

Town of Merton
Plan Commission Meeting
Minutes of May 16, 2018

- Meeting Called to Order by Acting Chairman Siepmann at 5:42 p.m.
- Pledge of Allegiance led by Acting Chairman Siepmann
- Minutes of the April 18, 2018 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Morris. Motion carried.

Present: Acting Chairman Siepmann, Commissioners Griffin, Fleming, Morris, and Good, Planner Haroldson, Waukesha County Senior Land Use Specialist Rebekah Leto, and Deputy Clerk Claas

Absent: Chairman Klink, Commissioner Jensen, and Attorney Chapman

Also Present: Bryan Tom from A.P.S. Inc, Peter Feichtmeier from Colby Construction, Ann Harrington, Tim Ohnmacht, Tom Slawski from Southeastern WI Regional Planning Commission, Jerry Heine, Susan Buchanan, Sarah Resch, Andrew Bastian, and Ryan Janssen.

Old Business: None

New Business:

Conditional Use Request for Land Altering Activities by Colby Construction, Inc. on Behalf of Timothy Ohnmacht, N78W29098 Flynn Road, Tax Key MRTT0341-001 – Haroldson stated the Plan Commission should make recommendations for Waukesha County's Conditional Use Permit. Siepmann said it's a good plan and will work well on the site. No conditions were made other than it must meet the requirements of Waukesha County Zoning and the plans and the earth altering must be approved by them.

A motion to approve the conditional use permit subject to staff review and comment was made by Fleming/Griffin. Motion carried.

Request for Increased Building Height up to 25' per Zoning Code 17.21(2)(3) as Requested by Andrew Bastian – W329N9664 West Shore Drive – Tax Key MRTT0306-999-015 – Bastian said he is looking at a pole building with the height of 20' 8" to the peak. There is little 8' x 8' garden shed on site. He is far enough off the property lines.

A motion to approve the request was made by Fleming/Good. Motion carried.

Conceptual Land Division – CTH E and Linda Ann Drive – as Proposed by Ryan Janssen, on Behalf of Ryan's Buying LLC, Tax Key MRTT0374-996-001 – Janssen stated he has a 2 ½ acre parcel and wants to split it into 1 acre parcels. He wants to keep the existing house with the entrance off of Highway E and the outbuilding with the lot entrance off of Linda Ann Drive. Siepmann said the lot line has to be perpendicular to the center line of Linda Ann and you would need the required offset for the outbuilding.

Haroldson stated this lot was never a part of the Hickory Knoll Estate Subdivision and has always been a standalone lot. Haroldson stated a bond would be required to keep an outbuilding on a lot without a principal residence because it's against the Town's ordinance. The bond is usually held for a year or two

to guarantee a principal building would be built in the time allotted or the bond would go to removing the outbuilding after it expires.

Griffin stated there is no problem with the access on Linda Ann. It's been there a long time and has a culvert. Griffin doesn't believe County would not give him another access on Highway E.

Haroldson stated it will not be exactly how it looks, but you would be giving support with the garage on one lot. Janssen wants to know conceptually if you would support what he's trying to do. The Plan Commission gave him support to proceed.

Formal Adoption of the 9-Key Element Mason Creek Watershed Protection Plan, as Requested by Tall Pines Conservancy and North Lake Management District – Presentation by Tom Slawski – Slawski gave a brief presentation on the ways and wheres of the Mason Creek Water Protection Plan, commissioned by North Lake Management District and Tall Pines Conservancy. Each Plan Commissioner was provided a copy of the Nine Elements before the meeting and a copy of the Mason Creek Watershed Protection Plan 4 page colored summary. The 400 page Preliminary Draft dated February 2017 action steps were summarized in the Nine Elements. SEWRPC, Tall Pines Conservancy and North Lake Management District were asking for the Plan Commission to make a recommendation of support to the Town Board with a resolution to follow. The purpose of this plan is to provide a framework to enable communities to work together with a common mission – to protect and improve the land watershed. This watershed protection plan focuses on what can be done with quality resources from human impacts and prevent future water pollution.

A motion to recommend a resolution for adoption of this plan was made by Fleming/Good. Motion carried.

Planner Report – Haroldson stated that a policy is being started to bring two or three conditional use permits to be updated on a regular basis.

A motion to adjourn was made by Fleming/Morris. Motion carried. Meeting adjourned at 6:18 p.m.

Respectfully submitted,


Holly R Claas
Deputy Clerk