

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, April 6, 2022  
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: Brett and Cindy Krueger, Bill and Kathy Smith, and Ryan Oehlhof. Committee member Phoebe Blackman attended via teleconference.
2. Minutes of Previous Meeting – February 2, 2022. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on February 2, 2022, as presented. Motion carried.
3. Brett & Cindy Krueger, 75 York Valley Rd – driveway construction. Ken Hefty moved and Phoebe Blackman seconded the motion to discuss the application. Motion carried.

The Committee discussed observations from the site view. Committee members expressed concern the proposed driveway is located on choice soil according to soil maps from Dane County and does not comply with the soil criteria in the Land Use Plan. Chairman Dean Vogel additionally noted the proposed area does not fit the Land Use criteria for a variance because the amount of choice soil development is greater than 0.1 acres and is not located along a property boundary. Applicant Brett Krueger may pursue obtaining a soil analysis to investigate soil types in the proposed driveway area. The Committee also commented the driveway corner must maintain a radius expansion of 36 ft to accommodate emergency vehicles.

Committee members responded to an inquiry from Kathy Smith regarding the soil and building criteria in the Land Use Plan.

Ken Hefty moved and Gary Baumgartner seconded the motion to postpone action on the application until a soil analysis can be done to verify soil types and that a second site view would not be needed. Motion carried.

4. Ryan & Lori Oehlhof, 365 Tyvand Rd – informal discussion, accessory building. Ryan Oehlhof presented information for an informal discussion on a proposed accessory building on his property. The Land Use Committee provided guidance for the approval process.
5. Town Comprehensive Plan – review and discuss possible updates. Committee members discussed different methods for evaluating the Town Comprehensive

Plan and reviewed the process by which the document was originally created. Members agreed to examine material for potential updates in sections, possibly convening in joint sessions with the Town Board.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported there are no pending applications at this time.
7. Schedule meetings. Site views will be held on April 30 and the meeting and public hearings will be held on Monday, May 9 for applications that are submitted by April 15.
8. Adjourn. Bird Cupps moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:40 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk