

Town of Merton
Plan Commission Meeting
Minutes of February 20, 2019

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the December 5, 2018, Plan Commission Meeting. A motion to approve all minutes was made by Morris/Siepmann. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Fleming, Morris, Siepmann, Good, and Jensen, Attorney Chapman, Planner Haroldson, and Clerk Hann

Also Present: Jon, Lucille & Alex Spheeris; Rick Eastman; Don Gallo; Mike Hipp, Gerald Grothey; Paul Raab, Andrah & Jim Grothey; Glenn Schmidt; Joyce Anderson; and Susan Buchanan.

Old Business: None

New Business:

Preliminary Plat for The Preserve at Beaver Lake Subdivision, Beaver View Road, as submitted by Jon Spheeris, on behalf of Beaver Lake LLC, Tax Key MRTT 0394-999-004 – John Spheeris presented the Preliminary Plat and provided information on the meeting with Friends of Beaver Lake. Rob Davy, engineer for the subdivision, updated the Plan Commission on the revisions made to the Storm Water Management plan, explaining the run-off reductions and locations of the storm water ponds. Chairman Klink said that the meeting was not a public hearing but did state a letter was received, that day, from the Friends of Beaver Lake and Attorney Don Gallo; however it had not been reviewed yet. Haroldson stated that approval should be subject to conditions stated in letters received from the approving agencies.

A motion to conditionally approve the preliminary plat for The Preserve at Beaver Lake Subdivision subject to the conditions stated in letters received from Waukesha County and other agencies was made by Jensen/Siepmann. Motion carried.

Final Plat for Kiefer Farms Subdivision, including Developers Agreement, Storm water Plan, Grading & Erosion Control, as submitted by Will Loepfe on behalf of Kiefer Farm LLC - MRTT 0422-985 – Haroldson presented the Final Plat for Kiefer Farms Subdivision stating that the Subdivision received approvals from all agencies but subject to various conditions. The final review letter from the SE H Engineer had not been received yet. The Developer's Agreement was been approved by Attorney and Developer but needs the costs for the improvements to be added.

A motion to recommend approval of the Kiefer Farms Subdivision Final plat to the Town Board subject to satisfying the conditions of the approving agencies, i.e. Waukesha County, Town of Merton, and SEH Engineering was made by Siepmann/Jensen. Motion carried.

Certified Survey Map to Re-configure 2 Lots by Court Order – Located on Pleasant View – Requested by Joyce Anderson and Glenn Schmidt - MRTT0405-960 & MRTT0405-960-001 – Haroldson stated the a note should be placed on the CSM identifying that the lots were created by Court Order for the Estate of

Mary Schmidt. The CSM should identify the recorded document number, as this explains why and how the original lots were created. The Town wants the Road Right of Way, as agreed between the Town and the Schmidt Family and will not approve the CSM, until the Road Right of Way becomes part of the CSM proposed by Joyce Anderson and Glenn Schmidt. The petitioners agreed to go ahead with the ROW on the CSM and will contact their surveyor. The Town of Merton does not plan to improve the road at this time but may require road improvements in the future depending on development.

A motion to approve the CSM with a recommendation to the Town Board, subject to the conditions of Waukesha County, Town of Merton and the Road Right of Way (33 ft. strip from parcels of all family members , be added to the CSM), was made by Morris/Siepmann. Motion carried.

Update the Road Standards for newly created roads as updated by Kunkel Engineering and Highway Department – Griffin talked about updated Road Standards, Chapter 8 for the Town and noted that there were now two standards; one for the industrial park roads , the more heavily traveled roads and a standard for the subdivision roads. Attorney reviewed the chapter with recommended the changes.

A motion to recommend the updated Road Standards in Chapter 8 to the Town Board was made by Siepmann/Fleming. Motion carried.

Review OVERLOOK TRAILS LLC ANNEXATION, 39.81 acres of land more or less, CTH K from the Town of Merton into the Village of Hartland MRTT0387-996 – Haroldson stated Attorney Chapman wanted to have the Plan Commission review the annexation. Siepmann recused himself from the Plan Commission discussion. A motion to not object to the annexation was made by Fleming/Good. Motion carried unanimously.

Planner Update:

Haroldson stated that the water tank requirement for subdivisions is being reviewed.

A motion to adjourn was made by Morris/Siepmann. Motion carried. Meeting adjourned at 6:15 p.m.

Respectfully submitted,

Donna Hann
Town Clerk/Deputy Treasurer