

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, April 7, 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, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Scott Jelle, Steven Grinder, and Doug and Marjorie King via teleconference.
2. Minutes of Previous Meeting – January 6, 2021. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on January 6, 2021 as presented. Motion carried.
3. Scott Jelle, 131 Tyvand Rd – zoning change for existing residence. Gary Baumgartner moved and Ken Hefty seconded a motion to discuss the application. Motion carried.

Observations at the site view were discussed. The Committee agreed that rezoning the existing residence, buildings, and septic is suitable; there were no issues with this application. Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the zoning changes of 5.4 acres from FP-35 to RR-4, and 33.76 acres from FP-35 to FP-1. Motion carried.

4. Doug King, 991 Perry Center Rd – zoning change, site plan, and driveway for residence. Ken Hefty moved and Gary Baumgartner seconded a motion to discuss the application submitted by Doug and Marjorie King. Motion carried.

The applicant provided an additional map showing the proposed driveway and building site, and correspondence from Dane County. Observations at the site view were discussed. The Committee members noted that the areas were well-staked and that the proposed building site and driveway meet the soil requirements of the Land Use Plan. They recommend a driveway easement to provide access from the existing driveway to the proposed building site. [Note: A Density Unit Deed Notice was recorded with the Dane Co. Register of Deeds in 2021 for the 12-acre, non-conforming parcel 0506-151-9500-3.]

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the zoning change of 12 acres from FP-1 to RM-8, the site plan and driveway as presented, and to record an easement granting access to the existing driveway on parcel 0506-151-9901-8. Motion carried.

5. Steven Grinder, 10488 Docken Dr – site plan and driveway for home replacement. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application submitted by Steven Grinder. Motion carried.

The applicant proposes to construct a replacement residence in the same location of a building that was demolished approx. 20 years ago. The current residence would be razed upon occupancy. [As stated for Existing Residences in FP-35 zoning district, “replacement residences exceeding 100 feet must be approved by the town board and county zoning committee.”]

The soil map provided by the applicant indicates the proposed building site is partially designated as “E slope.” However, the committee members ascertained evidence of the previous building and commented that the area is suitable for building. The driveway to the previous building also appeared to have appropriate slope. Committee member Ken Hefty recommended the driveway be upgraded with gravel and modified to meet the radius requirement of 36 ft at the curve. Based on the Land Use Committee observations, they determined the existing slopes do comply with the Land Use Plan and advise Dane County Land Information to update the soil map.

Ken Hefty moved and Gary Baumgartner seconded a motion to recommend approval of the site plan and driveway to replace the current residence, require upgrading access to Docken Road with modifications to comply with the Driveway Ordinance radius requirement, and transfer the density unit upon occupancy of the new residence. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed recent discussions for potential applications.
7. Schedule meetings. Site views will be held on May 1 and the meeting and public hearings will be held on Wednesday, May 5 for applications that are submitted by April 15.
8. Adjourn. Ken Hefty moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:15 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk