

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, March 4, 2026
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:03 PM. Committee members Jeff Anderson, Kevin Hefty, Bird Cupps, and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Michelle Thode, Christina Thode, and Andrea Davitt.
2. Minutes of Previous Meeting – February 4, 2026. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on February 4, 2026, as presented. Motion carried.
3. Michelle Thode, 10864 CTH A – land division and zoning changes from FP-35 to RM-16 for a 30.5-acre lot with site plan and driveway for residence, 29 acres to rezone the existing residence, and 1.5 acres to FP-1. The Land Use Committee discussed observations from the site view. Committee members concurred that Lots 1 and 3 are straightforward with no issues. Chairman Dean Vogel suggested establishing a smaller lot within Lot 2's residential area and requested justification for the larger lot. Applicant Michelle Thode indicated her preference to sell the full 30-acre property, permitting a purchaser to propose their own site plan should they wish to apply for an alternative area. She expressed that establishing an additional, smaller lot would restrict a buyer to the designated location. Bird Cupps observed that the land has minimal Choice soil and noted that other locations could be equally or more suitable than the one proposed. Kevin Hefty agreed that the soil types are appropriate, the impact on farmland for the proposed site is minimized, and the RM-16 zoning district appears to be in line with the proposal and previous recommendation from the informal discussion.

Jeff Anderson moved and Kevin Hefty seconded the motion to recommend approval of zoning changes for Lot 1, from FP-35 to RM-16 for the existing residence; Lot 2, from FP-35 to RM-16 for 30.5 acres with site plan and driveway for a residence; and Lot 3, from FP-35 to FP-1 for 1.56 acres. Motion carried.

4. Town Comprehensive Plan – review and edit Element 8, “Land Use.” Committee members continued to review the Town's Land Use Plan by noting important features to preserve, identifying issues that need attention, setting priorities among sections, and considering extra resources offered by Dane County. They compared Land Use sections from nearby towns, noting differences and similarities in site evaluations and zoning requests. They addressed some challenges with certain evaluation methods in Perry's current Plan. Committee members would like to meet with a Dane County Planner to

discuss the Farmland Preservation Program, learn about Land Evaluation and Site Assessment (LESA), and explore Resource Protection Corridors to see how they could be more effectively used in the Town's process. At the next meeting, the Committee will determine which aspects most effectively contribute to achieving the objectives of the Land Use Plan.

5. Pending applications – review and discussion. Deputy Clerk Stephanie Zwettler reported that a rezone on CTH JG is pending, but no application has been submitted yet.
6. Schedule meetings. Site views will be held on April 4, and the meeting and public hearings will be held on April 8, 2026, at 7:00 PM, for applications submitted by March 15, 2026.
7. Adjourn. Kevin Hefty moved and Dean Vogel seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:45 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
