



Notice of Public Meeting

Committee:	Land Management Committee
Date:	Friday, June 5th, 2026
Time:	8:00 a.m.
Location:	3 rd Floor County Board Room, 407 S. 2 nd Street, Alma, WI 54610
Remote Access:	click here to join
<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>	

Land Management Hearing and Meeting	
1.	Call to Order
2.	Roll Call of Members
3.	Verification of Open Meetings Law Compliance
4.	Election of Chair
5.	Election of Vice Chair
6.	Approve Agenda
7.	Approve Minutes from Previous Meeting
8.	Public Comment
9.	Public Hearing
	A. Reading of Notice for Public Hearing
	B. Rezone
	C. Public Testimony
	D. Correspondence
	E. Public Hearing Adjournment
10.	An Ordinance to Amend the Official Buffalo County Zoning Map
11.	GIS/LIO Report
12.	Surveyor Report
13.	Director Report
14.	Chairperson Report
15.	Correspondence
16.	Future Agenda Items
17.	Next Meeting Date and Time
18.	Adjourn

Date: 05/28/2026

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
Friday, May 1st, 2026

The Hearing was called to order at 8:04 a.m.

Land Management Members Present: Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach, Excused-Mr. Steve Nelson, Mr. William Bruegger Online-Mr. Joe Bragger

Others Present for All or Parts of the Meeting: Mr. Cale Severson, Mr. Lee Engfer Ms. Abigail Soderberg, Ms. Jacqueline Schneider, Mr. Ron Jasperson. Online-, Mr. Mike Oconner

Reading of the notice of public hearing—Ms. Abigail Soderberg read the notice

Ordinance Amendments-Mr. Severson spoke on the amendments being presented

Public testimony-- none

Adjournment- hearing adjourned at 8:07

Land management committee meeting

Called to order at 8:07

Land Management Members Present: Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach, Excused-Mr. Steve Nelson, Mr. William Bruegger Online-Mr. Joe Bragger

Others Present for All or Parts of the Meeting: Mr. Cale Severson, Mr. Lee Engfer Ms. Abigail Soderberg, Ms. Jacqueline Schneider, Mr. Ron Jasperson. Online-, Mr. Mike Oconner

Meeting verified with Open Meeting law compliance

Approve agenda-agenda approved

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

GIS/LIO report—Ms. Schneider spoke on mapping, trout stream easement mapping and imagery, her attendance in meetings. She spoke on NG911 and the grant acquired for new ortho imagery. She is taking ESRI training courses.

Surveyor report-Mr. Jasperson spoke on 23 corners left in Maxville, should finish in summer on 2026.

Director report-Mr. Severson discussed his involvement with the DNR on the manure spill that affected a large portion of Danuser Creek with a fish kill.

Committee chair report-Mr. Weiss spoke on conversations with Nelson Township on remonumentation.

Review/Discussion/Action regarding An Ordinance Buffalo County subdivision Ordinance-Mr. Linstrom motioned to approve the amendment seconded by Mr. Sendelbach. Carried.

Review/Discussion/Action regarding an ordinance to amend the Buffalo County Zoning Ordinance- Mr. Linstrom motioned to approve the amendment seconded by Mr. Sendelbach. Carried.

Public Correspondence: none

Future agenda items- election of chair and vice chair, and others

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting date and time will be June 5th at 8am.

Adjournment: Adjourned at 9:11am

Respectfully Submitted,

Cale Severson
Land Management Director



Buffalo County Ordinance

Drafted By: A. Dunlevy
Month/Year: June 2026
Committee: Land Management Com.

Department: Land Management
Fiscal Impact: Yes/No

Ordinance # _____

An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Mondovi

Whereas, a petition for a map amendment/rezone of a parcel of land located in Section 4, Town of Mondovi, from ANR 20 to Industrial was received from Kyle Fagerland and;

Whereas, official notice has been published in the Buffalo County News on May 21st and May 28th, 2026, and placed the same and application documents on file in the Land Management Department and the Office of the County Clerk for two weeks prior to June 5th, 2026, and;

Whereas, the Town Board, Town of Mondovi was notified of the proposed rezone and land use change and the requisite Towns Acknowledgment Form was delivered to the Department of Land Management stating that the proposed rezone was acted on by the Town Board with the Town Board Chair signing the form indicating support of the rezone petition, and;

Whereas, a public hearing was held by the Buffalo County Land Management Committee at the Buffalo County Courthouse on June 5th, at 8:00 AM for the purpose of gathering public testimony regarding the proposed map amendment/rezone, and;

Now Therefore Be It Resolved, that the Buffalo County Board of Supervisors hereby adopts and ordains as follows: That the Buffalo County Zoning District Map, Town of Mondovi; parcel # To be Determined from parent parcel 026-00081-0000, said parcel of land containing 1.15 acres more or less, shall be rezoned from ANR 20 to Industrial Zoning.

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

ATTEST:

Buffalo County Clerk

Buffalo County Chairperson



Buffalo County Ordinance

Land Management Committee:

Max Weiss

William Bruegger Sr.

Gary Stanton

Robert Sendelbach

Chris Lindstrom

Joe Bragger

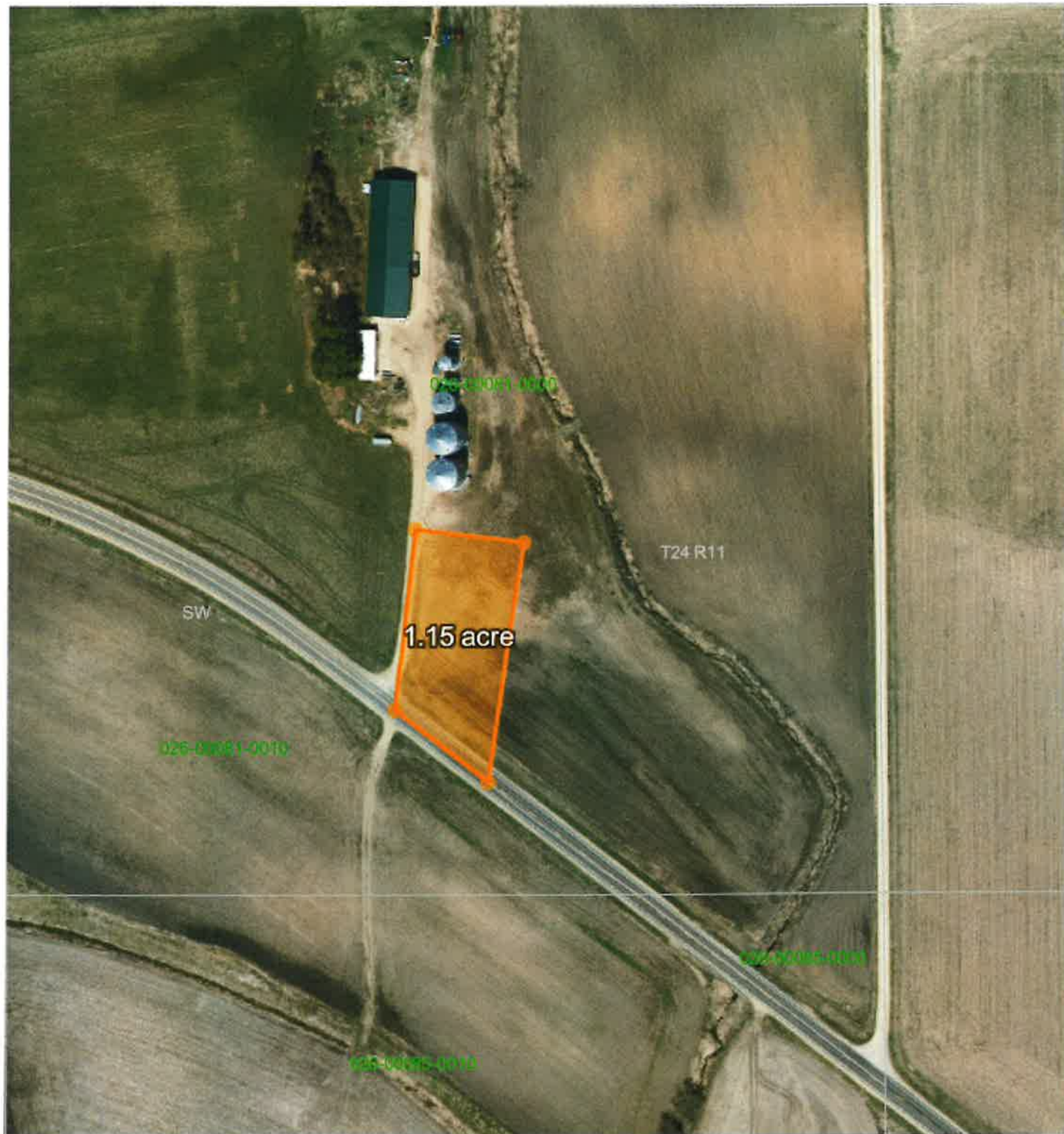


EXHIBIT B1



SITE 1

EXHIBIT B

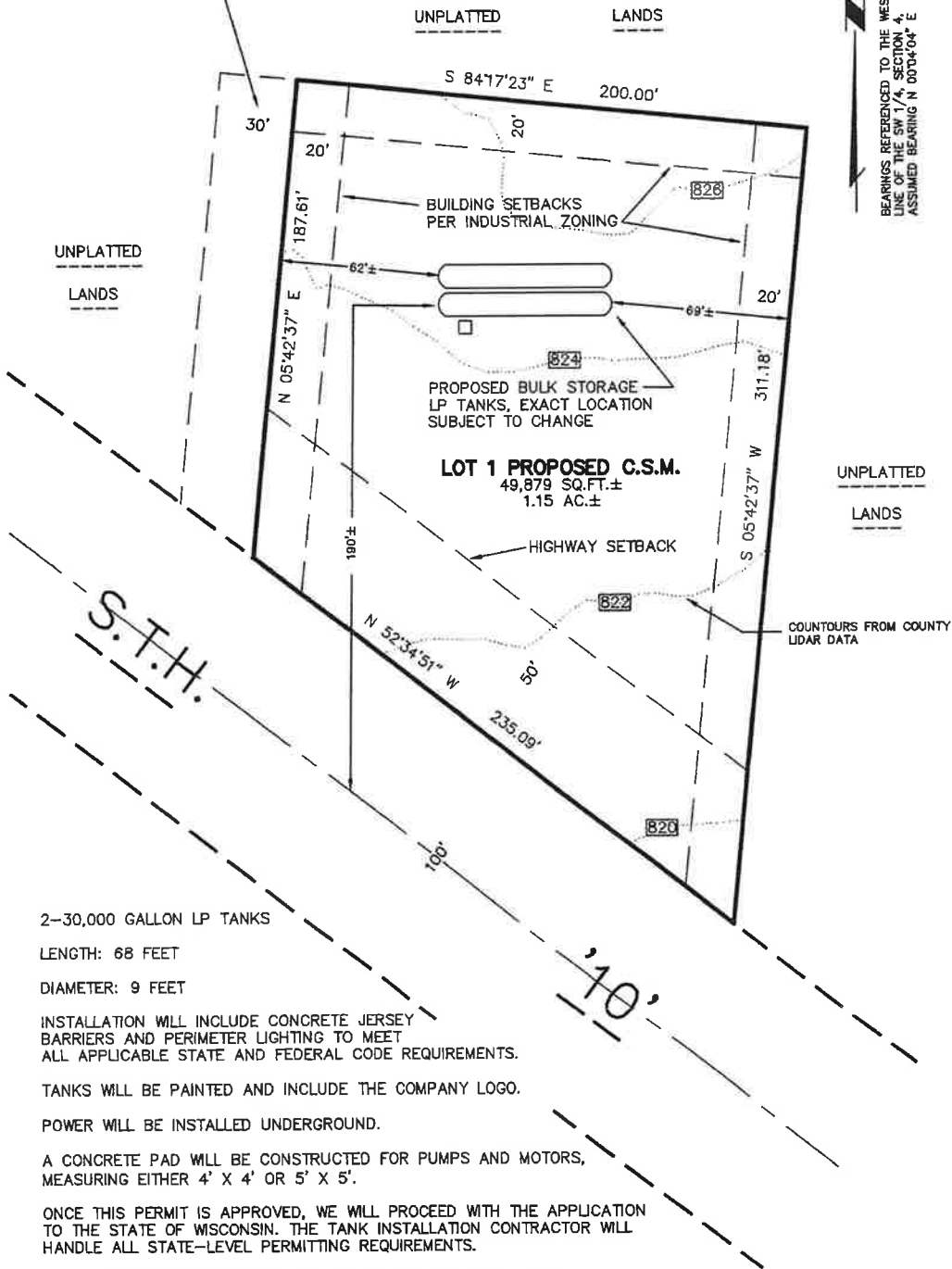
SITE PLAN, E.C. COOP. OIL CO.
PART OF THE NE 1/4 OF THE SW 1/4,
SECTION 4, T24N, R11W, TOWN OF MONDOVI,
BUFFALO COUNTY, WISCONSIN
 CAD NAME: ECCOOP01L261 SITE PLAN 4-9-26

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET



SCALE 1" = 50'

PROPOSED 30' EASEMENT FOR
INGRESS AND EGRESS TO
LOT 1. SHOWN FOR
INFORMATIONAL PURPOSES
ONLY. TO BE CREATED BY
SEPARATE DOCUMENT.



2-30,000 GALLON LP TANKS

LENGTH: 68 FEET

DIAMETER: 9 FEET

INSTALLATION WILL INCLUDE CONCRETE JERSEY BARRIERS AND PERIMETER LIGHTING TO MEET ALL APPLICABLE STATE AND FEDERAL CODE REQUIREMENTS.

TANKS WILL BE PAINTED AND INCLUDE THE COMPANY LOGO.

POWER WILL BE INSTALLED UNDERGROUND.

A CONCRETE PAD WILL BE CONSTRUCTED FOR PUMPS AND MOTORS, MEASURING EITHER 4' X 4' OR 5' X 5'.

ONCE THIS PERMIT IS APPROVED, WE WILL PROCEED WITH THE APPLICATION TO THE STATE OF WISCONSIN. THE TANK INSTALLATION CONTRACTOR WILL HANDLE ALL STATE-LEVEL PERMITTING REQUIREMENTS.

UTILITY ENERGY SYSTEMS WILL BE THE INSTALLER OF THE TANKS.

{Publish: May 28th and June 4th, 2026 in the Buffalo County News}

NOTICE OF PUBLIC HEARING BEFORE THE
BUFFALO COUNTY LAND MANAGEMENT COMMITTEE
AND BUFFALO COUNTY BOARD OF SUPERVISORS

Please be advised that the Buffalo County Land Management Committee will hold a public hearing to consider amending the district boundaries of the “Buffalo County Zoning Districts Map” at 8:00 a.m. on Friday, June 5th, 2026, in the Third Floor Board Room, Buffalo County Courthouse, Alma, Wisconsin.

A petition made by Hiess-Loken & Assoc., LLC, 4905 W. Park Ave, Chippewa Falls WI 54729, on behalf of Kyle Fagerland, land owner and E. Coop. Oil Co., buyer requests changing the zoning district from Agriculture/Natural Resource 20 to Industrial pertaining to a parcel of land approximately 1.15 acres in area located in the NE ¼, - SW ¼, Section 4, Town of Mondovi, Buffalo County, Wisconsin. Parcel #026-00081-0000.

Immediately following the public hearing, the Land Management Committee will take action making a recommendation to the Buffalo County Board of Supervisors, who will consider the ordinance/ petition for change in zoning district boundaries at their next regularly scheduled meeting on June 22, 2026, in the Third Floor Board Room, Buffalo County Courthouse, Alma, Wisconsin.

You are further notified that copies of the rezone petition are on file and open for public review in the office of the Buffalo County Clerk and the Buffalo County Department of Land Management for a period of not less than two weeks prior to the June 5th, 2026, 10:00 a.m. Buffalo County Land Management Committee public hearing and the Buffalo County Board of Supervisors consideration, in accordance with Wisc. Stats. 59.69(5)(e).

Buffalo County Land Management Committee

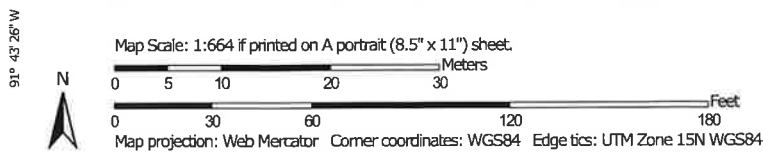
Abigail Soderberg

Buffalo County Department of Land Management

Soil Map—Buffalo County, Wisconsin



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/7/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Buffalo County, Wisconsin
Survey Area Data: Version 19, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
336B	Toddville silt loam, 1 to 6 percent slopes	0.5	52.9%
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.5	47.1%
Totals for Area of Interest		1.0	100.0%



Department of Land Management

| P.O. Box 492; Alma, WI 54610 | 608-685-6218 | Hours of Business 8:00AM – 4:00PM M-T | 8:00AM – 12:00PM F

Report to the Land Management Committee

Zoning Districts Map Amendment/Rezone Application

Applicant: Kyle Fagerland

Public Hearing: June 5, 2026

Kyle Fagerland has submitted a rezone application to amend the Buffalo County Zoning Districts Map. The applicant seeks to rezone a parcel of land from Agriculture/Natural Resource 20 to Industrial.

The parcel, PID# 026-00081-0000, is the parent parcel pending a Certified Survey Map(CSM) consists of 32.82 acres of land in Section 4, Town of Mondovi. The rezone pertains to a CSM that would be 1.15 acres in size subtracted from the parent parcel. The site has historically been used as farmland. See the plat map and orthophotography for site information.

The applicant and the potential buyer EC Co-Op Oil proposes the 1.15 acres to be partitioned from the main parcel be rezoned as industrial for the purpose of Liquid Petroleum Storage, with a petition map attached detailing a parcel that abides by the Buffalo County Zoning ordinance in terms of width, size, and road frontage as stated in CH7(F) of the 2018 Buffalo County Zoning Ordinance defining the bounds of which to design an industrially zoned area with the condition that a CSM be submitted and approved. To further their development of the area to meet the standards set in the ordinance it is required that the land be rezoned.

Soils: The soils at the site have historically been mostly used as farmable land. The USDA soil survey identifies the primary soil type of the parcel as 336B, Toddville Silt Loam, 1 to 6 percent slopes and Orion Silt Loam, 0 to 3 percent slopes and occasionally flooded.

Towns Position: On May 15th 2026 a letter was received signed by the Town of Mondovi Chair Bradley Schmidtknecht in support stating “Great Project!!”

Public Comment: As of the drafting of this report the Zoning Department has not received any written, verbal or e-mailed public comments or correspondence that is in conflict with or in opposition to the proposed property rezone.

Access: The property would abut US Highway 10 and maintain the road frontage required as potential access to the site.

Zoning Department Statement: The parcel of land is located on the North side of US Highway 10. The land use immediately surrounding the parcel is dedicated primarily to agricultural practices.

The land rezone proposed would abide by the Zoning Ordinance under the requirement of a completed AND approved CSM partitioning off the proposed acreage. Plans proposed for development with a preliminary view are within the bounds of the industrial district. The rezone petition and the proposed use of the property is not in conflict with or inconsistent with the Buffalo County Zoning Ordinance or the Comprehensive Land Use Plan.

After its review the Town Board has the option to execute one of the three options listed below. Should the Board need more information to complete the review process please contact the applicant or the Buffalo County Zoning Department. Please check and sign the appropriate option.

- ☐ I acknowledge that the applicant has informed the Town Board of the proposed use and/or development to occur within the Town and the Board has no comment regarding the applicant's petition.

Town Chair: _____ Date: _____

- ☒ I acknowledge that the applicant has informed the Town Board of the proposed use and/or development to occur within the Town and the Board supports the applicant's request. The Town will include a written statement explaining its reasons for supporting the petition.

Town Chair: Bradley J. Schmecknecht Date: 5/11/2026
BRADLEY J. SCHMECKNECHT

- ☐ I acknowledge that the applicant has informed the Town Board of the proposed use and/or development to occur within the Town and the Board opposes the applicant's request. The Town will include a written statement explaining its reasons for opposing the petition.

Town Chair: _____ Date: _____

Town Board Comments & Recommendations: _____

CREAT PROJECT!!

