

Town of Perry  
Minutes of Land Use Committee  
Thursday, November 6, 2008  
Perry Town Hall

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:10 PM. Committee members Ann Windsor, Ken Hefty, Gary Baumgartner and Bird Cupps and Clerk Mary Price were present. Also in attendance: Willis Volden, Jeff Volden, Dan Watson, Kay Watson, Doug Dolan, Atty. Steve Ritt, Michael Fisher, Darrell Walker, Darren Walker, Norbert Haag, Mordecai Fayas, Wanchay Chanthadouangsy, Bruce Fortney, Michael Fisher, Tom Fjelstad, Gerald Burns, Carol Burns, Pat Downing.
2. Minutes of Previous Meeting – October 7, 2008. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on October 7, 2008 as published.
3. Applications – Public Hearings and recommendations.
  - a. Perry Lutheran Congregation, approx. 10804 CTH A – Conditional Use Permit - Communications Tower, zoning change as needed.

The Committee discussed Conflict of Interest information and suggested options received from the WI Towns Association. The Committee discussed Gary Baumgartner's membership in the Perry Lutheran Church congregation and by consensus agreed that no conflict existed.

The Committee reviewed additional information presented by Dolan Realty Advisors, representing Verizon Wireless, and Majid Allan, Dane Co. Planning & Development. The site plan was amended to reduce the compound to 50' x 50', formerly 100' x 100', closer to existing tree line; same equipment proposed – 165' monopole, no lighting required, additional landscaping.

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the site plan, zoning change, conditional use permit, and building permit as amended by Perry Lutheran Church congregation.

The Committee requested more information about co-location onto US Cellular towers. Michael Fisher, engineer, explained that the co-location tower is unacceptable - too far, too low frequency, not within two miles of next tower. Verizon customers are requesting in-building service. The proposed monopole will have co-location potential.

Atty. Steve Ritt indicated that three towers are currently erected in the Blue Mounds viewshed from Daleyville, and two towers are lighted.

The Committee requested siting potential on Town-owned parcels. Doug Dolan indicated that Verizon will not enter into a lease agreement on former landfill parcels; Perry's Recycling Center parcel's elevation is 50' lower than proposed site and would require a 200' pole and lighting; Perry

Town Garage parcel does not meet Verizon's system design plan; Daleyville Park parcels are too small to meet Dane Co. Zoning requirements for tower placement and the proximity to single family homes is unacceptable.

The Committee reviewed fair and poor soil types at the proposed site; Town parcels to be considered; requested information on Mayflower Rd. site.

Comments received from hearing attendees:

Bruce Fortney presented photos of viewshed from his property, presented a petition submitted to Dane Co. Zoning.

Darren Walker – tower will reduce property values in Daleyville; congregation should generate funds for other sources; if tower is approved, he will apply for a windtower; view of church would be impaired; negative impact on Daleyville and Town; should be sited outside of Daleyville.

Kay Watson – criteria of Land Use Plan and Open Space plan should be followed; Town parcels should be considered; alternative sites data should be presented.

Darrell Walker – church shouldn't erect tower.

Willis Volden – no objections were received at the congregation's meeting and site was approved by congregation; WI will not approve site closer to cemetery site; 2<sup>nd</sup> site requires higher tower; financial consideration was discussed by congregation; need service in community.

Doug Dolan reported that churches are good landlords and fees are used by good organizations.

Tom Fjelstad – most members of the congregation do not live in Perry; most Daleyville residents are not members of the congregation; church site should not be used for a tower.

Kay Watson – service is provided from Blue Mounds tower.

Atty. Ritt – Blue Mounds tower is too far for design.

Jerry Burns – service is needed in the valleys.

Kay Watson – emergency service will not be provided to valleys from proposed site.

Locating the service onto the church's steeple was discussed but rejected by the design since it would not provide co-location potential. Willis Volden reported that the congregation did not approve using the steeple.

Doug Dolan indicated that enhanced 911 service and high speed data facility would be provided.

Atty. Ritt stated that the Town-owned parcels do not comply with the design for SW Dane County.

The Committee discussed the application and requested more information to eliminate Town-owned parcels from consideration; neighbor concerns need further consideration; effect of future applications should be discussed.

Wanchay Chanthadouangsy, site acquisition agent for Verizon, indicated that an application for tower siting at 300 CTH H will be submitted in December, 2008.

Ken Hefty moved and Ann Windsor seconded a motion to postpone action for further information on the Perry Lutheran Congregation tower siting application. Motion carried.

4. Informal discussions:

Wanchay Chanthadouangsy, site acquisition agent for Verizon, indicated that an application for tower siting at 300 CTH H will be submitted in December, 2008.

Norbert Haag requested information to amend a certified survey map.

Ken Hefty requested a soil types review on one parcel.

5. Schedule meetings. Site views will be conducted on Saturday, November 29, 2008 and the Committee will meet and hold public hearings on Tuesday, December 2, 2008.

6. Adjourn. Gary Baumgartner moved and Bird Cupps seconded a motion to adjourn. Motion carried. The meeting adjourned at 11:15 PM.

Respectfully submitted,

Mary L. Price, Clerk

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