

Town of Perry  
Minutes of Land Use Committee Meeting  
Wednesday, February 7, 2024  
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, Jeff Anderson, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Gary Karls, Kurt Karls, Jadrien Deibler, and Craig Bluschke. Committee member Phoebe Blackman and Tim Vitense attended via teleconference.
2. Minutes of Previous Meetings – November 8, 2023. Ken Hefty moved and Phoebe Blackman seconded a motion to approve the minutes of the Land Use Committee meeting held on November 8, 2023, as presented. Motion carried.
3. Gary Karls, approx. 10783 N Perry Rd – site plan for residence, driveway, zoning change for 2 acres. Ken Hefty moved and Jeff Anderson seconded a motion to discuss the application. Motion carried.

Ken Hefty inquired if the property is in a conservation easement. Applicant Gary Karls explained the parcel is currently enrolled in CRP (Conservation Reserve Program), but that he is terminating the contract; his property across N Perry Rd is in land conservancy.

The Committee agreed that the proposed site location and driveway meet the criteria of the Land Use Plan. The applicant reported that he will record a shared driveway agreement providing easement access from his existing driveway (on parcel 0506-052-8505-0). Committee members had no concerns with the application.

Ken Hefty moved and Jeff Anderson seconded a motion to recommend approval of the zoning change of 2 acres from FP-35 to RR-2, site plan, and driveway as presented. Motion carried.

4. Jadrien Deibler, approx. 10918 Spring Creek Rd – site plan for residence, driveway, zoning change for approx. 5 acres. Ken Hefty moved and Jeff Anderson seconded a motion to discuss the application. Motion carried.

Committee members discussed observations from the site view. Ken Hefty noted the proposed locations are on Fair and Poor soil and meet the requirements of the Land Use Plan. The Committee recommended the applicant obtain a preliminary survey to specify the acreage needed and get initial engineering plans to address the terrain of the proposed driveway. Applicant Jadrien Deibler and builder Tim Vitense concurred with the recommendations. Committee members agreed that an additional site view would be required.

Ken Hefty moved to table action on the application until additional information can be provided. Jeff Anderson seconded the motion. Motion carried.

5. Dane Co. Ordinance Amendment OA-068 – CUP and rezoning processes. The Committee reviewed the proposed amendment to establish more precise limits for resubmittals of CUP and rezone petitions, to establish a process for revoking a CUP if necessary, and to update other ordinance language. Jeff Anderson moved and Ken Hefty seconded the motion to recommend approval of Dane Co. Zoning Ordinance Amendment OA-068. Motion carried.

6. Comprehensive Plan amendments – updates with census data, survey results. Committee members discussed ideas to update the Comprehensive Plan with 2020 census data. The Committee also made suggestions on how to incorporate the 2023 survey results into the Plan. Chairman Vogel noted that in addition to updating all the charts and graphs, various paragraphs must be edited for consistency and coherence. The Committee considered the proposition of an ad hoc committee to accomplish the extensive updates required.

Jeff Anderson moved and Phoebe Blackman seconded the motion to recommend the appointment of an ad hoc committee to evaluate and update the Town Comprehensive Plan with 2020 census data, 2023 survey results, and relevant language. Motion carried.

7. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that there are no pending applications.

8. Schedule meetings. Site views will be held on March 2, and the meeting and public hearings will be held on March 6, 2024, for applications submitted by February 15, 2024.

9. Adjourn. Ken Hefty moved and Jeff Anderson seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:02 PM.

Respectfully submitted,  
Stephanie Zwettler, Deputy Clerk

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