

Town of Merton  
Plan Commission Meeting  
Minutes of December 16, 2020

- Meeting Called to Order by Chairman Klink at p.m. at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the December 2, 2020 two Public Hearings and Plan Commission Meeting. A motion to approve all the minutes was made by Fleming/Good. Motion carried.

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

Absent: Attorney Chapman

Also Present: Greg Gardetto, Mike Kotlarek, Dave Mielke, Erin Senn, and Dan Belman

Old Business: None

New Business:

Certified Survey Map – To Combine Lots 3, 4, & 5 in the Lake Bluff Estates Subdivision and Re-Divide into 2 Lots – Requested by Greg Gardetto – W311N6911 Club Circle W – MRTT0369-003, MRTT0369-004 & MRTT0369-005 – Haroldson stated Gardetto owns lot 3 and Senn owns lot 5 in Lake Bluff Estates and they want to divide lot 4 and add sections to both lot 3 and lot 5. Haroldson requested the certified survey map to show the location of the Rain Gardens per the final plat for Lake Bluff Estates. The lots would still be subject to covenants and restrictions for the subdivision.

A motion to recommend approval to the Town Board subject to final details being approved by staff was made by Siepmann/Morris. Motion carried.

Certified Survey Map – To Divide 2.5 Acres on Park Drive – Zoned R-2 into 3 Parcels – Requested by Dan Belman – On Behalf of David & MaryBeth Mielke – W289N7840 Park Drive – MRTT0338-994-001 – Haroldson stated they are working with County for the three lot subdivision and County is working with the Town regarding the conditional use permit. There was discussion on the road right-of-way. Kotlarek was questioning if could they dedicate 5' for road right-of-way instead of 10'. Haroldson read condition number 10 of Waukesha County's letter and stated she would work with County and the Highway Department on this.

A motion to conditionally approve the three lot land division for Belman and Mielke on Park Drive with the road right-of-way issues to be determined by staff and County was made by Morris/Fleming. Motion carried.

Draft Conditional Use Permit Conditions for the Dennis Schuh – N49W28639 Chardon Drive – Land Altering Permit – Haroldson had presented the Plan Commission a conditional use permit draft based on the Plan Commissioners' input at the last Plan Commission Meeting. Jensen requested a timeline and to show the site of the location of the proposed building if that is still his intention. Siepmann asked for some sort of stabilization. Haroldson stated she would send a letter to Schuh with the main bullet points listed.

A motion for the Planner to draft a letter with bulleted items was made by Morris/Fleming. Motion carried.

#### Planner Report

Haroldson said Griffin, Jensen and herself met with the Tall Pines Conservancy to discuss work on the healing trails and other trails and to review the memorandum of understanding. Jensen is going to head up Friends of the trails.

Haroldson also mentioned that the DNR is proposing a parking lot off of Reddelien Road. Griffin stated they do their own permit and stated he will get a plan to everyone when he gets it.

A motion to adjourn was made by Fleming/Siepmann. Motion carried. Meeting adjourned at 6:17 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk