

County of Buffalo- Alma, Wisconsin
Notice of Public Hearing
Agenda

Committee:	Buffalo County Zoning Board of Adjustment
Date:	Thursday October 8, 2026
Time:	9:00 a.m.
Location:	3rd Floor, County Board Room, Buffalo County Courthouse

1.	Call to order
2.	Roll Call of Members
3.	Reading of the Public Notice
4.	Conditional Use Permit Request: Wes Domine has submitted a Conditional Use Permit (CUP) Application for the siting and constructure of a new Single Family Dwelling within the 1.5 mile Mississippi River Headland Bluffs region on a slope between 12% and 22% , a conditional use per The Buffalo County Zoning Ordinance Chapter 14 section 4B(4). Applicant: Wes Domine — VAR 2026-3 Property Location: Waumandee Creek RD, SE ¼ of the SW ¼, Section 30, Town of Milton. Hearing Process a. Application presentation and testimony b. Public comments c. Questions from Board of Adjustment members and Zoning staff d. Review of correspondence
5.	At its discretion, the Board of Adjustment may conduct a site investigation for Board review and discussion. Following any site investigation, the Board will reconvene at the courthouse to review the application and take appropriate action.
6.	Minutes: Review, discussion, and possible action on the August19, 2026, Board of Adjustment Public Hearing minutes.
7.	Adjournment

DATE: SEPTEMBER 29, 2026

Dale Klopp, Board of Adjustment, Chairperson

Abigail Soderberg, Buffalo County Zoning Department

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's Office at 608-685-6209 at least 24 hours before the meeting begins so appropriate accommodations can be made. Any Board member who is unable to attend must call the Zoning Office at 608-685-6218 to report their absence.

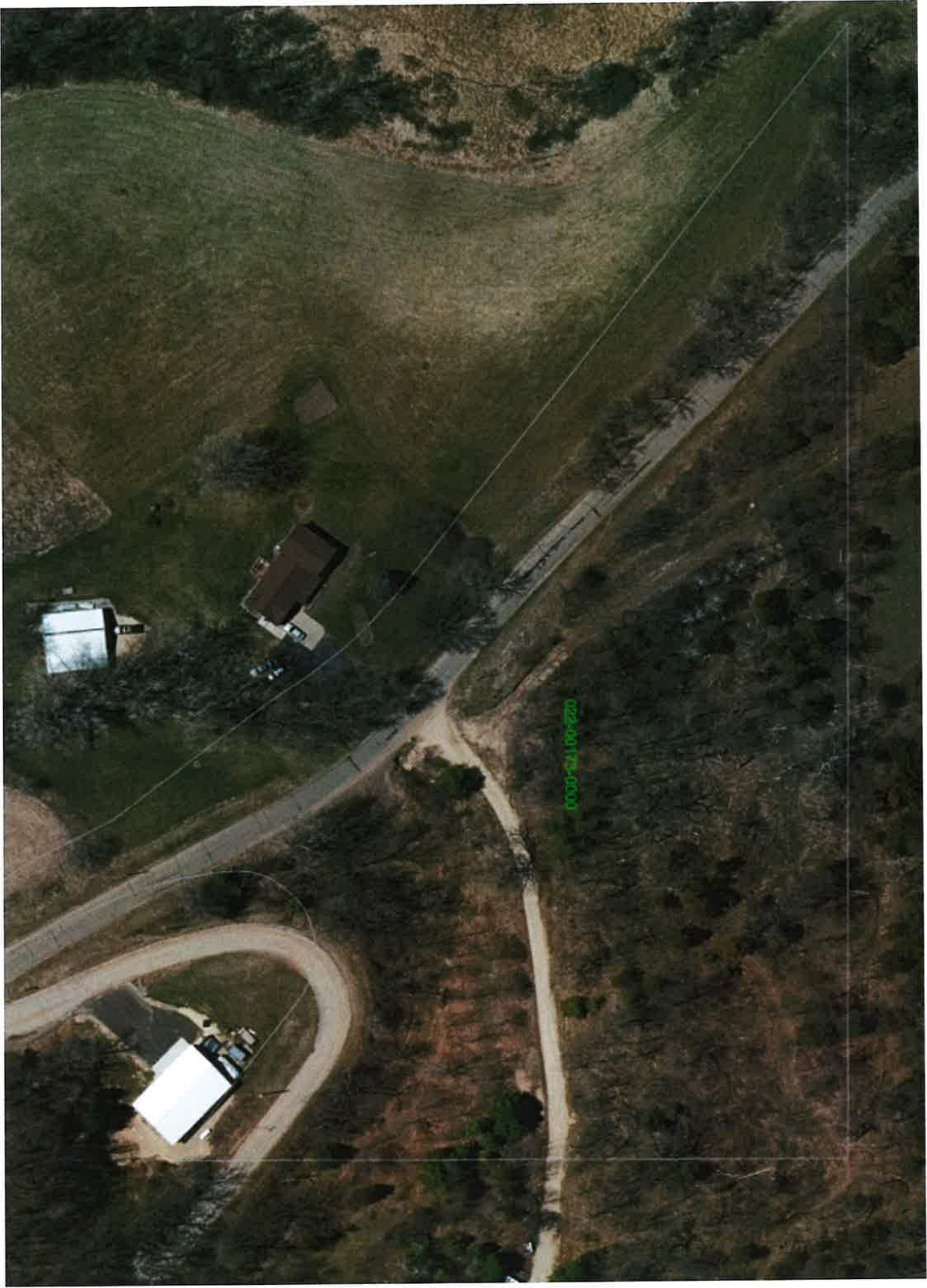
Members of another governmental body who are not members of this board may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and those members are not meeting to exercise the authority, duties, or responsibilities of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

{Publish: September 24, 2026, and October 1, 2026, in
Buffalo County News}
NOTICE OF PUBLIC HEARING
ON APPLICATION TO THE
BUFFALO COUNTY BOARD OF ADJUSTMENT

Notice is hereby given that the Buffalo County Board of Adjustment will hold a public hearing on Thursday October 8, 2026, at 9:00 a.m. in the Third-Floor Conference Room, Buffalo County Courthouse, Alma, Wisconsin, at which time the following application(s) will be heard:

Domine, CUP 2026-3. Wes Domine has submitted a Conditional Use Permit (CUP) Application for the siting and construction of a new Single Family Dwelling within the 1.5 mile Mississippi River Headland Bluffs region on a slope between 12% and 22% , a conditional use per The Buffalo County Zoning Ordinance Chapter 14 section 4B(4). The site is located adjacent to S2870 Waumandee Creek Road. The site is located at T20R11 Section 30, in the town of Milton.

Buffalo County Board of Adjustment
Abigail Soderberg
Buffalo County Zoning Department



022-00173-0000





Department of Land Management

Report to the Board of Adjustments

Conditional Use Permit Application

Applicant: Wes Domine

Address: S2870 Waumandee Creek Road
Fountain City, WI, 54629

Hearing Date: October XX, 2026

Wes Domine has submitted a Conditional Use Permit (CUP) Application for the siting and constructure of a new Single Family Dwelling within the 1.5 mile Mississippi River Headland Bluffs region on a slope between 12% and 22% , a conditional use per The Buffalo County Zoning Ordinance Chapter 14 section 4B(4).

Property Overview: The applicant owns five connected parcels totaling 71.4 calculated acres. The parcel in question is part of an approved CSM, which resulted in the reduction in size of parcel 022-00173-0000 to 2.46 Acres in the SE ¼, SW ¼, Section 30, Town of Milton. The parcel is located off Waumandee Creek Road and is zoned Residential.

Proposed Land Use: The proposed use for the land is a new single family dwelling, 1 bed two bath 40'x32' with a potential garage addition in the future. The driveway would extend off of an existing driveway used to access S2870 Waumandee Creek Road.

The Buffalo County Zoning Ordinance Defines the following in Chapter 14 section C (Standards for Conditional Use Permits)

C. Standards for Conditional Use Permits.

- 1. Structures shall be located to take advantage of existing vegetative and landform screening.*
- 2. Exterior lighting shall not exceed twelve (12) feet in height and shall be shielded and directed downward.*
- 3. Exterior surfaces of structures shall be of earth toned colors.*
- 4. Exterior surfaces of structures shall be non-reflective.*
- 5. Structures shall not exceed thirty-five (35) feet in height.*
- 6. A view-shed analysis may be employed as an evaluation tool as part of the Boards decision making process*

Towns Acknowledgement Form: On September 9th, 2026, the applicant's CUP application and proposed land use were presented to the Milton Town Board for review. The Town Chair, signed the Form indicating the Town of Milton supports the applicants proposed land use and granting of the CUP. The Towns Acknowledgement Form included the following comments: "The board fully supports the build of the new home"

Public Correspondence: The Department of Land Management has not received any written or verbal correspondence regarding the CUP application at the time of this staff report.

Department of Land Management Summary: The parcel owned by Wes Domine is located in the Residential zoning district in the town of Milton. The parcels around the property are fairly populated with multiple dwellings in the surrounding area.

The proposed site is approximately 123 feet from Waumandee Creek Road.

The proposed site is approximately 1.05 miles from Great River Road. Located within the 1.5 mile defined Mississippi River Headland Bluff (MRHB) zone.

The nearest property line is 42 feet away also owned by Wes Domine, this parcel pertains to the dwelling S2870 Waumandee Creek Road.

The proposed driveway is an existing service road that would be further developed as it avoids 30% slope areas.

Erosion control best management practices should be followed, and a valid Steep Slopes Development Plan that is designed by a licensed professional engineer, landscape architect or other qualified professional as deemed acceptable by the Zoning Administrator. Those are specified in chapter 14 section 2B in the Buffalo County Zoning Ordinance as follows

B. Development and Performance Standards.

12 - 22% slopes. Development on slopes of 12 – 22% is a permitted use which requires a zoning permit and a Steep Slopes Development Plan that is designed by a licensed professional engineer, landscape architect or other qualified professional as deemed acceptable by the Zoning Administrator. The development plan shall include a comprehensive written description and detailed site plans showing all measures to be installed to prevent erosion and limit sediment loss. The plan shall also include an effective stormwater management plan specifying all measures to be incorporated and installed to create a plan that meets or exceeds DNR Stormwater Management Technical Standards. A zoning permit allowing development will not be issued by the Department prior to a Steep Slopes Development Plan being received. The Development Plan shall include all of the following:

- a. Grading plan showing two foot (2') intervals and grading limits.*
- b. Property boundaries.*
- c. Existing and proposed new structures*
- d. Soil types*
- e. All water features including wetlands and wetland indicator soils.*
- f. A sediment and erosion control plan which includes the locations of all Best Management Practices (BMP's).*
- g. A storm water management plan that includes all post construction waterways, drainage patterns and features such as sediment basins, etc.*
- h. Existing and proposed wells and sanitary system locations.*

i. Existing and proposed new vegetation

The proposed site is indicated to be on a slope of approximately 18% and outside of bluff impact setbacks.

Zoning District: The proposed dwelling is located in the residential zoning district and proposed development would follow the guidelines for development in that district.

Should the Board of Adjustments choose to approve the Conditional Use Permit application of Wes Domine to allow the siting and construction of the new dwelling in Section 30, Town of Milton, the Buffalo County Department of Land Management recommends that the following conditions be placed on the Conditional Use Permit:

1. The applicant shall apply for a zoning permit and abide by the zoning regulations of the zoning district of which the parcel resides
2. The parcel shall remain in the residential zoning district unless a rezone is applied for and approved
3. The use of erosion control Best Management Practices in all land disturbing activity along with a steep slopes development plan submitted and approved to the zoning administrator by a licensed professional.
4. A zoning permit shall be applied for an addition when the applicant decides to move along with the project submitting a new steep slopes development plan and shall pertain only to the dimensions specified in the site plan provided in CUP 2026-1
5. The applicant shall have two fire numbers for the shared driveway, one for the entrance, and one for where the driveway splits
6. All stipulations for building within the Mississippi River Headland Bluff region in the Buffalo County Zoning Ordinance should be followed else risk revocation and fines permittance to Chapter 5 Section 2 of the Buffalo County Zoning Ordinance.
7. Any improvements to the existing field access road should be done with due regard for erosion management.









