

Town of Merton
Plan Commission Meeting
Minutes of April 18, 2018

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the March 21st, 2018 Plan Commission Meeting. A motion to approve the minutes as printed was made by Morris/Siepmann. Motion carried.

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

Absent: Commissioner Griffin (snowplowing)

Also Present: Brad LeTourneau, Pat Downing, Ken Cook, Susan Buchanan, EJ Schweitzer, and Ryan Cardinal

Old Business:

Update on the Plan of Operation and Site Plan for the Bulk Plant for Storage of Fuels & Fluids, for Corey Oil, as Requested by Ryan Cardinal Engineering – on Behalf of Corey Oil – Originally they were planning a warehouse type building, but because of State requirements it would get very costly. They are proposing the bulk plant in a new location and the new location will not have a building on site. They will have a vacant gravel area to expand into in the future. If a warehouse is built, it would hide the bulk storage. The flattest part of the land is where they are planning the bulk storage and will allow them to have a one foot wall around it. Haroldson informed them that they would have to combine lots.

A public hearing will be required because of the substantial change of plans.

New Business:

Condominium Plat as Requested by Pat Downing – MRTT0341-977 – Downing stated she was happy with it.

A motion to approve the condominium plat for Cattail Farms Condominiums was made by Morris, Jensen. Motion carried.

Certified Survey Map to Combine Lots – W322N7693 Silver Spring Drive – Requested by Dieter Lethmate – MRTT0353-016 & MRTT0353-017 –Lethmate would like to combine his two lots so he can build a larger accessory structure and have his vehicles inside. After it's combined it will be .629 acres. The lot requirement size is 20,000 sq. ft. and he will have over 27,000 sq. ft.

The survey needs to show structures within 50 ft of the lot lines, the topographical lines, and a Plan Commission approval section for the Village of Chenequa.

A motion to recommend approval contingent upon Waukesha County's approval was made by Siepmann/Morris. Motion carried.

Request for Increased Building Height to 19' 5" for an Accessory Structure – N87W28220 Scott Lane – Requested by Kenten & Michelle Cook – MRTT0333-024 –Cook is requesting a height of 19 ½ ft for the 1,200 sq. ft. accessory structure and will have a 25' offset. He meets the requirements per the Town's ordinance for increased height for an accessory structure.

A motion to approve the request for 19 ½ ft for the accessory structure was made by Jensen/Fleming. Motion carried.

Request for Increased Building Height to 25 ft. for an Accessory Structure – N80W33274 Petersen Road – Requested by Brad LeTourneau – MRTT0316-997-004 – Letourneau has approximately 3 acres and is requesting a height of 25 ft. for an accessory building. He's proposing a 3,600 sq. ft. accessory building with a 35' offset. He meets the 3% of the total lot area and meets the ordinance for increased height for an accessory structure.

A motion to approve the height was made by Morris/Fleming. Motion carried.

Letter to Formalize a Work Plan For the Oconomowoc River Conservancy Park Letter – Requested by Tall Pines – Buchanan said they decided to phase the development of the park. A group of volunteers from the Ice Age Trail and from Marquette University Ecological Club want to help cut the trail up to the lookout. The Ice Age volunteers would mark the trail and the Marquette students would make the trail. They are also looking at cleaning up the parking lot and installing signage during this phase.

Haroldson stated they are looking at ways to get this project started this spring and are looking to clean up the driveway to this park to get ready for handicap parking.

They have a major donor who is interested in helping design and construct the overlook area. The idea is to get these initial projects going and see what kind of response they get in the park. Tall Pines is looking for a nod of approval and a letter of understanding.

A motion to send a letter of understanding to Tall Pines Conservancy was made by Siepmann/Fleming. Motion carried.

Formal Adoption of the 9-Key Element Mason Creek Watershed Protection Plan – Requested by Susan Buchanan on Behalf of Tall Pines Conservancy – Due to the weather conditions, this agenda item was postponed.

Planner Update: None

A motion to adjourn was made by Morris/Siepmann. Motion carried. Meeting adjourned at 6:12 p.m.

Respectfully submitted,



Holly R Claas
Deputy Clerk