

Town of Perry  
DRAFT Minutes of Land Use Committee Meeting  
Wednesday, June 3, 2026  
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:01 PM. Committee members Jeff Anderson, Kevin Hefty, Bird Cupps and Clerk/Treasurer Stephanie Zwettler were present. Also in attendance: Stephanie Judge, Roger and Leslie Parr, and Mike Samuel.
2. Minutes of Previous Meeting – May 6, 2026. Kevin Hefty moved and Jeff Anderson seconded a motion to approve the minutes of the Land Use Committee meeting held on May 6, 2026, as presented. Motion carried.
3. BadgerLand Foundation, 847 County Rd JG – zoning changes for Lots 1 and 3, totaling 70.6 acres, to NR-C, and Lot 2 to RR-8 for 9.4 acres for the existing residence and driveway. The Committee reviewed observations from the site view and noted that the septic system, well, and existing driveway define the area proposed for residential rezoning. Neighbor Roger Parr inquired why the existing barn was not included with the residence. Representative Stephanie Judge explained the reason for excluding the barn but stated that the sellers would consider revising the proposal if a prospective buyer wanted it included. The Committee inquired about the remaining density unit; Stephanie Judge explained the grants and funding sources involved and noted that when public funds are used to purchase land, a recorded document is filed to prohibit future development. Committee member Bird Cupps expressed appreciation for the organization's decision to prioritize preservation of grasslands and natural resources over development. Additionally, resident Mike Samuel submitted written information about conservation easements to the Committee.

Kevin Hefty moved and Jeff Anderson seconded the motion to recommend approval of the zoning changes for 70.6 acres on Lots 1 and 3 to NR-C, for 9.4 acres on Lot 2 to RR-8, and for recording an encumbrance to extinguish the remaining density unit. Motion carried.

4. Permit Application Form – form revisions. The Committee reviewed the draft form and made additional suggestions. Clerk Stephanie Zwettler will revise the Permit Application Form to present at the next meeting.
5. Town Comprehensive Plan – review and edit Element 8, “Land Use.” The Committee reviewed the site and driveway approval criteria and proposed revisions. Members also discussed the Dane County Land Evaluation for Site

Approval (LESA) map, a Purchase of Development Rights (PDR) program and requested additional information on each. Clerk Stephanie Zwettler will compile an updated list of the proposed criteria and seek clarification on available soil maps and PDR program. The Committee will continue reviewing and editing the evaluation criteria at the next meeting.

6. Pending applications – review and discussion. Clerk Stephanie Zwettler reported there are no applications at this time.
7. Schedule meetings. Site views will be held on June 27, and the meeting and public hearings will be held on July 1, 2026, at 7:00 PM, for applications submitted by June 15, 2026.
8. Adjourn. Kevin Hefty moved and Jeff Anderson seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:58 PM.

Respectfully submitted,  
Stephanie Zwettler, Clerk/Treasurer

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