



Notice of Public Meeting

COUNTY BOARD AGENDA

Committee:	County Board of Supervisors
Date:	Monday, May 18, 2026
Time:	4:30 P.M.
Location:	3 rd Floor County Board Room, 407 S. 2 nd Street, Alma, WI 54610
Remote Access:	https://teams.microsoft.com/meet/230326243188259?p=bGDyT9W8ljGpB45Jbh

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.

The following matters may be reviewed, discussed and acted upon by the County Board of Supervisors at this meeting. Please note that deviations from the order shown may occur.

BUFFALO COUNTY BOARD MEETING	
1.	Call to Order
2.	Roll Call of County Board of Supervisors
3.	Pledge of Allegiance
4.	County Clerk Verification of Open Meetings Law Compliance
5.	Approve Agenda
6.	Approve Minutes of Previous Meeting
7.	Public Comment
8.	Library Presentation
9.	Confirmation of Committee Assignments
10.	Ordinance #26-05-01 An Ordinance to Amend “Buffalo County Subdivision Ordinance”
11.	Ordinance #26-05-02 An Ordinance to Amend Ordinance #18-07-01 “Buffalo County Zoning Ordinance”
12.	Committee Chair Reports
13.	County Board Chair Report
14.	County Administrator Report
15.	Correspondence
16.	Future Agenda Items
17.	Next Meeting Date and Time: June 22, 2026, at 7:00 P.M.
18.	Adjournment

Date: May 12, 2026

Dennis Bork, 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. on Monday – Thursdays 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 BOARD OF SUPERVISORS APRIL SESSION
Tuesday, April 21, 2026, at 9:00 A.M.

The Board met. Mr. Bork in the Chair.

Call to Order: Meeting called to order at 9:00 a.m.

Roll Call and Certification of Buffalo County Board of Supervisors: Roll call was taken and all the members were present. Mr. Michaels left the meeting at approximately 10:40 a.m. Ms. Schmitt, County Clerk, certified the results of the April 7, 2026, election at the Board of Canvass meeting on April 9, 2026, and stated that all individuals named in the roll call were duly elected.

Others present in person at the meeting: Mr. Lee Engfer and Ms. Lisa Schmitt. Joining online were Ms. Leslie Sendelbach, Ms. Julie Vollmer, Ms. Ana Rolbiecki, Ms. Carri Renchin, Mr. Christopher Murray, and Brommerich News.

Pledge of Allegiance: The Pledge of Allegiance was recited.

County Clerk Verification of Open Meetings Law Compliance: Ms. Schmitt verified that proper notice of the meeting was given in compliance with Wisconsin Open Meetings Law at least 24 hours prior to this meeting.

Swearing in of Buffalo County Board of Supervisors: Ms. Schmitt administered the Oath of Office to all board members present and had them sign the Oath of Office to be notarized and filed in the County Clerk's Office.

Approve Agenda: Mr. Bork confirmed that the agenda is approved, as there was no opposition to the same.

Approve Minutes of Previous Meeting: Mr. Taylor made a motion to approve the minutes of the previous meeting, seconded by Ms. McDonough. Carried.

Public Comment: None.

Election of Chairperson: Ms. Schmitt assumed the role of chairperson and declared the floor open for nominations for County Board Chairperson to serve for a two-year term. Mr. Michaels nominated Mr. Bork. Mr. Stanton nominated Mr. Taylor. Ms. Schmitt called for any other nominations and as there were no other nominations, declared nominations closed. Mr. Bork and Mr. Taylor each spoke. The results of voting were as follows: Mr. Dennis Bork – 7 votes, Mr. Mike Taylor – 6 votes. Mr. Bork was elected to the position of County Board Chairperson.

Election of Vice-Chairperson: Ms. Schmitt declared the floor open for nominations for County Board Vice-Chairperson to serve for a two-year term. Mr. Stanton nominated Mr. Weiss. Ms. Schmitt called for any other nominations and as there were no other nominations, asked for a motion to close nominations and cast a unanimous ballot. Mr. Lindstrom made a motion to

close nominations and cast a unanimous ballot in favor of Mr. Weiss for County Board Vice Chairperson, seconded by Mr. Taylor. Carried.

Mr. Bork resumed the position of chair for the remainder of the meeting.

Resolution #26-04-01 A Resolution to Declaire Primary Authorized Financial Institution:

Mr. Engfer said that most recently the county has been doing banking with Bank of Alma. There has been a need to look at other options, and Alliance Bank has been selected to be the primary bank to be used by the county. This resolution was supported by the Finance Committee, with Mr. Bruegger abstaining from the decision at the Finance meeting. Mr. Engfer answered questions from the board. Mr. Taylor made a motion to declare Alliance Bank as the primary financial institution for Buffalo County, seconded by Mr. Ruff. Carried, with Mr. Bruegger abstaining due to a conflict of interest.

Resolution #26-04-02 A Resolution to Establish Petty Cash for the Register of Deeds: This resolution will allow the Register of Deed's office to operate more efficiently and to easily provide change for cash payments. The amount to be kept in the fund is \$200. Mr. Taylor made a motion to establish the petty cash fund for the Register of Deed's office, seconded by Ms. McDonough. Carried.

Annual Training: Mr. Engfer provided training to the County Board Supervisors.

Committee Chair Reports: No reports given. Each supervisor introduced themselves to the new District 8 supervisor, Dan Schultz, who represents the City of Alma.

County Board Chair Report: Mr. Bork asked about the new agenda format. Ms. Schmitt and Mr. Engfer explained that the 'review/discussion/action' information is now placed before the numbered agenda items.

County Administrator Report: Mr. Engfer reported as follows –

- There was a Wisconsin Town's Association meeting last night. Mr. Steve Wall, Emergency Management Director, spoke at the meeting and Mr. Gil Adams, the new Highway Commissioner, was also present. Mr. Engfer informed the municipalities present at that meeting that they need to reach out to Mr. Briar Golden, in the Land Management Department, if they want their opinion heard regarding the Comprehensive Land Use Plan.
- Positive feedback has been received from several townships regarding our new corporation counsel.
- An update was given on the recent tornado activity in the county and the emergency response to the situation. There were no personal injuries, despite extensive damage to property.
- An updated county website should be going live in the next few months.
- The audit is currently ongoing.
- The south end of the county will have road construction taking place on Highway 35 shortly, along with sidewalk ramp work in the City of Fountain City.

Correspondence: None

Future Agenda Items: Mr. Engfer reported there will be a Records Retention Ordinance coming forward soon.

Next Meeting Date and Time: The next meeting will be Monday, May 18, 2026, at 4:30 p.m., instead of 7:00 p.m.

Adjournment: Meeting adjourned at 10:52 a.m.

Respectfully Submitted,

Lisa Schmitt
County Clerk



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 “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 DSPS 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

Steve Nelson

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

Steve Nelson

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.

*May 2026 Financial Report**Tina Anibas, Buffalo County Treasurer*

Investment Notes				
4/8/2026	Closed Land Grants LGIP			
4/15/2026	From WISC PMA to General \$425,000			
4/17/2026	From WISC PMA to General \$100,000			
4/22/2026	From WISC PMA to General \$100,000			
4/23/2026	From WISC PMA to General \$400,000			
	GENERAL CASH			\$9,316,326.19
	WAUMANDEE CDARS/CDS			\$1,000,000.00
	TOTAL GENERAL FUNDS			\$10,316,326.19
	CAPX CDARS			\$675,000.00
	TAX DEED			\$8,673.19
	LAND RECORDS			\$235,922.63
	VEHICLE REPLACEMENT			\$46,496.23
	HEALTH INSURANCE			\$79,489.92
	DEBT SERVICE			\$200,946.99
	RECYCLING			\$98,364.47
	ORTHO/LIDAR			\$61,190.63
	OPIOID FUNDS			\$218,596.84
	COMMUNITY BLOCK GRANT FUNDS			\$26,997.37
	LAND INFO GRANTS			\$0.00
	2021 AMERICAN RESCUE FUNDS			\$276,524.77
	2024 NOTE FUNDS			\$709,049.15
	TOTAL OTHER FUNDS			\$2,637,252.19
	SALES TAX 2026 YEAR TO DATE	Jan		\$107,628.12
	YEAR TO DATE INTEREST			\$92,848.39
	TOTAL RECEIPTS			\$2,330,233.58
	TOTAL DISTRIBUTED			\$2,000,261.41
	UNPAID TAX REPORT PAYABLE			
	2023-2024 Delinquent			\$190,653.13
	2025 Delinquent			\$438,345.79
	2025 Postponed			\$5,088,818.27
	TOTAL OUTSTANDING TAXES			\$5,717,817.19