

## TOWN OF PERRY, DANE COUNTY, WISCONSIN HISTORIC PRESERVATION COMMISSION

### **DRAFT MEETING MINUTES for August 27, 2009**

1. Chairman Darren Walker called the meeting to order at 7:13 p.m.
2. Commissioners in attendance were Darren Walker, Ernie Grinder, Don Mueller and Linda Bluschke. Gary Boley was absent.
3. Other attendees were: Anita Iverson, Mark Haebig, Rick Frederickson, Craig Bluschke, Russell and Margaret Berg, Dan and Kay Watson and Pat Downing, the town board chairman.
4. Don Mueller made the motion to approve the prior month's minutes, seconded by Linda Bluschke, motion carried.
5. Rick Frederickson requested information on when the "historical" concept for the land purchased by the town within the Historic District changed to the "park" concept.
6. Darren Walker distributed copies of the proposed plan to attendees and explained that the Perry Town Board had given the Commission the application for changes they proposed to make in Phase 2 of their park. Darren explained the Commission had 60 days from July 23, 2009 (when the application was received) to make their decision to approve or deny the application.
7. Linda Bluschke pointed out the precedent for allowing **boundary fences** between the town owned property and the adjoining neighbor. The Commission agreed there was no alteration within the Historic District so the erection of a fence on the Fred Smith property line by the Town of Perry was not an issue for the Commission.
8. Discussion was held on the "**Park Field Road/Park Driveway**". Kay Watson asked if it needed to be built to certain standards and if it would be graveled. Discussion was held on whether the Town of Perry Driveway Ordinance would allow a field road to be built leading to a public park. Pat Downing said he did not think that the construction of the road would have a significant impact on the Historic District. Pat Downing reminded the Commission that as the "horse and buggies" changed into modern car traffic, that Highway Z had changed with the times. Pat Downing informed the Commission that the road was a requirement due to a legal action. Don Mueller made the motion to accept the Park Road as indicated on the Park Concept Plan, Ernie Grinder seconded, motion carried. The Commission approved the road but gave no opinion as to the appropriateness of it.
9. A review of the Phase I Park plan C of A showed the **hiking and skiing trails** were approved and the existing precedent was discussed. A motion to approve the Phase 2 hiking and skiing trails was made by Linda Bluschke, seconded by Ernie Grinder, motion carried. Linda Bluschke wanted a mention in the minutes that although the Commission approved the hiking trails with some 12' fire breaks as shown on the plan, the Commission in no way was giving approval for the use of fire in the Historic District.
10. Discussion was held on the **Four Stall Parking/Turn Around**. Don Mueller opined that the area was not a parking lot and without that area the delicate prairie plants would be crushed by vehicles turning around at the end of the park

road. Linda Bluschke thought that farm machinery and semi-trucks using the field road to go back to the Gehl property would cause considerably more damage than the occasional car. Pat Downing stated that since the Historic Hauge Church site had a parking lot and that was considered to be a historical site, the Park should have a parking lot and have it considered a historical site as well. Darren Walker reminded Pat Downing that the parking area at the Hauge Church site was “grandfathered-in” when the Historic Preservation Ordinance was passed. He mentioned he would not approve a parking area at the present Hauge Church location if it was requested now. Don Mueller pointed out that a proposed small canopy of trees was to be planted to hide the parking area from view from the historic building site. Rick Frederickson stated his concern that continued development would progress from this parking area and that signs, a shelter, a picnic table, trash cans and portable toilets would be requested in the future. He continued that even if you keep planting more and more trees to hide development, the beautiful views from the historic church would be ruined. Linda Bluschke read several “Editorials” that described the Historic District as “a inspirational setting”, “serene environment” and offers “a priceless view of Blue Mounds”. Linda stated that the boundaries of the Historic District had been very carefully drawn to protect the “views and vistas” of and from the Hauge Church and she did not envision “inspirational settings containing parking lots”. She also opined that when a person thinks of a “priceless view” one normally wouldn’t envision a parking lot even if hidden by trees. Anita Iverson mentioned that in her opinion even the planting of trees to hide signs and graveled areas would just add clutter to the lovely prairie that was planned. Ernie Grinder stated he didn’t hardly think there was any need for a parking area and that one could always be added in five or ten years if there was a need. Linda Bluschke reminded the Commissioners that the training at the State Historical Society stated that beside using the Preservation Plan, our decisions need to be based on one question, “Does it add to or detract from the integrity of the historic site?” Darren Walker pointed out the HP Ordinance stated the Commissioners should work with landowners to work out solutions to items denied by the Commission. Linda Bluschke stated her concern that earlier concept maps showed the parking area be located close to Hwy. Z and now this current map showed it being located almost straight North of the Hauge Church. She would be interested in reviewing any concept map that showed the parking area moved out of the viewshed to the Blue Mounds and back to the original location moving it out of sight of the Hauge Church. She opined that instead of planting trees to hide a parking lot, it made sense to her that the parking area simply be created out of view from the church. Don Mueller made the motion that the four stall parking/turn around area as indicated on the park concept plan be approved, Ernie Grinder seconded, motion denied by vote of 1 aye, 3 nays.

11. Darren Walker showed an example of one of the requested **signs** to the Commission. Pat Downing thought that since the Hauge Historic Church Site had signs and was considered an historic site that the Park should be able to have signs and be considered an historic site, too. Don Mueller thought that the proposed trees would block the view of the signs from the church and they would not be noticed. Darren Walker remembered conversations three or more years ago when he was told of the urgency of signs being put up. He has never heard of any problems arising without them. Darren Walker reminded everyone that the signs at the Hauge Church site were “grandfathered-in” when the Historic

- Preservation Ordinance was passed. Ernie Grinder mentioned that he worked for Dane County Parks for many years and he thought that signs could be added if a real need came up. Anita Iverson expressed her concern that the concept that future development would be allowed if trees hid it was detrimental to both the prairie and the historic plans. Pat Downing thought that since the "Historic Rules" were approved in 2001 and the "Park Rules" were approved in 2004 that the most current rules should be followed by the Commission. He stated the newer "Park Rules" would allow signs to be put up by the town board. Linda Bluschke opined that the 2001 "Historic Rules" were in place before the town purchased the properties and those restrictions could not be "trumped" by "Park Rules from 2004" or later. She questioned the legality of the Commission using "different rules for different land owners" in the District. Linda Bluschke reminded the Commission that signs had been denied in Phase I of the Park Plan and the precedent for disallowing signs was in place. Also, the Town of Perry Board appeal to itself showed the Town Board upheld that decision. Linda again reminded everyone that #7 of the Preservation Plan stated, in part that, "No structure...within the Historic District shall be incompatible with or distract from the historic nature and character of the Historic District...including but not limited to signage" plus the question the Commissioners were to ask was, "Will signs add to or detract from the integrity of the Historic District". Linda Bluschke made the motion to deny signs as the precedent to disallow signs was set in Phase I and, furthermore, signs detracted from the integrity of the site. Ernie Grinder seconded the motion, vote: 3 yeas, 1 nay. Darren Walker pointed out the HP Ordinance states that the Commission should work with an Applicant on any items denied to seek a solution and he certainly would welcome a revised concept plan.
12. Discussion on whether the proposed "**Small Canopy of trees**" was still requested. By agreement with Commissioner Don Mueller, also Perry Parks and Open Space Committee Chairman, the proposed trees were removed from the application.
  13. Review of the **planting of prairie** grasses under the Phase I application showed the existing precedent for allowing that alteration. A motion to approve the change of vegetation to a prairie restoration subject to the following restriction: The installation and maintenance of the prairie be done through the use of mowing and chemical applications only was made by Linda Bluschke, seconded by Don Mueller, motion carried.
  14. Pat Downing stated his concern that Gary Boley was absent and requested the commission make every effort to have all commissioners present at meetings. Darren Walker explained that had always been done.
  15. The next meeting was tentatively set for September 24, 2009 at the town hall. Darren Walker will check the date with Gary Boley and Don Mueller.
  16. Linda Bluschke made the motion at 10:20 p.m. to adjourn the meeting, Ernie Grinder seconded, motion carried.

Historic Preservation Commission  
Linda Bluschke, Secretary