

Town of Perry  
Minutes of Land Use Committee Meeting  
Tuesday, December 5, 2017  
Perry Town Hall, 10084 County A  
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Ken Hefty, Phoebe Blackman, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Brady Gomez, Stephanie Lang, Eric Grover and Mike Samuel.
2. Minutes of Previous Meeting – November 7, 2017. Gary Baumgartner moved and Ken Hefty seconded a motion to approve the minutes of the Land Use Committee meeting held on November 7, 2017 as presented. Motion carried.
3. Brady Gomez – site plan, driveway easement, zoning change from A1-EX to RH-1 for 2 acre parcel. Observations at the site view were discussed. Dean Vogel moved and Gary Baumgartner seconded a motion to discuss the application. Motion carried.

Brady Gomez presented additional maps to the Committee that were requested at the site view. Eric Grover shared information he received from Dane County Zoning regarding CSM requirements and accessing the proposed parcel. One option is to assign a section that connects it to Hwy 78 and apply a deed restriction to assure there is no future development. The other option is to apportion 66 feet along the existing driveway in the rezone, then obtain a driveway easement and/or a shared driveway maintenance agreement from the County to assure accessibility to parcel. The Committee reviewed and discussed the options for the driveway.

Ken Hefty noted that the proposed building site does meet soil type requirements; and if the existing driveway is rezoned (currently A1-EX), it has already been developed.

Ken Hefty moved and Gary Baumgartner seconded the motion to recommend approval of the site plan, the 2 acre zoning change from A1-EX to RH-1 that will include 66 feet along existing driveway, an access easement, and a variance grant in crossing choice soil to existing driveway. Motion carried.

4. Applications Guide revisions – review format, instructions for applications. The Committee reviewed Applications Guide and developed suggested changes that will be discussed at the next meeting.
5. Review 2017 Land Use Committee Meeting and Site Views worksheet.
6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that James Gibson might resubmit a site plan; otherwise, there are no pending applications at this time.
7. Schedule meetings. Site views will be held on December 30 and the meeting will be held on January 2 for applications submitted by December 15.
8. Adjourn. Ken Hefty moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:10 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk