

BUFFALO COUNTY MINUTES

Committee of the Board:

Land Management

Date of the Meeting:

Thursday April 2, 2026

The public hearing was called to order at 8:00 a.m.

Land Management Members Present: Mr. Max Weiss, Mr. Robert Sendelbach, Mr. William Bruegger, Mr. Gary Stanton Online- Mr. Chris Lindstrom

Others Present for All or Parts of the Meeting: Mr. Cale Severson, Mr. Lee Engfer, Ms. Abigail Soderberg, Mr. Bob Traun, Ms. Carol McDonough, Mr. Bruce Auseth, Mr. Cletus Foegen, Mr. Rob Sonsolla, Mr. Tim Holtan, Mr. Brad Schmidtknecht, Mr. Don Ritter, Mr. John Behling, Mr. Garrett Nix, Mr. Dennis Bork, Mr. Allen Sheahan, Mr. Steve Hogden, Ms. Bea Zingheim. Online-Mr. Ron Jasperson, Ms. Tina Anibas, Ms. Lisa Schmitt, Ms. Ashley Knutson, Ms. Karina Obrien, Michelle, Garrett M, NS, Mr. Steve Wall, Chip, Ms. MaryAnne McMillan Urell, Ms. Nicole Schmidtknecht

Reading of Notice for Public Hearing—Ms. Soderberg read the public notice

Riverland Energy rezone—Mr. Severson led discussion on the rezone. He said the reason for the rezone was to allow an industrial land use on parcels that are zoned either ARN-40 or ANR-20.

Public Testimony-- Mr. Ritter, who is an advisor and shareholder for Anovary, discussed Anovary and the Bitcoin Mining Stations. He explained the partnership between them and Riverland and how they are taking the excess power that the other members are not using. He explained that they were one of the 5,000 members of the cooperative and that they were using 44 mega watts of available power. He stated Riverland could spread the sales across the cooperative.

Mr. Holtan, CEO of Riverland, spoke on the fact that there was zero investment from Riverland into the stations, that Anovary had paid the upgrades, and that Riverland wants to be a partner with Buffalo County.

Mr. Stanton asked about definitions regarding a public utility and Ms. Obrien answered that a cooperative is a public utility, they are just governed differently from an oversight perspective.

Mr. Stanton inquired about fastening the boxes down in case of severe weather to which Mr. Holtan responded by saying that they are doing wind force checks on them so see if they need fastening or what type of fastening is needed.

Correspondence—Towns forms were received this morning April 2nd. The Town of Nelson signed no comment. The Town of Lincoln signed as no comment, The town of Mondovi signed in support.

Adjournment—Mr. Bruegger motioned to adjourn the hearing at 8:37, adjourned.

Land Management Committee Meeting
Called to Order by Chair Mr. Weiss at 8:38 am

Land Management Members Present: Mr. Max Weiss, Mr. Robert Sendelbach, Mr. William Bruegger, Mr. Gary Stanton Online- Mr. Chris Lindstrom

Public comments regarding posted agenda items--nothing

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

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Lincoln—Mr. Bragger motioned--Based on the information presented at meetings covering this subject, the application is consistent with the Town Comprehensive Plan, consideration of the Town Board recommendation as submitted in the form of the Towns Acknowledgement form, consistency with the Buffalo County Land Use Plan and that the proposed zoning is compatible with surrounding zoning districts and land use. Relevant public input was considered, along with consideration of the Zoning Department staff and factoring in the community, general welfare and economic impacts of the proposal. This proposed use is classified under a permitted Industrial Land Use, which would make the land use conforming under the Buffalo County Zoning Ordinance. I make a motion to approve the proposed Rezone in the Town of Lincoln-- seconded by Mr. Sendelbach, Carried.

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Nelson— Mr. Bragger motioned-- The proposed rezone is consistent with the Farmland Preservation Plan as the Farmland Preservation Plan was designed to protect prime farm soils and the proposal for the Town of Nelson, is not impacting any prime soils. The proposal will not limit future agricultural use and these parcels have not historically been used for agricultural production. The proposal will not cause any unreasonable Water pollution, air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas. Alternative locations would not be cost effective and the proposal does not widen an existing footprint being used for Utility purposes. No productive agricultural land in impacted or involved. The proposal is consistent with the intention of the Buffalo County Comprehensive Land Use Plan. I make a motion to approve the proposed Rezone in the Town of Nelson, seconded by Mr. Lindstrom, Carried.

Review/Discussion/Action An Ordinance to Amend the Official “Buffalo County Zoning District Map” – Town of Mondovi— Mr. Bragger motioned-- Based on the information presented at meetings covering this subject, the application is consistent with the Town Comprehensive Plan, consideration of the Town Board recommendation as submitted in the form of the Towns Acknowledgement form, consistency with the Buffalo County Land Use Plan and that the proposed zoning is compatible with surrounding zoning districts and land use. Relevant public input was considered, along

with consideration of the Zoning Department staff and factoring in the community, general welfare and economic impacts of the proposal. This proposed use is classified under a permitted Industrial Land Use, which would make the land use conforming under the Buffalo County Zoning Ordinance. I make a motion to approve the proposed Rezone in the Town of Mondovi, seconded by Mr. Bruegger. Carried.

Review/Discussion regarding the GIS/LIO Report—Jacqueline gave an update on the parcel fabric submission and working with the sheriff's office on NG911. Mr. Engfer expressed gratitude that she has been networking with some other counties to better herself, learn the position, and keep the county in mainstream of GIS.

Review/Discussion regarding the Surveyor's Report: nothing to report.

Review/Discussion regarding the Land Management Director/ County Conservationist Report: Mr. Severson spoke on attending the WCCA conference. It was a good conference and well attended

Review/Discussion regarding the Chairperson Report: nothing to add, need to speak to Nelson about remonumentation

Review/Discussion/Action regarding the Next Meeting Date and Time: The next meeting date and time will be May 1st at 8am.

Public Comments Not Related to Agenda Items: Mr. Sheahan spoke on the raze order in Modena and asked for clarification.

Adjournment: Mr. Stanton made a motion to adjourn at 8:48 a.m., Adjourned.

Respectfully Submitted,

Cale Severson
Land Management Director