

Buffalo County Minutes

Committee/Board: Zoning Committee

Date of Meeting: July 11, 2016

Electronic and Hardcopy Filing Date: July 18, 2016

The meeting was called to order at 4:00 p.m. by LouAnne Roby, chairperson. Roll Call showed that Lou Anne Roby, John Kriesel, Bernard Brunkow were in attendance.

Others present for all or part of the public meeting include Mike Owecke, Zoning Administrator, Adam Adank and Julie Lindstrom, Zoning Department staff, Peter Fletcher-Mississippi River Regional Planning Commission (MRRPC). Others in attendance that signed in: Polly Glentz, Leonard Litscher, Al Kochenderfer-Scenic Valley Ambulance, Jason Poser, Tammy Huber. Others may have been in attendance that did not sign in.

Minutes are summarized as follows:

Public Comments Relating to the Agenda: Leonard Litscher, Chairman, Town of Cross, Buffalo County Wisconsin. Mr. Litscher stated that he has no residence in his Town that are in favor of address change; they as a Town are strictly opposed to it. He continued by saying that he knows there are parts of the county where there are address problems, but there will not be a perfect numbering system. Mr. Litscher also stated that there are residents in Town of Cross that need new address signs, but are waiting for a decision from the county board on the new addressing proposal before they purchase a replacement sign. Al Kochenderfer, Service Director of Scenic Valley Ambulance, Cochrane, WI. Mr. Kochenderfer stated that the present signs are physically in bad condition and need replacing. He continued by saying that this is a function only the county can do and should do and there is an opportunity at this time to use CAPX funding and needs to get out of this Committee in a favorable way for it to move forward; rural addresses in the county are hard to find if you are not familiar with the area. He continued by saying that people need to weigh the difference between taking five minutes of their time to make the changes on the bills they receive by mail each month and not getting an emergency service to show up when they need it. Mr. Kochenderfer stated that it is the responsibility of the County Board and this committee for several reasons; one is to aide, abet and assist essential emergency services; there is an opportunity to do it here. Mr. Kochenderfer continued by saying that if you don't do it, he believes that the county is cutting the citizens and emergency services short.

Mr. Kriesel questioned Mr. Kochenderfer with a comment that he made stating that a new system will only be good for 20-30 years and that a new system should be good for longer than that. Mr. Kochenderfer responded by saying that he did not mean to say that a new system would be limited to 20 to 30 years and explained that technology may force change after that length of time. Mr. Kochenderfer stated that he would like to see a latitude/longitude system, but continued by saying that kind of system is not feasible at this time; the system that is being proposed is as good as we can do for now.

There were no additional public comments.

Meeting Minutes. Motion by Mr. Kriesel, seconded by Mr. Brunkow to approve the minutes from the March 2, 2016, May 12, 2016, June 9, 2016 Zoning Committee meetings as presented. All in favor. Carried.

Zoning Ordinance Revision. A draft chapter of non-conforming structures was sent to the committee for their review prior to the meeting. Mr. Fletcher stated that the process to work with the Towns on Zoning districts is continuing, but in the meantime the committee can continue with other chapters in the Zoning Ordinance. Mr. Fletcher explained that properties in the county are not up to the standards and requirements of the new ordinance and they are treated as non-conforming. Mr. Fletcher continued by saying that you do not want to put an existing commercial business in a residential district out of business, but as far as future expansion, you have the opportunity to limit what they can do and the ideal situation is when the existing use changes; it changes to what is planned for, which is conforming. So, there is language in this chapter to address the non-conforming uses and non-conforming structures and non-conforming lots.

Mr. Owecke stated that he reviewed the draft chapter that Mr. Fletcher had completed earlier and made changes to the draft. Mr. Owecke handed out copies of his revisions and stated that the draft chapter would be available on the County website by the end of the week.

Motion by Mr. Kriesel, seconded by Mr. Brunkow to table this discussion to give the committee time to review the revised draft document and bring back to the next Zoning Committee meeting for discussion. All in favor. Carried.

Mr. Fletcher explained that currently, Towns are working individually on creating draft zoning maps. Since the meeting with the Towns in May, Towns have scheduled meetings with residents in their Town to develop draft zoning maps. Mr. Fletcher continued by saying that when the Town maps come back in, they will be compiled to create the first draft of a County Zoning district map. Three Towns have submitted their Town maps; other Towns have had meetings and requested Zoning staff or Mr. Boniface or Mr. Fletcher in attendance for assistance in creating their Town Zoning map. Thursday this week (7/14) there will be a public open house on the Zoning Ordinance revision. Mr. Owecke stated that a phone call went out to all the Towns that have not been in contact with the Zoning Department and if they have not started a process, were encouraged to begin and encouraged them to attend the open house. Mr. Kriesel questioned and Mr. Fletcher stated that he is satisfied with the progress so far.

Mr. Fletcher left the meeting at this time.

Uniform Addressing System. Mr. Owecke stated that he has nothing to add that he has not already said before. Ms. Roby commented that if this gets sent on to the Finance Committee, she will assume that the Towns will not get a bill; this is something that will be funded with CAPX. Mr. Owecke stated that it is our understanding, a year ago Ms. Hanson, County Coordinator, contacted the entity that is responsible for the disbursement of CAPX funds with regard to Uniform Addressing; Ms. Hanson specifically asked them if that would be an appropriate use of CAPX funds and they said absolutely; so we know that the funds can be expended. It will be up to this committee to decide how it is funded; if you use CAPX funds or other means. Ms. Roby stated that we have to live within our means; the only way we are going to be able to do it because it is a huge chunk of money. The Towns are struggling with their budgets as well; so we are limited in terms of financing. Mr. Owecke stated that is why from the very start we have encouraged the use of CAPX funds. Ms. Roby stated that her concern is if we pass this out of committee to Finance Committee

that it is taken care of with CAPX funds; the county cannot afford this right now. Mr. Kriesel stated that this is a significant issue and needs to be addressed; the system we have right now is broken and needs to be fixed; we have a chance to establish a system that should be good for long into the future. This is an issue that deserves to get out of committee and the Board needs to decide. Mr. Brunkow addressed the back page of the resolution there are blanks that need to be filled in and represent a dollar amount and funding source, which would complete the resolution.

Sheriff Schmidtknecht addressed the committee at this time and explained that there are some costs that he does not believe were included for Law Enforcement or Dispatch in the project proposal. Sheriff explained that there is the CAD (Computer Aided Dispatch) & RMS system and GEO Comm is hooked into the 911 system; there is going to be some manual labor costs that are very minimal; if Law Enforcement is expected to absorb that, fine, but then the county needs to know they are going to have to find some extra money. Mr. Brunkow questioned and Sheriff Schmidtknecht stated between \$10,000 and \$20,000 as a guess and stated that he was not real sure; it is manpower and how fast the work can be completed. Tammy Huber does all of the 911; currently she has to manually enter these things into certain aspects of one computer system. So it may be more involved than just basics.

Mr. Owecke questioned and Ms. Lindstrom stated that she believes the Finance Committee would need to amend the resolution if the funding source is different than what is on the resolution approved by the Zoning Committee. Mr. Kriesel suggested that the Finance Committee could fill it out themselves and the Zoning Committee would not need to. Mr. Lindstrom stated that she feels the Zoning Committee should not leave anything blank; the Finance Committee is going to be looking for a dollar amount and she is not sure how they would receive it, if there was no number filled in when it came to them. Mr. Brunkow stated that the County would not use the General Fund for this project and if they do not use CAPX funds the project will not move forward. Mr. Owecke suggested that if they include the additional funds needed for law enforcement, a dollar amount not to exceed would be \$275,000. Ms. Roby suggested to fill in the blanks on the resolution with a dollar amount not to exceed \$275,000 and CAPX funding for the project and send it on. Motion by Mr. Kriesel, seconded by Ms. Roby to approve the resolution, "A Resolution to Readdress the Unincorporated Area of Buffalo County//To Install New Retroreflective Address Signs//To Financially Fund the Technology, Data Coordination and Hardware Requirements of Readdressing//Execute a Comprehensive Revision of the Buffalo County Uniform Addressing Ordinance", sign the resolution and forward to the Finance Committee for review. Mr. Brunkow stated with the figures discussed filled in the blank lines with dollar amount of \$275,000 and funds from CAPX. All in favor. Carried.

Zoning Administrator Comments/Report. Mr. Owecke reported that with the Comprehensive Zoning Ordinance Revision, Carrie Olson, County Conservationist attended a Town Meeting to inform them about the Farmland Preservation Program and provided a few notes to Mr. Owecke about it, which included a request from the citizens that the updated Zoning Ordinance include a Bluffland Preservation portion, a manure ordinance (which Mr. Owecke believes is something with the Conservation Department) and a landfill siting ordinance. Mr. Owecke stated that he would be sure these are addressed at the appropriate place in the Zoning Ordinance revision. Mr. Owecke explained that the Zoning Department receives a lot of complaints and understands that is part of the job and is suggesting that a process to respond to complaints be included in the Zoning Ordinance revision; there is nothing in the existing ordinance at this time on how the department responds to complaints. Mr. Owecke continued by saying that in the meantime the Zoning Department developed a complaint form that will be used. Mr. Owecke stated that just today he

received from Jason Poser, Land Information Officer, a second bid for doing the road network in conjunction with the readdressing project; only had one bid before; this bid appears to be quite a bit less than what the first bid is, which could lower project costs if the LiDAR photography cannot be used for road networking.

Chairpersons Comments/Reports. Ms. Roby had nothing additional to report.

Mr. Brunkow questioned and Mr. Owecke explained that there are 700 private driveways that would have to be named and signed; this cost is not part of the cost for the addressing project. Mr. Owecke explained that he mentioned it last month and since these are private driveways, it would be the responsibility of the people living there to have their street named and signed. Mr. Owecke continued by saying that he had 2 bids (one from the County Highway Department and a second bid from Lange Enterprises Inc.) for that and it was included in the information he passed on to the committee when they met last month. Mr. Owecke explained that if there are two homeowners on one drive, it would cost each one about eighty dollars.

Ms. Glentz questioned and Mr. Owecke stated that the definition of a private drive was any drive that has two or more homes on it. Mr. Brunkow stated that it would be a private drive that is currently not named now. Mr. Brunkow stated that the Post Office is on board with this and they will follow it.

Individual, not signed in and did not announce themselves questioned how many unique residents are there in Buffalo County and how many of those addresses have problems. Mr. Owecke stated right now there are about 4,100 addresses; an analysis was completed on address numbers, which includes components they are assigned when a number is issued and there are 400 +/- addresses in the county that are correct; others are incorrect for a variety of reasons, which were not specifically mentioned at the meeting, but had been presented to the committee in a document previously. Mr. Brunkow stated in the Analysis Report of Addresses, GeoComm listed all the ones that are incorrect and what is wrong with them. Mr. Owecke stated that it just points out the failing of the current grid system.

Mr. Brunkow stated that he was working in Law Enforcement in Buffalo County when the current system went in and at that time it worked great, but it does not work great anymore.

Individual, not signed in and did not announce themselves questioned and learned that the CAPX money was provided to the county in conjunction with the new transmission line that was constructed in the county and it is a one-time payment. Mr. Kriesel stated that the county is trying to guard these funds for exceptional uses.

Mr. Kochenderfer addressed the committee and stated that when the current system was put in, the beauty of it is that it named every road in the county; brought sense of order to every road in the county, so you got on the right road. Mr. Kochenderfer questioned if he was correct, if we adopt this system, would every sign number have a latitude and longitude coordinate as part of the E911 system. Mr. Owecke stated that every driveway will have a GPS location and every structure will have a GPS location. Mr. Kochenderfer questioned the access to that GPS information. Mr. Owecke questioned and learned that Mr. Kochenderfer was referring to the public and stated that would be a question for Jason Poser, County Land Information Officer, he is the one that will be coordinating all that data. Mr. Kochenderfer questioned and Mr. Owecke stated that everything the

county does is public record and he could not imagine that address GPS information would be any different and there is no reason to protect it.

There were no public comments not relating to the agenda.

There was one additional comment from a citizen in attendance that did not sign in who talked about his thought on a constitutional right for privacy and choose not to have their address published or put up a house number, stating that the committee was trying to fix a problem that people don't care about fixing. Mr. Owecke clarified that there is signage for the incorrect address numbers, but if you go by letter of the law on how we assign address numbers, only about 460 are accurate. Mr. Owecek continued by saying that as a Zoning Department we run into problems, because of the limitation of the system. There are times when a new home is constructed where other homes exist, in order to issue a correct address to the new home, the others will need to change their number; Post Office Service does not like the prefix "S" and "W", alpha/numeric addressing; this will get rid of that, it will also eliminate post suffixes beginning with "A, B, C, D".

Ms. Roby stated that there will opportunity for comments when this comes to the Finance Committee and ultimately the County Board of Supervisors. Mr. Owecke is hopeful this agenda item will be and anyone of the Zoning Committee members can request that this be a special meeting of the board, because there is going to be a lot of people that will be invited, consultants, experts to come in and speak, a power point presentation, a several hour meeting. Mr. Owecke stated that he did not believe you would want this mixed in with a regular county board meeting. Mr. Brunkow stated that according to the GeoComm report there are only a hundred sixteen that actually do not have an address of the 4,100.00; they have an address, but it is not close to the structure or their driveway.

Ms. Roby stated that legally they would have to publish notice of these meetings, so you can watch the county website for meeting notices and encouraged everyone to do so.

The next meeting was scheduled for Thursday, August 11, 2016 at 5:00 p.m. Motion by Ms. Roby, seconded by Mr. Kriesel to adjourn. All in favor. Carried. The meeting was adjourned at 5:00 p.m.

Respectfully Submitted,
Julie Lindstrom
Zoning Administrative Assistant