

Committee/Board:

Public Hearing – Doenier Rezone Petition

An Ordinance to amend the Official “Buffalo County Zoning District Map”, Town of Glencoe.

Date of Meeting:

Friday September 18, 2020

The public hearing was called to order at 9:00 a.m. by Chair Max Weiss.

Land Use Committee Members Present: A roll call was taken with the following members present: Max Weiss, David Danzinger, Dwight Ruff, Mary Anne McMillan Urell, and Steven Nelson.

Others present for all or parts of meeting: Mike Owecke; Zoning Administrator, Anissa Glaus; Zoning Administrative Assistant, Briar Golden; Zoning Specialist, Sonya Hansen; County Administrative Coordinator, Tina Anibas, Carol Burmeister, Lee Engfer, Land Information Officer/GIS Technician Jason Poser, Surveyor Ron Jaspersen, Brandon Doenier, David Becker and John Chapman. Others may have been present but did not sign in.

Public Hearing

Applicant Brandon Doenier owns parcel of land in the Town of Glencoe. Parcel borders Trempealeau County. Doenier’s land is on a 2.25-acre parcel in the ANR 40 zoning district. The applicant wants to rezone to commercial, so that he can have a mini warehouse storage constructed. This is prohibited use in the ANR-40 district and is allowed in commercial. Doenier presented a town acknowledgement form, with no denial for the use. He is working on obtaining road access from the DOT.

Max Weiss made motion to adjourn, seconded by Mary Anne McMillan Urell. The public hearing was adjourned at 9:09 a.m.

Respectfully submitted,

Anissa Glaus, Zoning Administrative Assistant

Committee/Board:

Land Use Committee

Date of Meeting:

Friday September 18, 2020

Electronic and Hard Copy Filing Date:

Mr. Max Weiss called the meeting to order at 9:10 A.M.

Land Use Committee Members Present: Max Weiss, David Danzinger, Dwight Ruff, Mary Anne McMillan Urell, and Steven Nelson.

Others present for all or parts of meeting: Mike Owecke; Zoning Administrator, Anissa Glaus; Zoning Administrative Assistant, Briar Golden; Zoning Specialist, Sonya Hansen; County Administrative Coordinator, Jason Poser, Land Information Officer/GIS Technician, Lee Engfer, Tina Anibas., Surveyor Ron Jasperson, Brandon Doenier, Dennis Becker, John Chapman and Carol Burmeister.

Public Comment on agenda items: There were no public comments relating to the Agenda.

Doenier Rezone Petition: Zoning Administrator Michael Owecke presented the application request by Brandon Doenier to rezone a parcel of land from ANR-40 to Commercial Zoning. He indicated that Brandon Doenier owns parcel of land in the Town of Glencoe. The parcel borders Trempealeau County. Doenier's land is on a 2.25-acre parcel in the ANR 40 zoning district. The applicant wants to rezone to commercial, so that he can have a mini warehouse storage constructed. This is prohibited use in the ANR-40 district and is allowed in commercial. Dornier presented a town acknowledgement form, with no denial for the use.

A motion was made by Mary Anne McMillan Urell, seconded by David Danzinger to approve the Doenier petition. Motion Carried.

Minutes from August 21st Meeting: A motion was made by Mary Anne McMillan Urell seconded by David Danzinger to approve the minutes. Motion Carried.

Address Sign Update: Zoning Administrator Mike Owecke explained that sign verifications data sheets have been sent to the towns for them to review. He indicated they are to note any discrepancies and return the date to the County by October 16th. The next step would then be to meet with the Administration Office to coordinate the billing and work with GIS to input the data in the county system.

Land Division Ordinance Draft: Zoning Administrator Mike Owecke presented the Land Division Ordinance Draft. This ordinance will be reviewed again next month. Zoning Administrator Mike Owecke indicated that he will be drafting a resolution to address any fees. He stated that a public hearing would need to be scheduled and a copy would be sent to the Town Chairs and Town Clerks for comments.

IT Update Changes to Land Use Tablet Committee File Structure: Land Information Officer Jason Poser informed the Committee that the tablets were being reconfigured to simply access to folders and how they sign on. He stated that he would be working with Itechra today to standardize the process and they would be developing written instructions for committee members. Remote access will be available to allow Itechra and GIS to assist board members with issues.

Land Use Committee Minutes Creation: Administrative Coordinator Sonya Hansen informed the committee members that between the Zoning Administrative Assistant Anissa Glaus and herself, the

minutes are prepared in a draft. After the draft is completed, it is sent to the Chair and Department Managers for modifications. After reviewed, it is sent to the County Clerk for posting.

Surveyor Report: Surveyor Ron Jasperson presented his monthly surveyor report. He indicated that he was working on a retaining wall project on County Highway E for the County. He informed the Committee that the Town of Waumandee re-monumentation project is complete and he is meeting with the Town Chair to deliver the documents. Surveyor Ron Jasperson indicated that he has is working on the Town of Belvidere project and will provide a progress report each month.

Zoning Administrator Report: Zoning Administrator Mike Owecke stated that the McQuiston clean- up project was virtually complete. A few trailers left to clean up, as well as, the Highway Department putting gravel on the driveway and silt fence. Seed and erosion control will also need to be completed. There is no cost to County for cleanup project.

Land Information/GIS Report: Land Information Officer Jason Poser reported that the 2021 Base Budget Grant was approximately \$75,000 and the Initiative Grant was \$50,000. He worked with the Land Conservation Department to update their website for ordering trees. He has also been working with Panda Consulting in getting the parcel mapping live.

Re-monumentation Project Update: Chair Max Weiss indicated that the Town of Nelson tabled the matter but are receptive to a plan. The Town of Canton approved working with the County and that the Town of Maxville declined any proposal. He indicated that the Town of Milton is also willing to work with the County. Dwight Ruff indicated that the Town of Nelson had some questions regarding the prior payment and work completed. He stated that Town Chair Brad Mikelson had requested a copy of the documentation of what has been completed with costs and Tina Anibas indicated she would send him this information. Chair Max Weiss stated that this subject matter will be place on the agenda for further discussion at future meeting.

Public Comment Not Related to Agenda Items: David Becker requested that the committee reconsider the letter Mike Owecke sent to Gaylord Lewis and him saying that a building which was built without a permit violated three ordinances and must be removed. A copy of his written complaint was distributed to the members. Zoning Administrator Mike Owecke explained that the Land Use Committee did not have authority to reverse the decision. He explained that part of the duties and responsibilities of the Zoning Administrator is to enforce the ordinances being violated which include shoreland, floodplain, as well as zoning ordinances. Zoning Administrator Mike Owecke stated that the decision has already been made regarding this and the building must be removed by September 30, 2020 or the matter would be referred to the District Attorney. He indicated that he had been working with Mr. Lewis since December 2019.

Mr. John Chapman addressed the committee on behalf of Mr. Lewis and requested that they consider all building and other ordinance violations along County Road OO, Indian Creek and other structures in the Town of Milton be enforced and not just be isolated to Mr. Lewis's property. He stated that Mr. Lewis has been a Buffalo County resident for years and wants to be a good steward of the land. He indicated that no other entity such as the Corp of Engineers or Town of Belvidere had any issues with the location of the structure. He requested that Mr. Lewis and Mr. Becker be allowed to continue to use the property and for the committee to review its policies and practices for complaints and investigate other violations in this area.

Zoning Administrator Michael Owecke stated that as complaints are reported to him, he investigates them. He also indicated that when he observes a violation, he works with the landowner before taking any formal action.

Closed Session to Discuss Land Information Office Structure: A motion was made by David Danzinger seconded by Dwight Ruff to convene in closed session. A roll call vote was taken: David Danzinger – yes, Max Weiss – yes, Dwight Ruff – yes, Mary Anne McMillan Urell – yes and Steve Nelson – yes. Motion Carried.

Return to Open Session: A motion was made by Dwight Ruff seconded by Steve Nelson to return to open session. A roll call vote was taken: Max Weiss – yes, Mr. Dwight Ruff – yes, Mary Anne McMillan Urell – yes, David Danzinger – yes and Steve Nelson – yes. Motion Carried.

Land Use Committee Chair Report: The Chair had nothing additional to report.

Next Meeting Date and Time: The next meeting will be October 16, 2020 at 9:00 a.m.

Adjournment: A motion was made by David Danzinger seconded by Mary Anne McMillan Urell to adjourn the meeting. Motion Carried. The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Sonya J. Hansen, Recording Secretary