

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, May 7, 2025
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 8:01 PM. Committee members Ken Hefty, Jeff Anderson, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: John Willborn Jr and Kevin Hefty. Committee member Phoebe Blackman and Ben Marquardt attended via teleconference.
2. Minutes of Previous Meeting – March 5, 2025. Jeff Anderson moved and Ken Hefty seconded a motion to approve the minutes of the Land Use Committee meeting held on March 5, 2025, as presented. Motion carried.
3. Density unit calculation review – John Willborn Jr, Sections 17 & 18. Committee member Bird Cupps requested the historical background of the farm from John Willborn. John Willborn explained that the farm has been 89 acres since before 1979, including a 27-foot-wide strip of land connecting Sections 18 and 17. This strip was to provide ownership access from the farm buildings to the agricultural fields.

The current draft density study allocates the remaining unit exclusively to Section 17, as the land strip is less than 66 feet wide and does not meet the definition of "contiguous" under the Town's Land Use Plan. According to Access Dane, a warranty deed for this 3.3-acre strip of land, parcel 0506-173-8500-9, was recorded on August 14, 1973.

John Willborn indicated that he would prefer to utilize the density unit near the existing buildings in Section 18 and to preserve the agricultural fields in Section 17. Committee member Ken Hefty acknowledged that protecting farmland more closely aligns with the intent and policies of the Land Use Plan.

Land Use members reviewed the draft density study and discussed current and 1979 plat maps of the farm. The Committee agreed that the land strip connecting the property existed before the adoption of the Land Use Plan, which defines "contiguous" as requiring a 66-foot shared boundary.

Bird Cupps moved and Ken Hefty seconded the motion to recommend that the John E. Willborn density study be revised to indicate that the remaining density unit applies to the entire property in Sections 17 and 18. Motion carried.

4. Town Comprehensive Plan – review and discuss updates. The Committee discussed plans to incorporate the results of the 2023 Community Survey, the 2020 census data and other zoning updates. The committee members would also like to invite Dane County Senior Planner Bridgit Van Belleghem to the next meeting to discuss the updating process and provide recommendations.
5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported an application for a zoning change has been received.
6. Schedule meetings. Site views will be held on May 31, 2025, and the meeting and public hearings will be held on June 4, 2025, for applications submitted by May 15, 2025.
7. Adjourn. Ken Hefty moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:14 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
