

Town of Perry
Minutes of Land Use Committee Meeting
Wednesday, December 3, 2025
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:08 PM. Committee members Kevin Hefty, Bird Cupps and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Jon Jeglum, Gary Karls, Ken Karls, Martin and Jacqueline Witt, and Mike Samuel.
2. Minutes of Previous Meeting – November 5, 2025. Kevin Hefty moved and Bird Cupps seconded a motion to approve the minutes of the Land Use Committee meeting held on November 5, 2025, as presented. Motion carried.
3. Martin Witt, 9647 Overland Rd – review and consider deed restrictions. Martin Witt presented a signed and notarized Agreement to Terminate the Declaration of Conditions, Covenants, Restrictions, and Easements, prepared by Attorney Karla Ott. Martin Witt explained that the original Declaration was recorded with the Register of Deeds in 1995 by the land's initial owners, Daryl and Mary Christianson and Kevin and Lisa Hanna. The Declaration set specific requirements for Lots 1, 2, and 3 on Certified Survey Map 7681, including rules about square footage, roof pitch, exterior siding, fences, parking, hunting, satellite dishes, solar panels, etc. The Declaration allows termination after a period of 30 years, provided it is "...signed by the owners of at least two of the three lots subject to this document and also approved by the Town of Perry." (Note: The Town of Perry did not participate in the preparation of the recorded document from 1995.) The initial 30-year period ended in July 2025. Each of the three parcel owners have agreed to and signed the Agreement to Terminate and are now seeking approval from the Town Board as directed in the Declaration.

Kevin Hefty moved and Bird Cupps seconded the motion to recommend that the Town Board review the drafted Agreement to Terminate the Declaration of Conditions, Covenants, Restrictions, and Easements. Motion carried.

4. Jon Jeglum, 473 State Rd 78 – site plan for dwelling structure, driveway, zoning change for approx. 3 acres. Applicant Jon Jeglum provided a revised map from the surveyor that reflects adjustments to the building and driveway locations from Choice soil onto Fair soil as requested at the last meeting. The applicant also stated that a shared driveway agreement will be recorded to allow access from the current residential driveway to the new dwelling in the proposed spot zone. Committee members agreed that the proposed site plan meets the criteria of the Land Use Plan and had no concerns with the application.

Dean Vogel moved and Kevin Hefty seconded a motion to recommend approval of the site plan, driveway, and zoning change to create a 3-acre spot zone from FP-35 to RR-2. Motion carried.

5. Town Comprehensive Plan – review and discuss updates. The Committee reviewed and considered recent revisions to the draft plan. At the next meeting, committee members will edit and discuss any further modifications to Elements 1-4 (Issues & Opportunities, Housing, Transportation, and Utilities & Community Facilities).
6. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that a zoning change application had been submitted.
7. Schedule meetings. Site views will be held on January 3, and the meeting and public hearings will be held on January 7, 2025, at 7:00 PM, for applications submitted by December 15, 2025.
8. Adjourn. Bird Cupps moved and Kevin Hefty seconded a motion to adjourn. Motion carried. The meeting adjourned at 8:51 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
