

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, November 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 Ken Hefty, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Ryan Arneson, Craig Bluschke, and Committee member Phoebe Blackman via teleconference.
2. Minutes of Previous Meetings – September 6 and September 12, 2023. Ken Hefty moved and Bird Cupps seconded a motion to approve the minutes of the Land Use Committee meetings held on September 6 and September 12, 2023, as presented. Motion carried.
3. Robert & Kathryn Pitt, approx. 10918 Spring Creek Rd – zoning change for 5 acres from FP-35 to RR-4, site plan, driveway. Phoebe Blackman moved and Ken Hefty seconded a motion to discuss the application. Motion carried.

Committee members reviewed the 66-foot public road frontage requirement for new lots, as stated in Dane County Ordinance Chapter 75.19(6)(b), and agreed that the road frontage on the property would only allow for one residential lot.

The Committee discussed observations on two possible site locations at the site view. Applicant representative Ryan Arneson explained that the intent is to include a lot approved for a residence with the rest of the 70 acres being sold. Bird Cupps noted the difficulty in speculating which of the two site locations a buyer would want but suggested the Committee approve only one site. Craig Bluschke, adjoining landowner, preferred a potential residence to be further down the hill, if possible, citing lighting concerns. The Committee commented that site location “B” on the site plan may require an engineered driveway due to the length required and existing slopes. Committee members favored site location “A,” located adjacent to the east lot line, and noted that the soils and driveway meet the criteria of the Land Use Plan. The Committee also recommended reducing the proposed lot size to 2 acres, as site location “A” will adequately accommodate a residence and septic system requirements. Ryan Arneson agreed to revise the lot size to 2 acres (RR-2) and will provide an updated map.

Ken Hefty moved and Dean Vogel seconded a motion to recommend approval of the revised site plan, driveway, and zoning change of 2 acres from FP-35 to RR-2 on Parcel 0506-071-8501-1. Motion carried.

4. Comprehensive Plan amendments – community survey results, recommendations. The Committee reviewed the survey results and discussed possible updates to the Comprehensive Plan. A public hearing to amend the Comprehensive Plan will be scheduled at a future date. Bird Cupps moved and Phoebe Blackman seconded a motion to recommend updating the Comprehensive Plan with 2020 census data and survey results. Motion carried.
5. Memorial tree planning – commemoration of Gary Baumgartner. Committee members discussed options. Ken Hefty moved and Phoebe Blackman seconded the motion to recommend planting a tree at the Baumgartner residence and donating a memorial paver for Heritage Circle at the Hauge Historic District Park. Motion carried.
6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications.
7. Schedule meetings. Site views will be held on December 2, and the meeting and public hearings will be held on December 6, 2023, for applications submitted by November 15, 2023.
8. Adjourn. Phoebe Blackman moved and Dean Vogel seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:15 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk

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