

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, March 30, 2004

1. Call to Order. Chairman Mick Klein Kennedy called the meeting to order at 8:07PM. Committee members present – Ann Windsor, Roger Kittleson, and Dean Vogel. Also in attendance – Larry Price, Richard Keller, Mike Keller, Jack Mlsna, Julie Jerdee, Jess Miller, David Gehl, Kevin Fassbinder, Pat Downing, James Gibson, Bird Cupps, Steve and Ann Fenley, Renae Leach and Dan Keller.
2. Minutes of Previous Meeting – March 2, 2004, Roger Kittleson moved and Ann Windsor seconded a motion to approve the minutes of the March 2, 2004 Land Use Meeting as presented. Motion carried.
3. Site Plan, Building Permit , Driveway Construction, Zoning Change, Land Division applications:
 - a. Alan Hutchins – Section 31. Mick Klein Kennedy announced that a letter from Alan Hutchins was received requesting that his application be removed from further consideration. Ann Windsor moved and Roger Kittleson seconded a motion to remove Alan Hutchins' application from further consideration per Mr. Hutchins' request. Motion carried.
 - b. Jack Mlsna – Section 12. Roger Kittleson moved and Dean Vogel seconded a motion to approve the application for driveway construction, building permit, site plan and re-zone submitted by Jack Mlsna in Section 12. Jack Mlsna presented additional information. The Committee discussed the history of the driveway location on this lot. Neighbors Julie Jerdee, Mike Keller, and Richard Keller asked for further clarifications of the application. Pat Downing added additional information concerning the application process. Roger Kittleson and Dean Vogel withdrew the motion. Ann Windsor moved and Dean Vogel seconded a motion to table the application. Motion carried.
 - c. Jess Miller, Jack Mlsna agent, - Section 12. Jess Miller presented additional information. Chairman Kennedy presented observations from the site view. Ann Windsor moved and Roger Kittleson seconded a motion to table the application. Motion carried.
 - d. Jack Mlsna – Section 14. Roger Kittleson moved and Mick Klein Kennedy seconded a motion to approve the Site Plan, Building permit, Driveway Construction permit, Land Division and Zoning Change application as presented. Jack Mlsna presented additional information. Steve and Ann Fenley asked questions regarding the application. The Committee reviewed the application with the Desired and Mandatory Criteria of the Land Use Plan. Roger Kittleson and Mick Klein Kennedy amended the motion to delete the Land Division approval, to correct the acres in the zoning change, and to add contingencies –

1. Site Plan to be shown on the Soils map;
2. Justification for larger lot size – greater than 2 acres
 - a. Lot 1 – site conditions; to allow livestock; quarry; driveway access to Perry Center Rd.
 - b. Lot 2 – site conditions; woods; quarry; driveway access to Perry Center Rd.

Motion carried.

- e. Hauge Historic Park – Section 5, 7, and 8, rezone to Conservancy. Ann Windsor moved and Roger Kittleson seconded a motion to approve the Town's application to rezone the acquired parcels of the Hauge Historic Park to Conservancy. The Committee reviewed the Map and Dane Co. Zoning Ordinance, and discussed the Desired and Mandatory Criteria from the Land Use Plan. David Gehl questioned the deeded ownership, and announced his neighbor conflict. Kevin Fassbinder opined that the application does meet the Land Use Plan and announced his neighbor conflict. Julie Jerdee supported the application as it preserves the land. Pat Downing reviewed Section 3 – Goals - of the Land Use Plan. Motion carried.
 - f. Cornelius Fink – Section 8, rezone 29.8 acres to A2. Dean Vogel moved and Ann Windsor seconded a motion to approve the rezone application. The Committee reviewed the Map and discussed the need to rezone according to Dane County Zoning Ordinance. Renae Leach asked for clarification of the application and commented on potential development. Clerk Mary Price reported additional information presented to the Dane County Zoning Committee. Motion carried.
4. Review changes to Section 10 of the Land Use Plan. Roger Kittleson moved and Dean Vogel seconded a motion to approve Section 10 of the Land Use Plan as revised. The Committee reviewed the revisions with Larry Price. Motion carried.
 5. Schedule meetings. Chairman Mick Klein Kennedy will attend the Town Board meeting on April 15, 2004. The Land Use Committee will hold site views on May 1 and meet on May 4, 2004 for applications properly presented. Site views will be limited to 30 minutes + 15 minutes travel time between site views. This schedule will be noticed in the Neighbor Notifications and Notices.
 6. Adjourn. Dean Vogel moved and Roger Kittleson seconded a motion to adjourn. Motion carried. The meeting adjourned at 11:25PM.

Respectfully submitted,
Mary L. Price, Clerk
