

Town of Perry
DRAFT Minutes of Land Use Committee Meeting
Wednesday, July 1, 2026
Perry Town Hall, 10084 County Highway A

1. Call to Order. Committee Chairman Dean Vogel called the meeting to order at 7:05 PM. Committee members Jeff Anderson, Kevin Hefty and Clerk/Treasurer Stephanie Zwettler were present. Also in attendance: Terry Miller. Committee members Bird Cupps and Phoebe Blackman attended via video conference.
2. Minutes of Previous Meeting – June 3, 2026. Jeff Anderson moved and Kevin Hefty seconded a motion to approve the minutes of the Land Use Committee meeting held on June 3, 2026, as presented. Motion carried.
3. Terry & Monica Miller, 10783 Clay Hill Rd – driveway permit. The Committee discussed observations made at the site view. Members agreed that the proposed driveway was straightforward and presented no concerns. The applicants also plan to install a culvert where the driveway meets Sunset Ave to manage water flow. Jeff Anderson moved and Phoebe Blackman seconded the motion to recommend approval of the driveway permit application as submitted. Motion carried.
4. Permit Application Form – form revisions. The Committee reviewed the revised drafts and offered additional suggestions. Jeff Anderson moved and Kevin Hefty seconded the motion to recommend approval of the four Permit Application Forms, with the proposed changes. Motion carried.
5. Town Comprehensive Plan – review and edit Element 8, “Land Use.” The Committee reviewed the Zoning Change Evaluation Criteria and proposed revisions, including grammatical edits and moving some sentences to the introductory paragraph. Members also reviewed correspondence from Dane County Zoning’s map department explaining that the Access Dane soils map and Dane County Land Evaluation for Site Approval (LESA) map use the same dataset.

Clerk Stephanie Zwettler will compile the updated proposed criteria and submit them to Dane County Zoning for inclusion in the revised “Land Use” section. The Committee will develop site view evaluation criteria and continue reviewing and editing the “Land Use” section at the next meeting.

6. Pending applications – review and discussion. Clerk Stephanie Zwettler reported that there are no applications pending at this time.

7. Schedule meetings. Site views will be held on August 1, and the meeting and public hearings will be held on August 5, 2026, at 7:00 PM, for applications submitted by July 15, 2026.
8. Adjourn. Kevin Hefty moved and Jeff Anderson seconded a motion to adjourn. Motion carried. The meeting adjourned at 9:45 PM.

Respectfully submitted,
Stephanie Zwettler, Clerk/Treasurer
