

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, June 7, 2023
Perry Town Hall, 10084 County A

1. Call to Order. Chairman Dean Vogel called the meeting to order at 8:02 PM. Committee members Gary Baumgartner, Ken Hefty, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Pam Laufenberg, Mike Laufenberg, Gregory and Robyn Van Hollen, Ryan and Lori Oehlhof, Arthur Post, Duane Iverson, Jeff Gorman, Mick Klein Kennedy, and Doug King via teleconference.
2. Minutes of Previous Meeting – March 8, 2023. Ken Hefty moved and Gary Baumgartner seconded a motion to approve the minutes of the Land Use Committee meeting held on March 8, 2023, as presented. Motion carried.
3. HSJ Corporation/Pam Laufenberg, CTH H, land division – review revised CSM. Ken Hefty moved and Gary Baumgartner seconded the motion to discuss the application. Motion carried. Committee members reviewed the revised CSM. Mike Laufenberg explained that the change now excludes the streambank easement area owned by Dane County. The land division of 40 acres still has a 66' wide access easement from the adjacent parcel. Gary Baumgartner moved and Ken Hefty seconded a motion to recommend approval of the revised CSM. Motion carried.
4. Arthur Post, approx. 1555 STH 78 – zoning change for 10 acres from FP-35 to RR-8, site plan, driveway. Gary Baumgartner moved and Ken Hefty seconded the motion to discuss the application. Motion carried. Committee members discussed observations at the site view.

Applicant Arthur Post presented a revised application and site plan proposing a zoning change of 2.5 acres to RR-2. The applicant reported that the rest of the 10.23 acres being sold would remain zoned as farmland. Ken Hefty noted that the remainder of the proposed parcel will need to be rezoned from FP-35 to FP-1 because it is less than 35 acres.

Arthur Post affirmed that he would maintain ownership of the existing driveway accessing State Hwy 78. Neighbor Jeff Gorman uses the driveway via an easement, which the new parcel owner would also share. Arthur Post reported that a shared driveway maintenance agreement is being prepared.

Jeff Gorman inquired about the revised location of the building site and driveway. Land Use Committee members discussed the new location on the proposed lot. Chairman Dean Vogel commented that the soils and driveway comply with the criteria of the Land Use Plan.

Ken Hefty moved and Gary Baumgartner seconded the motion to recommend approval of the site plan, driveway, and zoning changes of 2.5 acres from FP-35 to RR-2 and 7.73 acres from FP-35 to FP-1, contingent on recording a shared driveway maintenance agreement with Dane Co. Register of Deeds. Motion carried.

5. Craig Severson, approx. 10120 Lee Valley Rd – zoning change for 36 acres from FP-35 to RM-16, site plan, driveway. Chairman Dean Vogel reported that the site view was canceled and application was withdrawn due to a pending sale with an adjoining landowner.
6. Hauge Historic District Park, 1399 CTH Z – building permit - public restroom. Ken Hefty moved and Gary Baumgartner seconded a motion to discuss the application. Motion carried. Committee members discussed observations from the site view. Applicant representative Mick Klein Kennedy presented a topographical map showing that the restroom height, including the vent stack, is 4 feet below the floor of the Hauge Log Church and meets the requirements of the Historic Preservation Plan. Committee members additionally noted that the proposed restroom is on suitable soil and complies with the criteria of the Land Use Plan.

Gary Baumgartner moved and Ken Hefty seconded a motion to recommend approval of the building permit for the public restroom at the Hauge Historic District Park as submitted. Motion carried.

7. Ryan & Lori Oehlhof, 365 Tyvand Rd – informal discussion. Chairman Dean Vogel recognized Ryan & Lori Oehlhof for an informal discussion to present potential plans for a possible zoning change for a detached accessory dwelling unit. The Land Use Committee offered guidance on the criteria of the Land Use Plan and noted that additional research would be needed.
8. Dane Co. Zoning Ordinance Amendment OA 009 – amending Chapter 10, salvage operations – review for recommendation. Land Use Committee members reviewed the ordinance amendment to update the language of salvage operations. Dean Vogel moved and Gary Baumgartner seconded a motion to recommend approval of Dane County Zoning Ordinance Amendment OA 009. Motion carried.
9. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications.
10. Schedule meetings. Site views will be held on July 1, and the meeting and public hearings will be held on July 5, 2023, for applications submitted by June 15, 2023.

11. Adjourn. Gary Baumgartner moved and Ken Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:25 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
