

Town of Merton  
Plan Commission Meeting  
Minutes of July 20, 2022

- Plan Commission Meeting was Called to Order by Chairman Klink at 6:05 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the June 15, 2022 Plan Commission Meeting. A motion to approve the minutes was approved by Siepmann/Good. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Siepmann, and Good, Attorney Murn, Planner Haroldson, and Deputy Clerk Claas

Absent: Commissioners Morris and Queoff

Also Present: Mark Bell, Mark Theisen, Mike Kotlarek, Kristyn & Jeff Smith, Tom Halquist, Dave Richman, Don Bentzien, Paul Smith, Dawn & Gou Gastrow, Chris Dix, Chris Schmidt, Walter Baade, Walter Schaeffer, Pat & John Muehl, Jim & Linda Schneider, Don Reinbold, Gary Stippich, Dave & Terry Van Slett, Joe Klemm, John Syburg, Rick Schwalbe, Keric DeChant, John Maurer, Jerry Heine, Charles Luebke, Rick Eastman, Stuart Banghart, Greg Booton, Bill & Ruth Johnson, Avery & Amy Nunnally, and Frank Schmitz

Old Business: None

New Business:

Request for a Land Altering Conditional Use Permit – To Conduct Land Altering Activities on Approximately 104.5 Acres – Located at the SW Corner of Beaver Lake Road and CTH E Adjacent to Beaumont Lane (with 108,900 SF of disturbance) to Construct a Pond – Requested by Mark Bell on Behalf of Beaumont Farm Legacy, LLC – MRTT0393-999 – The materials that were provided plus the additional diagram for the location of the berms will be part of the conditional use permit. Good questioned if there should be some language in the permit to address water not going west. Murn stated the land altering activities conditional use permit requires that no use allowed under the conditional use permit allows for flooding and drainage. Klink stated that is already addressed in the stormwater permit. Murn stated flooding, concentrated runoff, inadequate draining, unfavorable topography, excessive erosion sedimentation are standards to get a land altering conditional use permit. Griffin stated a temporary driveway permit was granted for Beaumont Farms on Beaver Lake Road and questioned when that was taken out, will the berm continue all the way through that. Klink stated restoring that area will be a condition. Murn stated conditions to be drafted in the conditional use permit are:

- Material that will be excavated will be added to the exhibit and will be attached to the conditional use permit
- Berm will replace the temporary driveway and the driveway will be removed

No action taken.

Land Altering Conditional Use Permit – For Purposes of Grading, Dredging, Placement of Clean Fill, Topsoil Removal and Channel Improvement for North Lake Improvement – Work to be Done on the North Lake Sand and Gravel Property – W312N7881 Kilbourne Road – Requested by Mark Theisen – W315N7293 State Road 83 on Behalf of the North Lake Management District – MRTT0324-991-002 – Klink said some of the concerns will be addressed just based on the way it's designed with where it's

going in, and the weirs, and coming out. It will need to be looked into whether it's one foot or two feet from groundwater. Klink believes it doesn't go into the ground, it will go and flow downhill and sediment will be taken out on the way. He said this project will enhance the quality of the lake.

Theisen said he is waiting for the stormwater floodplain permit from Waukesha County. He was asked to get that to the Planner as soon as possible.

No action taken.

Certified Survey to Combine 3 Lots of Record and Re-Divide into 2 New Lot Configurations – No Additional Lots will be Created – Requested by Mark Schwelling on Behalf of Hamman LLC – MRTT0363-999, MRTT0363-999-003, MRTT0363-979-001, and MRTT0363-099-003 – Haroldson explained the certified survey map stating lot 1 will absorb the two smaller lots with a small section to be added to the owner's current residential lot. Schwelling will need to identify a building envelope and is working with Rebekah Leto of Waukesha County Park & Land Use.

A motion to recommend approval to the Town Board as presented subject to signatures, Waukesha County permits and review and staff review was made by Siepmann/Jensen. Motion carried.

Final Plat for the Bridlewood Estates Subdivision – Adjacent to CTH Vv – Requested by Kristyn and Jeff Smith on Behalf of Smith Development LLC – MRTT0348-999-010 – Haroldson stated they have received approval from the DOA and they signed the final plat; the Town has received a letter from Environmental Health; a letter was received by the Waukesha County Dept. of Public Works for the access to Hwy Vv; Waukesha County has given final approval, the Town Board has approved and signed the Developer's Agreement; the developers have posted a cash deposit with the Town as a financial guarantee for public improvements; the developers received approval for the financial deposit in lieu of water tank in the subdivision and was received already; the engineering plans for grading, road and erosion control have received approval from the Town Engineer, Emily Rowntree; and the developer should provide the Town with a copy of the Declaration of Covenants and Restrictions.

A motion to approve the final plat for the Bridlewood Estates Subdivision with a recommendation to the Town Board for signatures was made by Jensen/Griffin. Motion carried.

A motion to adjourn was made by Griffin/Jensen. Motion carried. Meeting adjourned at 6:30 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk