

**CITY OF BUFFALO CITY ORDINANCE PUBLIC HEARING-
MONDAY, AUGUST 15, 2016-MUNICIPAL BUILDING – 6 PM**

The public hearing was called to order by Mayor Russ Lorenz at 6 p.m. Roll call: Kevin Mack, Ben Holien, Russ Lorenz and Jeannie Czaplewski. Also present City Superintendent Stan Meier. Citizens: Mr. Kapp, Laura Kapp, Gwen Mathers, Sharon and David Beseler, Jane Walczak, Whitney Hawes, Scott Rolbiecki, Ron Olson, Matt Ward, Milton Julson, Al Pozzi, Jeannie Larson, Kim Mills , Brach Seitz, Michael Kube, Judith Hill, Jeff Peck, Marie Livingston, David Becker, William Zadurski, Nikki Marco, Kendra Stoss, Dick Tanner, Roman Tillman and Warren Barth.

Mayor Lorenz asked for public comment on the proposed changes to the animal ordinance. Kendra Stoss said she does not think it is fair to not allow people to have chickens. Questioned why the proposal was made. Lorenz stated that the council has received numerous complaints about rooster noise as well as other complaints having to do with chickens and other farm animals including smell and wandering on others property. Several other citizens spoke in favor of allowing chickens in the City. David Beseler said he doesn't see a problem with allowing them but with all animals it comes with the requirement to take care of them. Ron Olson and Milt Julson asked why there was no limit on cats. Lorenz explained that the council has been reviewing the ordinances for several months now and at one time had considered limits and guidelines for cats. After hearing the opposition from both Buffalo City citizens and an outside animal rights organization it decided to take cats out of the ordinance. No one else had any input on cats. Marie Livingston questioned the grandfather clause that says no replacements for any animals that are currently housed in the City will be allowed. She was told that is the proposed amendment. Those that currently have farm animals will be allowed to keep them but they will not be able to replace any that die. The exception to that will be the operation the Livinstson's have under a conditional use permit that was granted in 2014. Discussion on not allowing roosters due to the noise. Right now if the City gets any complaints about roosters they send the owners a letter telling them they must get rid of the rooster because it is a public nuisance. Discussed how many chickens people would want. Some said unlimited number. Some said 5 to 15. Matt Ward said he doesn't see why all farm animals shouldn't be allowed in the City.

Lorenz asked for public comment on the weeds ordinance. Mack explained the ordinance is being updated to reflect State guidelines and take out goat's beard and milk weed. No comment on the ordinance.

Lorenz asked for public comment on the zoning ordinance. Read letters from Jeff Langreck who would like his property to remain commercial so he can fix it up and use as rental apartments. Letter from Bill Zadurski signed by seven neighbors who said they do not object to Zadurski property remaining commercial so he can use it as commercial in the future. Zadurski said he bought the property because it was commercial several years ago and plans to open some type of small business in the near future. Mack told those present the council's intentions in changing the proposed zoning of the commercial properties was to allow for continuity in the neighborhoods in which they are located. All of the affected properties are currently zoned commercial but have not been used as commercial for at least the last 10 years, with several used as residential for many more years before that. Mack said in most City's these zoning changes happen automatically after a set period of time if the commercial zoned property is in a residential district. That is not the case in Buffalo City. Several other citizens spoke in objection to changing their properties from commercial to residential saying that it would decrease their value and their chances of selling their property to be used as commercial in the future. Objections to the proposed changes were heard from the Kapps, Al Pozzi and David Becker on their properties as well as a number of citizens who do not own any of the properties in question. Lorenz read a letter from Al Sobotta explaining his plan when he purchased his commercial zoned property was to use it as a residence

and eventually a business. Lorenz read letters from Jane and Tom Grable, Sandy Becker and Michael and Constance Walczak who were all okay with their properties being rezoned from commercial to residential. Several other property owners who all received letters about the proposed changes did not respond to the letters and were not present at the meeting. Other zoning ordinance proposed changes were discussed. Jeff Peck questioned if a garage is going to be allowed across an alley then can he run septic from one lot to the other across the alley. He was informed no utilities will be allowed to cross the alley. Kube questioned the 15' height restriction. He was told this has always been the height limit for an accessory building. He also asked why he is not allowed to build further than 100 feet from a principal building. Council explained that the rule prevents a garage or other building from being constructed on a different parcel that could potentially be sold as a buildable lot in the future.

Motion Holien, second Mack to adjourn meeting. All yes, motion carried.

**CITY OF BUFFALO CITY SPECIAL MEETING-
MONDAY, AUGUST 15, 2016-MUNICIPAL BUILDING**

Mayor Lorenz called the special meeting of the Buffalo City Council to order immediately after the public hearing. Roll call: Kevin Mack, Ben Holien, Lisa Schuh and Jeannie Czaplewski. Also present: City Superintendent Stan Meier.

Council discussed the proposed changes to the animal ordinance. Mack made a motion to approve the Chapter 8 Animals Ordinance as printed with the noted changes to allow up to 10 chickens with no roosters allowed with the same complaint process, violations and penalties as the dog ordinance. Czaplewski seconded. Discussed wording of the ordinance. Holien commented the oversight will be difficult like all other animal ordinances. Council voted. All yes, motion carried.

Council discussed the proposed changes to the weeds ordinance. Motion Mack, second Holien to accept the proposed changes to Chapter 25 Brush, Grass and Weeds as printed. All yes, motion carried.

Council discussed proposed changes to the zoning ordinance. Mack would like to see the zoning changes taken out at this time. Motion Mack, second Schuh to approve all proposed changes to Chapter 350 Zoning Ordinance as printed with the omission of the zoning districts map changes. That will remain as was previously established with no changes at this time. All yes, motion carried.

Motion Mack, second Holien to adjourn. All yes, motion carried.

Jenny Ehlenfeldt, Clerk