

Town of Merton  
Plan Commission Meeting  
Minutes of March 7, 2018

- Meeting Called to Order by Chairman Klink at 5:31 p.m.
- Pledge of Allegiance led by Chairman Klink.
- Minutes of the February 7<sup>th</sup>, 2018 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Jensen. Motion carried.

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

Absent: Commissioners Good and Siepmann.

Also Present: Dan Geib

Old Business:

Request for Increased Building Height to 25' for an Accessory Structure – W314N5048 State Road 83 – as Requested by Dean Katz – MRTT0420-996-002 – Haroldson stated Katz wants to put a new building on the existing concrete slab. He's asking for a height of 25' which would require a 27' offset. One side doesn't meet the offset.

A motion to move the building, lower the height, or it's been denied was made by Morris/Fleming. Motion carried.

New Business:

Certified Survey Map to Combine Lots Located on Northwoods Drive – as Requested by Dan Geib – MRTT0350-974, 0350-975, 0350-976 & 0350-977 – Haroldson stated Geib is combining four parcels that he owns by North Lake. The Town has not heard back from Waukesha County. A good portion of the Geib's property is in the environmental corridor.

Geib stated the lots by the lake are non-buildable and it would be easier if all were one lot. Also, he would like to clear up huge gap on the survey by the garage.

A motion to conditionally approve the certified survey map to the Planner's satisfaction with the information from Waukesha County was made by Morris/Jensen. Motion carried.

Certified Survey Map to Divide Approximately 2.4 Acres into 2 Lots on Hwy 83 – as Requested by Brian Gilmore – MRTT0420993 & CHQV0420008 – Gilmore is proposing to split his Town of Merton parcel into two lots. Lot 1 would have 60' frontage. Gilmore is working with the State on access. The State will only allow one access and helped design the ingress/egress. Haroldson stated the properties are all zoned R-1 residential and each parcel is over one acre. Haroldson stated that are a number of things to be taken care of on the certified survey map.

A motion to conditionally approve the certified survey map until details are approved was made by Jensen/Fleming. Motion carried.

Certified Survey Map – Anderson Road/Campus Drive (Part of the Original Kieckhefer Farm) to Provide Legal Description for 15.2 Acre Parcel – as Requested by Patricia Kieckhefer – MRTT0422985 – Haroldson stated an application was not submitted and fees were not paid for this Certified Survey Map and reminded the Plan Commissioners that a preliminary plat for a subdivision for this site was brought to the Plan Commission. Some development rights have been sold to Tall Pines Conservancy. Haroldson stated Waukesha County did not want to weigh in even though the southeast corner is in their jurisdiction.

Morris indicated that he would like the developer or surveyor to come to the Plan Commission to explain. Certified Survey Map will be brought back to the next Plan Commission Meeting.

Planner Update:

Fence Ordinance – Haroldson reviewed the proposed fence ordinance and the following changes were suggested:

- Add an exception to paragraph 3 to allow wrought iron fences as decorative fences
- Remove “other structure” from paragraph 4, Privacy Fences
- Add “will comply with the Waukesha County Zoning Ordinance” to paragraph 6(b), Chain Link Fences
- Remove “that require maintenance” from paragraph 9(b), Construction and Location

Haroldson provided the Plan Commissioners with information on Act 67. She asked that they read the information so it can be discussed at the next Plan Commission Meeting.

A motion to adjourn was made by Fleming/Griffin. Motion carried. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk