

Town of Perry
Dane County, WI

Minutes of the Land Use Committee Meeting

Tuesday, April 5, 2000

1. **Call to order.** Land Use Committee Chairman Mick Kennedy called the Public Hearing to order at 8:00 PM.
2. **Attendance.** Committee members present were Milo Grundahl, Steve Ashman, Don Kellesvig and Dean Vogel. Also present were Town Chairman Pat Downing, Supervisor Larry Price and about 15 Town residents. Due to the absence of the Town Clerk, Mick Kennedy asked Larry Price to take the minutes of the meeting.
3. **Minutes of Previous Meeting.** Steve moved and Dean seconded a motion to approve the minutes of the March 7, 2000 meeting as written. Motion carried.
4. **Jerry Keller Applications.** Jerry and Judy Keller have submitted applications for a site plan approval, rezone petition (from A-1 ExAg to RH-2) and driveway permits for two 5-acre lots in Section 3.

Dean moved and Steve seconded a motion to recommend that the Town Board deny the application for the site plan for lot 1.

Discussion: Steve said that there needs to be a good reason for the lot to be larger than the 2-acre minimum for residential lots and he was concerned that the location of lot 1 would have an adverse impact on the farmability of the balance of the farmland.

Mick made the following points about the goals from the Town's Land Use Plan: A) To limit development in those areas that will have an adverse impact on agriculture; B) To maintain large blocks of tillable farmland; C) To limit development that will affect the rural character of the Town; D) To preserve the most productive soils for farmland. Mick then went through the checklist developed for site views and listed several items that lot 1 did not meet.

Don and Dean both agreed with the points that Mick had made.

The motion to recommend to the Town Board that they deny the site plan for lot 1 carried.

Dean moved and Don seconded a motion to table the remaining applications for lot 1 and lot 3. Motion carried.

The Committee then discussed with Jerry Keller potential alternative residential sites on his property and the possibility of locating two small residential sites on the North end of his property.

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5. **Discussion with Randy Lauffenberg.** Randy Lauffenberg appeared before the Committee to discuss possible applications for site plan, rezoning and driveway permits for HSJ property located on CTH H. Randy has several potential homesites but has concerns about access to CTH H due to a creek passing through his property. A joint driveway may resolve this issue but there were concerns about the slope of the driveway to the potential building sites.
6. **Discussion with Fred Smith.** The Committee met with Fred Smith to answer questions on his proposed sale of approximately 21 acres to his neighbor. Fred owns 82.7 acres and plans on selling 21 acres leaving him with a 61.7-acre parcel. It appears that he will need to submit a land division application since he will be creating a parcel less than 70 acres. If the land is sold to a neighboring landowner it appears a rezone will not be necessary.
7. **Adjourn.** Steve moved and Dean seconded a motion to adjourn. The motion carried and the meeting was adjourned at 10:10 PM.

Respectfully submitted;

Larry G. Price
Supervisor
