

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, January 6, 2021  
Perry Town Hall, 10084 County A

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee members Ken Hefty, Gary Baumgartner, Bird Cupps and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Garrison Bollig, Randy Bollig, and Committee member Phoebe Blackman, Patrick Maguire and Jenny Acker via teleconference.
2. Minutes of Previous Meeting – December 2, 2020. Ken Hefty moved and Gary Baumgartner seconded the motion to approve the minutes of the Land Use Committee meeting held on December 2 as presented. Motion carried.
3. Patrick Maguire, approx. 10160 Spring Valley Dr – site plan for residence, driveway. Gary Baumgartner moved and Phoebe Blackman seconded the motion to discuss the application. Motion carried.

Observations at the site view were discussed. The applicant provided additional maps showing soil delineation and an overlay of the site and driveway as per request at the site view. Committee members reviewed the driveway corner showing a radius expansion to 36 ft to accommodate emergency vehicles. The soils and slopes meet the requirements of the Land Use Plan. Bird Cupps noted the potential for the residence to affect the views and vistas of neighboring landowners, though no objections have been received.

Ken Hefty moved and Bird Cupps seconded the motion to recommend approval of the site plan and driveway as presented. Motion carried.

4. Garrison Bollig, approx. 1535 County Rd Z – site plan, driveway, zoning change for approx. 3 acres. Gary Baumgartner moved and Dean Vogel seconded the motion to discuss the application. Motion carried.

Applicant Garrison Bollig submitted a purchase agreement to include a portion of the adjacent parcel and driveway easement that was requested at the last Land Use Committee meeting. Applicant also submitted a driveway permit approval from Dane County to upgrade the existing agricultural access to residential.

Committee Chair Dean Vogel reviewed the revised site plan and driveway. The committee noted a portion of the driveway now crosses choice soil. (Per the Land Use Plan, "development of a driveway to allow access to building sites on Fair or Poor soils is permitted as long as the amount of Choice soil is 0.10 acres or

less and providing the driveway is located along an established fenceline or property boundary.”) The committee agreed the area is less than 0.10 acres, but is not along the property boundary. Committee members recommended a soil analysis to verify soils types present. If ‘choice’ soil is not present, then the proposed driveway is acceptable. If ‘choice’ soil is present, they would recommend redirecting the driveway around the area of choice soil.

Ken Hefty moved and Dean Vogel seconded the motion to approve the site plan and driveway contingent on either: a.) approval of an amended Dane County soils map if soil is not ‘choice,’ or b.) if ‘choice’ soil is confirmed, then redirecting the driveway around the area. Motion carried.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications at this time.
6. Schedule meetings. Site views will be held on January 30 and the meeting and public hearings will be held on Wednesday, February 3 for applications that are submitted by January 15.
7. Adjourn. Ken Hefty moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:45 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk