

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, June 5, 2019
Perry Town Hall, 10084 County A
8:00 PM

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:02 PM. Committee Chairman Dean Vogel, and committee members Gary Baumgartner, Ken Hefty, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Randy and Theresa Hefty, Roger and Leslie Parr, Katharine Gansner, Robert and Eileen Richter.
2. Minutes of Previous Meeting – March 5, 2019. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on March 5, 2019 as presented. Motion carried.
3. Randall & Theresa Hefty, 860 County Rd JG – accessory building. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. Two possible site locations were looked at. Applicant indicated he has chosen the site west of the house; driveway to the building will come off the existing driveway. Dean Vogel commented that the proposed building meets the criteria of the Land Use Plan as well as soil requirements.

Gary Baumgartner moved and Dean Vogel seconded the motion to recommend approval of the accessory building and proposed driveway. Ken Hefty abstained. Motion carried.

4. Keller Family Farms, 1141 County Rd JG – land division/rezone of 32.68 acres from A1-EX to A-4, and 15.9 acres from A1-EX to CO-1. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. Applicant was not present for the meeting, however, at the site view, explained the 15 acres is to be sold as hunting land; the remainder will be kept as farmland. The density study was also reviewed which indicates there are no units available for these parcels.

An adjoining neighbor submitted a question in print, asking how the conservancy lot will be accessed with regard to parking. The committee addressed the question, acknowledging that hunting currently exists on that property; they presume parking will continue to be along the town's

right of way on Perry Center Rd where there is direct access to the parcel from the town road.

After discussion, two motions were made: Ken Hefty moved and Gary Baumgartner seconded the motion to recommend approval of the zoning change of 15.9 acres from A1-EX to CO-1. Then Ken Hefty moved and Bird Cupps seconded the motion to recommend approval of the zoning change of 32.68 acres from A1-EX to A-4, and to include a notice document be recorded with the Dane Co. Register of Deeds indicating there are no density units available on these new parcels. Motion carried.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there is one pending application on Perry Center Rd.
6. Schedule meetings. Site views will be held on June 29 and the meeting will be held on *Wednesday, July 3* for applications that are submitted by June 15.
7. Adjourn. Ken Hefty moved and Bird Cupps seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:59 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk