

Town of Perry  
Dane County  
Land Use Committee

Minutes of Meeting held  
Tuesday, December 5, 2000

1. Call to Order. Land Use Committee Chairman Mick Klein-Kennedy called the meeting to order at 8:10PM at the Perry Town Hall.  
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, Supervisor Larry Price and Town residents Alice and Bob Yaeger, Craig and Linda Bluschke, Duane Iverson and Gary Boley.
2. Minutes of Previous Meeting. Milo Grundahl moved and Steve Ashman seconded a motion to approve the minutes of the Land Use Committee meeting held on November 6, 2000, as amended. Motion carried unanimously.
3. Prepare amendments to the Town's Ordinances and changes to the Town's Land Use Plan, for recommendation to the Town Board.

Mick Klein-Kennedy led a discussion to clarify the Land Use Committee's work to prepare amendments to the Town's Ordinances and then set a date for a public hearing.

current ordinance:

Building Ordinance 1.07 – Exemptions

(1) Ag Accessory Building. Building Permits for ag accessory buildings do not require a Site Plan Approval or any of the other supporting documents listed in sec. 1.05(5) of this Ordinance.

(2) Additions or Additional stories. Building Permits for additions or additional stories do not require a Site Plan Approval or any of the other supporting documents listed in sec. 1.05(5) of this Ordinance.

proposed change: delete Exemptions

Comments expressed by the Town residents and Board members in attendance included these observations and suggestions:

Neighbor Notification should be included, due to the impact on neighbors who might not participate in agriculture production;  
Erosion Control Plan should be included;  
Site Views for all buildings should be reinstated;  
Site Plans should be submitted for approval;

Larry Price reminded the Committee and those residents in attendance that applicants' permits should not be delayed due to Committee and Town Board meeting scheduling. He further suggested that the Land Use Plan and the Town's Ordinances should be consistent, evenly applied, and comply with Dane County's building and zoning ordinances.

Mick Klein-Kennedy suggested that the Committee members could be scheduled on a rotating basis to accommodate applicants' construction schedules, and Site View fees could be reduced, permit fees increased to subsidize costs, and hold joint meetings with the Town Board to expedite approvals.

Steve Ashman moved and Don Kellesvig seconded a motion to recommend that Section 1.07 Exemptions be deleted from the Town of Perry's Building Ordinances; and delete paragraph "Farm Accessory Buildings" from Section 6 of the Town of Perry Land Use Plan; and add "Farm Accessory Building" to the title of Section 6 of the Town of Perry Land Use Plan to be titled – "Dwellings, Farm and non-Farm Accessory Buildings, and Other Non-Farm Development". Motion carried unanimously.

current ordinances

Driveway Ordinance 1.02 – Jurisdiction – Jurisdiction of these regulations shall include all driveways on land within the Town of Perry.

Driveway Ordinance 1.04 – Definitions – A private driveway, road or other avenue of travel that runs through any part of a private parcel of land or that connects or will connect with any public highway, but shall not include any field road lying outside of the right-of-way of a public highway.

Steve Ashman moved and Dean Vogel seconded a motion to recommend that "and field roads" be added to Section 1.02 of the Town of Perry Driveway Ordinance; and to delete "shall not include any field road lying outside of the right-of-way of a public highway" from Section 1.04 of the Town of Perry Driveway Ordinance. Motion carried unanimously.

4. Set date(s) for public hearings for Town Ordinance amendments and changes to the Town's Land Use Plan.

The Committee discussed possible dates for a public hearing to discuss recommended changes to the Town's Building Ordinance and Land Use Plan. It was the consensus that the Public Hearing should be scheduled on Tuesday, January 2, 2001, prior to the Land Use Committee meeting, with the Notice properly published.

5. Discuss the formation of Open Space Plan committee.

If the Town Board approves this committee and its work, it was agreed that recommendations for appointment to this committee could be developed at the next Land Use Committee meeting on January 2, 2001.

6. Review for recommendation:

Dane County Zoning Ordinance amendments:

- a. Amending the Dane County Farmland Preservation Plan by adopting an amendment to the Town of Oregon Land Use Plan.  
Dean Vogel moved and Steve Ashman seconded a motion to recommend to the Town Board to approve this amendment to the Dane County Farmland Preservation Plan. Motion carried unanimously.
- b. Chapter 10, Amendment 13, 2000-2001 – clarifying definition of government uses.  
Mick Klein-Kennedy moved and Dean Vogel seconded a motion to recommend to the Town Board to deny approval of Amendment 13. Motion carried unanimously.
- c. Chapter 10, Amendment 14, 2000-2001 – increasing forfeitures for zoning violations.  
Mick Klein-Kennedy moved and Steve Ashman seconded a motion to recommend to the Town Board to approve Amendment 14. Motion carried unanimously.

7. Any Other Business properly presented.

Chairman Mick Klein-Kennedy recognized Town residents Bob and Alice Yaeger who requested an informal discussion with the Land Use Committee to present a preliminary rezoning plan for a 10.5 acre parcel to RH. Committee members offered suggestions for land division, obtaining soil maps, etc. and to follow the Application Guide for scheduling Site Views, etc.

8. Adjourn.

Mick Klein-Kennedy moved and Don Kellesvig seconded a motion to adjourn. Meeting adjourned at 10:10PM.

Respectfully submitted,

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Mary L. Price, Clerk