

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, July 1, 2008
Perry Town Hall

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:17 PM. Committee members present: Ken Hefty and Gary Baumgartner. Also in attendance: Mick Klein Kennedy, Laura Moreland, and Kent Haroldson.
2. Minutes of Previous Meeting – June 3, 2008. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on June 3, 2008 as published. Motion carried.
3. Communications Tower Ordinance – public hearing, review Town of Dunn model ordinance, develop recommendations. The Committee reviewed the Town of Dunn communications tower siting ordinance. Laura Moreland, Kent Haroldson, Mick Klein Kennedy and Mary Price recommended changes to the Committee. The Committee discussed the recommended changes and included additional changes.

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend that the Town of Perry adopt the Town of Dunn Communications Towers Siting Ordinance with the following changes:

 - 1) b) ... such applications to comply with the Town's Land Use Plan;
 - 1) e) To preserve the Town's ~~remaining~~ agricultural land uses.
 - 1) f) ~~To avoid potential damage to adjacent properties from the construction and operation of Communication Towers;~~
 - 4) Pre-Application Conference – delete Section.
 - 5) Application and Fees. Before the Town of Perry will evaluate a proposed change to a zoning district boundary or conditional use permit, the Town's Permit Application form following must be submitted to the Town Clerk with the appropriate fee:
 - 5) a) thru l) – delete Section.
 - 6) Procedure. – delete Section.
 - 7) a) iii) (1) Existing structures – move to (2).
 - 7) a) iii) (2) ~~Town or school district~~ lands where new communication towers will not interfere with activities or aesthetics on the site; move to (1).
 - 7) a) vii) – delete Section.
 - 7) b) iii) - Vegetative buffering may be required ~~must be provided~~ to separate the facility and accessory buildings from adjacent land uses;
 - 7) b) viii) – should be “No Trespassing” signs...
 - 8) a) i) (2) (a) Existing structures – move to (2).
 - 8) a) i) (2) (b) ~~Town or school district~~ lands where new communication towers will not interfere with activities or aesthetics on the site; move to (a).
 - 8) a) ii) Whether the uses, ~~values~~ and enjoyment of other property.

- 8) a) ii)(3) Whether sight lines from ~~all~~-existing homes.
- 8) a) v) designed to minimize traffic congestion ~~in the public streets~~ on Town roads
- 8) b) iii) Vegetative buffering may be required ~~must be provided~~
- 8) b) viii) – should be “No Trespassing” signs

Motion carried.

Ken Hefty moved and Gary Baumgartner seconded a motion to advise the Town Board to establish a moratorium on consideration of communications tower siting applications, to expire December 1, 2008. Motion carried.

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend that if the Town adopts a Communications Tower Ordinance, the Town to add a Communications Tower section to the Applications Guide and include the following guidelines:

- a) A textual and graphic depiction of the Proposed Communication Tower, and a description of the operation or use of the Communication Tower and site;
- b) A detailed site plan, including all accessory structures and landscaping;
- c) Written evidence of the applicant’s legal interest in the site, such as a lease agreement or option;
- d) Copies of all documents submitted to Dane County in support of the application;
- e) All documents maintained by the applicant or the owner of the proposed Communication Tower or antennas relative to health hazards associated with the construction and operation of the Communication Tower or antennas;
- f) A map showing the location of lands owned by the Town, existing towers, and existing private structures (silos, church steeples, utility towers, etc.) within two miles of the proposed site, and an analysis of why those lands and/or structures cannot be used for the Communication Tower or antenna site;
- g) The Land Use Committee may require that the applicant pay for an independent engineering analysis, if such analysis has not already been required by and made available to the Town by Dane County, addressing the need for a Communication Tower at the proposed site, and such other related matters as requested by the Land Use Committee;
- h) The Land Use Committee may require that the applicant provide

information regarding the applicant's then current plans for future placement or construction of Communication Towers in the Town

Motion carried.

4. Schedule meetings. Site views will be held on Saturday, August 2, 2008 and the Land Use Committee will meet on Tuesday, August 5, 2008.
5. Adjourn. Gary Baumgartner moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:40 PM.

Respectfully submitted,

Mary L. Price, Clerk
