

Town of Merton
Joint Public Hearing with Waukesha County
Conditional Use Request of Linda Goeman (Owner) & Jason Ruebl (Applicant)
For Land Altering Activities Associated with the Construction of a New Single-Family Residence
With an Attached Garage, Deck and Retaining Walls
June 16, 2021

Present: Acting Chairman Siepmann, Commissioners Griffin, Jensen, Morris, & Good, and Deputy Clerk Claas

Absent: Chairman Klink, Commissioner Haberman & Planner Haroldson

Present: Jacob Heermans – Waukesha County Parks & Land Use, Linda Goeman, Catherine Suedbeck, Charles Harkins, Tim Steidl, Pat & Rick Zimbric

The Public Hearing Called to Order by Acting Chairman Siepmann at 5:30 p.m.

Heermans read the public hearing notice.

Heermans stated the two properties were combined by certified survey map. All structures are proposed to be removed. The owners are looking to build a new single family two story with an exposed basement, a lakeside deck and a series of retaining walls. Waukesha County Land Resources Department reviewed the proposed plan and they thought the plan was pretty good. They are proposing a vast array of plantings to screen the retaining walls from the shore. They are removing a series of walls. The impervious surface is actually being reduced because of this proposal. The retaining walls on the lakeside of the residence do require a variance from Waukesha County Board of Adjustments and a meeting is set in July. The dry creek beds are to divert water from the road and take it down to the lake. There would be a catch basin and the down spouts would go the creek beds to divert water from the adjacent properties.

If the Town recommends approval, County suggests the following conditions:

- Prior to issuance of a Conditional Use Permit, a variance must be obtained approving the retaining walls within 75' of the ordinary high-water mark.
- If any trees or vegetation within 35' of the lake will be disturbed or removed a vegetation removal permit must be obtained prior to the issuance of any permits.
- Documentation shall be submitted that the Waukesha County Land Resources Division has reviewed and approved a Storm Water & Erosion Control permit
- Waukesha County Parks & Planning Commission and the Town Plan Commission would need to approve any walls within 5' of the lot line.
- A Declaration of Restrictions shall be prepared noting that the vegetation planned will be permanently maintained unless modified by the Waukesha County Planning & Zoning Division. Before any permits are issued the Declaration of Restrictions need to be signed and notarized and recorded with the Register of Deeds.
- A new survey showing all the existing topography should be submitted.

The public hearing was opened for public comments and concerns.

Charles Harkins – W332N6340 Hwy C – stated he basically lives right across the street from them and they are really great neighbors. They are great neighbors to the north and to the south. They take meticulous care of their property. They always have. And he's sure they take meticulous care of their water front as well. They have a really steep property and it's hard to enjoy a steep property unless you have some places you can land along the way.

The public hearing closed at 5:37 p.m.

Respectfully submitted,
Holly R Claas, Deputy Clerk