

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, November 7, 2017
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:01 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Ken Hefty, Phoebe Blackman, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: James Gibson, Jonathan Hufton, Mick Klein Kennedy, Thomas Stoehr, Paul Linstroth, Amelia Fairchild, David and Lois McClyman, and Apryl Holman.
2. Minutes of Previous Meeting – October 3, 2017. Gary Baumgartner moved and Phoebe Blackman seconded a motion to approve the minutes of the Land Use Committee meeting held on October 3, 2017 as presented. Motion carried.
3. James Gibson, 123 Drammen Valley Rd – site plan, driveways, zoning change for (2) 3 acre lots from A1-EX to RH-1. Phoebe Blackman moved and Ken Hefty seconded a motion to discuss the application. Motion carried. Observations at the site view were discussed. The definition of “site plan” was brought up because the building site was not indicated on the map provided by the applicant. James Gibson indicated that the Town of Perry’s Application Guide does not indicate that a site plan is required for a zoning change. Phoebe Blackman presented criteria 2 from Section 5 Evaluation Criteria for Zoning Change, which states “when a rezoning request is designed to permit development, the applicant must present an acceptable site plan as provided in Section 6.” There was discussion regarding the language between the two documents.

Ken Hefty affirmed the applicant does have the right to 2 density units. He also recalled that the committee required the site plan be drawn with driveway and house, and that a potential buyer could apply for a different location if desired. Mick Klein Kennedy commented that a home site is implied when rezoning to RH-1. Dean Vogel confirmed the soils present on the lots do meet the criteria for building. The committee decided a site plan is necessary for a rezone to RH.

Paul Linstroth noted his objection for more building on Drammen Valley Road and commented that if enough neighbors were also to object that the Land Use Committee would take this into consideration. Apryl Holman voiced concern for more traffic on the road and the area becoming more suburban.

Dean Vogel moved to table this application until a suitable site plan is submitted. Gary Baumgartner seconded the motion. Motion carried.

4. Jonathan Hufton, approx. 1201 River Fork Rd – review of soil analysis, site plan, driveway, zoning change from A1-EX to RH-1 for 2 acre parcel. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. Applicant had submitted a soil analysis that was conducted by Paul Hardy, Certified Soils Tester. The soil test was initiated by the applicant after the last site view determined choice soil to be shown on the Dane County Soils Map. Report of the analysis showed various soil samples taken from within the building envelope on the parcel to be in “poor farmland” and in contradiction to the ones identified on the Dane County Soils Map. The applicant also presented email correspondence from Roger Lane, Dane County Zoning Administrator, who reviewed and agreed with the analysis report from Mr. Hardy.

Neighbors shared concerns about additional building and traffic in the area and remarked that rural farmland is something to preserve.

Dean Vogel recommended that the applicant sketch the proposed building site on a current Dane County soil map and submit it to the Town Board. Applicant agreed that could be done.

Ken Hefty moved to recommend approval of the application, contingent on an amended Dane County Soils Map, and the submission of the building site overlay on a current soil map to the Town Board. Gary Baumgartner seconded the motion. Motion carried.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler that there are no pending applications at this time.

Thomas Stoehr – informal discussion. Preliminary plans were presented to the committee regarding a possible building site. The Land Use Committee explained pertinent sections of the Land Use Plan and the requirements for the application process.

6. Schedule meetings. Site views will be held on December 2 and the meeting will be held on December 5 for applications submitted by November 15.
7. Adjourn. Phoebe Blackman moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:01 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk