

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, April 8, 2026
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:00 PM. Committee members Jeff Anderson, Kevin Hefty, Phoebe Blackman and Deputy Clerk Stephanie Zwettler were present. Also in attendance: Eric Schloesser, Ben Marquardt, Shelly Frey, Bridgit Van Belleghem, and Curt Kodl.
2. Minutes of Previous Meeting – March 4, 2026. Jeff Anderson moved and Kevin Hefty seconded a motion to approve the minutes of the Land Use Committee meeting held on March 4, 2026, as presented. Motion carried.
3. Ben Marquardt, 401 County Rd H – ground-mounted solar array. The Land Use Committee discussed observations from the site view. Chairman Dean Vogel expressed concerns about the proposed site being on Choice soil and potential challenges posed by the nearby ditch. Applicant Ben Marquardt presented a map indicating an updated location for the solar array, relocating it away from the existing ditch and onto Fair soil. Committee members agreed that the revised location meets the Land Use Plan criteria and had no concerns with the application. Jeff Anderson moved and Phoebe Blackman seconded the motion to recommend approval of the amended site plan as submitted by Ben Marquardt. Motion carried.
4. Eric Schloesser, 1372 Keller Rd – accessory building. Committee members discussed observations from the site view. The applicant provided an additional map as requested during the site view. Members noted the proposed building is on Poor soil and next to the existing accessory building. The Committee had no concerns with the application. Phoebe Blackman moved and Kevin Hefty seconded the motion to recommend approval of the accessory building as submitted. Motion carried.
5. Town Comprehensive Plan – review and edit Element 8, “Land Use.” Senior Planners Bridgit Van Belleghem and Curt Kodl presented information on the Wisconsin DATCP Farmland Preservation Program, explaining which zoning districts are eligible for participation and how the town's acreage is determined and updated, if needed. They also presented details regarding the Town of Dunn's Purchase of Development Rights (PDR) program, which permits municipalities to acquire development rights and is partly funded through a USDA-NRCS grant.

Committee members discussed the accuracy and limitations of Dane County soil maps and inquired about other ways to evaluate suitability for development.

County Planners presented maps showing Perry's Resource Protection Areas and LESA soils (Land Evaluation and Site Assessment) and suggested creating an interactive map layering this information to assist the Town in identifying appropriate land for development that aligns with the Land Use Plan's goals and objectives. Bridgit Van Belleghem will draft language for additional and modified development criteria based on the discussion and request an interactive map be developed for the Committee to review at the next meeting.

6. 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.
7. Schedule meetings. Site views will be held on May 2, and the meeting and public hearings will be held on May 6, 2026, at 7:00 PM, for applications submitted by April 15, 2026.
8. Adjourn. Kevin Hefty moved and Phoebe Blackman seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:21 PM.

Respectfully submitted,
Stephanie Zwettler, Deputy Clerk
