

Town of Perry
Minutes of Land Use Committee
Monday, April 7, 2003
Perry Town Hall

1. Call to Order. Chairman Mick Kennedy called the meeting to order at 9:20PM, following the Public Hearing to develop recommended changes to the Land Use Plan. Committee members present: Dean Vogel, Don Kellesvig, Milo Grundahl and Steve Ashman, and Clerk Mary Price. Also in attendance: Dan Keller, Richard Keller, Ed Sutter, and Larry Price.
2. Minutes of Previous Meeting – March 3, 2003. Steve Ashman moved and Dean Vogel seconded a motion to approve the minutes of the March 3, 2002 meeting of the Land Use Committee as presented. Motion carried.
3. Discuss Land Use Plan revisions. The Committee reviewed the revisions developed at Public Hearings held in Jan., Feb., March and April, 2003.
 - a. Dean Vogel moved and Steve Ashman seconded a motion to recommend to the Town Board for approval – to retain the current Soil Productivity and Ranking List (p.33) in the Land Use Plan. Motion carried.
 - b. Don Kellesvig moved and Dean Vogel seconded a motion to recommend to the Town Board for approval – not to include effects on the Town's tax base or associated costs to the Town for additional houses, in Section 2 of the Land Use Plan. Motion carried.
 - c. Dean Vogel moved and Don Kellesvig seconded a motion merge Sections 6 and 7, and delete resulting duplications in these Sections of the Land Use Plan. Motion carried.
 - d. Dean Vogel moved and Steve Ashman seconded a motion to add "All" to the introductory sentence in Section 6 of the Land Use Plan – "All Dwellings, Non-Farm Accessory Buildings, and Other Non-Farm Development". Motion carried.
 - e. Mick Klein Kennedy moved and Steve Ashman seconded a motion to recommend no change to the Land Use Plan regarding development on Choice soils. Motion carried.
 - f. Steve Ashman moved and Dean Vogel seconded a motion to add - "the Town of Perry does not recognize public roads as creating separate, non-contiguous parcels for the purpose of applying its density rules." in Section 10, as adopted by the Town Board 2/9/99. Motion carried.
 - g. Steve Ashman moved and Dean Vogel seconded a motion to change Section 10 regarding density unit transfers – "They cannot be transferred to ~~another~~ any other non-contiguous parcel owned by the same owner." Motion carried.
 - h. Steve Ashman moved and Don Kellesvig seconded a motion to add to Section 10, "The Town may require deed restrictions to record density units consumed; a Notice document to record density units; and to record notice

- of future farm operations in the context of the Right to Farm laws.” Motion carried.
- i. Steve Ashman moved and Dean Vogel seconded a motion to incorporate the Open Space Plan into the Land Use Plan. Mick Klein Kennedy moved and Steve Ashman seconded an amendment to transfer # 4 – Desired Criteria to Mandatory Criteria in Section 6 – “At all site views, the effect of the proposed development on surrounding views and vistas (if any) will be recorded and evaluated.”; and add, “see Open Space Plan surveys and references” to # 8 and # 10 [#12] in Section 6 and # 8 in Section 7. Motion carried.
 - j. Dean Vogel moved and Steve Ashman seconded a motion to recommend as a policy – increase and define Driveway Construction Inspection for the Town’s patrolman, acquire equipment such as a scope, wheel, etc. for inspections, include a Land Use Committee member in inspections, provide Site View notes for inspections. Motion carried.
 - k. Steve Ashman moved and Dean Vogel seconded a motion to recommend as a policy – changes to the Land Use Plan and Town’s Ordinances should be reviewed by the Town’s attorney. Motion carried.
 - l. Mick Klein Kennedy moved and Dean Vogel seconded a motion to include updated U. S. Census data in Section 2. Motion carried.
 - m. Steve Ashman moved and Don Kellesvig seconded a motion to add to Section 5, Mandatory Criteria, (7)(a) “Choice Farmland. Because this land is the most productive in the Township, development on this land is not allowed, with the exception of development on Choice soils that are wooded and have no history of crop production.” Motion carried. Yes – 3; No – 2
4. Dane County Parks and Open Space 2001-2005 Plan. Mick Klein Kennedy reported that the Town of Perry Open Space Plan Committee met prior to the Public Hearing on April 7, 2003, and developed recommendations for the Town Board. Also it is recommended that a Town of Perry Comprehensive Plan Committee be appointed by the Town Board.
 5. Farm Plan submitted by George and Jeannette Sundstrom. Dean Vogel moved and Don Kellesvig seconded a motion to recommend approval of Advisory Report on Town Review of Farm Plan for George and Jeannette Sundstrom. Motion carried.
 6. Adjourn. Steve Ashman moved and Don Kellesvig seconded a motion to adjourn. Motion carried. The meeting adjourned at 11:25PM.

Respectfully submitted,

Mary L. Price