

Town of Perry  
DRAFT Minutes of Land Use Committee Meeting  
Wednesday, July 7, 2021  
Perry Town Hall, 10084 County A

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:02 PM. Committee members Ken Hefty, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Garrison Bollig, Iva Ivanova, Randy and Roxanne Bollig, Brad Tisch, and Committee member Phoebe Blackman via teleconference.
2. Minutes of Previous Meeting – May 5, 2021. Ken Hefty moved and Bird Cupps seconded a motion to approve the minutes of the Land Use Committee meeting held on May 5, 2021 as presented. Motion carried.
3. Brad & Laura Tisch, 175 Drammen Valley Rd – Conditional Use Permit – limited farm business to allow sale of retail products. Ken Hefty moved and Dean Vogel seconded a motion to discuss the application. Motion carried.

The Committee held a public hearing for comments on the Conditional Use Permit application submitted by Brad and Laura Tisch. Brad Tisch provided additional information citing the permit would allow their limited farm business, Munchkey Apples, to sell local products in their farm store (e.g., beeswax and alpaca fiber products, wood craft items, imported wine, hard cider produced from their apples). Chairman Dean Vogel closed the public hearing. The Land Use Committee considered the application.

Ken Hefty moved and Bird Cupps seconded a motion to recommend approval of the Conditional Use Permit application as submitted by Brad and Laura Tisch to allow the sale of retail products at their limited farm business, Munchkey Apples, on parcel 0506-312-9510-6, currently zoned FP-35. Motion carried.

4. Garrison Bollig, 1535 County Rd Z – site plan, accessory building, driveway, zoning changes for approx. 8 acres. Ken Hefty moved and Phoebe Blackman seconded a motion to discuss the application submitted by Garrison Bollig. Motion carried.

Applicant Garrison Bollig presented a request to update the zoning changes on this application: based on new information received from Dane Co. Zoning, all (approx.) 8 acres will need to be zoned RR-8 in order to include the accessory building. Applicant will submit a revised map showing the zoning change to RR-8 for all acres and will inform the surveyor.

The Committee discussed observations from the site view. Chairman Vogel noted the driveway that was approved by the Town Board in January 2021 would now serve to access the accessory building. The driveway accessing County Rd Z to the proposed residence received approval from Dane Co. Highway to upgrade to residential use. The Committee agreed the plan meets all Land Use requirements and expressed no concerns with the application.

Ken Hefty moved and Phoebe Blackman seconded a motion to recommend approval of the site plan, accessory building, driveways, and zoning change from FP-35 to RR-8 for approximately 8 acres from parcels 0506-061-9211-2 and 0506-061-9161-3. Motion carried.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed a recent discussion for a potential application on Lee Valley Rd. No applications have been submitted at this time.
6. Schedule meetings. Site views will be held on July 31 and the meeting and public hearings will be held on Wednesday, August 4 for applications that are submitted by July 15.
7. Adjourn. Ken Hefty moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:35 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk