

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, November 5, 2025
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:02 PM. Committee members Jeff Anderson, Kevin Hefty, Bird Cupps, Phoebe Blackman and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Jon Jeglum, David DiMaggio, and Bridgit Van Belleghem.
2. Minutes of Previous Meeting – October 8, 2025. Jeff Anderson moved and Kevin Hefty seconded a motion to approve the minutes of the Land Use Committee meeting held on October 8, 2025, as presented. Motion carried.
3. Martin Witt, 9647 Overland Rd – review and consider deed restrictions. Deputy Clerk Stephanie Zwettler received a written request from Martin Witt requesting a postponement until next month, as their attorney is currently preparing legal documents. Phoebe Blackman moved and Kevin Hefty seconded the motion to postpone discussion and action. Motion carried.
4. Steve Davies, 9800 County Rd A – boundary changes for existing and adjacent residential lots, and zoning change to incorporate 0.31-acre strip. Applicant has requested a postponement. Jeff Anderson moved and Phoebe Blackman seconded a motion to postpone action on the application. Motion carried.
5. Jon Jeglum, 473 State Rd 78 – site plan for dwelling structure, driveway, zoning change for approx. 3 acres. The Committee discussed observations from the site view. Committee members noted that part of the proposed building is on Choice soil according to the submitted site plan and soil map. Applicant Jon Jeglum requested a variance per section 1.07 of the Town's Building Ordinance. The Committee reviewed the variance criteria and acknowledged that exceptions may be allowed for agricultural accessory buildings on Choice soil, but not for residences. The Committee advised either moving the building off Choice soil or conducting a soil analysis of the proposed site, as outlined in the Land Use Plan's guidelines for resolving soil mapping disputes. The applicant will consider the suggestions and consult with Dane Co. Zoning. Dean Vogel moved and Bird Cupps seconded the motion to postpone action until more information is submitted. Motion carried.
6. James Gibson, 123 Drammen Valley Rd – review revised CSM, Dane Co. Rezone Petition 12216. Committee members reviewed the revised CSM. Applicant James Gibson stated that the updated certified survey map now meets Dane County's land division requirement, which requires each new lot to have at least 66 feet of public road frontage. Both revised lots now extend to Moen Road.

Kevin Hefty moved and Jeff Anderson seconded the motion to recommend approval of Lots 1 and 2 on the revised CSM and zoning changes for 2.29 acres zoned RR-2, and 2.86 acres zoned FP-1. Motion carried.

7. Dane Co. zoning updates – proposed zoning changes for selected parcels. The Committee examined the revised list of parcels provided in the blanket rezone application prepared by Dane County Zoning. Jeff Anderson moved and Kevin Hefty seconded the motion to recommend approval of the blanket rezone correcting zoning map discrepancies of certain parcels, and to include parcel 0506-234-8002-0, 0.31 acres, from FP-35 to UTR. Motion carried.
8. Town Comprehensive Plan – review and discuss updates. The Committee reviewed the revised draft by Dane Co. Senior Planner Bridgit Van Belleghem. Phoebe Blackman suggested clarifying certain tables and paragraphs, and the committee reviewed the Plan's formatting and organization. The Committee will continue to edit and assess possible plan revisions at the following meeting.
9. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported a recent discussion for a zoning change. No applications have been submitted at this time.
10. Schedule meetings. Site views will be held on November 29, and the meeting and public hearings will be held on December 3, 2025, at 7:00 PM, for applications submitted by November 15, 2025.
11. Adjourn. Kevin Hefty moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:26 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
