

**TOWN OF BYRON**  
**Plan Commission Meeting Minutes**  
**July 7<sup>th</sup>, 2025 6:30 p.m.**  
**Byron Town Hall**  
**Jorge Cortez Rezoning**  
**N4737 State Road 175, Fond du Lac, WI 54937**

**1. Call Meeting to Order**

- Mr. Steve Wessing called the meeting to order at 6:30 p.m.

**2. Roll Call**

- Randy Faber, Daniel Bates, George Trewin, Tom Kelroy and Steve Wessing all present.

a. Public Present

Jorge Cortez	Dan Homuth	Dustin Westphal	Katie Trewin
Tim Hackbarth	Aaron Buckarma	James Gregor	Ronald Rademann
Erin Rademann	Ryan Rademann	Jim Avery	

**3. Confirm Open Meeting Notice for Jorge Cortez N4737 State Road 175, Fond du Lac, WI 54937**

- Mr. Steve Wessing confirmed that Ms. Katie Trewin, Town Clerk, posted notice of this meeting in the Fond du Lac Reporter, at the Byron Town Hall and on the Byron Town Website.

a. Public Notice

TOWN OF BYRON

FOND DU LAC COUNTY, WISCONSIN

PLEASE TAKE NOTICE that at 6:30 p.m. on July 7, 2025 at the Town of Byron Town Hall, N3097 State Road 175, Byron, Wisconsin, the Town of Byron Plan Commission will conduct a public hearing on a rezoning application submitted by Jorge Cortez concerning the property located at Tax Parcel Number T04-14-17-03-03-005-00 with the mailing address of N4737 State Road 175. The application seeks to rezone 3.49 acres of property from Residential to Farmland Preservation. The hearing is open to the public and all interested parties are encouraged to attend. At the conclusion of the hearing, the Plan Commission may make a recommendation to the Town of Byron Town Board regarding whether to approve the rezone.

Members of the Town Board may be in attendance at the public hearing for Information gathering purposes but will not take action. Interested parties may obtain a copy of the application by contacting Town Clerk, Katie Trewin, at 920-948-2652.

Dated this 16<sup>th</sup> day of June, 2025.

#### **4. Discussion on Property Rezoning Application**

- Mr. Steve Wessing asked Mr. Cortez to explain to the board what he was trying to do and why he is requesting the rezoning to Farmland Preservation.
- Mr. Jorge Cortez explained that he purchased the property and is currently in the process of remodeling before he moves into the premises, doing much of the work by himself. He is looking to eventually have a small hobby farm with a few sheep and possibly one or two cows.
- Mr. Tom Kelroy questioned why Mr. Cortez would need to seek permission to rezone from Residential back to Farmland Preservation. Because Mr. Cortez is below the five-acre requirement for General Agriculture, and because only chickens are allowed on Residential, he is asking for permission to be rezoned for Farmland Preservation, so that he can have farm animals other than chickens. Mr. Kelroy also showed concern about having too many animals on the property, and Mr. Cortez reassured the board that although he didn't have plans of having many animals, if he needed to, he would fence in the area to make sure they were contained.
- It was also discussed that there is a limit of 500 animals on Farmland Preservation zoned land, and it was questioned whether the Planning Committee could impose a limit, to which it was discussed that while a limit could not be imposed, if an issue did occur that it was likely that Fond du Lac County would get involved to help curb it. There is also a similar property on the corner of Lost Arrow and Kelly Road that sets a precedence.
- Mr. Randy Faber commented that he's been working with Mr. Sam Meyer on the Ron Ingle Estate, which is approximately 27 acres on the southeast corner of Hwy 175. This is also currently zoned Farmland Preservation. He's planning on putting up a barn this fall and is planning to build a house within the next two years. He is also going to be putting some livestock there as well. Mr. Faber made the point that just because folks are purchasing rural property and are planning to have farm animals, doesn't mean they are intending to turn them into mega-style dairies overrun with livestock.

#### **5. Public Comment on Rezoning Application**

- Mr. James Gregor voiced a concern that he shares with his neighbor, regarding the manure and waste that he see accumulate on hobby farms. He is wondering what Mr. Cortez would be doing with it as he doesn't want to see it accumulate. Mr. Wessing did ask Mr. Cortez what he was planning to do with the waste produced, as it was discussed that a few sheep and a cow would produce enough manure to fill one load in a spreader. Mr. Cortez said that he would use some as fertilizer and could speak with someone with a spreader to take it away what remains.

- Ms. Katie Trewin stated that most of the calls that she received regarding the rezoning were surprise that the property was not currently zoned Farmland Preservation.
- Mr. Dan Homuth asked if there were any plans to erect buildings to house the cattle and sheep. Mr. Cortez responded that he would probably build a smaller structure of some sort for them as he's planning on only a few smaller animals.
- Mr. Ron Rademann, who owns most of the property surrounding the parcel in question states that he doesn't have an objection to the rezoning, as long as it remains small animals in smaller numbers.
- Mr. Wessing questioned Mr. Cortez if he had plans of having six or ten steer in the future on the property, and Mr. Cortez said that he did not have any intention of that as it would be too much to have on the property, and this would be something small.
- Mr. Kelroy asked if we could put a stipulation on the number of animals that Mr. Cortez could have on the property, bringing up his concern of if Mr. Cortez ever sold the property the next owner could do what he chose with it. This was discussed by Steve Wessing and Dustin Westphal and agreed that the Planning Committee could not place such a stipulation.
- Mr. Faber brought up the 27 acres that were just sold to Mr. Sam Meyer, and that he was planning on putting between ten and thirty free ranging cattle on those 27 acres. Mr. Cortez has purchased approximately three and a half acres, and the Planning Commission needed to keep things in perspective.
- Mr. Kelroy wanted to reiterate that if the zoning stayed Residential that he would not be allowed to have any small farm animals, only chickens, to which the Planning Commission agreed.
- Mr. Bates asked Mr. Cortez if he had planned on living on the property prior to putting any animals on it. Mr. Cortez responded that he was intending to live on it within the next few months and is planning on adding animals in the next year or two.

## **6. Decision by Committee on Property Rezoning**

- Mr. Steve Wessing asked for a vote from the Planning Commission on who was in favor of the parcel going from Residential to Farmland Preservation.
- The vote was 5-0 in favor of the rezoning.

## **7. Motion to Adjourn**

- Mr. Steve Wessing asked for a motion to adjourn. Mr. Tom Kelroy gave the motion with Mr. George Trewin seconding.

- The meeting was adjourned at 6:46 p.m.

Minutes Completed this 8<sup>th</sup> day of July, 2025

- D.B.