

Town of Perry
Minutes of Land Use Committee Meeting
Thursday, April 5, 2018
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:05 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Ken Hefty, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Tom Stoehr, Kaitlin Goecks, Jason Hanson and David Jelle.
2. Minutes of Previous Meeting – March 6, 2018. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on March 6, 2018 as presented. Motion carried.
3. Tom Stoehr, approx 9785 Lee Valley Rd – zoning change from A1-EX to RH-1 for 3 acre parcel, site plan for residence, garage, driveway. Ken Hefty moved and Gary Baumgartner seconded a motion to discuss the application. Motion carried. Observations at the site view were discussed. Tom Stoehr provided the Certified Survey Map at the meeting. Ken Hefty noted that the site plan meets soil and driveway requirements in the Land Use Plan and that the applicant has a density unit. Neighbor David Jelle inquired if a land division would change the responsibility in regards to the maintenance of fences. Committee members affirmed that the “right-hand rule” in fencing is still in effect regardless of the change in land division and ownership.

Ken Hefty made a motion to recommend approval of the rezone, site plan, garage, and driveway as presented. Gary Baumgartner seconded the motion. Motion carried.
4. Tom Stoehr, 9707 Lee Valley Rd – accessory building. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. It was determined at the site view that the proposed building site is on a soil type not permitted for building in the Land Use Plan. Possible alternative sites were discussed at the site view. The applicant said it would not be a problem to relocate the building site to a new location. Dean Vogel moved and Gary Baumgartner seconded the motion to table the application until a suitable site can be determined and another site view is scheduled. Motion carried.
5. Ken Hefty, 1418 Hwy 78 – zoning change for 1 acre. Gary Baumgartner moved and Dean Vogel seconded the motion to discuss the application. Observations at the site view were discussed. Ken Hefty provided the metes

and bounds legal description and map from the surveyor that is required for Dane County Zoning and the sale of the parcel to the adjoining landowner. Gary Baumgartner moved and Phoebe Blackman recommended approval to rezone 0.758 acres to RH-2. Motion carried. Ken Hefty abstained.

6. Dane Co. Zoning Ordinance – Chapter 10 – review map analysis. Certain map sections that needed further clarification on the Draft Zoning Map were analyzed. Committee members compared the current zoning status, as is coded in Access Dane, with the new proposed zoning status. Most areas were resolved and found to be consistent using this analysis; one area remains in question that will need clarification from Dane County Zoning. Deputy Clerk Stephanie Zwettler will make the inquiry for clarification.
7. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications at this time.
8. Schedule meetings. Site views will be held on April 28 and the meeting will be held on May 1 for applications submitted by April 15.
9. Adjourn. Gary Baumgartner moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:45 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk