

Buffalo County Board of Adjustment

Public Hearing Minutes

Date: October 8, 2026

Time: 9:00 A.M.

Location: Third Floor Conference Room, Buffalo County Courthouse, Alma, Wisconsin

1. Call to Order

The meeting was called to order by the Chair at 9:00 A.M.

2. Roll Call

Members present:

- Barry Drazkowski
- Randy Schreiner
- Ron Kazmierczak
- Dale Klopp

Zoning Department staff were also present.

3. Reading of Public Notice

The public notice was read into the record. Notice of the hearing was published on September 24, 2026, and October 1, 2026, in the Buffalo County News. The hearing concerned Conditional Use Permit Application CUP 2026-3 submitted by Wes Domine for the siting and construction of a single-family dwelling within the 1.5-mile Mississippi River Headland Bluffs region on a slope between 12% and 22% in the Town of Milton.

4. Public Hearing - CUP 2026-3

Applicant: Wes Domine

Location: Adjacent to S2870 Waumandee Creek Road, Town of Milton

Applicant Testimony

Wes Domine stated that the proposed residence is intended for his son, who wishes to reside on the property and continue stewardship of the family's woodland acreage. The proposed home site was selected to minimize forest fragmentation and would utilize an existing driveway entrance and logging road for access. The access road would be improved, widened, and upgraded to meet driveway standards. The applicant reported that

preliminary evaluations indicate a mound wastewater treatment system is feasible on the site.

Board Questions and Discussion

Board members discussed:

- The proposed building site location and surrounding topography.
- Access to the property and future access considerations.
- Potential vegetation screening and visibility impacts within the Bluffland area.
- Driveway design, grade, and emergency vehicle access.
- Soil conditions and wastewater treatment feasibility.
- Drainage and erosion control measures associated with the proposed driveway and development.

Zoning staff advised that if the permit were approved, the applicant would be required to submit steep slope development plans, erosion control plans, and stormwater management plans prepared by qualified professionals in accordance with county requirements prior to zoning permit issuance.

Public Comment

Shawn Gunderson, neighboring property owner, spoke in opposition to aspects of the proposal, expressing concerns regarding:

- Existing runoff issues during heavy rain events.
- Potential increases in stormwater runoff resulting from the proposed driveway.
- Possible impacts to his driveway, drainage ditch, and accessory structure located downstream of the project area.

Photographs depicting previous stormwater runoff conditions were provided for board review.

Applicant Response

Wes Domine responded that:

- The drainage ditch currently conveys runoff from a large upstream watershed.
- The proposed driveway would incorporate appropriate drainage measures.

- A large culvert and other erosion control practices would be installed as necessary.
- Existing logging road conditions have not resulted in significant erosion concerns.

Board Deliberation

Board members discussed the runoff concerns raised during public comment and acknowledged the importance of proper engineering and stormwater management measures. The Board concluded that required erosion control, steep slope development, and drainage plans would address project impacts and regulatory requirements. The Board also noted support for the proposal from the Town of Milton.

5. Action on CUP 2026-3

A motion was made by Ron Kazmierczak to approve Conditional Use Permit CUP 2026-3 subject to all conditions and requirements recommended by Buffalo County Zoning, including stormwater management, drainage, erosion control, and steep slope development requirements.

The motion was seconded by Barry Drazkowski

Vote:

- Aye: All
- Nay: None

Motion carried. The Conditional Use Permit was approved.

6. Approval of August 19, 2026 Minutes

Board members discussed the August 19, 2026 Board of Adjustment minutes. Questions were raised regarding the level of detail included in meeting minutes. Zoning staff explained that hearings are recorded and can be transcribed upon request, while minutes are intended to provide a general summary of proceedings.

A motion was made by Ron Kasmierczak and seconded by Barry Drazkowski to approve the August 19, 2026 Board of Adjustment meeting minutes.

Vote: Motion carried unanimously.

7. Adjournment

A motion was made and seconded to adjourn the meeting.

Vote: Motion carried unanimously.

The meeting was adjourned at 10:00 A.M.

Respectfully submitted,

Abigail Soderberg

Buffalo County Zoning Department