

Town of Perry
Minutes of Land Use Committee
Tuesday, August 5, 2008
Perry Town Hall

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:10 PM. Committee members Ann Windsor, Gary Baumgartner, and Ken Hefty and Clerk Mary Price were present. Also in attendance: Dan Shulka, Brent Radke and Nancy Radke.
2. Minutes of Previous Meeting – July 1, 2008. Ken Hefty moved and Ann Windsor seconded a motion to approve the minutes of the Land Use Committee meeting held on July 1, 2008 as published. Motion carried.
3. Applications – Public Hearings and recommendations.
 - a. Dan and Nancy Shulka, 209 CTH JG, Accessory building. Ken Hefty moved and Ann Windsor seconded a motion to recommend approval of a building permit application for an accessory building as submitted by Dan and Nancy Shulka.

The Committee reviewed the application and observations at the site view which indicated that a new driveway is not required, the proposed building site meets the County side yard setback requirements and front yard setback requirements, and is proposed on poor soils.

Motion carried.
 - b. Brent Radke, 10626 Lee Valley Rd, convert barn to residence. Brent Radke presented additional information to the Committee. Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the Farm Plan, the Site Plan, the Building Permit, the Driveway Construction permit applications as submitted by Brent and Nancy Radke.

The Committee reviewed the additional information presented and reviewed the soils maps. The building addition for the attached garage is proposed to be constructed on steep soils.

Ann Windsor moved to amend the motion to recommend approval of a Variance for the proposed attached garage site due to the unique topography. Ken Hefty and Gary Baumgartner accepted the amendment to the original motion.

The Committee discussed the Dane Co. Ordinance variance criteria – “Unnecessary hardship must be found as distinguished from a mere inconvenience. The finding of a hardship shall take into consideration the particular physical surroundings, shape or topographical conditions of the specific property involved.” 10.89(1). “The granting of the variance will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.” 10.89(5).

Motion carried.
4. Schedule meetings. Site views will be conducted on Saturday, August 30, 2008 and the public hearings and Committee meeting will be held on Tuesday, September 2, 2008. Ann Windsor will present the Land Use Committee’s recommendation to the Town Board on Tuesday, August 12, 2008.
5. Adjourn. Ann Windsor moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:35 PM.

Respectfully submitted,
Mary L. Price, Clerk
