

Town of Perry
Land Use Committee Meeting Minutes
Tuesday, August 1, 2017
Perry Town Hall

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 8:16 PM. Committee Chairman Dean Vogel, and committee members Ken Hefty, Gary Baumgartner, Bird Cupps, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Richard Steffes, Brady Gomez, and Eric Grover.
2. Minutes of Previous Meeting – May 2, 2017. Gary Baumgartner moved and Bird Cupps seconded a motion to approve the minutes of the Land Use Committee meeting held on May 2, 2017 as published. Motion carried.
3. Richard Steffes, 670 State Rd 78, Mount Horeb – 5.017 acre site plan for residence. No additional documents were presented. Observations at the site view were discussed. Gary Baumgartner moved and Dean Vogel seconded a motion to discuss the application. Motion carried.

Dean Vogel commented that the site plan involves the removal of the mobile home and replacing it with a new home. He noted the driveway, well, and septic already exist. No rezone is needed, as stated per the letter (provided by the applicant from Dane Co. Planning & Development) which considers the 5.017 acres to be a grandfathered legal parcel and can remain zoned A1-EX.

Bird Cupps expressed concern about building a new residence and not bringing the zoning up to date, but acknowledged the letter from Dane County and will abide by their decision. Dean Vogel said the residence is viewed as a replacement home, but agreed it would be the recommendation of the Committee for the applicant to rezone in the future for selling purposes.

Gary Baumgartner moved and Dean Vogel seconded the motion to recommend approval of the site plan for residence on 5.017 acres, contingent on permit approvals from Dane County. Motion carried.

4. Brady Gomez, 313 State Rd 78, Mount Horeb – informal discussion with committee members, Brady Gomez, and representative, Eric Grover. Discussion involved the process of creating a new parcel, driveway and residence at the Gomez property. Dean Vogel explained the driveway will be determined by DOT, and that soil types, slopes, and septic will determine if a site is suitable for building. May also need approval from DNR for wetlands.

Discussed the Land Use Plan, scheduling process, and recommendation to start the permit process with Dane County at the same time.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that James Gibson may be on the agenda for September for a land division; Joe Prazak may consider building an accessory building. No paperwork has been filed at this time.
6. Schedule meetings. Site views will be held on Saturday, September 2 and the meeting will be held on September 5 for applications submitted by August 15, 2017.
7. Adjourn. Phoebe Blackman moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:25 PM.

Respectfully submitted,

Stephanie Zwettler, Deputy Clerk
