

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, October 2, 2007
Perry Town Hall

1. Call to Order. Committee member Ken Hefty called the meeting to order at 8:10 PM. Committee members present: Ann Windsor, Gary Baumgartner, Bird Cupps, Dean Vogel (9:00 PM). Others in attendance: Mick Klein Kennedy, Brad Grundahl, Karen Grundahl, Larry Lindokken, Troy Grindle, Ed Sutter, James Gibson, Amelia Fairchild, Paul Lindstroth.
2. Minutes of Previous Meeting – September 4, 2007. Ann Windsor moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee held on September 4, 2007 as published. Motion carried.
3. Applications – Public Hearings and recommendations.
 - a. Brad Grundahl, Zoning Change, approx. 6 acres – 10964 CTH A; The Committee reviewed additional information presented by Brad Grundahl. Gary Baumgartner moved and Ann Windsor seconded a motion to recommend approval of the zoning change for six acres from A1-Ex to A-2 as presented by Brad Grundahl. The Committee reviewed the criteria for A-2 and RH-2 zoning districts. Motion carried.
 - b. Brad Grundahl, Site Plan, Driveway Construction, Building Permit, and Zoning Change – approx. 10861 CTH A. The Committee reviewed the applications and site view observations. Ann Windsor moved and Gary Baumgartner seconded a motion to recommend approval the site plan, driveway construction permit, building permit, and zoning change for two acres from A1-Ex to RH-1 as presented by Verna Grundahl, applicant and agent Brad Grundahl. The Committee reviewed the Mandatory and Desired Criteria in the Land Use Plan. Motion carried.
 - c. Troy Grindle, Site Plan, Driveway Construction Permit, Building Permit, Zoning Change - approx. 1201 River Forks Rd.

The Committee reviewed additional information presented by Troy Grindle and observations at the site view. Ann Windsor moved and Gary Baumgartner seconded a motion to recommend that the Land Division application to divide approx. eleven acres from the current fifty-nine acre parcel be denied. The Committee reviewed the Land Division Ordinance. Troy Grindle indicated that the new parcel historically has not been cropped and has been used as pasture. Larry Lindokken and Brad Grundahl verified that the new parcel was used historically as pasture. Amelia Fairchild objected to creating a smaller parcel. James Gibson advised that the new parcel should not be used for a house site. A letter from Brad Tisch was distributed to the Committee. The Committee

reviewed the Mandatory Criteria to create small parcels. Paul Lindstroth reminded the Committee that the former owner Steve Ashman, now deceased, intended to preserve the farm in large parcels. Motion carried.

Bird Cupps moved and Ann Windsor seconded a motion to recommend that the site plan, driveway construction permit, building permit, and zoning change for two acres as presented by Troy Grindle be denied. Bird presented objections based on the Driveway Ordinance slope requirements at the entrance to a public road and house site; Choice soil disturbance; erosion control for sidebanks; engineer's drawing requirement for driveway due to slope; zoning change due to slopes; house site views and vistas for neighbors; maintaining rural character. Troy Grindle indicated that the house is sited in woods and a culvert should be installed. Ann Windsor indicated that contingencies should be added to include a CSM and soil type map approved by Dane County Land and Water Resources. Amelia Fairchild advised that neighbors' comments should be considered. James Gibson presented information from the Town's Comprehensive Plan survey that reported 83.5% of the respondents agree that the Town's rural character should be maintained and 76.6% respondents agree that the Town should not change its siting criteria. The Committee reviewed the Land Use Plan's Mandatory Criteria. Motion failed.

Dean Vogel moved and Gary Baumgartner seconded a motion to recommend that the site plan, driveway construction permit, building permit, and zoning change for two acres presented by Troy Grindle be approved, contingent on the Dane Co. Land and Water Resources approval for the soils map; certified survey map showing slopes approved by the Town Board; driveway construction and building construction to comply with the Town's ordinances and Land Use Plan. Motion carried.

- c. Informal discussion – Ed Sutter. Ed Sutter requested information for possible rezoning changes.
4. Schedule meetings. The next site views will be held on Saturday, November 3 and the Committee will meet on Tuesday, November 6. One or two members of the Land Use Committee will attend the Town Board meeting on October 9 to present the Committee's report.
5. Adjourn. Dean Vogel moved and Ann Windsor seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:45 PM.

Respectfully submitted,

Mary L. Price, Clerk