

**Town of Perry**  
**Dane County, WI**

Minutes of the Public Hearing

Tuesday, February 1, 2000

1. **Call to order.** Land Use Committee Chairman Mick Kennedy called the Public Hearing to order at 8:05 PM.
2. **Attendance.** Committee members present were Milo Grundahl, Steve Ashman, Don Kellesvig and Dean Vogel. Also present were Town Chairman Pat Downing, Supervisors Dan Keller and Larry Price and about 15 Town residents. Due to the absence of the Town Clerk, due to illness, Mick Kennedy asked Larry Price to take the minutes of the Hearing.
3. **Purpose of the Hearing.** Chairman Mick Kennedy announced that the purpose of the Public Hearing was to take comments on possible changes to the Land Use Plan as well as some of the Town's ordinances. Some potential topics were included in the public notice for the hearing. Those included the following:
  - A. Length of time for a Building Permit and Driveway Permit.
  - B. Clarification of the use of neighbor notification letters.
  - C. Clarification of the definition of views, vistas and rural character.
  - D. Definition of policies with neighboring towns.
4. **Public Comment.** The Chairman invited those in attendance to make comments expressing their opinions on any of these issues and welcomed identification of any other issues that the Land Use Committee should consider when updating the Land Use Plan or making recommendations to the Town Board for changes to the Town's ordinances. A lengthy discussion followed with comments on several issues. Some of the comments were as follows:
  - A. **Views and Vistas.** Mick stated that he believes views and vistas should move into the mandatory criteria instead of the desired criteria. He believes that protecting the existing views and vistas should be mandatory criteria. There may be means available to protect the existing views and vistas through recently passed Dane County programs.

Fred Smith asked if planting trees, which may interfere with views and vistas, might be prohibited in the future.

Pat Downing suggested that we try to define those views and vistas that we want to maintain and then include their consideration in the mandatory criteria.

Jerry Burns stated that views and vistas were a subjective issue and could be very difficult to define and have included in the Land Use Plan. Whose views are we considering? Is it one person's objection or is it a general one that affects several in the town.

Larry suggested that if we have views and vistas that we feel we need to preserve then the Town should buy them from landowners instead of putting development restrictions on them.

Mick suggested that the Town develop a "Parks and Open Space Plan". The Town may be able to get funds for this program to preserve important views and vistas in Perry.

- B. **Length of Time for Driveway and Building Permits.** Larry stated that he believes there should not be a time limit on either of these permits. Individuals may have valid reasons to delay construction of either their driveway or residence and to require them to reapply for a new driveway permit after the two-year time limit is unfair, especially considering the minimum fee of \$250.00. Larry recommended that there could be an addition to the wording of the ordinance that states "Driveways will be constructed in accordance with the construction standards in effect at the time of construction". Larry also said that the site approval has a two-year time limit, as stated in the Applications Guide, which he believes is inappropriate. Both Mick and Dean thought the two-year time limit was appropriate in order to have the Town Board review the driveway permit in case there were any changes.
- C. **Neighbor Notification.** Nick Meyer recommended that the notification process remain in effect as it is. Larry agreed, stating that the County's notification process is not as effective as it could be. Dan Keller stated that in the past notification was limited to those owning land within 300 feet of the site (for rezones).
- D. **Definitions of policies with neighboring towns.** Mick believes that the Town should develop policies on issues that affect land in both Perry and neighboring towns. This issue just recently came up on a driveway permit where the land on which the driveway was located was in Perry but the land where the residence will be located is in another Town. Larry suggested that the driveway ordinance could be amended to have different construction requirements for driveways that serve multiple residences.
- E. **Checklist for Site Views.** Ed Sutter suggested that the Land Use Committee have a checklist to use at site views. This would assist the Land Use Committee in considering the mandatory criteria for the site views while they are at the site. Mick said that he would work on developing a checklist.
- F. **Site Evaluation Criteria.** Mick suggested that item #3 on Page 24 in the Land Use Plan under desired criteria should be split into two different

items: "Parcel shape should promote maintenance of adjacent agricultural parcels" – this should be moved into the mandatory criteria. The second part of the sentence – "and should minimize the length of access from a public road to the development" should remain a desired criterion.

- G. **Picture Board**. Mick suggested that we develop a "Picture Board". The Picture Board would be located in the Town Hall. Residents could post pictures on the board of the things that they like in the Town. This would apply to views and vistas that residents want to see maintained, land uses that fit well into the property in which it is located, and other issues.
5. **Procedures**. Mick stated that he will contact the RPC for assistance in wording on some of the issues discussed. The Land Use Committee will have another meeting to discuss these issues and then make recommendations to the Town Board for changes to the Land Use Plan and to Town Ordinances.
6. **Adjourn**. Steve Ashman moved and Don Kellesvig seconded a motion to adjourn. The motion carried and the meeting was adjourned at 10:15 PM.

Respectfully submitted,

Larry G. Price

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