



Notice of Public Meeting

Committee:	Land Management Committee
Date:	Friday, May 1, 2026
Time:	8:00 a.m.
Location:	3 rd Floor County Board Room, 407 S. 2 nd Street, Alma, WI 54610
Remote Access:	https://teams.microsoft.com/meet/296262351297980?p=v1fUNNvjvzELsOjll2
<i>This meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the committee may convene in closed session.</i>	
<i>The following matters may be reviewed, discussed and acted upon at this meeting, and deviations from the order shown may occur:</i>	

Public Hearing Agenda	
1.	Call to Order
2.	Roll Call of Members
3.	Reading of Notice for Public Hearing
4.	Ordinance Amendments
5.	Public Testimony
6.	Correspondence
7.	Adjournment
Committee Meeting	
8.	Call to Order
9.	Roll Call of Members
10.	Verification of Open Meetings Law Compliance
11.	Approve Agenda
12.	Approve Minutes from Previous Meeting
13.	Public Comment
14.	GIS/LIO Report
15.	Surveyor Report
16.	Director Report
17.	Committee Chair Report
18.	An Ordinance to Amend "Buffalo County Subdivision Ordinance
19.	An Ordinance to Amend "Buffalo County Zoning Ordinance"
20.	Correspondence
21.	Future Agenda Items
22.	Next Meeting Date and Time
23.	Adjournment

Date: 04/24/2026

Max Weiss, Chair

By: Lisa Schmitt, County Clerk

Board Members: If unable to attend, please contact the Chair. If the Chair is unavailable, please contact the County Clerk’s Office at 608-685-6209. If the Chair and the County Clerk are not available, please call the Administrative Coordinator at 608-685-6234.

Persons with Disabilities: Buffalo County shall attempt to provide reasonable accommodations to the public for access to its public meetings, provided reasonable notice of special need is given. If you require special accommodations to attend this meeting, please contact the County Clerk’s Office at 608-685-6209.

Public Access to the Courthouse: The South Entrance will be the only access to the building after 4:00 p.m. Monday – Thursday and after 12:00 p.m. on Fridays.

Persons who are members of another governmental body, but who are not members of this committee, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

BUFFALO COUNTY MINUTES

Committee of the Board:
Date of the Meeting:

Land Management
Thursday April 2, 2026

The public hearing was called to order at 8:00 a.m.

Land Management Members Present: Mr. Max Weiss, Mr. Robert Sendelbach, Mr. William Bruegger, Mr. Gary Stanton Online- Mr. Chris Lindstrom

Others Present for All or Parts of the Meeting: Mr. Cale Severson, Mr. Lee Engfer, Ms. Abigail Soderberg, Mr. Bob Traun, Ms. Carol McDonough, Mr. Bruce Auseth, Mr. Cletus Foegen, Mr. Rob Sonsolla, Mr. Tim Holtan, Mr. Brad Schmidtknecht, Mr. Don Ritter, Mr. John Behling, Mr. Garrett Nix, Mr. Dennis Bork, Mr. Allen Sheahan, Mr. Steve Hogden, Ms. Bea Zingheim. Online-Mr. Ron Jasperson, Ms. Tina Anibas, Ms. Lisa Schmitt, Ms. Ashley Knutson, Ms. Karina Obrien, Michelle, Garrett M, NS, Mr. Steve Wall, Chip, Ms. MaryAnne McMillan Urell, Ms. Nicole Schmidtknecht

Reading of Notice for Public Hearing—Ms. Soderberg read the public notice

Riverland Energy rezone—Mr. Severson led discussion on the rezone. He said the reason for the rezone was to allow an industrial land use on parcels that are zoned either ARN-40 or ANR-20.

Public Testimony-- Mr. Ritter, who is an advisor and shareholder for Anovary, discussed Anovary and the Bitcoin Mining Stations. He explained the partnership between them and Riverland and how they are taking the excess power that the other members are not using. He explained that they were one of the 5,000 members of the cooperative and that they were using 44 mega watts of available power. He stated Riverland could spread the sales across the cooperative.

Mr. Holtan, CEO of Riverland, spoke on the fact that there was zero investment from Riverland into the stations, that Anovary had paid the upgrades, and that Riverland wants to be a partner with Buffalo County.

Mr. Stanton asked about definitions regarding a public utility and Ms. Obrien answered that a cooperative is a public utility, they are just governed differently from an oversight perspective.

Mr. Stanton inquired about fastening the boxes down in case of severe weather to which Mr. Holtan responded by saying that they are doing wind force checks on them so see if they need fastening or what type of fastening is needed.

Correspondence—Towns formsXXXXXXXXXXXXXXXXXX

Adjournment—Mr. Bruegger motioned to adjourn the hearing at 8:37, adjourned.

Land Management Committee Meeting
Called to Order by Chair Mr. Weiss at 8:38 am

Land Management Members Present: Mr. Max Weiss, Mr. Robert Sendelbach, Mr. William Bruegger, Mr. Gary Stanton Online- Mr. Chris Lindstrom

Public comments regarding posted agenda items--nothing

Review/Discussion/Action regarding Previous Meeting Minutes: Mr. Bruegger motioned to approve the minutes, seconded by Mr. Bragger. Carried.

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Lincoln—Mr. Bragger motioned--Based on the information presented at meetings covering this subject, the application is consistent with the Town Comprehensive Plan, consideration of the Town Board recommendation as submitted in the form of the Towns Acknowledgement form, consistency with the Buffalo County Land Use Plan and that the proposed zoning is compatible with surrounding zoning districts and land use. Relevant public input was considered, along with consideration of the Zoning Department staff and factoring in the community, general welfare and economic impacts of the proposal. This proposed use is classified under a permitted Industrial Land Use, which would make the land use conforming under the Buffalo County Zoning Ordinance. I make a motion to approve the proposed Rezone in the Town of Lincoln-- seconded by Mr. Sendelbach, Carried.

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Nelson—Mr. Bragger motioned-- The proposed rezone is consistent with the Farmland Preservation Plan as the Farmland Preservation Plan was designed to protect prime farm soils and the proposal for the Town of Nelson, is not impacting any prime soils. The proposal will not limit future agricultural use and these parcels have not historically been used for agricultural production. The proposal will not cause any unreasonable Water pollution, air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas. Alternative locations would not be cost effective and the proposal does not widen an existing footprint being used for Utility purposes. No productive agricultural land in impacted or involved. The proposal is consistent with the intention of the Buffalo County Comprehensive Land Use Plan. I make a motion to approve the proposed Rezone in the Town of Nelson, seconded by Mr. Lindstrom, Carried.

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Mondovi—Mr. Bragger motioned-- Based on the information presented at meetings covering this subject, the application is consistent with the Town Comprehensive Plan, consideration of the Town Board recommendation as submitted in the form of the Towns Acknowledgement form, consistency with the Buffalo County Land Use Plan and that the proposed zoning is compatible with surrounding zoning districts and land use. Relevant public input was considered, along with consideration of the Zoning Department staff and factoring in the community, general welfare and economic impacts of the proposal. This proposed use is classified under a permitted Industrial Land Use, which would make the land use conforming

under the Buffalo County Zoning Ordinance. I make a motion to approve the proposed Rezone in the Town of Mondovi, seconded by Mr. Bruegger. Carried.

Review/Discussion regarding the GIS/LIO Report—Jacqueline gave an update on the parcel fabric submission and working with the sheriff's office on NG911. Mr. Engfer expressed gratitude that she has been networking with some other counties to better herself, learn the position, and keep the county in mainstream of GIS.

Review/Discussion regarding the Surveyor's Report: nothing to report.

Review/Discussion regarding the Land Management Director/ County Conservationist Report: Mr. Severson spoke on attending the WCCA conference. It was a good conference and well attended

Review/Discussion regarding the Chairperson Report: nothing to add, need to speak to Nelson about remonumentation

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting date and time will be May 1st at 8am.

Public Comments Not Related to Agenda Items: Mr. Sheahan spoke on the raze order in Modena and asked for clarification.

Adjournment: Mr. Stanton made a motion to adjourn at 8:48 a.m., Adjourned.

Respectfully Submitted,

Cale Severson
Land Management Director



Buffalo County Ordinance

Drafted By: Cale Severson
Month/Year: May 2026
Committee: Land Mgt. Comm.

Department: Zoning
Fiscal Impact: Yes/No

Ordinance # _____

An Ordinance to Amend Ordinance # _____ “Buffalo County Subdivision Ordinance”

Whereas, the Buffalo County Land Management Committee has reviewed suggested changes to the ordinance as shown on the attachment, and;

Whereas, Sections 7.5 (2)(b), 7.5(3) and 7.5(4) are outdated and are getting struck off, to conform with DPCS 385,

Now, Therefore Be It Resolved, that the Buffalo County Board of Supervisors hereby adopts and ordains the Buffalo County Subdivision Ordinance amendments as outlined in the attached Exhibit A.

Adopted at a duly called and noticed meeting of the Buffalo County Board of Supervisors on this 18th day of May, 2026.

ATTEST:

Buffalo County Clerk

Buffalo County Chairperson

Land Management Committee:

Max Weiss

Robert Sendelbach

Gary Stanton

Chris Lindstrom

William Bruegger

Joe Bragger

EXHIBIT A

(2) Lot area, width, and area free of limiting conditions based on percolation characteristics:

- a. The shape of individual lots may render portions unusable for installing private sewage disposal systems or providing adequate separating distances between them and watercourse for waterwells. Therefore, any part of a lot less than thirty (30) feet wide shall not be used in computing the minimum lot area.
- b. The subdivider shall carry out soil tests in the manner required by SPS 385 Chapter H 65, Wisconsin Administrative Code. ~~Lots shall be of the following minimum areas, widths, and shall have the specified minimum areas free of limiting conditions to meet the requirements of Chapter H 65, Wisconsin Administrative Code. To avoid problems with soil absorption fields and to protect the health and safety, the Division of Health has adopted Chapters H 62 and H 65, Wisconsin Administrative Code, which relate to private waste disposal and subdivisions not served by public sewers, respectively. In addition, the Division of Health has developed subdivision guidelines as provided in Sections 236.13 (2m) and 144.025 (2)(q), Wisconsin Statutes. Required lot width, area, and minimum area free of limiting conditions are determined by percolation tests.~~

~~A minimum lot area of 20,000 square feet is required by this ordinance for unsewered lots with private water supplies to provide room for the necessary separation distances to prevent the concentration of nutrients and pollutants in the ground water.~~

(3) Fill

~~Percolation tests and soil borings in fill shall be conducted as required by Chapter H 65 Wisconsin Administrative Code~~

(4) Option of detailed absorption tests:

~~If a subdivider chooses, he may carry out detailed soil absorption field tests on a proposed lot as provided in Chapter H 65 Wisconsin Administrative Code. The location of at least three required percolation tests over the site of the proposed absorption field shall be accurately recorded on the subdivision plat. An absorption field may be located on the site of the proposed field without further tests, unless further test are deemed necessary by the Zoning Administrator or county planning agency and if installation is within five (5) years of the initial tests.~~



Buffalo County Ordinance

Drafted By: Cale Severson
Month/Year: May 2026
Committee: Land Mgt. Comm.

Department: Zoning
Fiscal Impact: Yes/No

Ordinance # _____

An Ordinance to Amend Ordinance #18-07-01 “Buffalo County Zoning Ordinance”

Whereas, the Buffalo County Land Management Committee has reviewed suggested changes to the ordinance as shown on the attachment;

Now, Therefore Be It Resolved, that the Buffalo County Board of Supervisors hereby adopts and ordains the Buffalo County Zoning Ordinance amendments as outlined in the attached Exhibit A.

Adopted at a duly called and noticed meeting of the Buffalo County Board of Supervisors on this 18th day of May, 2026.

ATTEST:

Buffalo County Clerk

Buffalo County Chairperson

Land Management Committee:

Max Weiss

Robert Sendelbach

Gary Stanton

Chris Lindstrom

William Bruegger

Joe Bragger

EXHIBIT A

11. Data Center

A. Data Centers will only be allowed in an industrial zoning district as a conditional use.

1. Applications for such uses shall provide the following

(a) A utility coordination letter that shows proof of grid capacity and total MW demand

(b) A water usage disclosure statement that provides annual and daily water demand

(c) Water source (municipal vs. ground water)

(d) Cooling type shall be identified and described, including a water discharge plan and expected water replacement intervals for closed-loop or evaporative systems

(e) A natural vegetation barrier plan. A natural vegetation barrier consisting of trees, bushes or other natural vegetation such as evergreens that has the capability to effectively shield the site visually. None of which shall be on the States invasive species list.

(f) An emergency operations plan detailing procedures for fire protection, hazardous materials management, backup power operations, and coordination with local emergency response agencies.

(g) A decommissioning plan

(h) A construction schedule or phasing plan for build out

(i) Chemical disclosure identifying types of treatment chemicals used onsite

2. Data centers shall be located a minimum of 500 feet from any dwelling unit other than that of the owner or operator of the establishment

3. Data centers shall be located a minimum of 100 feet from property lines

4. No data center shall produce a sound level at its property boundary that exceeds 55 decibels.

5. Generator testing shall only be allowed during weekdays between the hours of 8:00 am to 5:00 pm. Exceptions to the decibel limits during the hours of 8:00 am - 5:00 pm may be authorized by the committee if determined appropriate.