

**SPECIAL LAND USE
AND TOWN BOARD MEETING
TOWN OF BUFFALO
SEPTEMBER 28th, 2015 @ 6:30 P.M.
BUFFALO TOWN HALL**

The Chairman Charles Corso called the special meeting to order with the Pledge of Allegiance @ 6:30 p.m.

Present: Town board- Charles Corso, Ryan McReath, Jan Banicki & Laurie Beahm
Land Use Committee- Fred Wollenburg, Jan Banicki, Scott Kempley, David Rieckman, & Laurie Beahm
Others in attendance were 26

Town Chairman Charles Corso explained the proceedings of tonight's meeting. Mr. Jeffrey Sanders was introduced.

Presentation on updating The Comprehensive Plan

Jeffrey Sanders gave a presentation on updating the towns Comprehensive Plan. Copies of the abbreviated version showing his proposed cost for each necessary item were given to the boards. It was explained the demographics of the plan would be updated. The town's current plan is outdated as far as information such as ages, income and other demographic #s. All chapters could be revisited per the board's instructions. He explained that due to the recession there are inaccuracies that need to be updated. The existing plan would remain unchanged and there would be a smaller addendum stating the changes added to the plan.

The board asked on what the process would be. Mr. Sanders stated that there would be approximately 2 meetings that would be required. The first meeting would be an introductory meeting, to gather information that was important to the plan. The second meeting would be the presentation of the 1st draft of the new plan. Then there would be a Public hearing. The public could testify as to any changes that they would like to the revised draft. If there are no changes that are requested then the board could adopt the new addendum to the plan. The plan would then be reviewed again in 10 years.

The board then discussed the proposal. Fred Wollenburg stated that the proposal could have items added that the board felt necessary or things from the proposal that had already been done would be taken off the price of the proposal.

A motion to accept the proposal with the right to add or remove items was made by Scott Kempley. Second, by Fred Wollenburg. Motion Carried.

Motion to adjourn the meeting was made by Fred Wollenburg and second by Scott Kempley @ 7:40 p.m.

Land Use Meeting

Fred Wollenburg called the Land Use meeting to order @ 7:45 p.m.

Discussion on Conservation Protection District

The Board discussed the Conservation Protection District. Fred stated that he feels the board needs to work through the process and not leap into any decisions without checking all the options. He stated that we need to follow the process. He is hesitant on throwing out the Conservation Protection District due to the liability's that it may cause the town.

David Rieckman stated why the town implemented the Conservation Protection District. He also questioned what brought the Conservation protection District on to the agenda on September 14th. Charles Corso stated that the reason it was brought up was the day after the meeting he visited Tom Onofrey. He found out that in this district that land cannot be farmed or have any cattle on it. He stated that this is wrong! How can we say that you can have a farm without being able to farm it or have animals?

David Reickman stated that this is a balance between the Comprehensive Plan and The zoning district. This balance would enable people to know exactly what they are allowed to do in the future.

Joie Woodard, Brad Campion, John Goetz, Gary Bluhm & Peggy Wilson stated their concerns. It was brought up that the town wants some of these things but this plan took away the rights of the private property owners. Others stated that their property has been in their families for many years and has been farmland. Now the future of their families is at stake because they will not be able to continue as a farm if it is not in use for 1 year. Also the resale of their property will be low because people come to a farming community to buy farmland and no one will want to purchase. Mr Goetz stated that if someone wants to be in the program they should be able to but they should not be put in it without any say. Mr Bluhm stated that the Conservation Protection should be thrown out.

Fred Wollenburg again stated that the board needs to go through the process to do things correctly to protect the Town Board. Let's deal with it in a managed way. We maybe need to clarify some of the wording in the district.

Mr. Bluhm stated that nobody wants this Conservation Protection District.

Fred Wollenburg stated again that we need to go through the process.

The proposal of a campground on Conservation Protection District was brought up. Scott Kempley stated that the proposal was turned down due to driveway issues and emergency vehicle access. Scott stated the fact that the district has many inconsistencies that could open up the town to lawsuits.

Peggy Wilson asked Fred if he picked his grapes the other day. Fred said that yes he did. Peggy then stated that he got to do what he wanted to do on his property. When the board originally adopted this plan it was what the people wanted. The board is to represent the people and consider what they want. Now the people want a change and it is up to the board to listen to the people. Let the people pick their own grapes.

David Rieckman read a portion of the April 17th minutes page #2 section c under Elector comments and concerns. He also read page # 3 section F He feels that these public records state the feeling of the electors and the fact that this ties in with the zoning qualifications.

Peter Steuck stated that the DNR regulates the wetlands and what can be done with it. The town board is overdoing this. Why is it ok for me (Peter) to farm lands requested but not Cecil?

Fred stated that he is hearing what is being said and that maybe we need to make changes but let's take the proper steps. Let's work through it in a timely matter.

Scott Kempley stated that the Land Use is here to make a recommendation to the Town Board.

Scott Kempley made a motion to eliminate the conservation protection district from the towns zoning. We should vote on it and move our decision to the board and move ahead to the next process. Second by Jan Banicki.

Votes in favor- 2 (Scott Kempley & Jan Banicki) Votes opposed- 2 (Fred Wollenburg & David Rieckman)

Motion to adjourn the Land Use by Jan Banicki, Second, by David Rieckman. Motion Carried.

Charles Corso asked for a motion to adjourn the Town Board. Motion by Ryan McReath to adjourn, Second by Scott Kempley. Motion Carried.

Next meeting

October 12th- Public Hearing on Conservation Protection District Revision. @ 7:00 p.m. followed by the Regular Town Board meeting