

**Town of Perry**

**Dane County, WI**

**Minutes of the Land Use Committee Meeting**

Monday, November 6, 2000

1. **Call to order.** Land Use Committee Chairman Mick Kennedy called the meeting to order at 8:10 PM.
2. **Attendance.** Committee members present were Milo Grundahl, Steve Ashman, Don Kellesvig and Dean Vogel, and Mary L. Price, Town Clerk. Also present were Town Chairman Pat Downing, and Town residents Orville Langfoss, Kay Watson, Craig Bluschke, Gary Boley and Tom Ranum, applicant.
3. **Minutes of Previous Meeting.** Milo Grundahl moved and Don Kellesvig seconded a motion to approve the minutes of the Land Use Committee meeting held on October 3, 2000 as written. Motion carried unanimously.
4. **Consideration/Recommendation to the Town Board on Site Plan Application, Zoning Change Application, Land Division Application, and Driveway Construction Application for Tom Ranum, 10779 Evergreen Ave.**

**Site Plan Application:**

Dean Vogel moved and Steve Ashman seconded a motion to approve the Site Plan – labeled “Sunset Ave. Entrance” as presented by Tom Ranum, following a Site View on November 4, 2000.

Chairman Mick Kennedy opened the discussion by asking Tom Ranum to present his suggested changes to the Site Plan. Tom distributed copies of the plat map with changes noted. Committee members and Town residents asked questions concerning the revisions.

Dean Vogel explained the discussions held at the Site View and options which were presented.

Town Chairman Pat Downing explained that platted roads are Town property.

Tom Ranum agreed to be responsible for blacktopping Sunset Ave. with a cul de sac – 150’ right of way and 100’ diameter to adhere to Ordinances.

Dean Vogel indicated that according to the Soil Map the parcels are poor farmland.

Mick Kennedy added the following contingencies to the Site Plan:

1. Parcels must pass perc tests and septic tests.
2. Erosion Control drawing must be prepared for downhill residents.
3. Tom Ranum, developer, is responsible to bring road to Town standard, i.e. 24' wide with 18' blacktop, before lots are sold.
4. Copies of State and County approvals – copies for the Town.
5. Certified Survey required.
6. Completion Guarantee Deposit – for completion within 18 mos.

Mick Kennedy also clarified that Grove St. to Clay Hill Road would be vacated based on the Site Plan. And no neighbor complaints were received based on Neighbor Notifications or Site Views.

Motion passed unanimously.

#### **Land Division Application:**

Steve Ashman moved and Dean Vogel seconded a motion to recommend approval by the Town Board to accept the Land Division application presented by Tom Ranum to accept three existing platted parcels to create a park in Daleyville, and to transfer building sites [density units] to Parcel 1, 2, and 3 as labeled to Outlot 6, as described by Certified Survey Map and map submitted, and abandon northern portion of Grove St. from cul-de-sac to Clay Hill Road.

Town Chairman Pat Downing said a Certified Survey Map will be required for the vacated portion – north end of Grove St., and the park.

Dean Vogel indicated that the land for the park will need to be transferred and advised Tom Ranum to consult with Norb Scribner, Dane County Planning & Development.

Mick Kennedy explained the criteria for Land Division according to the Land Use Plan and the Committee agreed that the criteria was met.

Motion carried unanimously.

#### **Zoning Change Application:**

Dean Vogel moved and Steve Ashman seconded a motion to recommend approval by the Town Board the rezoning of the proposed parkland from RH1 to RE1.

Mick Kennedy indicated that this proposal adheres to all criteria.

Motion passed unanimously.

Steve Ashman moved and Dean Vogel seconded a motion to recommend approval by the Town Board the rezoning Parcel 1 to RH2, and Parcels 2 and 3 to RH1 from the current zoning.

Motion carried unanimously.

**Driveway Construction application:**

Don Kellesvig moved and Milo Grundahl seconded a motion to recommend approval by the Town Board of the Driveway Construction application for Parcels 1, 2 and 3 per "Sunset Ave. Entrance" drawing, contingent on a corrected drawing.

Motion carried unanimously.

The Land Use Committee commended Tom Ranum and Pat Downing for their persistence and their vision to create an acceptable Plan.

Craig Bushkee asked if the Town will have more liability due a public park created in Daleyville. The Clerk will contact the insurance company for a clarification and more information.

4. **Discuss the formation of Open Space Plan.** Mick Kennedy presented copies of Open Space Plans used by other townships. He recommended that Perry residents should contribute ideas for a unique Open Space Plan. He suggested that the Town Board appoint a committee to pursue an Open Space Plan.

Steve Ashman moved and Milo Grundahl seconded a motion to recommend to the Town Board that the Land Use Committee hold a public hearing to determine interest and the feasibility of developing an Open Space Plan.

Motion carried unanimously.

Gary Boley addressed the Committee and reported that David Gehl has a valid permit for a field road, and Dane County Zoning Dept. advised Mr. Boley that Mr. Gehl's property was "red-tagged". He further reported that Dane County Zoning was told by Mr. Gehl that he was planned to build an ag. building in the winter.

Mick Kennedy recited Ordinance excerpts which might apply.

Pat Downing asked Mick Kennedy to pursue recommendations to find purchasers of surrounding areas of the Hauge Church to preserve it,

as an Open Space Plan would. Gary Boley offered suggestions to pursue.

**5. Permit policy.**

A discussion was held and a consensus formed to recommend reinstating Site Views, Site Plans and Erosion Control Plans for ag. accessory buildings to adhere to the goals of the Town's Land Use Plan.

Mick Kennedy moved and Don Kellesvig seconded a motion to recommend to the Town Board to rescind its policy passed on March 14, 2000; to delete Building Ordinance Sect. 1.07; to charge \$ 45.00 for building permits; to require Site Views for ag. and non-ag accessory buildings; and to apply the same Site Plan criteria.

Motion passed unanimously.

Craig Bushkee asked when in the building process are permits issued. Gary Boley indicated that Dane County Zoning issues permits at the site preparation stage.

**6. Any Other Business:**

Mary Price, Clerk, presented correspondence received from Nancy von Meyer requesting written verification of the number of development [density] units on parcels owned by Ms. Meyer. Pat Downing reported that he received a copy of her letter and forwarded it to Steve Fenley for verification.

**7. Adjourn:**

Milo Grundahl moved and Dean Vogel seconded a motion to adjourn. Motion passed unanimously. Meeting was adjourned at 10:30PM.

Respectfully submitted,

Mary L. Price, Clerk

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