

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, June 8, 2022  
Perry Town Hall, 10084 County A

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:01 PM. Committee members Ken Hefty, Gary Baumgartner, Bird Cupps and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Pam Laufenberg, Mike Laufenberg, Steve Laufenberg, Jacob and Katie Swindler, and John and Andrea Joo.
2. Minutes of Previous Meeting – May 9, 2022. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on May 9, 2022, as presented. Motion carried.
3. HSJ Corporation/Pam Laufenberg, 4831 County Rd J – land division. Ken Hefty moved and Bird Cupps seconded the motion to discuss the application. Motion carried. The committee reviewed the Certified Survey Map as presented by Pam Laufenberg showing the proposed division of land of 40 acres. Committee members discussed providing access to the parcel via an easement from the adjacent parcel. The committee also discussed density unit allocations and recommended the applicant record a deed notice to show the availability of a density unit. The committee noted any future building would be subject to the stipulations of the Land Use Plan.

Ken Hefty moved and Bird Cupps seconded the motion to recommend approval of the land division of 40 acres contingent on recording easement access to the parcel, and recommend a deed notice be recorded to show density unit allocation. Motion carried.

4. Jacob and Katie Swindler – 485 County Rd H – informal discussion. Chairman Dean Vogel recognized Jacob and Katie Swindler for an informal discussion to present potential plans for property currently for sale on County Rd H. They requested direction from the committee on available options. The committee reviewed the proposal, discussed zoning, soil requirements for development, and other pertinent sections of the Land Use Plan.
5. Gary Baumgartner, 9808 County Rd A – zoning change for existing residence. Ken Hefty moved and Bird Cupps seconded a motion to discuss the application. Committee members discussed observations from the site view and agreed that rezoning the existing residence, well, and septic is suitable. They also noted that the proposed 3-acre lot includes the easement for the driveway.

Ken Hefty moved and Dean Vogel seconded the motion to recommend approval of the zoning change of 3 acres from FP-35 to RR-2, contingent on the approval from Dane County Zoning. Motion carried. Gary Baumgartner abstained.

6. Density unit calculation review – Kenneth Schulz, Sections 27 & 28. Committee members reviewed and discussed the draft density calculation. Ken Hefty moved and Bird Cupps seconded the motion to refer the density unit review to the Town Board. Motion carried.
7. Town Comprehensive Plan – review and discuss possible updates. The committee postponed discussion until the next meeting.
8. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reviewed a recent discussion for a potential application. No application has been submitted at this time.
9. Schedule meetings. Site views will be held on July 2 and the meeting and public hearings will be held on July 6 for applications that are submitted by June 15.
10. Adjourn. Gary Baumgartner moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 10:35 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk

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