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To: Town Boards, Buffalo County

Re: Procedure for Adopting the new Zoning Ordinance

You are undoubtedly aware the Buffalo County Board of Supervisors approved and adopted the Comprehensive Zoning Ordinance Revision on July 23, 2018. State Statute defines requirements for a new Ordinance to become effective in Towns.

Requirements for Zoning Ordinance adoption:

- The ordinance has to be “approved” by the Town Board by means of a resolution.
- A **certified** copy of the approving resolution is to be filed with the Buffalo County Clerk.
- A copy of the new ordinance is required to be filed along with the approving resolution.
- The new ordinance becomes effective on the date of filing. Filing of the resolution will be recorded by the County Clerk and reported to the Town Board and the County Board.

Towns have one year from date of approval (7/23/18) to approve the new Zoning Ordinance during which time the old ordinance will stay in effect. If a Town Board fails to adopt the new ordinance within one year of the date of approval neither the old nor the new ordinance will be in effect and the Town will then become unzoned.

Enclosed you will find a ‘Sample Resolution’ which Towns may model their resolutions after.

Also enclosed you will find two copies of the new Zoning Ordinance. Please return the stapled copy with a certified copy of your Town’s resolution to:

Buffalo County Clerk, P. O. Box 58, Alma, WI 54610.

The bound copy of the Ordinance is for your Town use.

I would also like to remind all Towns that there currently exists a **90 day grace period for Towns during which any final revisions to Town Zoning Maps can be made** by means of a written or verbal request from the Town Chair or a written statement from the Town Board. **The map revision grace period extends to the end of the day October 22, 2018**, 90 days from the date the new Zoning Ordinance was adopted by the County.

Following the 90 day grace period zoning map changes will be required to go through the rather involved process of an official rezone as set forth in State Statute 59.69(5)(e).

* Two Towns are now actively considering changing the majority underlying zoning of their respective Town to ANR-40 to allow landowners the opportunity to participate in the Farmland Preservation Program and receive a tax credit of \$7.50 per acre, for qualifying participants. Participation in the program is on a voluntary year to year basis with no contract required.

* Please be advised: A majority, approximately 75%, of a Town has to be zoned ANR-40 for the State, DATCP, to certify the Town for participation in the Farmland Preservation Program.

* The Town of Mondovi is currently zoned approximately 50% ANR-40 and may want to consider adding additional area to ANR-40 to attain that required majority of approximately 75%.

For more information on the Farmland Preservation Program please contact:
Carrie Olson, County Conservationist: 608-685-6264

Best Regards,

Michael Owecke
Zoning Administrator
Buffalo County