

TOWN OF BYRON - Planning Commission Meeting
MINUTES
Hunters Point Hunt Club
W6709 C.T. H. "F" Brownsville, WI 53006
Thursday, August 10, 2023 7:00 p.m.
Byron Town Hall

Call to Order: Steve Wessing called the meeting to order at 7:00 pm and noted that a quorum was present.

Roll Call: Rudy Dubnicka, Katie Trewin, Steve Wessing, Randy Faber, George Trewin were all present.

Public Present: Dustin Westphal, Tim Hackbarth, Aaron Buckarma, Jim Hungerford, Betty Hungerford, Jenni Hack, Todd Cardinal, Jeff Butzke. (Town Attorney also present: Alex Ackerman)

Confirm Posting: Steve noted that the meeting had been posted publicly prior to the meeting date as required.

Public Comment & Purpose: Steve Wessing asked if there were any public comments for tonight. Todd Cardinal spoke about his property in question. He stated that he wished to parcel off roughly 1 acre of property to be used for trap shooting at Hunter's Point during the Hunting Season (September-April), during the day, no lights, and in this specified area shooting into the ledge. They would use trap loads and not game loads.

The Attorney stated that the purpose of this meeting was to approve the CSM completed by Jeff Butzke, "clean-up" the zoning on the property existing from the year 2000, and discuss and deliberate adding a text amendment to the Business zoning for Town of Byron to allow trap shooting under a special use permit.

Discussion to rezone portion of Hunter's Point Hunt Club: Jeff Butzke stated that the business zoning for the town does not match up with the county records and approving the CSM and zoning to Business would essentially formalize what should have been done back in 2000.

Jim and Betty Hungerford expressed concern about shooting clays and the noise caused that echoes through the valley near the property. Their concerns were noted and they were encouraged to attend the next Town Board meeting and be added to the agenda.

Steve also noted any restrictions on the deed to the land from previous owner's still follow the deed.

The Planning Commission reviewed the Standards for rezoning.

- 1) Land is better suited for a use not allowed in the farmland preservation zoning district.
YES.
- 2) The rezoning is consistent with any applicable comprehensive plan. **YES.** it is marked as business in the future or potentially mixed use.
- 3) Rezoning is substantially consistent with the county certified farmland preservation plan.
YES.
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
YES.

Action: Steve called for a vote on **rezoning** the current property to **Business** as it should be. **4 ayes recorded. Motion carried.**

Brief discussion about the CSM: Jim Hungerford expressed that his property and the Oakfield Conservation Club should be an adjoining property and he was not listed as one of the properties touching the property in the list provided by Compass Surveying. All geographical boundaries marked for the rezoning were found accurate.

Action: **4 ayes recorded to accept the CSM as presented. Motion carried.**

Discussion on adding a text amendment to zoning ordinance: The Planning Commission is being asked to recommend adding a text amendment to the zoning ordinance allowing trap shooting as a special use in the Business District. If this moves on, a Business owner in the Town of Byron could apply for a special use permit to allow trap shooting on their premises which would also have to go through an individual approval process.

Action: **Randy Faber made a motion** to add trap shooting to the business zoning in the township under a special use permit. **George Trewin seconded that motion.** Katie Trewin and Rudy Dubnicka disapproved. Randy, George, and Steve approved. The issue will move onto the Town Board with an approval of 3-2.

Adjournment: George Trewin made a motion to adjourn the meeting. Randy Faber seconded.

Meeting adjourned at 8:00 p.m.