

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, October 3, 2017
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:05 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Kathleen Johnson, Jonathan Hufton, Neal Gehin and Jennifer Gottwald.
2. Minutes of Previous Meeting – September 5, 2017. Gary Baumgartner moved and Dean Vogel seconded a motion to approve the minutes of the Land Use Committee meeting held on September 5, 2017 as presented. Motion carried.
3. Kathleen Johnson, 9659 E Perry Center Rd – detached garage. Gary Baumgartner moved and Phoebe Blackman seconded a motion to discuss the application. Motion carried. Observations at the site view were discussed. The Committee had a concern with the location of the garage proposed on a steep slope. Committee members suggested moving the location to a flatter spot near the house. The applicant, Kathleen Johnson, and builder, Neal Gehin, agreed to the change. Neal Gehin, also added that he will be obtaining a Shoreland zoning permit as a requirement from Dane County. Dean Vogel recommended submitting the new site plan drawing and Shoreland zoning permit to the Town Board but that no additional site view would be necessary.

Gary Baumgartner recommended approval of the detached garage building permit, contingent on Shoreland zoning permit from Dane County and submission of a new site plan to the Town Board showing garage site is moved away from the steep slope. Phoebe Blackman seconded the motion. Motion carried.

4. Brady Gomez, 313 State Rd 78 – site plan, driveway easement, zoning change from A1-EX to RH-1 for 2 acre parcel. The Committee convened at the scheduled site view on September 30 at 9:00 AM. Neither the applicant nor his agent were prepared for the site view. Phoebe Blackman moved and Gary Baumgartner seconded the motion for postponement. Motion carried.
5. Jonathan Hufton, approx. 1201 River Fork Rd – site plan, driveway, zoning change from A1-EX to RH-1 for 2 acre parcel. Phoebe Blackman moved and Dean Vogel seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. The Committee had expressed

concern that the building site is on choice soil according to soil maps from Dane County. The applicant, Jonathan Hufton, may pursue obtaining a soil analysis of the proposed 2 acre parcel. Gary Baumgartner moved and Dean Vogel seconded the motion to postpone action on the application until a soil analysis can be done to verify soil types and/or a new site plan is submitted which will require another site view. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that the applications from James Gibson and Brady Gomez may be on the schedule for November. No other paperwork has been filed at this time.
7. Schedule meetings. Site views will be held on Saturday, November 4 and the meeting will be held on November 7 for applications submitted by October 15, 2017.
8. Adjourn. Phoebe Blackman moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:44 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk