

Buffalo County Minutes

Committee/Board: Zoning Committee

Date of Meeting: June 9, 2016

Electronic and Hardcopy Filing Date: June 20, 2016

The meeting was called to order at 5:00 p.m. by LouAnne Roby, chairperson. Roll Call showed that John Kriesel and Lou Anne Roby were in attendance. Bernard Brunkow entered the meeting at 5:25 p.m.

Others present for all or part of the public meeting include Mike Owecke, Zoning Administrator, Adam Adank and Julie Lindstrom, Zoning Department staff, Bryan Gibbs, Greg Bauer, Matt Biesterveld, Curtis Youngbauer, Tom Schultz, Ron Olson, Mike Schmidtknecht. Others may have been there that did not sign in; Peter Fletcher-Mississippi River Regional Planning Commission (MRRPC).

Minutes are summarized as follows:

Public Comments Relating to the Agenda: Tom Schultz – lives in Alma, owns land in Town of Lincoln. Mr. Schultz talked about Agenda Item #4, Uniform Addressing System. His first concern was the cost of changing the addressing system and who will pay for it. Mr. Schultz stated that he does not see an advantage for EMS locally to spend money to re-address. He explained that he drives for the local ambulance and has been doing that since 1991 and stated that typically they do not use the fire numbers to get where they are going; by the time the ambulance gets to the scene either someone from the Sheriff's department, a first responder or a family member are at the end of the driveway. He further stated how familiar those on the ambulance squad are with the area. Mr. Schultz also talked briefly about forcing a landowner to purchase a fire number for a site, if the landowner really feel they don't need one. Curt Youngbauer – lives in the Town of Lincoln. Expressed concern because he has had to change his fire number three times and the costs associated with changing all your personal records when there is an address change. He is opposed to changing the address numbering system because of the grief he has gone through by having to change his address multiple times. He stated that fire numbers are missing and roads that are not named right in the plat book. In his previous employment he used maps to find his way around Buffalo County and neighboring counties and suggested there be better maps to help you find where you are going and stated that the fire number is just a number out there and you don't know if it is in the right place or not. He further suggested that the county spend money on GPS for all the vehicles, rather than spend money on changing all the fire numbers. Mike Schmidtknecht – Buffalo County Sheriff. Mr. Schmidtknecht stated that he has been approached by numerous EMS requesting that the county seriously look at upgrading the fire numbering system. He continued by saying that he understands the frustration with the costs associated, but the current system is not correct. He feels that if the county does not look at it now and possibly use the CAPX funding, in ten to fifteen years they will have to do it and at that time it will have to come out of the tax payers pocket. He stated that in his view it is either do it now with funding that is available through CAPX or later out of tax money.

Ms. Roby stated that right now, the Townships are responsible for costs, so if it does not come out of CAPX, it will be a pretty good sum for our Towns to pay.

Ms. Roby questioned and learned that as a Sheriff's office they do not have as much difficulty with emergency calls as the volunteer services, EMS, fire and first responders. It gets confusing for some of the volunteers. Mr. Schmidt knecht stated that Mr. Schultz (Tom) is a lifelong resident of the county and knows the area. In the northern part of the county (Mondovi area) once they get outside the city they are asking where do I go. Mr. Schmidt knecht stated that some of the EMS approached him and asked him to say a few things at the meeting today.

Matt Biesterveld – Fire Chief, Tri-Community Fire Department (Cochrane, Buffalo City, Belvidere). He stated that they have issues with the current fire numbers and addresses. He explained a new technology, called Land Responding that the fire department is using and how it works and continued by saying that without the correct address, calling in different people to different locations, they may not be able to get to the correct location. Bryan Gibbs – Mondovi Ambulance Service. Stated that Mr. Schmidt knecht picked on Mondovi a little earlier. He is not a lifelong resident of Buffalo County, probably 50-60% of the service are not a lifelong residents of the county, so we do rely on dispatch who do a good job, but it still is very confusing the way the numbers are in our coverage area. Mr. Gibbs continued by saying that he understands the cost involved, but sees it as a plus to help EMS to get to people who need the help; sometimes it is minutes.

This ended the public comments.

Comprehensive Zoning Ordinance Revision. Mr. Fletcher gave an update since the last time he met with the Zoning Committee in March 2016. He explained that since that time Mr. Owecke and himself meet with representatives from each of the 17 Towns in the county; provided them with the menu of Zoning Districts and went through an explanation of Farmland Preservation Planning and draft Zoning Districts. Mr. Fletcher continued by saying that each Town received a map of their Township to take back to their Towns to put all Town maps together to create a county-wide Zoning District map. Mr. Fletcher stated that he suggested and made a recommendation to the Towns to have as much public input as possible and suggested that maybe they use the same committee that was utilized when they prepared their Town Land Use Plan. Mr. Fletcher asked that the Towns have this information back to the Zoning Office by the end of June.

Mr. Owecke stated that he has had a lot of questions and emails from the Towns regarding their task to create a draft Zoning map of their Town. Mr. Owecke continued by saying that the Towns he has heard from are making a real effort to reach out to their constituents and get them involved in the process so we are not revisiting this down the road, which is what we would like to avoid. Mr. Owecke continued by saying that two Towns are mailing notices to all of their residents regarding their meeting.

Mr. Kriesel questioned Town meetings that the Zoning Department knows about and Mr. Owecke stated that Zoning staff and or MRRPC Representatives have been asked and will be attending a few of the meetings.

Ms. Roby asked to know when the Towns meetings are and stated that she would like to be involved in the process as much as possible.

Mr. Fletcher added that he wants to be clear with the Towns that we are just looking for a draft map, not a final product at this time. He continued by saying that through the process that the county is following, there will be three additional times when the public will be invited to look at the maps the Towns prepare and suggest changes or best reflect what the residents want.

Ms. Roby commented on the ANR-40 District and Mr. Fletcher agreed that it was set up to give a Town an opportunity for landowners to participate in the state Farmland Preservation Program; it was to make people eligible for the program.

Mr. Fletcher left the meeting at this time.

Uniform Addressing System. Mr. Owecke provided the bids that he received for a new address numbering system; bid results are as follows: Signage (signs, posts & sign installation) – Lange \$130,419 and Sign-up LTD \$191,006; Technical Data part of the project – Geo Comm (current 911 provider) \$83,054 and Sidwell \$136,000. If no road centerline data is required, Sidwell will drop their bid to \$77,746. Mr. Owecke explained that at this time, we as a county do not know if we have to go out and drive every road in the county to get our road length. If we do, the \$136,111 may be more accurate; right now we are hopeful that we won't have to do that; early next year the county Lidar imagery will be available, we are thinking it is going to be accurate enough that we can use it to determine road length and we will not have to drive these road; Postal Service and Telephone Coordination – JMB Consulting \$32,000 and SD911 Consulting \$52,000. Mr. Owecke stated that the cost estimate using the three lowest bids is \$245,473 and that is everything to re-address the county.

Mr. Owecke explained that one additional item that would need to be addressed is driveways with more than one home on them; to solve the problem all driveways would need to be named and they would be addressed just like a road and just like any other residence. Mr. Owecke stated that right now the county figured there are about 700 of these driveways in the county; two bids for this part of the project: Lange \$98,700 and the Buffalo County Highway Department \$112,392. Mr. Owecke stated that Lange currently does all of our address number signs. Mr. Owecke also explained that this item should not come out of CAPX; this expense should be those landowners that live on those private drives, which would be two houses on the driveway; each driveway would need to be named and each pay \$80.00.

Mr. Kriesel questioned and Mr. Owecke stated that there are at least two households on 700 driveways and this would be the minimum and it is just an estimate.

Mr. Kriesel suggested those on the private drives may complain because there is a cost to them versus those not on private drives.

Mr. Owecke explained that those residents not on private drives live on established roads and do not have an issue with emergency services finding them. Mr. Owecke stated the current grid system does not handle multiple addresses on private drives. He continued by saying for those who have had to change their address multiple times, this situation will just get worse; it will not get better and it will not go away; you cannot fix the system that we are using now; there is no fixing it. Mr. Owecke stated that he agrees with Sheriff Schmidknecht right now there is an opportunity to address this; there is money to do it with and he thinks it is an excellent use for the money.

Mr. Owecke did say that the liability issue for the county has not been addressed.

Ms. Roby stated that she would like additional time to go through the material that she received regarding the Uniform Addressing System and made a motion that any decision be tabled until the next meeting. Seconded by Mr. Kriesel.

Ms. Roby stated that it does not mean the committee is opposed, just want more time to review the additional material.

Mr. Owecke offered to provide the committee with any additional information that would be helpful.

Ms. Roby stated this is a bid decision, a large cost and it impacts a lot of people and a little more time going over the material is important.

Tom Schultz addressed the committee with concern about what Mr. Owecke was talking about changing road names and questioned how road names get changed and how it can be confusing.

Mr. Schultz gave an example of how new maps show road names different than what they are such as Herold Road; maps outside the county, such as google earth and questioned who changes it and

how someone may never find the location because we as a county, show it as Herold Road and GPS maps show it as Schultz Road.

Curt Youngbauer addressed the committee and stated that he would like to learn more about the new addressing system.

Mr. Owecke explained the difference between the current grid system and the proposed linear system and stated that once you have the system it will never need to be replaced.

Mr. Owecke suggested that in some cases a road name or segment of a road may need to be changed where it overlaps another road in the county or in cases where we have two roads with the same name.

All committee members were in favor or tabling this until the next meeting. Motion carried.

Zoning Administrator Comments/Reports. Mr. Owecke provided a handout with a table of department permit activity and explained that the Agricultural Structures over 4,000 square feet are the poultry barns; four of these structures have been permitted and Mr. Owecke stated that he received an application for one additional poultry barn that will need to be permitted yet.

Mr. Brunkow stated that Golden Plump wants 100 new buildings, not just in Buffalo County, but in the area of Arcadia, just to feed the Arcadia plant.

Mr. Brunkow questioned and Mr. Owecke stated the permits have doubled because of the requirements to permit agricultural structures and new homes are about the same as last year.

Chairpersons Comments/Report. Ms. Roby had nothing to report.

The next meeting was scheduled for July 11, 2016, starting at 4:00 p.m.
The meeting was adjourned at 5:55 p.m.

Respectfully Submitted,
Julie Lindstrom
Zoning Administrative Assistant