

BUFFALO COUNTY MINUTES

Committee of the Board:

Land Management Committee

Date of the Meeting:

Friday, March 13th, 2024

The Public hearing for the rezone was called to order at 8:00 a.m.

Land Management Committee Members Present: Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach. Mr. William Bruegger, Mr. Gary Stanton, Mr. Joe Bragger

Others Present for All or Parts of the Meeting: Mr. Lee Engfer, Ms. Karina O'Brien, Mr. Cale Severson, Ms. Abigail Soderberg, Mr. Ron Jasperson, Mr. Alex Dunlevy, Ms. Jacqueline Schneider, Mr. Dennis Bork, Mr. Steve Nelson, Mr. Bryce Lisowski, Mr. Bob Traun, Mr. Al Sheahan, Mr. Scott Werlein, Mr. Cleatus Foegen, Mr. Tim Holtan, Mr. Rob Sonsalla, Mr. Kelly Johnston, Ms. Carol McDonough, Mr. Dwight Ruff, Mr. Steve Nelson, Mr. James Hoffman, Mr. Brad Schmidtknecht. Online—Ms. MaryAnne McMillan-Urell, Ms. Danielle Schalinske, Ms. Tina Anibas, Ms. Lisa Schmitt, Mr. Joe Krumrie, Mr. Josh Rasmussen, Ms. Ashley Knudtson

Reading of the Notice for Public Hearing for the Riverland Energy Rezone

Application: Ms. Soderberg read the information that was published in the Buffalo County News on February 26th and March 6th

Riverland Energy Rezone Application—Mr. Severson spoke on the application and the documents included in the packet. He stated the rezone of 3 parcels was to allow an industrial land use at 3 of the substation sites.

Public Testimony Regarding the Rezone Application:

Mr. Lisowski spoke in being on the Board of Directors for Riverland. He covered the need to stabilize the grid, with it being like buying a million dollar combine. You would like to use the combine all year so you can utilize the investment. He spoke in favor of the rezone.

Mr. Traun spoke on the Town of Nelson not hearing anything about structures before they were installed. They have received a lot of complaints. They have not received a Towns acknowledgement form.

Mr. Sheahan spoke on the Company being a Chinese company and not being able to find anything about them online. He was not in favor of the rezone

Mr. Scott Werlein said that the company Anovary doesn't exist but instead being Riverland under a shell corporation, who is trying to maximize profits. He spoke on hearing complaints from the public. He is against the rezone.

Mr. Foegen spoke on being on the Board of Directors for Riverland. He spoke in favor of the rezone.

Mr. Stanton asked about an environmental report of CO2 release from more coal burning. He asked about taxation and what about these is good for the County. He spoke on the fact the rezone should be tabled pending more information.

Mr. Holtan spoke on the Company Anovary being a company they did an extensive background check on. The servers aren't owned by a Chinese Company but by Anovary. Anovary is separate from Riverland and they each have their own fence and own key, and Anovary is not in control of the grid. He also spoke on his work on economic development for the area and capital interests being donated to Riverland and being used in the future for the community.

Mr. Schmidt knecht spoke on being on Riverland Board of Directors and Chair of Town of Mondovi. He has not head and complaints and the Town is unofficially in favor of the rezone.

Mr. Engfer spoke on tax benefits, the structures being a closed loop system and there was no environmental hazard identified when Wisconsin DNR was contacted.

Correspondence Regarding the Rezone Application: Mr. Stanton handed out a series of questions/statements he had received

Adjournment of the Public Hearing: Mr. Bragger made a motion to adjourn the public hearing at 8:29 a.m. Mr. Lindstrom second, adjourned.

The Public hearing for the Ordinance Amendments was called to order at 8:32 a.m.

Land Management Committee Members Present: Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach. Mr. William Bruegger, Mr. Gary Stanton, Mr. Joe Bragger

Others Present for All or Parts of the Meeting: Mr. Lee Engfer, Ms. Karina O'Brien, Mr. Cale Severson, Ms. Abigail Soderberg, Mr. Ron Jasperson, Mr. Alex Dunlevy, Ms. Jacqueline Schneider, Mr. Dennis Bork, Mr. Steve Nelson, Mr. Bryce Lisowski, Mr. Bob Traun, Mr. Al Sheahan, Mr. Scott Werlein, Mr. Cleatus Foegen, Mr. Tim Holtan, Mr. Rob Sonsalla, Mr. Kelly Johnston, Ms. Carol McDonough, Mr. Dwight Ruff, Mr. Steve Nelson, Mr. James Hoffman, Mr. Brad Schmidt knecht. Online—Ms. MaryAnne McMillan-Urell, Ms. Danielle Schalinske, Ms. Tina Anibas, Ms. Lisa Schmitt, Mr. Joe Krumrie, Mr. Josh Rasmussen, Ms. Ashley Knudtson

Reading of the Notice for Public Hearing for the Ordinance Revisions: Ms. Soderberg read the information that was published in the Buffalo County News on February 26th and March 6th

Ordinance Revisions—Mr. Severson discussed the amendments of the ordinances for the Comprehensive Zoning Ordinance, Solar Ordinance, Uniform Addressing Ordinance, and Manure Storage Ordinance.

Amendments for the Comprehensive Zoning Ordinance include added data centers to conditional use industrial zoning and defining such. Also clarifying that nonconforming lots are not buildable but held for open space use.

Amendment to the Solar Ordinance—adding language about the timeline for reassessing the bond amount to 5 years or sooner if deemed appropriate by the County.
Amendment for the Manure Storage Ordinance—changing the due dates for the Nutrient Management Plan from March 15th to April 15th following a WDNR standard.
Amendment to the Uniform Addressing Ordinance—removing the language that any driveway over 200ft that becomes a shared driveway shall become a private drive as this has not been enforced.

Public Testimony—none

Correspondence--none

Adjournment—Mr. Sendelbach motioned to adjourn at 8:38, seconded by Mr. Lindstrom, adjourned.

Chair Max Weiss called the Land Management committee meeting to order at 8:39

Land Management Committee Members Present: Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach. Mr. William Bruegger, Mr. Gary Stanton, Mr. Joe Bragger

Others Present for All or Parts of the Meeting: Mr. Lee Engfer, Ms. Karina Obrien, Mr. Cale Severson, Ms. Abigail Soderberg, Mr. Ron Jasperson, Mr. Alex Dunlevy, Ms. Jacqueline Schneider, Mr. Dennis Bork, Mr. Steve Nelson, Mr. Bryce Lisowski, Mr. Bob Traun, Mr. Al Sheahan, Mr. Scott Werlein, Mr. Cleatus Foegen, Mr. Tim Holtan, Mr. Rob Sonsalla, Mr. Kelly Johnston, Ms. Carol McDonough, Mr. Dwight Ruff, Mr. Steve Nelson, Mr. James Hoffman, Mr. Brad Schmidtknecht. Online—Ms. MaryAnne McMillan-Urell, Ms. Danielle Schalinske, Ms. Tina Anibas, Ms. Lisa Schmitt, Mr. Joe Krumrie, Mr. Josh Rasmussen, Ms. Ashley Knudtson

Public Comments regarding posted agenda items—

Mr. Holtan explained the background of the Bitcoin mining stations installed by the substations. Capital credits were discussed but unknown how much. Mr. Stanton questioned the visas or citizenship of installing workers and it was confirmed they had visas. He asked who installed transformers and paid for them. It was stated that Riverland installed them and Anovary paid for them and the time to install them. Mr. Bruegger asked about Towns Acknowledgement forms and it was stated the Towns have not received them. Mr. Bragger posed questions about when it becomes industrial versus private home. It was discussed that the boxes were energized and working. Question was posed as to the location of the boxes and was answered because it was close to the power and less electrical loss from the lines.

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

Review/Discussion/Action regarding An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Lincoln: Mr. Bragger made a motion to table the Rezone, second by Mr. Stanton, carried.

Review/Discussion/Action regarding An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Nelson: Mr. Bragger made a motion to table the Rezone, second by Mr. Stanton, carried.

Review/Discussion/Action regarding An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Mondovi: Mr. Bragger made a motion to table the Rezone, second by Mr. Stanton, carried.

Review/Discussion/Action regarding An Ordinance to Amend “Buffalo County Zoning Ordinance”—Mr. Bragger made a motion to approve the Ordinance revision, second by Mr. Stanton-carried

Review/Discussion/Action regarding “An Ordinance to Amend “Buffalo County Manure Storage Ordinance”—Mr. Bragger made a motion to approve the Ordinance revision, second by Mr. Stanton-carried

Review/Discussion/Action regarding An Ordinance to Amend “Buffalo County Uniform Addressing Ordinance”—Mr. Bragger made a motion to approve the Ordinance revision, second by Mr. Sendelbach-voting yes was Mr. Max Weiss, Mr. Chris Lindstrom, Mr. Robert Sendelbach. Mr. William Bruegger, and Mr. Joe Bragger. Voting no was Mr. Gary Stanton. Carried.

Review/Discussion regarding the GIS/LIO Report: Ms. Schneider spoke on the conference she attended and it was very good. She spoke that she will be updating the parcel fabric to the State soon.

Review/Discussion regarding the Surveyor’s Report: Mr. Jasperson spoke on the remonumentation of Buffalo. It would cost around \$95,000 to verify corners. Questions were asked about doing Nelson first.

Review/Discussion regarding the Land Management Director/ County Conservationist Report: Mr. Severson spoke on attending the 73rd Land and Water Conference in Wisconsin Dells. It was an excellent conference and well attended. He asked if any Committee members would be interested in going in the future he would try to budget for that or try and receive a scholarship for a committee member to go.

Review/Discussion regarding the Chairperson Report: none

Public Comments Unrelated to Agenda Items—Mr. Werlein asked why the Towns of Dover and Belvidere do not get a say as the Towns are affected as well but already Industrial zoned. Discussion was held regarding public input for that. Mr. Garrett Martin stated that Cooperatives are not a public utility as per state statute. Conversations were

held that there is no definition of Bitcoin operation. The Town of Nelson inquired as to the entire Town being rezoned to Industrial. It was stated that it is by parcel.

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting date and time will be April 2nd at 8am following the public notice requirement timeline.

Adjournment: Mr. Stanton made a motion to adjourn at 10:14 a.m., Mr. Bragger seconded the motion. Adjourned.

Respectfully Submitted,

Cale Severson
Land Management Director