

Town of Perry  
Minutes of Land Use Committee Meeting  
Thursday, November 4, 2004  
Perry Town Hall

1. Call to Order. Chairman Mick Klein Kennedy called the meeting to order at 8:01PM. Committee members present: Ann Windsor, Roger Kittleson, Don Kellesvig. Dean Vogel arrived at 8:30PM. Others in attendance. Larry Price, Trudy Fritsche, David Roberts, Ken Ziegelbauer, Katherine Gansner, and William Gansner.
2. Minutes of Previous Meeting – October 5, 2004. Roger Kittleson moved and Don Kellesvig seconded a motion to approve the minutes of the October 5, 2004 Land Use Committee meeting as presented. Motion carried.
3. Applications –
  - a. Troll House Builders, 915 CTH H, accessory building permit. Ann Windsor moved and Roger Kittleson seconded a motion to recommend approval of the accessory building permit application as presented by Troll House Builders. Motion carried.
  - b. Katharine and William Gansner, on CTH JG, east of 877 CTH JG, Site Plan, Zoning Change, Building Permits, Driveway Construction Permit – consider information from Dane County Land Conservation Office and applications. Ken Ziegelbauer presented additional information – Soil Evaluation Report and a copy of the Dane Co. Access Permit report for a driveway access from CTH JG. Chairman Mick Kennedy read the letter received from Kevin Connors, Dane Co. Conservationist regarding soil types in response to the Town's request.

Roger Kittleson moved and Don Kellesvig seconded a motion to recommend approval of the Site Plan, Zoning Change, Building Permits, Driveway Construction Permit applications as presented by Katharine and William Gansner. David Roberts, ret. Soil Scientist, explained his testing methods and his test results for soil borings, and explained maps and exhibits that he prepared for the applicants. Ken Ziegelbauer discussed erosion control options. The Committee reviewed the soil types and soil references and advised moving the erosion control area.

The Committee discussed the location and the length of the driveway along the contours.

The Committee requested more information regarding the applicants' Conditional Use Permit application – Dane Co. Ord. 10.126(3)(c). The owners indicated that the CUP application will be withdrawn as it is not needed for their intended use.

The Committee discussed the owners' plan for agricultural use – pastures and hay production for horses owned by the applicants.

The Committee reviewed suggestions to compress the driveway siting and outdoor arena site, and advised the owners to consider ambulance and fire equipment access. The owners reported that the site plan follows the contours in order to disturb the least amount of soil.

The Committee reviewed Mandatory and Desired Criteria including the affect on adjacent parcels, and promotion of agricultural and the rural environment. The Committee reviewed comments received from neighbors. No neighbors appeared at the public hearings held for this application. The Committee advised the applicants to consider types of low impact outdoor lighting. The Committee discussed the justification for rezoning more than two acres for the housesite and the owners commented that the site includes the septic system and disturbs the least amount of land to follow the topography.

Roger Kittleson noted that these owners have cooperated and complied with each of the Committee's requests for additional information. Chairman Mick Kennedy commended the owners for their cooperation.

Motion carried.

4. Schedule meetings. The Committee will hold site views on Saturday, December 4 and will meet on Tuesday, December 7.
5. Adjourn. Roger Kittleson moved and Don Kellesvig seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:45PM.

Respectfully submitted,

Mary L. Price, Clerk

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