

**TOWN OF PARIS PLAN COMMISSION
MINUTES
APRIL 16, 2007**

1. Meeting was called to order at 7:00 p.m.
2. Pledge of Allegiance
3. Attending: Chairman John Holloway, Norma Buskirk, Mark Wisnefski, Emil Kreger, Bob Frederick and Dave Hart with Building Inspector Frank Christensen. A Town Board liaison will be in attendance at the next meeting.
4. Mark Wisnefski motioned with Bob Frederick seconding to accept the minutes of the March 19, 2007 meeting. Unanimous
5. Tabled petition from Don Gerou (owner) and Adam Gerou (buyer) to rezone five acres of Tax Parcel 45-4-221-161-0300 from A-1 to R-1. Norma Buskirk motioned to remove the item from the table, with Emil Kreger seconding. Unanimous. The purpose of the petition is to allow for the division of five acres from the existing 68.1 acre vacant parcel for a single family home. The proposed split would be on 172nd Avenue about 1/3 mile north of Hwy. 142 The Gerou family presented a topographical map and a harvest map for the Commission to consider.

Adam Gerou is farming the land at this time. He would like to build on the land with the less than average yield. The home would be set back approximately 100 feet from the road. John Holloway, pointed out that it is good that Adam is farming in Paris and would like to build, and the area is marginal as the map shows for crops. It is however the most visible piece of the property. It is also another linear split that the Land Plan does not encourage. There is no screening or vegetation on this area. Also, Hwy D has become a major thoroughfare through the town in the last few years, and adding another driveway near the church and school is hazardous. There are other areas on the property, for example on Hwy A, that there is far less traffic for a new home. John Holloway, discussed a possible developers agreement for the property. Frank went over to the area again and sat on Hwy D for a short time, and there was continual traffic. He then went to the other side of the Gerou property on Hwy A and not one car drove by. He does not believe the home should be built on Hwy D. There is a hill on the property near Hwy A that would accommodate a home. Adam is concerned with the cost of bringing utilities that far. The Commission was asked to table the petition for one more month. Norma Buskirk motioned to table the petition with Dave Hart seconding. Unanimous.
6. Discussion Item: John and Penny Willkomm, proposed buyers wish to purchase an approximately four acre parcel that would be split from land owned by Brent Nelson at the northeast corner of Hwy 142 and 180th Avenue. The split would be immediately north of the 1.10 acre residential parcel located on the corner. John Willkomm believes that with the four acres, the property would be squared off, and more farmland preserved. The Paris Land Plan calls for a minimum of five acres and the Commission would like to remain consistent with that. The home would be very visible from miles away if built where the Willkomms would like to put it. Mr. Willkomm would be willing to purchase more land, but The Commission explained that the Town is a little protective of the valley, considering it is so visible. The

Town of Paris has other tracts of land for sale, and most of the Commission members feel this is not in the best interest of Paris to have a home built on the parcel. John also explained once again that there are property owners in the Town that research and want reasons why the Town allowed one split and not another. Their land is an investment and they watch closely to see what is being done with the land. The Willkomms were also informed that the old Land Plan gave guidelines to meet, the new plan as per the state mandates, will have areas appropriated for possible residential sites.

7. Continuation of discussion from the April 9th meeting to formulate input for draft of the updated Paris Land Use. John distributed an e-mail from Jack Swenson. He would like to see a community meeting within the next few weeks, and an additional six weeks later. The Commission discussed the way to operate the first meeting and agree that it should be an informational meeting and not one that encourages public feedback at that time. It would identify the issues that the Town faces, for example, preservation, pressure for urbanization, increased traffic, etc. The second would be interactive, with resident's ideas for Paris. Camiros would run the first meeting, but the Plan Commission and Town Board would be in control of what happens. The Commission will wait for a list from Camiros, as to exactly what will be discussed, so we know that it will be an agenda for Paris not Camiros. The Commission would like to provide some type of pamphlet at the first meeting and have it available for other residents also. We will hope for a meeting on May 7, 2007. All members agree that the public should be involved from the beginning. Camiros would also like more input on the booklet they distributed last month. The Commission is encouraged to look for any errors, language, etc.

8. Discussion and possible recommendation to the Town Board with regard to the SEWRPC 2035 Regional Transportation System Plan for Southeastern Wisconsin. Mark Wisnefski motioned to acknowledge receipt of the plan, with Norma Buskirk seconding. Unanimous.

9. Tabled review and recommendation to the Town Board with regard to Chapter Four, Inventory of Existing Land Uses and Transportation Facilities and Services. Bob Frederick motioned to remove the item from the table with Emil Kreger seconding. Unanimous. John Holloway state that the Town attorney has reviewed the chapter and finds no problem with it. John Holloway motioned to recommend to the Town Board that they approve Chapter Four, with Norma Buskirk seconding.

Mark Wisnefski motioned with Norma Buskirk seconding to adjourn at 8:39 p.m.

10. With Ron Kammerzelt elected to the Town Board, the Plan Commission has to select a new vice-chairman. Norma Buskirk nominated Emil Kreger for the position. Dave Hart seconded. Unanimous

The next regular scheduled Plan Commission meeting will be on May 21, 2007, with the start time of 7:00 p.m.

Recorded by Norma J. Buskirk