

**JULY SPECIAL SESSION  
MONDAY, JULY 9, 2018 AT 6:30 P.M.**

The Board met. Ms. Mary Anne McMillan Urell in the Chair.

The roll was called and all members were present except Mr. Nathan Nelson (excused), Mr. Bernard Brunkow (excused), and Mr. Jon Seipel (absent). Others in attendance for all or portions of the meeting were Ms. Roxann Halverson, Ms. Sonya Hansen, Mr. David Brommerich, Ms. Maria Nelson, Mr. Bob Colson, Mr. Kevin Lien, Ms. Becky Roberts, Mr. Clarence Castleberg, Mr. Al Norby, Ms. Anne Cornish, Ms. Carrie Olson, Mr. Jim Ziegeweid, Mr. Dale Klopp, Mr. Jimmy John Ellis, Ms. Jeannie Franz, Mr. Reggie Franz, Ms. Karen Pronschinske, Ms. Julie Lindstrom, Mr. Marvin Meier, Mr. Craig Brooks, Ms. Kari Wilde, Mr. Mike Owecke, Mr. Tom Clark, and other citizens.

**Public Comments regarding Agenda items:** Mr. Jimmy John Ellis, Town of Montana, would like to know who will be responsible for state mandated zoning regulations if a town opts out of county zoning. Would the county still administer those state mandates?

**Opening Presentation by Becky Roberts, Land Use Specialist, Center for Land Use Education, UWSP:** Ms. Roberts reviewed what the county would be responsible for even if a town opted out of county zoning, what percentage of towns in the state were unzoned and what percent had their own zoning. She reviewed pros and cons of towns having their own zoning or staying with county zoning. She explained that with a comprehensive revision of the zoning ordinance towns have 1 year from notification of adoption to either pass a resolution to go with county zoning or to opt out. Those that pass a resolution to go with county zoning will be under the new ordinance, but those that have not passed a resolution will remain under the old ordinance until the year is up. Those towns that want to opt out could also pass a resolution to opt out and make the process cleaner. Ms. Roberts explained to the towns what would truly be involved in having their own zoning and steps needed to make that happen.

**Panel Discussion Maria Nelson (Pepin County Zoning Administrator, Land Conservation & Planning Department), Bob Colson (Dunn County Planner/Zoning Administrator, Environmental Services Department, Planning/Land Use Control Division), and Kevin Lien (Trempealeau County- Director, Department of Land Management):** Mr. Colson gave a presentation of what took place when Dunn County revised their ordinance. They have six out of twenty-two towns that have their own zoning. He reminded everyone that the key to a successful revision is to have detailed discussions with the towns.

Ms. Nelson explained the difficulties of not having county wide zoning, the lawsuits that occur, and the violations of people building in floodplains.

Mr. Lien described the working relationship that is needed between the towns and the county. Even if they have their own zoning both entities need to continue to work together. Both towns and county should have the same laws so that builders and citizens know what they can construct and what they cannot. He also reminded everyone that the ordinance is a living document and should be reviewed constantly. Things change and this ordinance needs to keep up with those

changes.

Ms. Olson spoke regarding Farmland Preservation and how it works with the zoning ordinance.

**Public Comments Not Regarding Agenda Items:** None.

Adjourned at 8:55 p.m.

Respectfully submitted,

Roxann M. Halverson  
Buffalo County Clerk