

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, July 3, 2019
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 Gary Baumgartner, Ken Hefty, Phoebe Blackman and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Jeff Helgesen, Doug King, Linda Bluschke, and Mick Klein Kennedy.
2. Minutes of Previous Meeting – June 5, 2019. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on June 5, 2019 as presented. Motion carried.
3. Jeff Helgesen, 10841 Spring Creek Rd – accessory building. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. Observations at the site view were discussed. The committee evaluated various possible sites at the site view. Applicant has decided to withdraw his application at this time due to the cost of constructing the required driveway to the building. No action was taken.
4. Doug King – informal review of rezone; confirmation of density unit calculation. The applicant discussed plans for a possible rezone for an outdoor education area. The committee offered different ideas for consideration, including a driveway easement. Applicant will contact Dane County Zoning for clarification on which zoning category will best accommodate the desired structure and use of the land.

The committee also reviewed the draft density unit study and confirmed the applicant has one density unit. Ken Hefty moved to recommend a deed notice to record the density unit calculation as supported by the town's records for parcel known as 0506-151-9500-3; Gary Baumgartner seconded the motion. Motion carried.

5. Building Ordinance – review POSC amendment recommendation. The Town Board referred the amendment proposal to the Land Use Committee for a recommendation. The committee reviewed the proposed amendment and the Building Ordinance as presently written. The committee considered comments:

- The current Land Use Plan aims to protect views and vistas across the entire town. (“(2) To support the importance of the Township's scenic views and vistas. This policy will be implemented by adding ‘the effect on views and vistas’ as a desired criterion for all site approvals,” Land Use Plan, pg 16.)
- Chairman Vogel also commented that one of many mandatory criteria for site views includes evaluating the effect the proposed building has on surrounding views for neighbors, which are not limited to one specific direction, but any direction. (“(17) At all site viewings, the effect of the proposed development on surrounding views and vistas (if any) will be recorded and evaluated,” Land Use Plan, pg 28.)
- The Historic Preservation Plan (enacted December 11, 2001, amended September 13, 2016) and Historic Preservation Ordinance specifically pertain to protecting the Perry Hauge Log Church National Historic District. The Historic Preservation Plan limits structures impairing the views and vistas from the Hauge Log Church Historic Site, and additionally notes, “Views and Vistas: include the unobstructed view of Blue Mounds from the log church building.”

The committee affirmed that the Building Ordinance is designed to enforce the goals and policies as set forth in the Land Use Plan, while protecting all views and vistas throughout the Town of Perry, including the unobstructed view of Blue Mounds from the Hauge Log Church building. By unanimous consent, the Land Use Committee agreed that the view of the Blue Mounds from the Perry Hauge Log Church National Historic District is adequately protected in the Historic Preservation Plan and the Land Use Plan and no change is needed to the Building Ordinance at this time.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that one application was mailed; nothing has been submitted at this time.
7. Schedule meetings. Site views will be held on August 3 and the meeting and public hearings will be held on *Wednesday, August 7* for applications that are submitted by July 15.
8. Adjourn. Ken Hefty moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:28 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk