

Buffalo County Comprehensive Zoning Ordinance Revision Process



Buffalo County Zoning Committee
Mississippi River Regional Planning Commission

Background Information

- The Buffalo County Comprehensive Plan was adopted in 2013
- A key recommendation of the plan was to update the 1965 Comprehensive Zoning Ordinance.

-Planning Versus Zoning

Comprehensive plans are guides for future development where as a Zoning Ordinance is the tool to implement plans and includes regulations/requirements.

-In 1999 Wisconsin State Law changed and tied Comprehensive plans to Zoning.

-Comprehensive Plans were required to be developed by the 1999 Wisconsin Smart Growth Law - if local units of government wanted to maintain the ability to enforce local zoning regulations.

-The law in part was established to make sure there was a public process and a public review of land use decisions.

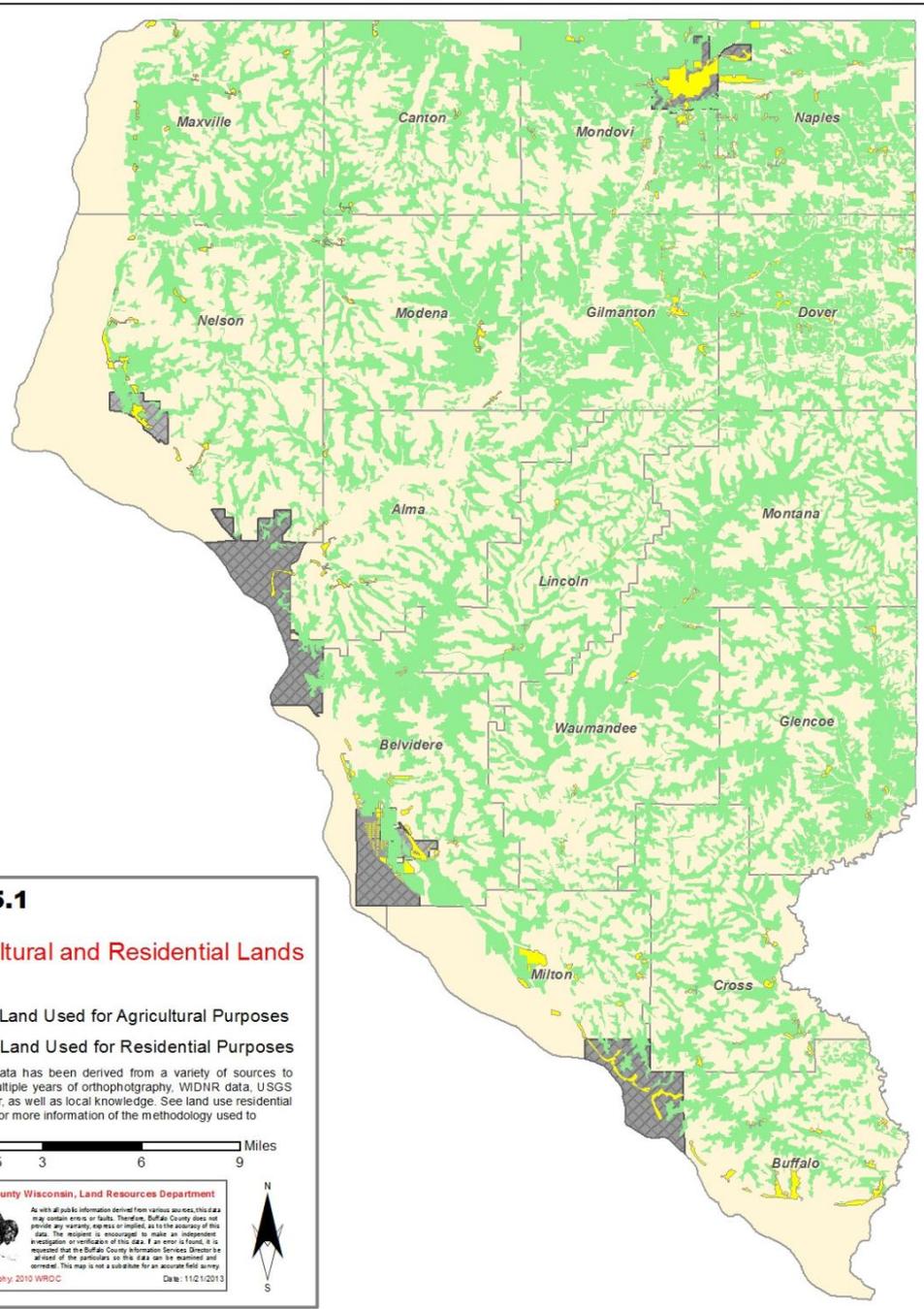
-Comprehensive Plans and Zoning Ordinances must be consistent.

Why a Zoning Ordinance and Zoning Map update is needed?

- A Zoning Ordinance is the tool that assists in implementing a Comprehensive Plan.
- The existing Zoning Ordinance and Map were adopted in 1965 and have not gone through a comprehensive revision since being adopted – 50 years ago.
- The Zoning Ordinance text has been amended approximately 20 times since it was adopted.
- A revised ordinance with updated definitions and clarity make the ordinance easier to administer and for residents to understand.
- Comprehensive Plans and Zoning Ordinances must be consistent.
- In order for Buffalo County to implement the County Comprehensive Plan, the County Zoning Ordinance and Zoning Map need to be revised.

Buffalo County Comprehensive Plan -Farmland Preservation-

Farmland Preservation was identified as an important issue by residents throughout planning process.



Map 5.1
Agricultural and Residential Lands

- Land Used for Agricultural Purposes
- Land Used for Residential Purposes

Source: Data has been derived from a variety of sources to include multiple years of orthophotography, WIDNR data, USGS LandCover, as well as local knowledge. See land use residential definition for more information of the methodology used to



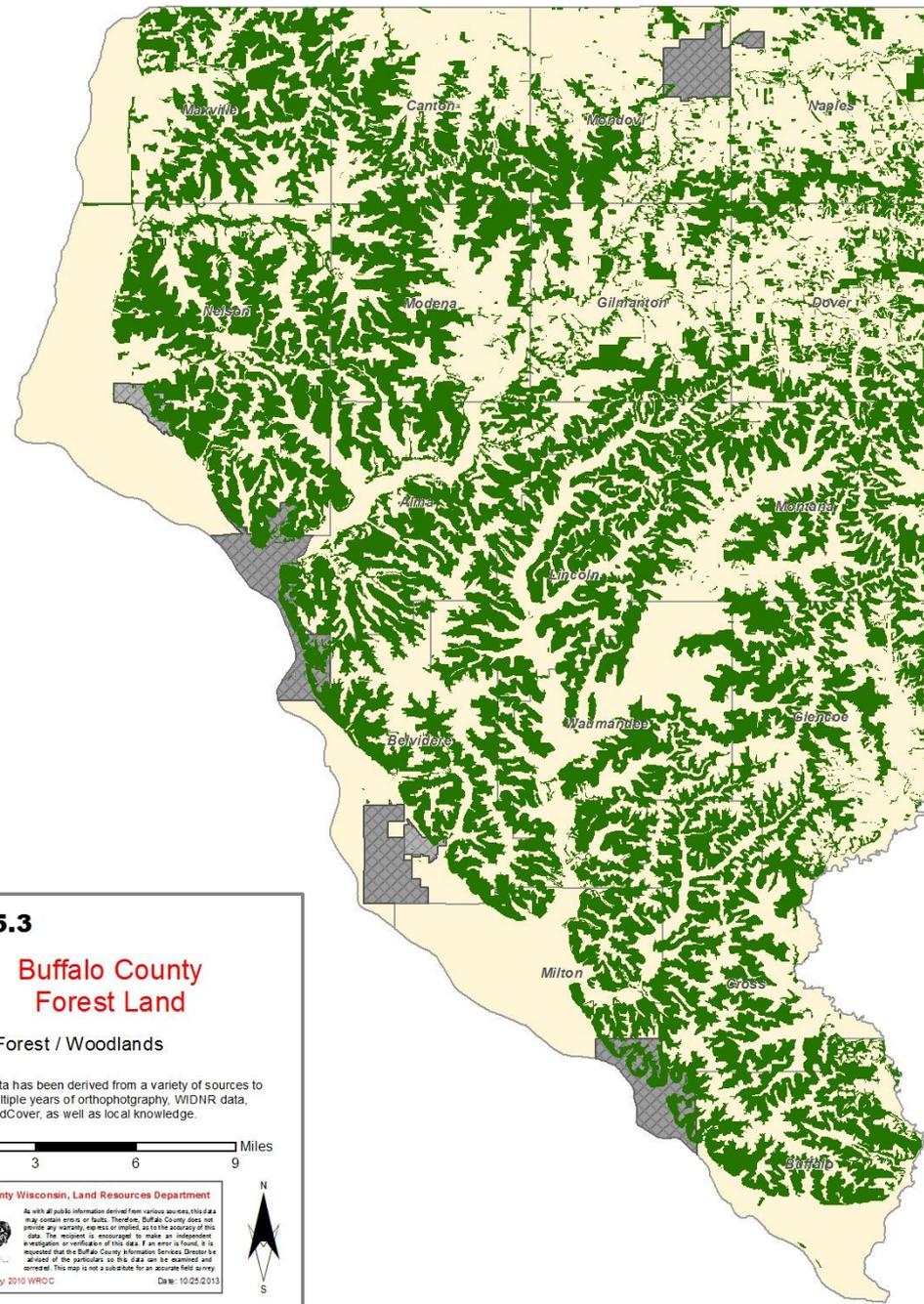
Buffalo County Wisconsin, Land Resources Department



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be alerted of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

Orthophotography: 2010 WRDC Date: 11/21/2013





Map 5.3

**Buffalo County
Forest Land**

 Forest / Woodlands

Source: Data has been derived from a variety of sources to include multiple years of orthophotography, WIDNR data, USGS LandCover, as well as local knowledge.



Buffalo County Wisconsin, Land Resources Department



As with all public information derived from various sources, this data may contain errors or omissions. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so the data can be examined and corrected. This map is not a substitute for an accurate field survey.

Orthophotography 2010 WRCC Date: 10/25/2013



Preserving Farmland

- Even though over 98% of the land in Buffalo County is currently zoned Agriculture, the farmland is not protected.
- In the current zoning ordinance, all uses permitted in the Residential Zoning District are permitted in the Agriculture Zoning District.
- The current Agricultural Zoning District is essentially a Residential District.
- Throughout the majority of Buffalo County the current zoning ordinance allows up to 4 houses on each acre of land.
- The zoning ordinance/map revision process will look at options to preserve farmland in the zoning ordinance.

Assistance from Town's is needed

- Input is needed during the zoning ordinance and zoning map revision process.
- The revised zoning ordinance will include a “menu” of zoning districts. The zoning districts will be developed early in the revision process and Town input is welcomed.
- Each Town will be requested to utilize the “menu” of zoning districts and make recommendations for a Town Zoning Map. County Staff and MRRPC Staff will meet individually with Towns and assist Towns with developing their recommendations.
- The Buffalo County Zoning Committee will compile the recommendations from each Town and create the updated County Zoning Map by 2017.

Comprehensive Zoning Ordinance and Zoning Map Revision Schedule

August-September 2015

- Meet with Town planning subgroups (tonight's meeting)

October 2015 – June 2016

- Prepare first draft of the revised Comprehensive Zoning Ordinance
- Work in conjunction with Towns in preparing the first draft of the revised Buffalo County Zoning Map

July-August 2016

- Meet with Town planning subgroups to gather input on the First Draft of the Revised Comprehensive Zoning Ordinance and Zoning Map

September-October 2016

- Based on input from subgroup planning meetings modifications will be made to the First Draft of the Revised Comprehensive Zoning Ordinance and Zoning Map (creating second draft of the ordinance and map)

Comprehensive Zoning Ordinance and Zoning Map Revision Schedule (continued)

November – December 2016

-Public information meetings will be conducted to gain input on the Second Draft of the Revised Comprehensive Zoning Ordinance and Zoning Map

January - February 2017

-Based on input from public information meetings, modifications will be made to the Second Draft of the Revised Comprehensive Zoning Ordinance and Zoning Map (creating public hearing draft of the ordinance and map)

March – May 2017

-Two public hearings will be conducted on the Public Hearing Draft of the Revised Comprehensive Zoning Ordinance and Zoning Map

Approval of Revised Zoning Ordinance and Map by Towns

- When the revised Comprehensive Zoning Ordinance and Zoning Map are approved by the County Board, each Town will have one year to decide if they approve/disapprove of the revised ordinance and map.
- If a Town adopts a resolution approving the revised ordinance and map the Town will remain under the jurisdiction of County Zoning.
- If a Town does not act in one year or does not approve the revised zoning ordinance and zoning map the Town becomes an un-zoned Town.

Your involvement is welcomed and needed

- The Buffalo County Website has a link to the Zoning Ordinance Revision Process
 - Includes meeting notices
 - Meeting minutes
 - Draft ordinance revision materials
 - Email notification sign up

Comments and Questions