

**Town of Buffalo**  
**Land Use Plan Commission Meeting**  
**February 19, 2015**  
**7:00 P.M. at the Buffalo Town Hall**

Present: Fred Wollenburg, Wesley Buss, Donna Seddon, David Rieckmann, Jan Banicki, Charles Church

Others: Charles Corso, Roger Wojtalewicz, Pat Madigan, Peter Steuck, Paul Kearns, Tom Onofrey, Brad Campion, Ryan McReath, Chris Campion, Larry Moll, Mike Moll, Don Smith, Carl Griepentrog, Matt B?, Marianne Hanson, John Goetz, Tom Wilson, Peggy Wilson

The Chairman called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Approve Agenda

Jan Banicki, second by David Rieckmann, made a motion to approve the agenda. All in favor, motion carried.

Approve Meeting Minutes

David Rieckmann, second by Wesley Buss, made a motion to approve the meeting minutes of October 14, 2014 as read. All in favor, motion carried.

Develop Farmland Preservation Plan and Update the Town Comprehensive Plan

Tom Onofrey, Marquette County Zoning Administrator, explained the request for the Town of Buffalo to develop a Farmland Preservation Plan and map.

The County is updating their Land Conservation Plan as well as updating their Farmland Preservation Plan as required by the State. The County would like to have a draft Farmland Preservation map from the Town of Buffalo by March 31, 2015. The Town of Buffalo's zoning map is 80% AG-1 and 20% other zones. Residents are allowed one house on AG-1 land per 40 acres. Rezoning or a special exception can be approved to build a house on less than 40 acres. Our zoning meets the AG-1 and one house per 40 acre requirement for Farmland Preservation credit.

Questions from the informational meeting on January 29, 2015 were answered by Tom Onofrey. You do not have to sign up or enroll in the program. You do not have to take the Farmland Preservation credit on your taxes. If you wish to take the \$7.50 credit per acre, you do have to have a Soil Conservation Plan and soiling testing submitted to the Marquette County Land Conservation Department as well as \$6,000 annual revenue or \$18,000 annual revenue over 3 years. This is a State Program and is not a DNR program. Managed Forest and Farmland Preservation zoned property are not excluded. Discussion and more questions followed.

Jan Banicki, second by Wesley Buss, made a motion to approve a special work meeting to create a draft Farmland Preservation Map on March 12, 2015 and to approve a Land Use Planning Meeting on March 19, 2015. *The motion was not called.*

Jan Banicki, second by Wesley Buss, made a motion to amend the above motion to approve a special work meeting to create a draft Farmland Preservation Map on March 11, 2015 and to approve a Land Use Planning Meeting on March 19, 2015. All in favor, motion carried.

Update and Further Action Required on Non Conforming Land Division, Donald F. Launders & Leonard C.Eiler, County Rd. O and 13<sup>th</sup> Rd. – Bankruptcy with The National Bank of Waupun  
No response has been received to our letter of November 21, 2014. Charles Church, second by Wesley Buss, made a motion to send a second letter to the attorney, bank and others. All in favor, motion carried.

Develop Ordinance to Regulate Ennis (Fountain) Lake

The draft ordinance Chapter 17 – Motorboat Regulation for Ennis (Fountain) Lake was introduced. This ordinance will prohibit gas engines on boats in Ennis Lake. The Marquette County Corporation Counsel has encouraged Towns to have ordinances governing the lakes in their township. The ordinance was reviewed and discussed. This ordinance does not regulate ice augers. Ordinance “**Posting Requirements.**” to be changed to read “The Town of Buffalo shall place and maintain a synopsis of this ordinance at all access points *to the lake.....*”. Charles Church, second by Wesley Buss, made a motion to recommend Ordinance Chapter 17 as amended to the Town Board. All in favor, motion carried.

Set Next Meeting Date

Special Mapping Meeting: March 11, 2015 at 7 p.m.

Land Use Planning Meeting: March 19, 2015 at 7 p.m.

Adjourn

David Rieckmann, second by Jan Banicki, made a motion to adjourn. All in favor, motion carried. Meeting adjourned at 8:12 p.m.

Submitted by Donna Seddon, Town Clerk