

**Draft for Discussion purposes only!**  
**Buffalo County Minutes**

**Committee/Board:** Zoning Committee

**Date of Meeting:** May 7, 2019

**Electronic and Hardcopy Filing Date:** May 21, 2019

The public meeting of the Zoning Committee was called to order by Mr. Taylor, chairperson, at 9:00 a.m. Roll call noted that all members were present: Michael Taylor, Bernard Brunkow, Dennis Bork, David Danzinger, Max Weiss. Others present for all or part of the public meeting include Mike Owecke, Zoning Administrator, Jennifer Tepovich, Zoning Specialist, Julie Lindstrom, Zoning Administrative Assistant. Others may have been present that did not sign in.

There were no public comments relating to the Agenda.

**Minutes.** Motion by Mr. Bork, seconded by Mr. Weiss to approve the minutes from the March 5, 2019, Zoning Committee meeting as printed. All in favor. Carried.

**Letter of Correspondence to Property Owners of Towns of Montana & Waumandee.** The draft general letter to the residents was reviewed. Paragraph number eight has been deleted from the letter that was reviewed by the committee at a previous meeting. It was discussed that the letter should only be sent to the Town Board of Montana and not the residents. Motion by Mr. Brunkow, seconded by Mr. Bork to approve to send the letter to the Montana Town Board. All in favor. Carried.

There was additional discussion on a letter that could be sent to the six Towns that haven't adopted county-wide zoning. Mr. Owecke explained that along with this letter, he will send two additional documents. One document provides the steps a Town has to take to adopt county-wide zoning according to State statute. The second document is a sample resolution the Town's can use to adopt the Zoning Ordinance. Mr. Owecke commented that if a Town does nothing they are no longer part of county-wide zoning and become un-zoned. Motion by Mr. Brunkow, seconded by Mr. Danzinger to send this second letter, with one correction to add "individually" to make the letter more clear, that a landowner wishing to be involved in Farmland Preservation Program cannot do it on an individual basis without County Zoning. All in favor. Carried.

**Annual Report.** The 2018 Zoning Annual Report was reviewed by the Zoning Committee at a previous meeting. Mr. Owecke pointed out that many revisions in the Comprehensive Zoning Ordinance Revision were initiated as directives in the County Comprehensive Land Use Plan. The update to the Addressing Ordinance was also a directive in the Comprehensive Plan. Motion by Mr. Bork, seconded by Mr. Weiss to approve the 2018 Annual Zoning Report as presented. All in favor. Carried.

**Amendments to ANR-40 Zoning District.** Mr. Owecke explained that in the course of certifying the ANR-40 Zoning District by the state, DATCP found a few specifics they wanted changed, to comply with State Statute. Changes were reviewed and discussed. This is a formal change to the Zoning Ordinance and will require a public hearing and adoption by the County Board. The Zoning Committee will approve the proposed changes in the ordinance and forward them to a public hearing. Mr. Owecke explained this is an infrequent opportunity and he will be proposing some additional edits to the ordinance.

Zoning Ordinance Section 24, Poultry Barns. A copy of the specific use, Chapter 9, Section 24 Poultry Barns was handed out to the committee for review. Mr. Owecke is proposing some edits to this specific use to make poultry barn floors more cost effective to construct while still maintaining groundwater protection. Edits were reviewed and discussed, agreeing the changes are significant, yet maintain the protective function of cohesive soil floors. Motion by Mr. Brunkow, seconded by Mr. Danzinger that the edited language to the Poultry Barn specific use be sent to all Towns that have not adopted county-wide zoning yet. Mr. Owecke would like a response from the Towns of Montana & Waumandee, in particular, before he makes a recommendation for permanent changes to the Ordinance.

Zoning Administrator Comments. Mr. Owecke reported that there is continued work with Bug Tussel for new communication towers in Buffalo County. A tower location was being proposed near the Buena Vista Park overlook. It was expressed to Bug Tussel that this site was not acceptable and they are willing to work with the Department to relocate that tower. Co-location was discussed. In the long run, it is more expensive to co-locate than to build your own tower. Mr. Owecke explained the contract between AT&T and the Federal Government and how Bug Tussel is putting up the Towers for AT&T. AT&T was awarded the contract from the Federal Government to develop the "FirstNet" communications network which is intended to provide 95% rural coverage for first responder interagency communication capability in emergency situations. AT&T is putting their cell phone communication equipment on the towers and Bug Tussel is installing their high speed internet apparatus.

There were no chairperson comments.  
There were no Public comments not relating to the agenda.

The next meeting was set for June 6, 2019 at 9:00 a.m.

Motion by Mr. Weiss, seconded by Mr. Bork to adjourn. All in favor. Carried.  
The meeting was adjourned at 10:00 a.m.

Respectfully Submitted  
Julie Lindstrom  
Zoning Administrative Assistant