

BUFFALO COUNTY MINUTES

Committee of the Board: Land Use Committee

Date of the Meeting: Friday, May 20, 2022

Ms. Halverson called the meeting to order at 8:30 a.m. in the second-floor conference room, Buffalo County Courthouse Alma, Wisconsin.

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. Carol Burmeister, Mr. Lee Engfer, Ms. Margo Traun, and Mr. Nels Anderson (Teams).

Others Present for All or Parts of the Meeting: Mr. Ryan VanDeWalle, Mr. Briar Golden, Ms. Roxann Halverson, Mr. David Brommerich (Teams), Mr. Ned Witte, Mr. Andy Herold, Mr. Jeff Binfet, Mr. Ben Borsheim, and Ms. Melissa Schoeder.

Review/Discussion/Action regarding the Election of the Chairperson and Vice Chairperson: Ms. Halverson called for nomination for the Chairperson position. Mr. Ruff nominated Mr. Max Weiss as Chair. Mr. Halverson called for further nominations. Mr. Ruff made a motion to close nominations and cast a unanimous ballot for Mr. Weiss as Chair, seconded by Mr. Nelson. Carried.

Chair Weiss called for nominations for the Vice Chairperson position. Mr. Stanton nominated Mr. Nelson. Mr. Nelson nominated Mr. Ruff. Chair Weiss called for further nominations. Mr. Nelson declined his nomination for Vice Chair. Mr. Nelson made a motion to close nominations and cast a unanimous ballot for Mr. Ruff as Vice Chairperson, seconded by Mr. Stanton. Carried.

Review/Discussion/Action regarding the Election of Three (3) Members to the Land Information Council: Chair Weiss asked if anyone would be interested in serving on the Land Information Council. There will be three members from the Land Use Committee that will serve with others on the Land Information Council. The Council typically meets on the same day as the Land Use Committee. Mr. Ruff, Mr. Stanton, and Chair Weiss expressed interest to be on the Land Information Council. Mr. Taylor made a motion to approve Mr. Ruff, Mr. Stanton, and Mr. Weiss for the Land Information Council, seconded by Mr. Nelson. Carried.

Review/Discussion/Action regarding Appointment of Ms. Lecia Long to the Land Information Council: Ms. Lecia Long is a Realtor with Prime Realty in the Mondovi area. This appointment is for two years. Mr. Nelson made a motion to approve the appointment, seconded by Mr. Taylor. Carried.

Public Comments regarding Posted Agenda Items: None.

Review/Discussion/Action Minutes from Previous Meeting: Mr. Ruff made a motion to approve the minutes, seconded by Mr. Taylor. Carried.

Review/Discussion regarding Mr. Andy Herold Driveway and Land Use Permit:

Attorney Ned Witte gave background information on the issues Mr. Herold has had with trying to build a home on some property he purchased from his parents. He put in a driveway to the area where he wants to build a home, but the DNR did not approve the placement of the driveway as it was through a wetland. Mr. Herold has been fighting this in court for a number of years. Mr. Herold and the DNR have now come to an agreement that if the County will sign a letter stating this property is not a prime farm tract he can keep the driveway where it is located and build the home on "Pine Hill" where he would like to. A discussion was held on the property being located in ANR40 district and a farm dwelling can be built on prime farmland, but Mr. Herold does not want to build where the DNR is telling him would be a better spot. Attorney Witte disagreed that this is a farm tract as it does not meet the description of earning \$6,000 per year in income. Attorney Witte indicated he has drafted the letter and presented it to Mr. VanDeWalle and Corp Counsel Bilski. Mr. Golden cautions that by issuing the letter as claiming this is not a farm tract it would set a precedence and go against zoning districts approved by the town and established in the Zoning ordinance. This will be reviewed further at the next meeting.

Review/Discussion/Action regarding the Sale of the Zoning Ford Explorer: The Zoning Department is getting a truck from the Highway Department that will be better for hauling address signs and other supplies needed for inspections. The Ford Explorer they have been using has 182,000 miles on it and has had some issues. The value is estimated at \$4,200.00. Mr. Ruff made a motion to sell the Explorer on Wisconsin Surplus, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding A Resolution to Fill the 90% Zoning/10% Land Conservation Administrative Assistant: This position was discussed in April, but was found that it needed a resolution to be approved in the proper format as it is being combined with another office. Mr. Stanton made a motion to approve the resolution, seconded by Mr. Taylor. Carried.

Review/Discussion/Action regarding A Resolution to Establish Membership and Compensation for the Land Information Council: Ms. Burmeister explained it was found that the original resolution for the Land Information Council did not allow for paying of meeting per diem for citizen members, but the Rules of Government did. This resolution would restate who the members of the Land Information Council are and the per diem a citizen member would be paid. Mr. Taylor made a motion to amend the resolution to remove the Treasurer from the list of members and add Law Enforcement, seconded by Mr. Ruff. Carried. Mr. Nelson made a motion to approve the amended resolution, seconded by Mr. Taylor. Carried.

Ms. Halverson asked to revisit the motions as Ms. Burmeister found the Treasurer must be on the council per statute. Mr. Ruff made a motion to add the Treasurer back to the list of members, seconded by Mr. Nelson. Carried.

Review/Discussion/Action regarding the Zoning Administrator Report: Mr. VanDeWalle reviewed the Conditional Use Permit approved for Barn Again Lodge. They will be allowed to have events May 1st through October 1st but events must be done by midnight. Wednesday pizza can be served from 5:00 p.m. – 9:00 p.m. and the bonfire area must be closed down by 11:00 p.m. There will be no parking on the road, signage needs to be changed, and dust control needs to be worked out with the Town of Dover.

A break was taken from 10:10 a.m. to 10:16 a.m.

Review/Discussion/Action regarding a Presentation by Barn Again Lodge (Ms. Melissa Schoeder): Ms. Schoeder came and explained the Board of Adjustment meeting to approve the Conditional Use Permit for Barn Again Lodge. She will be paying for dust control up to Mr. Borsheim's driveway. She has looked at different access points, but costs and obtaining the access have been issues. She will talk with Mr. Randy Risler to see if he would sell some land and to Mr. Bob Platteter to see if the Highway Department would approve another access. She explained for fundraising events she plans to sell tickets so that she does not exceed the 250 person limit. Mr. Binfet and Mr. Borsheim spoke regarding finding other access and concerns with traffic on dead-end road.

Review/Discussion regarding the Surveyor Report: Mr. Anderson gave the report for the Surveyor of remonumentation work that has been done.

Review/Discussion regarding the GIS/LIS Coordinator Report: Mr. Anderson reported on work he has been doing with other departments and the State.

Committee Chair Report: None.

Next meeting: The next meeting will be June 17th at 9:00 a.m.

Public Comments Note Related to Agenda Items: None.

Adjournment: Mr. Ruff made a motion to adjourn, seconded by Mr. Stanton, at 11:02 a.m. Carried.

Respectfully Submitted,

Roxann Halverson
County Clerk