

**Town of Buffalo
Minutes for the
Land Use Planning Commission
March 4th, 2018
@7:00 p.m.
Buffalo Town Hall**

Present-Jon Mast, Jan Banicki, Charles Church & Laurie Beahm

Others Present-

Meeting was called to order with the pledge of Allegiance at 7:00 p.m. by Scott Kempley

Motion was made by Kevin Wegner to approve the Agenda. Second by Charles Church .

In Favor - 3 Opposed - 0 Motion Carried.

Motion was made by Kevin Wegner to approve the December, 2019 Minutes.

Second by Charles Church.

In Favor - 3 Opposed- 0 Motion Carried.

Board Discussion and Recommendation to the Town Board regarding:

the proposed amendment to the Town of Buffalo General Zoning Ordinance Chapter 16, which proposed amendment is as follows:

Henry H Yoder, N1311 Co Rd FF & H, Dalton, WI 53926 who is requesting **to rezone from a Prime Agriculture (AG-1) District to an Agriculture Residential (AG-3(5)) and Farmland Preservation Overlay (FPO) District**, lands described as follows:

W1/2 of the NE1/4-SE1/4 and part of the SE corner of the NE1/4-SE1/4 and part of the S1/2 of the NE1/4 lying south of 18th Rd and west of the RR containing 42.25 acres more or less with 5 acres rezoned to AG-3(5) and the remaining 37.25 acres to the FPO District.

Jon Mast asked if they understood the Farmland Preservation Overlay. Tom Onofrey explained that they would be allowed up to a 5 acre split and then the remainder would stay in the FPO district. This means no more houses on this land. Mr Yoder stated that yes he understood.

Charles Church stated that he drove by the property today. He asked questions regarding where he saw that some stakes were placed. Mr Yoder stated that they put those there for a rough idea of where they were thinking of building.

Kevin Wegner asked regarding splitting off the 5 acres. Tom Onofrey explained that it would need to be surveyed off and would need to have a CSM. If the other acreage was ever sold it would remain in AG1 and could not be buildable.

The board discussed different options for buildable locations on the property. It was asked how many buildings he could put on the 5 acres? Tom Onofrey explained that they could put as many as they want as long as they meet the setbacks.

Jon Mast stated that he felt that Mr Yoder should be able to choose the building spot and have his CSM done. Charles Church agreed also stating that he should maybe try to get perk tests and see for sure where it would pass.

Motion by Charles Church to recommend to the town board to approve the rezone request from Mr Yoder. Second from Kevin Wegner.

IN FAVOR-3 OPPOSED-0 MOTION CARRIED

Next the Board Re-Discussed The proposed amendment to the Town of Buffalo General Zoning Ordinance Chapter 16, which proposed amendment is as follows:

Levi Mast, W1996 Barry Rd, Dalton, WI 53926 who are requesting to **rezone from an Agriculture Residential (AG-3(5)) District to an Agriculture Residential (AG-3(2)) District**, lands described as follows:

Part of the S1/2 of the S1/2 of the SE1/4-SW1/4, Section 36, T14N R10E, and containing 7 acres more or less

The board reviewed the request as a split of 3 different lots. Jon Mast stated that he felt it was basically just a formality to change it in to the 3 lots. None of the board members saw a problem with doing this. Charles Church made a motion to approve Levi Mast plan as proposed to split it in to 3 lots. Second by Kevin Wegner.

IN FAVOR-3 OPPOSED-0 MOTION CARRIED

The next Land Use Planning meeting will be on April 1st (As Needed)

Motion to Adjourn by Charles Church-Second by Kevin Wegner.

IN FAVOR-3 OPPOSED-0 MOTION CARRIED.

Meeting was adjourned