

**PUBLIC HEARING &
LAND USE MEETING
TOWN OF BUFFALO
January 28th, 2016
BUFFALO TOWN HALL**

The Chairman Fred Wollenburg called the meeting to order following with the Pledge of Allegiance @ 6:30 p.m.

Present: Fred Wollenburg, Jan Banicki, Scott Kempley, David Rieckman, Charles Church & Laurie Beahm
Others in attendance were 10.

Agenda Approval

Scott Kempley made a motion to approve the agenda. Second by David Reickman.

Motion carried. 5-0

Minutes Approval

David Reickman made a motion to approve the Minutes from the September, 2015 meeting. Second by Scott Kempley. Motion Carried.

Discussion on rezone request.

Fred Wollenburg explained the rezone request from Robert & Libby Weiler.

Libby stated that they requested to have the property rezoned due to health issues and Bob can only be here part time. They want to sell their home and 20 acres and then rebuild something smaller on other 40 acres. They have owned the property for 13 years. The house has been there for 2 years. The pole barn was there on the property when purchased. The land already has an easement to get to the other piece of property. They have looked at two pieces on the 40 acre spot for possible building sights.

David Reickman asked for verification on the tax parcels and the deed. Tom Onofrey explained the situation.

David Reickman mentioned that with our current maps this property is surrounded by Ag 1 property.

Scott Kempley asked about the building sight that they had looked at. Libby pointed out on the map the proposed building sights that they had looked at.

Fred Wollenburg opened the floor to public comment.

Gary Bluhm stated that he lives next to the Weiler's and stated that he is against rezoning this piece of property. He does not want to have so many homes surrounding his property. He is totally against the request.

Rick Lemke spoke stating that he was turned down when he wanted to be rezoned to sell a part of his property to a family member. He is against the request.

Gary Bluhm explained that legal easement that was spoke of goes through the 20 acres that is in question of being sold.

David Larkin stated that the decision needs to be made according to what the township has set up in their zoning. He feels that this request should not be passed.

Charles Corso asked to have the property in question pointed out on map.

Libby Weiler spoke that she feels like everyone is against them due to issues with the Bluhm's. She feels like they are being forced to sell the whole piece of property. They are only planning on being here for 5 months out of the year.

Fred Wollenburg stated that he was not aware of any problems and that the board is obligated to follow the rules set up by the township regarding how it fits in to the long term plan. The town board is obligated to make a recommendation to the town board according to the way that the zoning has been set up. It is important that the board applies the rules the way they are written.

Fred Wollenburg asked for a motion from the board.

Jan Banicki spoke about being surrounded by all AG1 property. She feels that making an island within all of this AG1 property is not right.

David spoke on trying to follow the guidelines that have been set for the Township. This area is AG1 and to follow the guidelines with the understanding for the reasons for the request but he cannot support granting the request.

David Reickman motions that the Land Use Planning commission recommends to the Town Board to not approve the petition on the rezone request. Motion second' by Charles Church. **All in favor of motion -5** Opposed-0

Fred Wollenburg moved meeting to review of Comprehensive Plan.

Comprehensive Plan Review.

Fred Wollenburg stated that the Land Use Committee has a lot of work to do reviewing the Comprehensive Plan. Tom Onofrey stated that a couple months ago that the redoing of this plan is just a 10 year review. He got some grant money to help pay for a planner to help with the process at no expense to the township. This person will help with the data collection that is needed. He will provide the first draft for each town. Tom feels it can be done in 3 meetings. Everyone began discussion of what they found in reviewing their chapters.

Chapter #1

Chapter #1 talks about where we are at. Fred Wollenburg stated that there are really no changes that need to be made.

Chapter #2

Chapter #2 is statements that the town got from survey. Ryan McReath stated that Chapter #3 looks good.

Chapter #3

Chapter #3-Charles Church stated that he put a lot of time in to reviewing the chapter. He stated that we are between census' and that new demographic material is needed but that will be done by the planner that Tom spoke of. David Reickman stated that the current plan references the 2000 census. The update would only be able to go up until the 2010 census.

Chapter #4

Chapter #4-David Larkin spoke on his review of the chapter. He gave the committee a copy of the revisions that he felt were needed. Presented in word form so that changes could be made. He feels that a lot of things are missing from the plan that the people have wanted. He feels that there definitely changes that need to be made. He spoke of the 3 different sets of people that are within the township. Those who were born and raised here-farmers etc. Those that have moved in to the community from other areas and the large Amish community that has been established in the township.

Chapter #5

Chapter #5-This chapter deals with transportation. Jan Banicki stated that the chapter pretty much is the same. Everything pretty much stands the same.

Chapter #6

Chapter #6-Ryan McReath stated that he checked online and that everything is pretty much the same. We do need to update the waste removal from Waste Mangement to Advanced Disposal.

He stated that we need to update the Police Department, Fire & Rescue and EMS. We also need to update School Districts, Learning Centers etc. Ryan is working on doing all of these updates. He got ahold of the Pardeeville and Markesan schoold districts to update addresses etc.

Changes

Maybe Adendum to the plan stating a summary of the changes would be added.

Ryan McReath explained that it could be a statement at the end of each chapter explaining changes that were done.

David Larkin stated that he felt Chapter #4 really needed some major changes and that just a page stating changes wasn't good enough to fix Chapter #4.

Ryan McReath suggested that the changes be data driven. At this time we could do a review and the do a total rewrite in 2021 after the 2020 census.

Chapter #7

Chapter #7 is Agricultural-Scott Kempley stated that he feels that the chapter needs to have data changes made. Seeing a decrease in Agricultural land with a note that there has been a transfer of Ag land in to Reserve Lands. He is working on acreage #s of Ag land lost.

Chapter #8

Chapter #8 on Economic Development was reviewed by David Reickman. He feels that it needs to have a few tweaks in the Data. Wages etc need to be reviewed. He feels that the vision is pretty solid. Also needs to have some updates done in the business listings. Also feels the town needs to add statement about slow moving vehicle signage.

Chapter #9

Chapter #9 was reviewed by Fred Wollenburg. This chapter is on existing Land Use. There needs to be a few updates like the closed quarry. Also the total farmland acres needs to be updated. There was 80 acres taken off for the Bessy Eggelston property. The Zoning regulations needs to be updated.

All of the 9 chapters were reviewed and discussed. Ryan McReath stated that he would convert all of the chapters to word documents and email to each person reviewing chapters.

Next meeting

March 24th, 2016 time will be announced.

Adjourn

Motion to Adjourn by Scott Kempley, Second by Jan Banicki.
Motion Carried.

APPROVED: _____