

Town of Perry
Minutes of Land Use Committee Meeting
Tuesday, August 7, 2018
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee Chairman Dean Vogel, and committee members Ken Hefty, Phoebe Blackman, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Mark Nortman, Jeff Kahl and Royce Nelson.
2. Minutes of Previous Meeting – July 3, 2018. Ken Hefty moved and Dean Vogel seconded a motion to approve the minutes of the Land Use Committee meeting held on July 3, 2018 as presented. Motion carried.
3. Nortman Enterprises, approx 10830 CTH A/Daley Rd – zoning change from A-2 to RH-1 for 2 acre lot, site plan for residence, driveway. Observations at the site view were discussed. Ken Hefty moved and Phoebe Blackman seconded a motion to discuss the application. Motion carried.

Mark Nortman presented additional maps requested at the site view. Chairman Vogel commented that the applicant is rezoning 2 acres for the proposed building site, a recommendation from the committee at the previous meeting.

Royce Nelson expressed concern for the site's proximity to the Recycling Center fence. He is concerned people who may try to unlawfully enter the Recycling Center could potentially trespass onto the property. Ken Hefty acknowledged the concern, but noted that the security of the Recycling Center is a matter for the Town Board to address.

Dean Vogel commented that the proposed site fits the town's Land Use plan. He affirmed the soils at the site are suitable for building, the driveway has good visibility, and the building site is well situated on the lot.

Ken Hefty moved and Phoebe Blackman seconded the motion to recommend approval of the zoning change of 2 acres from A-2 to RH-1, site plan and driveway. Motion carried.

4. Review proposed zoning of parcels owned by Town of Perry. Committee members reviewed the proposed zoning and the corresponding descriptions of the districts.

Phoebe Blackman moved and Ken Hefty seconded the motion to recommend the zoning district for parcels in the Hauge Historic District Park and Daleyville Park be changed from RE (Recreational Zoning) to NR-C (Natural Resource Conservancy). Motion carried.

5. Dane Co. Zoning Ordinance – establish approval process for changes to proposed zoning. Committee members reviewed a “Request for Zoning District Change” application form, to document requests from landowners to change their proposed new zoning district assigned by Dane County Zoning.

The application would be reviewed first by the Land Use Committee, and then by the Town Board. If the request receives approval, the change in zoning district would be communicated to Dane County Zoning. This approval process would be in effect until the town adopts the Dane Co. Zoning Ordinance revisions.

Ken Hefty moved to approve the “Request for Zoning District Change” application form and approval process for managing requests for changes to proposed zoning. Dean Vogel seconded the motion. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications at this time.
7. Schedule meetings. Site views will be held on September 1 and the meeting will be held on September 4 for applications submitted by August 15.
8. Adjourn. Phoebe Blackman moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:26 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk