

Buffalo County Minutes

Committee/Board: Zoning Committee

Date of Meeting: June 6, 2019

Electronic and Hardcopy Filing Date: June 24, 2019

The public meeting of the Zoning Committee was called to order by Mr. Taylor, chairperson, at 9:00 a.m. Roll call showed that all members were present: Michael Taylor, Bernard Brunkow, Dennis Bork, David Danzinger. Max Weiss entered the meeting just after it started. Others present for all or part of the meeting include Mike Owecke, Zoning Administrator, Jennifer Tepovich, Zoning Specialist, Julie Lindstrom, Zoning Administrative Assistant, Jason Poser GIS staff with Buffalo County & LaVerne Pronschinske. Others may have been present that did not sign in.

Public Comments: LaVerne Pronschinske was present representing St. Boniface Church in Waumandee. He has concerns about naming of the private drive by the church and the specific requirements on how to name the roads. Mr. Pronschinske pointed out there should be exceptions to naming the private drives. He also talked about a cabin in the nearby resort using the church property private drive to access the cabin. The cabin cannot use the church road access to the cabin anymore. Mr. Owecke explained the new Addressing Ordinance requires that a private drive that has more than three addresses needs to be named. St Boniface Church is addressed off County Road U. The school and the concession stand have a private drive address. When the cabin is no longer addressed off the church road, there will only be two addresses and it will no longer need to be named. Addressing the cemetery beyond the ball field on the church road was discussed and it was decided that in the event the cemetery would need to be addressed, they could move the address from the concession stand to the cemetery.

Minutes. Motion by Mr. Brunkow, seconded by Mr. Bork to approve the minutes from the May 7, 2019 Zoning Committee meeting as printed. All in favor. Carried.

Letter of Correspondence to Towns. Mr. Owecke stated that the following letters were sent out from the Zoning Department since the last meeting. Letter to the six towns plus Town of Waumandee that have not adopted the revised Zoning Ordinance. This letter was reviewed at the last Committee Meeting, This was an information letter to explain the ramifications if they don't adopt the Zoning Ordinance. The letter also included a note to the Towns of Cross, Dover, Glencoe and Mondovi, those Towns that adopted the Farmland Preservation ANR-40 Zoning District, if they don't adopt the Zoning Ordinance, their landowners will not be able to participate in the Farmland Preservation Program. A second letter was sent out to the same six towns and the Town of Waumandee to inform them of the ordinance change, being proposed for new poultry barns. A third document was sent with instructions to the Towns on what they need to do to adopt the revised Zoning Ordinance as well as a sample resolution. Mr. Owecke stated that another letter was sent to the Town of Montana Board. Mr. Owecke explained this addresses a concern about a letter sent to the property owners in the Town of Montana with their property tax bill in December 2018. Mr. Owecke continued by saying there was a valid concern that the letter to the property owners provided misleading information. Mr. Owecke reminded the Zoning Committee this was a directive from the Finance Committee to the Zoning Committee. It was the consensus of the Zoning Committee they have answered the request from the Finance Committee. The letter to the Town of Montana Board stated that if the Town Board did not respond to their property owners, the Zoning Department would mail the same letter to the Town of Montana property owners informing them of their loss of zoning and its ramifications. Motion by Mr. Bork, seconded by Mr. Brunkow to not send a letter out to the property owners in the Town of Montana. All in favor. Carried.

Amendments to the Buffalo County Zoning Ordinance. Amendments to the Buffalo County Zoning Ordinance were reviewed by the Zoning Committee as follows: Edits in the language to the ANR-40 Zoning District to be compliant with State Statute for the Farmland Preservation Program. Language is added to the Zoning Ordinance regarding structure height requirements. Language changes for the Poultry Barns specific use. Motion by Mr. Brunkow, seconded by Mr. Bork to approve making the amendments, scheduling a public hearing, approve the ordinance amendments and forward to the County Board for adoption. All in favor. Carried.

Zoning Administrator Comments/Report. Mr. Poser reported at this time as follows: All the new address signs have been delivered to Buffalo County. The start date for Lange to put up the new address signs is June 24th. They plan to do one Town at a time and expect to put up 70 to 100 signs a day. This is Phase I of the project and should be completed this summer. Ms. Tepovich reported that she is working on addresses that should be signed off a Town Road rather than the adjacent state highway or county road. There are some Town Roads that need road name changes. She is working with landowners where private drives need to be named and signed. Mr. Owecke reported that Bug Tussel cell tower initiative in Buffalo County has been substantial with many Board of Adjustment (BOA) public hearings. The president of Bug Tussel will be at the next BOA hearing on June 11, 2019 at 9:00 a.m. to share his knowledge of communication and the plan in Buffalo County for cell tower development.

There were no additional comments from Mr. Taylor.
There were no public comments not relating to the agenda.

The next meeting was scheduled for July 11, 2019 at 9:00 a.m. with a public hearing for the Zoning Ordinance Amendments, just before the committee meeting.

Motion to adjourn. The meeting was adjourned at 10:05 a.m.

Respectfully Submitted
Julie Lindstrom
Zoning Administrative Assistant