

Town of Merton  
Plan Commission Meeting  
Minutes of April 5th, 2023

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the March 1st, 2023 Public Hearings & Plan Commission Meeting. A motion to approve both sets as printed was made by Morris/Good. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Queoff, and Good, Attorney Van Kleunen, Planner Haroldson, and Deputy Clerk Claas

Absent: Commissioners Siepmann

Also Present: Ed & Daneen Meissner, Robert Hazard, Craig & Lou Ann Roble, Bruce Schneider, Rich Manning, Amy Thomas, Patrick Lob, AJ Buran, and Bill Canfield

Old Business: None

New Business:

Conditional Use Permit Request to Operate a Bed & Breakfast Facility that will Provide Travelers with Temporary Accommodations for a Fee on a Daily or Weekly Room Rental Basis as an Accessory to Their Existing Single-Family Residence at W326N6611 Sylvian Drive – Requested by Edward & Daneen Meissner – Tax Key MRTT0367-985 – Attorney Van Kleunen reviewed the 16 conditions that were specifically for this property and number 17 is the other general conditions that are incorporated into all of the Town’s conditional use permits.

Morris stated the conditions on this conditional use permit were very thorough.

A motion to provide this conditional use permit for recommendation to the Town Board for the property owned by Edward & Daneen Meissner on Sylvian Drive was made by Jensen/Morris. Motion carried.

Request for an Exception to the Height Regulations as an Exception per 17.21 (2)(d) – Subject to the Approval of the Plan Commission – to Increase Height from 18 ft. to 24 ft. – Requested by Canfield Builders on Behalf of Mark & Judith Bowers – W323N9110 Shadow Court – Tax Key MRTT0308-009 – Haroldson stated the building is 32’ off of the side lot line and 208’ setback from Shadow Court. They meet the requirements to increase the height to 24’ that they’re asking for, and it also meets the floor area ratio.

A motion to approve the request for the increased height to meet the Town’s current ordinances and standards was made by Morris/Queoff. Motion carried.

Certified Survey Request to Approve Lot Line Changes and to Remove an Existing Easement for a Parcel Across the Street that Allows Crossing on the Two Parcels of the CSM as Requested by Charlotte and Amy Thomas – Tax Keys MRTT0372-042 and MRTT0372-041 – Haroldson stated the certified survey map came before the Plan Commission in 2018. They are proposing to take some land from lot 1 to make it more rectangular. In exchange for that approval from Waukesha County, the Thompson’s agreed to release an easement that allowed the house across the street to cross this property. Haroldson said every single one of the items that Waukesha County had in their letter from 2018 they addressed.

Haroldson informed the Plan Commission that lot 2 did not have any testing done on it, and there is a note on page 4 that states “No soil testing was conducted as part of this certified survey map. Lot 2 is not considered a buildable parcel until and unless soil test is completed to determine that the property is suitable for an on-site septic system.”

Morris said normally an easement can't be relinquished if the other lot owner has a right to use it. Haroldson stated the Thompson's are the owners and they released it from themselves.

A motion to recommend to the Town Board to approve this relinquishment of the easement of lot 1 and 2 on the certified survey map and to approve the certified survey map as well was made by Good/Jensen. Motion carried.

Planner Report/Update – Haroldson said she received a certified survey from the Reinders. They had requested a petition to amend the Town's Land Use Plan. She believes they are going to withdraw that request and submit a two-lot certified survey map.

The Building Inspector, Waukesha County Parks & Land Use, Environmental Health, and County Highway Dept went out to Cackleberry Farms on Hwy K and found that they had numerous violations. They're using the barn for a venue, they have excess accessory buildings, they have wood that they sell in the county road right-of-way, and all kinds of things, and they have gotten an extensive letter from Waukesha County. They have a lot of issues that need to be addressed.

Haroldson stated the Town is offering the Board of Adjustment an education program on April 11<sup>th</sup> at 4:00 p.m. and invited the Plan Commissioners. Waukesha County will be participating in the education.

Haroldson informed the Commissioners that St. Teresa's of Calcutta is expanding their cemetery on Highway Vv. Eventually over time, they plan to add 1,000 plots. There will be a joint public hearing with Waukesha County for land altering.

County Board Supervisor Update – Morris said he has nothing to report other than two land use amendments have been withdrawn.

A motion to adjourn was made by Morris/Good. Motion carried. Meeting adjourned at 5:58 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk