

Minutes of Land Use Committee
Perry Town Hall
Wednesday, July 5, 2006

Call to Order. Ken Hefty called the meeting to order at 8:02 PM. Committee members Bird Cupps and Ann Windsor were present. Also in attendance were: Troy Grindle, Larry Lange, Barb Lange, Renny Anderson, Norbert Haag, Gary Karls, Duane Iverson, Jon Schumann, Peggy Schumann, Dave Baumgartner, Jeff Metzger, Randy Rhode, Larry Lindokken, Amelia Fairchild and Steven Meassick.

Minutes of Previous Meeting – June 6, 2006. Ann Windsor moved and Bird Cupps seconded the motion to approve the minutes of the Land Use Committee meeting held on June 6, 2006 as published. Motion carried.

Applications:

- a. Troy Grindle Site Plan, Building Permit, Driveway permit, zoning change.
Troy Grindle submitted a revised site map with the driveway moved to avoid crossing choice soil and the house site moved farther north to decrease the impact on view/vista. There were no changes on the rezoning request. The justification for rezoning more than two acres was presented by the committee as well as the contingency of soil analysis changes being accepted by Dane County. Bird Cupp moved and Ann Windsor seconded a motion to postpone action on this application pending another site visit. Motion carried 3-0

- b. Larry and Barb Lange – site plan, building permit, driveway permit, zoning change.
New information was presented by the builder Gary Karls moving the driveway to the north property line and changing the rezoned 2 acres to include only poor soil. Slopes were checked along the tree line and Drammen Valley Road to make sure none of the rezone area or driveway are on land over 20% slope. The entrance to the driveway measured at 19% slope by surveyor Thom R. Grenlie. The new driveway location crosses choice soil along the Drammen Valley Road property line for a distance of less than 0.10 acres. Ann Windsor moved and Ken Hefty seconded a motion to recommend approval of the application contingent on the Perry Township patrolman checking the driveway slope. Bird Cupp expressed concern about the odd shape of the rezone area. Amelia Fairchild asked about assessment of the view/vista impact. The committee expressed that although the house can be seen from a distance, it is located on the edge of the property along a tree line and doesn't appear to cause concern regarding view/vista. A neighbor, Renny Anderson, expressed no concern about the site or objection about the building. Motion carried 3-0

- c. Norbert Haag, 9999 CTH A – zoning change.
No new information was submitted. Ann Windsor moved and Ken Hefty seconded a motion to recommend approval of the rezone of the 20 acres including the existing house and farm buildings at this location contingent on a deed

restriction for any further homesite building on this parcel. Mr. Haag wanted to know if something happened that caused destruction of the house, if the owner would be allowed to rebuild. The committee discussed this possibility and felt that there would still be a house permitted on the parcel but it would be dependent on a site being approved for the building. This was acceptable to Mr. Haag. In the discussion the committee felt that rezoning this 20 acres is appropriate because it separates the pasture and buildings from the tillable land. Motion carried 3-0.

- d. Norbert Haag approx. 700 Perry Center Road, site plan, building permit, driveway construction, and zoning change. New information was presented by Norbert Haag and Duane Iverson which moved the driveway closer to the lot line as requested by the committee at the site view. Ken Hefty moved and Ann Windsor seconded a motion to recommend approval of this application. Discussion included the site being appropriately located at the edge of the property, on 2 acres, and on soil classified as poor and fair. It was noted that the house will be high on a hill and will be visible from a long distance. The fact that it will be located next to a current house and will be no taller than that house made the impact on view/vista acceptable. Motion carried 3-0
- e. Jon Schumann, approx. 100 Perry Center Rd. Site Plan, Building Permit, Driveway Construction Permit, Zoning Change. Jon & Peggy Schumann propose to move the originally requested rezone 2 acres closer to Perry Center Road, thus shortening the driveway. They asked for postponement of their application again. The committee expressed a desire to decrease the encroachment on agricultural land even further by moving the rezoned area either north or south along the edge of a tree line. Ann Windsor moved and Ken Hefty seconded a motion to postpone action on the application. Motion carried 3-0

Application Guide changes. Bird Cupps reported that she is making progress on revising the application guide but is not ready to present the changes to the committee.

Scheduling. Neither Bird Cupps nor Ann Windsor will be able to attend July 29 site views and Bird cannot attend the August committee meeting. The August meeting and site views will be scheduled by the Land Use Committee Chairman.

Adjourn. Bird Cupp moved and Ken Hefty seconded a motion to adjourn. Motion carried 3-0. The meeting adjourned at 9:40 PM.

Respectfully submitted,

Ann Windsor
