

BUFFALO COUNTY MINUTES

Committee of the Board:

Land Use Committee

Date of the Meeting:

March 5, 2021

Chair Mr. Max Weiss called the meeting to order at 9:15 a.m. in the third floor County Board meeting room, Buffalo County Courthouse, Alma, Wisconsin.

Board Members Present: Mr. Max Weiss, Mr. Dwight Ruff, Mr. Steven Nelson, and Ms. Mary Anne McMillan Urell appeared in person and Mr. David Danzinger appeared remotely.

Others Present for All or Parts of the Meeting: Administrative Coordinator

Ms. Sonya Hansen, County Surveyor Mr. Ron Jasperson, Register of Deeds Ms. Carol Burmeister, County Treasurer Ms. Tina Anibas, Chief Deputy Sheriff Lee Engfer, Citizen Member Mr. John Ebert, Zoning Assistant Ms. Anissa Glaus, Zoning Administrator Mr. Michael Owecke, Corporation Counsel Tom Bilski appeared in person. Real Property Lister Ms. Margo Traun, Grant Administrator from State of Wisconsin Mr. Peter Herreid, Professor Mr. Thomas Kazmierczak, and Ms. Ana Wells appeared remotely.

Public Hearing:

Presentation of the proposed ‘Buffalo County Land Division Ordinance’: Mr. Michael Owecke presented and explained the ordinance. Ms. Tina Anibas presented examples of a certified survey map, as well as L maps and S maps and briefly explained each.

Mr. Ron Jasperson explained the reasoning for CSM maps and how they clean up boundary issues. parcel. He also stated that there would be a review process that would take place so any errors would be corrected before going to the Register of Deeds.

Public Testimony:

Rick Reiter, Town of Waumandee Chairman expressed a few concerns from the Board for the Town of Waumandee. Due to the wording in parts of the ordinance, they interpret it to mean that the Town and property owner would have to comply with the County Comprehensive Zoning Ordinance that they opted out of, should someone parcel off their land under this Subdivision Ordinance. They would like to be opted out of this ordinance or to have this wording changed to make it clear that they will not fall under the County Comprehensive Zoning Ordinance.

James Ellis, Town of Montana Chairman expressed the same concerns and that he feels there are too many gray areas and misinterpretations that can be done with this ordinance. He would also like to see the wording done differently before they approve this ordinance.

John Sendelbach, resident of Town of Waumandee, explained that he doesn't have a problem with the maps, just areas that he would like to see the wording changed to make it clear that they don't have to abide by this ordinance if they chose to opt out of County Zoning and create their own ordinance or to change the wording to make it more apparent that if a township opted out

and someone sold a parcel of land under this Subdivision Ordinance that they would not fall under the County Comprehensive Zoning Ordinance.

Correspondence: There was no additional correspondence received.

Mr. Dwight Ruff made a motion to adjourn at 10: 15 a.m. Seconded by Ms. Mary Anne McMillan Urell. Motion Carried.

Public Meeting:

Board Members Present: Mr. Max Weiss, Mr. Dwight Ruff, Mr. Steven Nelson, and Ms. Mary Anne McMillan Urell appeared in person and Mr. David Danzinger appeared remotely.

Others Present for All or Parts of the Meeting: Administrative Coordinator Ms. Sonya Hansen, County Surveyor Mr. Ron Jaspersen, Register of Deeds Ms. Carol Burmeister, County Treasurer Ms. Tina Anibas, Chief Deputy Sheriff Lee Engfer, Citizen Member Mr. John Ebert, Zoning Assistant Ms. Anissa Glaus, Zoning Administrator Mr. Michael Owecke, Corporation Counsel Tom Bilski appeared in person. Real Property Lister Ms. Margo Traun, Grant Administrator from State of Wisconsin Mr. Peter Herreid, Professor Mr. Thomas Kazmierczak, and Ms. Ana Wells appeared remotely.

Public Meeting was called to order at 10:17 a.m.

Public Comments Regarding Agenda Items: There were no public comments.

Review/Discussion/Action - Regarding Minutes of the Previous Meeting: A motion was made by Mr. Dwight Ruff seconded by Ms. Mary Anne McMillan Urell to approve the minutes of the previous meeting as sent. Roll Call vote: Mr. Max Weiss – yes, Mr. David Danzinger – yes, Mr. Dwight Ruff – yes, Mr. Steven Nelson – yes and Ms. Mary Anne McMillan Urell – yes. Motion Carried.

Review/Discussion/Action – Ordinance to Adopt the ‘Buffalo County Land Division Ordinance’: A motion was made by Ms. Mary Anne McMillan Urell seconded by Mr. Steven Nelson to amend the ordinance to include language that this ordinance is not intended to bring those townships who do not have county zoning to now fall under the County Zoning Ordinance and also to make changes to any reference to Buffalo County Zoning Ordinance on page 6 number 3 and on page 7 number 6 and 8. Roll Call vote: Mr. Steven Nelson – yes, Mr. David Danzinger – yes, Mr. Dwight Ruff – yes, Mr. Max Weiss – yes and Ms. Mary Anne McMillan Urell – yes. Motion Carried.

A motion was made by Mr. Dwight Ruff seconded by Mr. Steven Nelson to table this ordinance until the April meeting and to send out a revised copy to the towns for review and additional comment. Roll Call Vote: Ms. Mary Anne McMillan Urell – yes, Mr. David Danzinger – yes, Mr. Max Weiss – yes, Mr. Dwight Ruff – yes and Mr. Steven Nelson – yes. Motion Carried.

Review/Discussion/Action – A Resolution to Establish the Certified Survey Map Review and Application Fee: A motion was made by Ms. Mary Anne McMillan Urell seconded by Mr. Dwight Ruff to approve the resolution as presented. Roll Call Vote: Mr. David Danzinger – yes, Ms. Mary Anne McMillan Urell – yes, Mr. Dwight Ruff – yes, Mr. Steven Nelson – yes and Mr. Max Weiss – yes. Motion Carried.

Review/Discussion/Action – Zoning Administrator Report: Mr. Michael Owecke indicated that he had nothing additional to report.

Review/Discussion/Action – Recruit and Fill Duties of Vacant Land Records

Coordinator/Land Information Officer Position: Ms. Sonya Hansen and Mr. John Ebert reviewed the status of the progress being made in locating the files and data layers in the Land Records Department. Mr. John Ebert indicated that he was working closely with Ms. Greta Poser as she was familiar with some of the projects. Ms. Hansen explained that the current need for the County would be a technician with the ability to expand the position in the future. She stated that the Committee of the Board recommended that the Land Use Committee consider a restructure so that this department would be incorporated with other departments so that there could be some depth and not be a stand-alone department. A motion was made by Ms. Mary McMillan Urell seconded by Mr. Dwight Ruff to fill the current vacancy with a technician and that the technician would report to the Administrative Coordinator until any restructure plan is approved. Roll Call Vote: Mr. Dwight Ruff – yes, Mr. Max Weiss – yes, Mr. David Danzinger – yes, Ms. Mary Anne McMillan Urell – yes and Mr. Steven Nelson – yes. Motion Carried.

Review/Discussion/Action – Jason Poser Recognition for Years of Service:

Ms. Sonya Hansen read the certificate to recognize Mr. Jason Poser for his years of service to the residents of Buffalo County. The Chair instructed Ms. Hansen to prepare a resolution to be presented to the full County Board at a future meeting.

Review/Discussion/Action – Land Information/GIS Report: Ms. Sonya Hansen stated that the State has been a great partner and offered assistance to Buffalo County with the transmission of data to meet grant requirements. She clarified that the orthoimagery project has a portion of the grant being set aside for this project to be completed in 2024. She informed the committee that the boundary data had been submitted to the State with their assistance. Ms. Hansen clarified with the State that the Lidar project was not a State mandate unless the grant application specifically had designated funding for this project. The State clarified that the 2020 grant funding had to be spent by December 31, 2021 on the projects listed in the grant application or the County would need to request an amendment. Ms. Hansen indicated that she would coordinate a call with the State, Mr. John Ebert, Ms. Greta Poser, and herself to discuss how to submit the March 31st data.

Review/Discussion/Action – Surveyor’s Report: Mr. Ron Jasperson reviewed the status of the Belvidere re-monumentation project and that it is currently on target to be finished by early Summer. Chair Max Weiss requested that Ms. Sonya Hansen contact the Town of Milton to see if they are willing to proceed with re-monumentation after the Town of Belvidere is completed.

Review/Discussion – Land Use Chair Report: The Chair had nothing further to report to the Committee. Committee member Mr. Dwight Ruff inquired as to the status of the culvert inventory and Mr. John Ebert stated that they had located a file but had not yet had the opportunity to review it. Ms. Sonya Hansen indicated that the computer had been ordered for the Zoning Department to be available for land record use that would handle the software required for the ArcGIS and spacial data programs.

Review/Discussion/Action – Next Meeting Date and Time: April 16, 2021 at 9:00 a.m. was set for the next meeting date.

Public Comments: There were no other public comments.

Adjourned: Mr. Dwight Ruff made a motion to adjourn at 11:30 a.m., seconded by Mr. Steven Nelson. Motion Carried.

Respectfully submitted,

Sonya J. Hansen
Recording Secretary