

**TOWN OF PARIS PLAN COMMISSION  
MINUTES  
MAY 21, 2007**

1. Meeting was called to order at 7:00 p.m.
2. Pledge of Allegiance
3. Attending: Chairman John Holloway, Norma Buskirk, Emil Kreger, Bob Frederick and Dave Hart with Ron Kammerzelt, Town Board liaison and Building Inspector Frank Christensen.
4. Dave Hard motioned with Bob Frederick seconding to accept the minutes of the April 19, 2007 meeting. Unanimous
5. Petition from Kenosha Beef International/Birchwood Foods, (owner) and Partners in Design/Mark Molinaro (Architect/agent) for an amendment to the existing conditional use permit in an M-2 District for Tax parcel 45-4-221-233-0310; 45-4-221-262-0200; 45-4-221-262-0205 and 45-4-221-252-0300 to allow for the construction and operation of a waste water treatment building. The building would be constructed immediately south of the existing lagoons. The property is currently zoned M-2, so there is no need to change zoning. The building would be 4,000 sq. ft. single story. It will be a metal clad building with minimal lighting per Kenosha County. There will be no hazardous chemicals used. There will be one non hazardous chemical used for fat accumulation. The water tanks will be fiberglass. Dennis Vigneri explained the cleaning system and how the water will be discharged with no odor. There had been an odor problem in the past. Gravity will assist with the discharge of the water into the lagoons. Water samples will be sent regularly to the DNR for testing. The DNR will continue to test the water samples. The waste water has been trucked off the property, so with this facility approximately ten trucks will be taken off the road. It was also noted that Kenosha Beef does have a waste water operating license. Emil Kreger motioned with Norma Buskirk seconding to accept the petition. Unanimous
6. The tabled petition from Don Gerou and Adam Gerou will remain tabled at this time.
7. Discussion Item: Continuation of John and Penny Willkomm, proposed buyers wishing to purchase an approximately five acre parcel that would be split from land owned by Brent Nelson at the northeast corner of Hwy 142 and 180<sup>th</sup> Avenue. The split would be immediately north of the 1.10 acre residential parcel located on the corner. John Willkomm passed a hand drawn outline of the proposed building site with a double tree line to the Commission. He believes that with the trees planted, the house will not stand out. The trees would be white pines, starting at about three to four feet tall. The home would be a minimum of 100' off the road and 50' off the north property line. He is concerned about the trees he plants being destroyed by the spray Nelson would use on his farm property. John stated that with the trees planted, it would affect how the remaining farm land is run. There is usually interaction with residential homes and farm spraying. Spraying is supposed to be done with little or no wind conditions but it does drift. Willkomm would be willing to set the trees back some and then stated that the property to the south has a tree line and they are fine. John believes it is a good step but still not supportable. Ron Kammerzelt feels it is taking more prime farmland. Mr. Willkomm asked all Commission members their personal opinion. Most are in agreement that this would be against the Paris Land Plan. Again John noted that other land owners want to split off parcels and watch what Paris does very carefully. Farmland being converted to residential is not a part of the Land Plan. Frank Christensen explained that it is hard to be the bad guys. If we start with this split, it would not be possible to say no to others. Willkomm asked if there is a concern with farm land, then why a minimum five acre parcel. John explained that it is to a benefit to the Town of Paris, for the larger parcels so the property owner has more of an investment. And it is taken care

of. 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. John also noted that when a five acre split is done, Paris has no legal right to enforce the home site, how far from the road, etc. 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. There have already been two splits done on that land, one on the north side and one on the south side. There were no restrictions made on the property at that time. If a five acre split was ever done on this property the land on the south side of Hwy 142 would remain A-1. The remaining parcel would be attached to the parcel on the west and would also remain A-1. John explained to the Willkomms the procedure for petitioning for the split. He also noted that opinions stated tonight, can be changed during the petition procedure.

**8.** Review and recommendation to the Town Board with regard to Chapter "5" (Inventory of Existing Utilities and Community Facilities) of the Multi-jurisdictional Comprehensive Plan for Kenosha County. Map MV-1 shows the Adopted Sanitary Sewer Service Areas Served by Sewer in Kenosha County. A portion of Paris is shown in this map and it was never approved by the Town of Paris. SEWRPC has been notified numerous times that the map is incorrect. John talked to SEWRPC and they agree that Paris never did approve this area. John Holloway motioned to accept the Chapter with specific language acknowledging the fact that approval of the Chapter in no way connotes the approval of the MV-1 map. Dave Hart seconded the motion. Unanimous Ron Kammerzelt stated that with that map, annexation would be approved and there is nothing Paris could do about it. SEWRPC is required to display the final plan at designated libraries. John feels that instead of the plan being displayed only at the Southwest Library in south Kenosha, that the Graham Library in Union Grove should be designated for the Town of Paris. He motioned to include the Graham Library in the Paris Town facilities. Emil Kreger seconded. Unanimous

**8.** Updates- Camiros/Smart Growth. Outlines for future meetings were dispersed. We will try for a meeting on June 20, 2007. Dave Hart can not be present on that date.

Some information on the Union Grove Moto-cross track was presented for next months meeting.

Norma Buskirk motioned to adjourn at 8:55 p.m. Emil Kreger seconded. Unanimous

The next regular scheduled Plan Commission meeting will be on June 18, 2007

Recorded by Norma J. Buskirk