

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, February 8, 2023
Perry Town Hall, 10084 County A

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:00 PM. Committee members Gary Baumgartner, Ken Hefty, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Committee member Phoebe Blackman and Adam Schmidt via teleconference.
2. Minutes of Previous Meeting – January 9, 2023. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on January 9, 2023, as presented. Motion carried.
3. Adam Schmidt, Midwest Solar Power – informal discussion. Chairman Dean Vogel recognized Adam Schmidt for an informal discussion regarding potential plans for a ground-mounted solar project for a resident in the Town of Perry. Committee members provided guidance and discussed evaluation criteria for site approval.
4. Gary Baumgartner, 9808 CTH A – review revised CSM. Ken Hefty moved and Dean Vogel seconded the motion to discuss the application. Motion carried. Committee members reviewed the revised CSM on Dane Co. Rezone Petition 11871. Applicant Gary Baumgartner explained the revised certified survey map now complies with the Dane Co. land division requirement specifying new lots to have a minimum of 66 feet of public road frontage. The revised lot size has changed from 3 to 7.3 acres and the zoning district from RR-2 to RR-4.

Ken Hefty moved and Phoebe Blackman seconded the motion to recommend approval of the revised CSM and zoning change from RR-2 to RR-4. Motion carried. Gary Baumgartner abstained.

5. Comprehensive Plan – review survey and distribution options. The Committee reviewed and proposed additional edits to the survey draft for distribution to residents in 2023. Members also discussed the method of distribution of the survey.

Gary Baumgartner moved and Phoebe Blackman seconded a motion to recommend each household in the Town of Perry receive one printed survey and a stamped envelope for return. Motion carried.

Gary Baumgartner moved and Phoebe Blackman seconded the motion to recommend approval of the Town of Perry Community Survey as presented and agreed to consent to any additions or changes from the Town Board. Motion carried.

6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported an application for an accessory building on Spring Valley Dr. was received.
7. Schedule meetings. Site views will be held on March 4 and the meeting and public hearings will be held on March 8, 2023, for applications that are submitted by February 15, 2023.
8. Adjourn. Ken Hefty moved and Gary Baumgartner seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:03 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
