private land is not the answer to keep farming in Buffalo County. Explained that he thinks we need to be careful with how far we are pushing this, because he is unsure of where the line is drawn for telling farmers how to utilize their land.

**William Bremer:** Stated he is concerned with the all tress and boxelders, as tree falls into stream, it makes a block, water goes to neighbor's bank. Explained that not having a limit on where farmers can cut trees is a good thing.

**Peter Jonas WI Clearwater's Chapter of Trout Unlimited:** Stated that they are enthusiastic about buffer zones, but not about trees. He explained that often in the streams and corridors they see trees falling or willows forming a monoculture if not maintained. When shallow root trees fall into streams, you have worse erosion than if you have a good quality sod that is holding them together. Looking at NRCS and DNR products where stream corridors have been improved all over the driftless area, you will see more grass. Burning and native prairie grass. Allow burning and maintaining. Question on Chapter 7.D: removal of trees and shrubs and viewing corridor: would like a more thorough explanation. He stated that they are imposed to anything saying we must leave trees on  $\frac{3}{4}$  of streambank.

Michael Owecke explained that the section Peter Jonas was referencing applies to residential government, say  $\frac{1}{2}$  acre lot on a stream, that is targeted towards the lake country. 100 ft of shoreline on a lake, maintain the buffer and create a viewing corridor. Limited clearing to create that corridor.

**Correspondence: No Correspondence**

**Adjournment: Adjourned**

## **Public Meeting**

**Roll Call:**

**Public Comment:** No public comment

**Minutes from previous meeting:** Dwight Ruff made a motion to approve, Mary Anne McMillan Urell seconded the motion.

**Roll call vote**

**Review/Discussion/Action~ Comprehensive revision of the Buffalo County Shoreland Protection Ordinance:**

Michael Owecke gave a few adjustments he wanted made to certain chapters of the ordinance. He also explained that there would be two years of provided assistance before there are any expectations or enforcement of this ordinance. He explained that there are a lot of comments on the ordinance and no ordinance will ever be perfect but is hopeful for common ground.

Dwight Ruff stated that after the public testimony he believes there are still things that need to be changed and would like to table the ordinance for now.

Dwight Ruff made a motion to table it and Steven Nelson seconded that.

Roll Call Vote

**Zoning Administrator Monthly Report:** Michael Owecke gave the Zoning Administrator monthly report. There was one rezone application, Craig Turnbell, town of Belvidere from

residential to commercial for mini storage warehouse to split it off from rest of the land to complete the rezone, still in process.

Another rezone application submitted, public hearing at next meeting of committee. Two parcels in Town of Nelson, on HWY 25 at the north intersection of 25/35. Two small parcels prospective buyer wants to purchase zoned ANR40 that he wishes to rezone to Commercial, for a mini warehouse storage facility.

Three dwellings town of Gilmanton. Three abandoned homes, two have been removed by landowners. Sent a notice of noncompliance. Sent them a final notice of noncompliance, no response. Michael Owecke stated that he would like to have a discussion on how to proceed. By ordinance we have the authority to contract to remove structure. Anticipate getting bids and taking a resolution to finance to get funds to pay for removal.

Barn Again Lodge: Hasn't responded to anyone about letters or notices. Steps: complaint, notice of non-compliance, cease and desist. If she doesn't comply, it will go to district attorney for prosecution.

**Review/Discussion/Action- Recommendation of Realtor Appointment-** Still looking for a realtor

**Review Discussion Action~ 2022 WLIP Grant Agreements for Signature Review:** Shows the state accepted both grants and they were both given to us. Motion made and carried

**Review Discussion Action- Update of GIS Coordinator/ Lind Information Officer Position Description-** Nels Anderson handed out the job description and wanted the committee to go over it before he handed it to HR for approval.. Tabled to review for discussion. Motion made by Dwight Ruff and seconded by Mary Anne McMillan Urell. Motion Carried

**Surveyors Monthly Report-** Ron Jasperson explained that the Belvidere remount will be completely done by end of March. After that he will contact local surveyors to let them know that it is a remonumented township and CSM will be required.

**GIS Technician Monthly Report-** Nels Anderson gave his monthly report. States that he finished the squad maps and wants them update on a more regular basis. Goal is to work with Tammy and take control of data for a little while to get it all fixed up. Attended two-day training to help with changes and setting up database so anyone we allow can edit, more than just one person at a time. Updating website with civic plus, coming in April or May.

**Chair Report:** Forest Actions, no report after that.

**Next Meeting Date and Time:** March 11, 2022, at 9:00 a.m. public hearing rezone.

**Public Comment not related to agenda items:** None

**Committee may go into closed session**

**Adjournment.**

Respectfully Submitted

Anissa Glaus

Zoning Administrative Assistant