

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

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the June 18, 2018 Public Hearing & 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, and Siepmann, Attorney Chapman, Planner Haroldson, and Deputy Clerk Claas

Absent: Commissioners Griffin and Good

Also Present: Terry Horst, Robert & Jean Blue, Lou & Dawn Gastrow, Jeff Rivard, Jane Peiffer, Liz Boelter, Jeff Luellwitz, Tom Romportl, Jim Grothey, Al & Michelle Schmitz, Rick Eastman, and Jon Spheeris and others.

Old Business:

Conditional Use Permit Amendment to Add Parking Spaces on the Existing Parking Lot – W314N7462 Hwy 83 –MRTT0352-009-001 & 0352-002 – Chapman reviewed the Amendment to the Conditional Use Permit. Haroldson stated in condition number 4 should be changed to a total of 19 parking spaces, not 17.

A motion to recommend to the Town Board approval of the Saint Teresa of Calcutta Congregation Amendment of the Conditional Use Permit was made by Siepmann/Morris. Motion carried.

New Business:

Request for More Than 2 Accessory Buildings, Per Zoning Code 17.22(4)(g), as Requested by Mary Brown – W307N8490 Laskin Road – MRTT0313-993 – Haroldson stated Brown has a 7' x 8' outbuilding and a 10' x 16' outbuilding and wants to build a 40' x 30' outbuilding. Size of lot and location and floor area ratio of outbuilding are not a problem. More than two outbuildings on one property must be approved by the Plan Commission. There were concerns about setting a precedent if this is allowed.

A motion to deny three accessory buildings was made by Fleming/Jensen.

Roll Call Vote:

Jensen – Aye
Fleming – Aye
Morris – Nay
Siepmann – Aye
Klink – Aye

Motion carried.

Certified Survey Map to Combine Lots – Located on Vista Drive – as Requested by Jeff Rivard – MRTT0336-031-001 – Rivard owns both of the parcels and would like to combine them into one lot to meet the floor area ratio. Waukesha County has some requirements.

A motion for approval as proposed subject to Waukesha County requirements was made by Siepmann/Fleming. Motion carried.

Certified Survey Map to Combine Lots – Located on Vista Drive – as Requested by Patrick Bolger – MRTT0336-028 & MRTT0336-989 – Bolger owns both of the parcels and wants to combine the lots into one lot for a larger floor area ratio. Additions and Corrections needs to be made. The survey should show Lot 1 and Outlot 1.

A motion to approve subject to Waukesha County's conditions was made by Morris/Jensen. Motion carried.

Certified Survey Map to Combine Lots – Located on Beaver View Road – as Requested by Thomas & Jane Peiffer – MRTT0372-035 & MRTT0372-036 – Peiffer owns both lots and are combining the parcels that currently are separate with the lot line running through a building.

A motion to approve with recommendations and corrections from Waukesha County was made by Jensen/Siepmann. Motion carried.

Certified Survey Map to Combine Lots 7 & 8, Lake Bluff Estates, as Requested by Christopher Miller – Miller is combining lots 7 and 8 for purposes of the septic system and the outbuilding on lot 7. The developer, Caliendo provided the following verbiage that should be added to the CSM:

“This CSM combines Lots 7 and 8 in Lake Bluff Estates Subdivision, which are subject to the Declaration of Restrictions for Lake Bluff Estates Subdivision recorded on December 13, 2017 as Document No. 4315534 (the “Declaration”) and the Storm Water Management Practice Management Agreement recorded on December 13, 2017, as Document No. 4315535 (the “SWMPA”). The combining of Lots 7 and 8 via this CSM does not affect the application and/or enforceability of the Declaration and/or SWMPA against said lots, which are now described as Lot 1 of this CSM. Lot 1 of this CSM shall remain subject to the terms, covenants and conditions of the Declaration and SWMPA, and said agreements shall run with the land and be binding upon all owners of Lot 1 of this CSM, and their heirs, successors and assigns.”

A motion to approve subject to changes required by the planner was made by Siepmann/Jensen. Motion carried.

Certified Survey Map to Combine 2 Parcels (Outlot 3 Whitetail Hills & MRTT0296-999) and re-divide into 2 (3 acre) Parcels – as Requested by Robert Blue – Blue would like to combine his lot with outlot 3 of Whitetail Hills. The outlot was owned by the developer, not the subdivision. The land perked for a conventional system. The property is in shoreland jurisdiction so Waukesha County will review.

A motion to approve the CSM with Waukesha County's conditions was made by Fleming/Siepmann. Motion carried.

Certified Survey Map to Divide 2.32 Acres – Zoned R-1, Residential District, into 2 (1 acre) Parcels – on Hwy E and Linda Ann Drive – as Requested by Ryan Jansenn – on Behalf of Ryan’s Buying LLC, MRTT0374-996-001 – The certified survey map that was included in the Commissioners packets would not work because it would make the existing garage even more non-conforming.

Jansenn distributed a new certified survey map to the Plan Commissioners. The garage would stay on lot 2 with the house. There would be a driveway easement on lot 1 for lot 2. Lot 1 would have the driveway off of Linda Ann Drive. Siepmann stated the easement and access issues need to be resolved and the survey should designate which driveway accesses which lot.

A motion to recommend approval subject to compliance with the Planner’s recommendations was made by Fleming/Morris. Motion carried.

Conceptual Residential Development – Beaver View Road – Grothey Property – Zoned R-1, Residential – as Requested by Jon Spheeris – MRTT0394-999-004 – Spheeris stated he met with neighbors on July 10th for the development and to get feedback. He is proposing a high end 14 parcel subdivision. It will have almost six acres of open space. They will be preserving the woods. He is aware of the storm water problem and they are looking at ways to alleviate the problem. There is a sewer (septic) easement that would stay for someone who is on the lake and was given that easement. Spheeris plans to dedicate some land to the Town for the substandard road. Siepmann questioned if there would be any interest in putting in a walking trail. Waukesha County is involved with the storm water and they are very, very aggressive with the storm water issue and are looking at ways to slow down the water flow or contain it.

Neighbors are concerned about the storm water, the retention pond, school buses, etc. Klink stated this plan is just a rendering and not exact. The Town is well aware of the water issue in that area. The subdivision cannot add more water than what is already there.

The Plan Commission directed Spheeris to keep moving forward.

A motion to adjourn was made by Siepmann/Fleming. Motion carried. Meeting adjourned at 6:29 p.m.

Respectfully submitted,



Holly R Claas
Deputy Clerk

