

Town of Merton  
Plan Commission Meeting  
Minutes of December 2, 2020

- Meeting Called to Order by Chairman Klink at p.m. at 6:47 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the November 18, 2020 Plan Commission Meeting. A motion to approve the minutes as printed was made by Morris/Good. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Fleming, Morris, Siepmann & Good, Planner Haroldson, and Deputy Clerk Claas

Absent: Attorney Chapman

Also Present: Jim Baker

Old Business: None

New Business:

Conditional Use Request by Denis Schuh – Owner – To Conduct Land Altering Activities to Eliminate Rocks and Boulders, Smooth out Yard with Existing Fill for Terracing and Landscaping, with a Potential Site for a Garage on the Property N49W28639 Chardon Drive – Tax Key MRTT0431-010 – The commissioners discussed having the following conditions for the conditional use permit:

- Professional Landscape Plan
  - Walls
  - Plantings
  - Access to Proposed Garage
  - Driveway
- Stormwater Control Plan
- Stabilization Plan
- Proposed Building Site
- Timeline to Complete – June 30, 2021

There was discussion on how long this has been going on and the disturbance to the neighbors. Haroldson was directed to consult with Alan Barrows for erosion control.

No action was taken. Conditions will be brought back to the next Plan Commission Meeting.

Conditional Use Request by Scott Severson – On Behalf of Milwaukee Ultimate Club, Inc. – To Operate a Private Outdoor Recreational Facility for Ultimate Frisbee and Other Outdoor Sports on Approximately 40 Acres on the Property at N75W30311 Hwy VV – Tax Key MRTT0348-999-002 – The commissioners have concerns with overflow parking, alcohol use, parking on private property, the locations of the metros, and traffic.

The following conditions were discussed:

- Distinct Maps for Large Events
- Inbound traffic enters from the west
- Outbound traffic exits to the right

- Limit Parking on West Side of Private Drive. No Parking on the East Side.
- Have Overflow Parking Agreement with the Church Lot
- Ultimate Frisbee Controls Parking for all Large Events
- Ultimate Frisbee Staff to Direct Traffic for Non-Frisbee Events
- No Parking on Private Property
- Metro Plan
- For Weekend Events Limit the End Time
- No Lights except for Security Lights
- No Alcohol
- Large Event Plans must be Submitted to Town

No action was taken. Conditions will be brought back to the Plan Commission.

Preliminary Plat for the Legacy Hills Subdivision – Requested by Steven & Mary Nachreiner, Developers – Located on Hwy 83 – Tax Key MRTT0322-998-001 – Siepman recused himself from the Plan Commission. He is representing the Nachreiner development. The 29 acres to the west would be owned by the Steven & Mary Nachreiner Revocable Trust and the 28-acre parcel would be developed by Nachreiner for his children. There would be four 2 ½ acre lots with a 16-acre common area and the outlot would be owned by all lot owners.

A motion to conditionally approve the preliminary plat for Legacy Hills Subdivision contingent upon review and comments from other approving agencies, with conditions being met as required before any final approvals, along with a Developer’s Agreement was made by Morris/Jensen. Motion carried.

Planner Report – Haroldson thanked the Highway Department for meeting the requirements of Waukesha County Zoning Permit for the overhang by eliminating 1,000 ft of impervious surface and replacing it with grass.

A motion to adjourn was made by Fleming/Griffin. Motion carried. Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk