

Planning & Parks Department
160 S. Macy Street
Fond du Lac, WI 54935
920-929-3135

Fond du Lac County

Memo

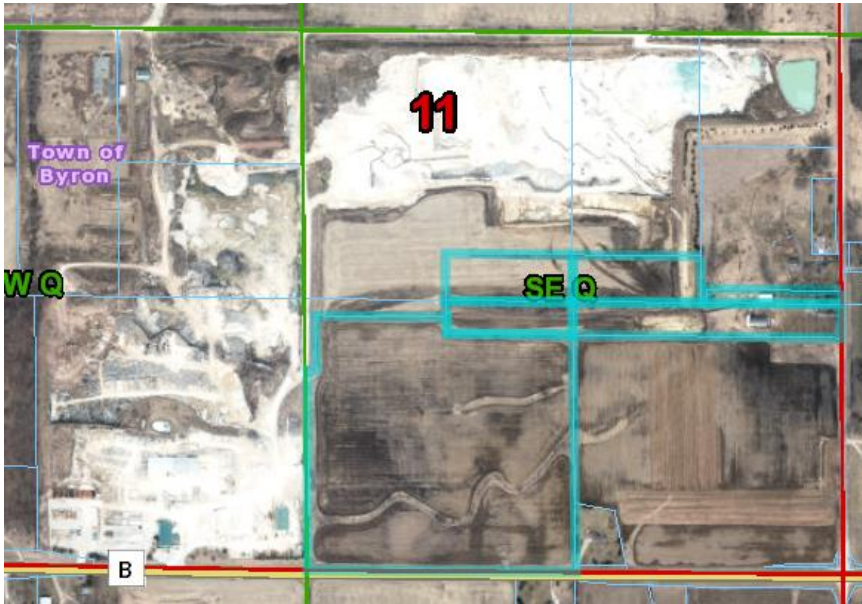
To: Byron Town Board and Plan Commission
From: Sam Tobias, Planning & Parks Director
CC: Mike Meilahn, Rademann Stone Company
Extension Education, Agriculture & Recreation Committee, Allen Buechel, County Executive, Erin Gerred, Director of Administration
Date: December 15, 2016
Re: Rezoning Petition, SE ¼, Section 11, Town of Byron

Robert Simon requested that I review and comment on a rezoning petition for a 36.2 acre parcel, T04-14-17-11-15-001-00 located just east of W5551 CTH B. For this review, I've done a site visit, reviewed the 2012 county farmland preservation plan, and our county GIS. I believe that the Rademann petition is substantially consistent with the certified county farmland preservation plan in the big picture. Granting the petition would remove 36 acres out of 280,000+ acres of agricultural land across the county. However, given the significance of the change in land use at the neighborhood level, from agriculture to bedrock mining, I believe that Fond du Lac County should go through a plan amendment now, rather than wait until the end of 2017 like we do with the typical small zoning changes that typically happen each year for the creation of home and business lots. The county farmland preservation plan amendment hearing will take place on January 11, 2017. I will recommend a revision to the county farmland preservation plan to accommodate the quarry expansion.

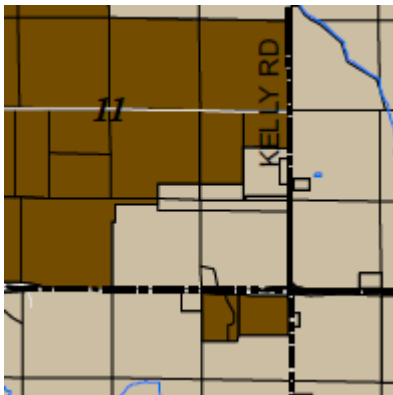
There are no county shoreland/wetland zoning issues or county floodplain zoning issues on the property. The current town zoning of the property is farmland preservation. Rezoning the property from agricultural to industrial seems appropriate to me, given the permanent nature of bedrock quarrying. Unlike sand and gravel quarrying, bedrock quarrying land is not readily reclaimed to farmland use.

In addition to the 36.2 acre parcel being requested for designation as non-agricultural use, there are 5 additional Rademann parcels on our farmland preservation map that are designated for farmland preservation that should be designated for non-agricultural use. I recommend that these 5 parcels be part of the Rademann request. They are parcels are T04-14-17-11-13-005-00, T04-14-17-11-16-001-00, T04-14-17-11-15-002-00, T04-14-17-11-14-002-00 and T04-14-17-11-13-006-00. Together these parcels add up to another 15 acres.

Here is a map of all 6 parcels, with the parcels highlighted in green. White areas to the west and north are part of the active Rademann quarry.



Here is the quarry area as it looks in the county farmland preservation map.



The dark brown areas to the west and north of the 36 acres were designated as areas of non-agricultural development by the town and county in 2012. The tan represents areas of farmland preservation.

Recommendation

My recommendation to the Extension Education, Agriculture and Recreation Committee will be to amend the county farmland preservation plan to change the designation of the 6 Rademann parcels, 51.2 acres; from farmland preservation to non-farmland preservation. If you have any questions or would like me to attend the next town plan commission meeting, please feel free to give me a call at 929-3138.