

Town of Merton
Plan Commission Meeting
Minutes of September 5, 2018

- Meeting Called to Order by Acting Chairman John Siepmann at 5:30 p.m.
- Pledge of Allegiance Led by Acting Chairman John Siepmann
- Minutes of the August 15th, 2018 Public Hearing and Plan Commission Meeting. A motion to approve the minutes of both the Public Hearing and the Plan Commission as stated was made by Morris/Good. Motion carried.

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

Absent: Chairman Klink

Also Present: Kris Droegkamp, Amy Thomas, Charlotte Thomas, Patrick Lob, and Matt Schneider

Old Business:

Conditional Use Permit (P-1 Public District) – Hartman Court – CSM 8414, Lot 2 – to Construct One (1) Building with 10 Units – to Operate a Cold Storage Facility – as Requested by Kris Droegkamp – on Behalf of Tracker LLC – MRTT0346-983-002 – Chapman reviewed the conditional use permit stating that the Planner will add the attachments to the conditional use permit. The conditional use states there should be no outside storage, no business operation in any units and there is to be no work on machinery that may be stored in a unit and the building will not be heated.

A motion to recommend approval to the Town Board of the conditional use permit as presented was made by Morris/Good. Motion carried.

Repeat Request to Appeal the Building Inspector's Decision on a Fence Permit – as Requested by Hans Schneiker – N78W31494 Hwy Vv (Corner of Hwy Vv & Hwy 83) – MRTT0349-016 – Haroldson stated Schneiker submitted a sketch to reduce the height to 48" and be 50% open. The Building Inspector and the Chairman are ok with the plan. He plans on staggering the boards with possibly bushes in back of the fence or flower boxes on top of the fence.

A motion to approve a 4' staggered board fence to be completed by October 15, 2018 was made by Fleming/Griffin. Motion carried.

New Business:

Certified Survey Map to Reconfigure Lot Lines – Located on Beaver Lake Road – as Requested by Amy Thomas – MRTT0372-042 & MRTT0372-041 – Haroldson stated they are creating new lot lines making the smaller one a more rectangular shaped lot. The larger parcel will be approximately 20,000 sq. ft. and the smaller parcel will be over 7,000 sq. ft. There will be a note added to the CSM stating "No soil testing was conducted as part of this Certified Survey Map. Lot 2 is not considered a buildable parcel until and unless soil testing is completed to determine that the property is suitable for an on-site septic system." They are removing an easement to the property to the north. The two created parcels have access easement, but the property across the street will not have an access easement. Haroldson stated it will be noted on the CSM that they are releasing that easement.

A motion to recommend approval to the Town Board for final approval and signatures after receiving the final recordable CSM with all recommended changes from the Town and Waukesha County was made by Jensen/Fleming. Motion carried.

Certified Survey Map to Combine Lots – Located on Woodrest Drive – as Requested by Randy & Chris Wirth – MRTT0337-015 & MRTT0337-014 – The Wirth's want to combine the two lots to create more area and will tear one house down and live in the other while building the new house. Haroldson believes one of the garages will be torn down as well.

A motion to recommend approval to the Town Board subject to any and all recommended changes of the Town and County was made by Morris/Jensen. Motion carried.

Updated Plan of Operation for Evergreen Property Management – Located on Christine Lane – as Requested by Matt Schneider – MRTT0345-005-004 – Schneider stated he added five employees and added two shops since the last Plan of Operation. He now has units 100, 400, 500, and 600. He would like approval for a seasonal shade house that would be taken down in the fall/winter and an on-site 1500 fuel tank. The fuel tank would have split compartments – 1000 for diesel, 500 for regular – and would be for work use only. The fuel tank would be fenced off. Haroldson stated he needs to meet State requirements and recommends Schneider gets feedback from the fire department.

A motion to approve the Plan of Operation contingent upon final review from Waukesha County as well as meeting State Codes for tanks was made by Fleming/Griffin. Motion carried.

Planner Report:

Haroldson stated Attorney Ek sent a letter to Schmirler regarding the bike issue.

Haroldson mentioned the pallets in the County Road C road right-of-way are not for Pantheon Industries.

A motion to adjourn was made by Jensen/Good. Motion carried. Meeting adjourned at 6:23 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk