

BUFFALO COUNTY MINUTES

Committee of the Board:

Land Use Committee

Date of the Meeting:

April 8, 2022

Chair Mr. Max Weiss called the meeting to order at 9:00 a.m. in the second-floor conference 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, Ms. Carol Burmeister, Mr. Briar Golden, Ms. Margo Traun, Mr. Craig Turnbull, Ms. Michelle Turnbull, Mr. Dennis Bork, and Mr. Nels Anderson (Teams).

Public Hearing

Reading of Public Notice

Turnbell Rezone Application Public Hearing

Mr. Golden reviewed the publication of the rezone application. Mr. Michael Owecke reviewed the rezone application. Craig and Michelle Turnbull own the property located in Town of Belvidere, 58 acres divided by the railroad. They have had a CSM survey done to separate it into 4 parcels. The plan is to build a mini warehouse storage facility on one of the surveyed parcels that will consist of two structures, one will contain 30 units at a size of 15x50 and one that will have 50 units at a size of 12x20. The Turnbells also plan to construct a single family dwelling on one of the parcels of the surveyed property. Mr. Owecke described soils and it is not prime farmland. Town of Belvidere voted to approve the rezone. The area is largely undeveloped with only one dwelling within 2,000 feet of proposed storage facilities. Rezone petition of commercial is not inconsistent with zoning ordinance.

Mr. Ruff moved to adjourn public hearing, seconded by Ms. McMillan Urell. Carried.

Public Meeting

Chair Weiss called the Land Use Committee meeting to order.

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, Ms. Carol Burmeister, Mr. Briar Golden, Mr. Craig Turnbull, Ms. Michelle Turnbull, Mr. Nels Anderson (Teams), Mr. Dennis Bork, and Ms. Margo Traun.

Public Comment: No public comment

Minutes from Previous Meeting: Mr. Ruff asked if corrections from previous minutes had been made. Mr. Owecke indicated they had been corrected. Mr. Ruff also asked if there has been any progress on the homes in the Town of Gilmanton. Mr. Owecke indicated the landowner and family will be vacating the site and will remove the structure this summer. Ms. McMillan Urell made a motion to approve the minutes, seconded by Mr. Nelson. Carried.

Review/Discussion/Action regarding An Ordinance to Amend the Buffalo County Zoning Districts Map – Town of Belvidere, Turnbell Rezone Application: Mr. Ruff made a motion to approve the rezone ordinance, seconded by Ms. McMillan Urell. Carried.

Review/Discussion/Action regarding An Ordinance to Amend the Buffalo County Zoning District Map – Town of Nelson, Lund Rezone Application: This was approved at the last meeting; however, the ordinance was not noted on the agenda properly. This is for two parcels of land in Town of Nelson to build mini storage facilities on the property. It needs access approval from the DOT to finalize this. Mr. Nelson made a motion to approve the rezone ordinances, seconded by Ms. McMillan Urell. Carried.

Review/Discussion/Action regarding An Ordinance to Amend the Buffalo County Shoreland Protection Ordinance: Mr. Owecke explained the final edits were presented to DNR. The DNR has said that after some changes they are comfortable with certifying it. This is one of the few ordinances that does need to be certified by the State. This goes through extensive and close review. In the packets were chapters that had edits from the original review that was submitted. Mr. Owecke reviewed the changes and discussed them with the Committee. There are still some items that need to be worked on and reviewed.

Review/Discussion/Action regarding A Resolution to Approve the Expenditure of CAPX2020 and/or ARPA Funds to Complete a Baseline Groundwater Quality/Well Sampling Project in Buffalo County: Mr. Owecke explained the cost for the project is down from \$50,000 to \$40,000 when this was last worked on. This project is to gather information that will help the citizens of Buffalo County. It is not a regulatory initiative. If issues are found, the information would be passed onto the homeowner along with how they can mitigate the issue and help their health. This will be a stratified random sampling of well water. The Committee would like to know who is going to obtain the information after the sampling and testing and what are they going to do with the information. There were a lot of questions at DHS meeting and it was tabled pending answers to the questions. Mr. Owecke indicates the process of selecting the areas to sample has been done, money has been set aside through ARPA funds. The collection of the sample has to be done within so many hours of testing. If an intern were to be used it may be too late already to get this up and going. Testing and costs were discussed. It was requested to have a meeting of the chairs and vice chairs of the three committees to work out the final details and move this forward. It was recommended at one of the committee meetings to have this testing redone in 10 years. Having the

samples redone will not cost as much because you will be going back to the same places and retesting, not working on the geography of where to test. This testing will give us a baseline and may show results that are not expected. DNR did a random sampling of 400 wells in the state and 40% of them were contaminated. Mr. Owecke would like the samples tested for herbicide sampling. Mr. Ruff does not agree with this test, and he explained testing for atrazine done by DNR and some issues with that testing. Others felt it should be tested while other tests are running. Interns will be responsible for collecting the data. The plan is to have the committee and employees who have worked on this meet to finalize the project, then bring this to County Board in June.

Review/Discussion/Action Zoning/Land Conservation Administrative Assistant

Position Description: The Zoning Administrative Assistant resigned effective April 7th. It is very important to fill the position as Zoning is entering the busy season for the office. A previous Land Conservationist had expressed frustration with not having enough staff to complete office duties. Mr. Owecke had offered at that time to share the person in this position. The new Land Conservationist feels that 10% of this position assisting Land Conservation would be enough. The position would then be split 90/10 between the two offices and should not have much affect on the budget. Since we are in discussions with other counties of joining staff the Committee discussed putting this on hold. Mr. Owecke indicated this position is essential and would be needed regardless of working with other counties. Mr. Owecke wants this to be flexible arrangement and not be so strict on the split of 90/10. Percentages need to be in the position description for payroll purposes. Ms. McMillan Urell would like the classification added, Class K. Duties for the person were discussed. This is a unique situation in that there are other offices located in this space. The person in this position does need to help customers by default for the NRCS offices. Ms. McMillan Urell made a motion to approve the position description with the recommended changes, seconded by Mr. Danzinger. Carried.

Review/Discussion/Action regarding Filling the Zoning/Land Conservation Administrative Assistant Position: Ms. McMillan Urell made a motion to fill the position, seconded by Mr. Danzinger. Carried.

Review/Discussion/Action regarding the Purchase of a Zoning Truck Tonneau Cover: The Zoning Department will be getting a used vehicle from the Highway Department. Zoning will need a bed cover to store the tools, signposts, and signs as they travel to sites. A quote was received for the tonneau cover from Frenchville Trailer Sales. \$1,350.00 was the quote including installation. This is an unbudgeted purchase. Mr. Owecke will obtain another quote and work with Administration on this purchase.

Review/Discussion regarding the Zoning Administrator Monthly Report: None.

Review/Discussion regarding the Surveyor Report: Mr. Anderson gave the Surveyor report. Mr. Jasperson is working on reviewing CSM's as they are filed. He is continuing with remonumentation and finalizing tie sheets.

Review/Discussion regarding the GIS/LIS Coordinator Report: Mr. Anderson has been participating in the ground water testing discussions, updating GIS data, numerous map requests, new plowing maps for Highway, submitting data to State for the grant, attended meetings with 911, working on parcel fabric errors with the Treasurer's office, working on licensing issues with mapping software, completed emergency exit maps for the courthouse, and working with Pepin County 911 on software changes. The hope is that Buffalo, Pepin, and Trempealeau counties will all use the same mapping program in the future.

Review/Discussion/Action regarding the GIS/LIS/LIO Position Description: The position description was not included in the packet. This could be tabled. Ms. McMillan Urell asked Mr. Anderson to add the wage scale (Class J) to the description.

Committee Chair Report: Chair Weiss did have a discussion with Mr. Owecke for training dates. In the fall after construction season would be best to get the certification completed. The land division ordinance has caused some issues for someone trying to sell off a three acre parcel. Ms. Traun explained to the committee what the landowner would like to do. Mr. Owecke explained that two of these situations have arisen that the ordinance did not address. He looked at other county's ordinances and feels our ordinance should be amended to allow those property owners that own more than 20 acres to split off a parcel using a CSM without requiring a CSM on the remaining land.

Next meeting: The next meeting will be May 20th at 9:00 a.m.

Adjournment: Ms. McMillan Urell made a motion to adjourn, seconded by Mr. Ruff. Carried.

Respectfully Submitted

Roxann Halverson
County Clerk