

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

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the January 17, 2018 two Public Hearings and Plan Commission Meeting. A motion to approve the minutes as presented was made by Siepmann/Jensen. Motion carried.

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

Absent: Commissioner Morris

Also Present: Peter Fortlage, Jim & Mary Hanson, Susan Buchanan and Jill Bedford

Tall Pines – Oconomowoc River Conservancy Park Plan Update – Buchanan and Bedford presented an update and a draft plan prepared by Judy Stark on the Oconomowoc River Conservancy Park which included connector trails to the Ice Age Trail and trails to the river. The plan identified an area for an amphitheater with the hill as the backdrop. They proposed the butterfly garden to be relocated to an area closer to the amphitheater where the soils are better suited. Wayfinding and signage will be used for educational purposes for visitors. The committee will continue to work through the plans and bring more details and costs back to the Plan Commission.

Klink stated Tall Pines should proceed with support from the Plan Commission.

Old Business:

Conceptual Land Division – To Combine 3 Parcels and Re-Divide into 4 Parcels – Approximately 78 Acres on Stone Bank Road – As Requested by Peter Fortlage – MRTT0357-995, MRTT0357-996, MRTT0357-997 – Fortlage was asked at the January 17<sup>th</sup> Plan Commission Meeting to bring back a conceptual development plan before the Plan Commissioners make a recommendation on the certified survey map that was presented at that meeting. Fortlage presented two plausible methods for a conceptual development plan. Haroldson suggested that for now keep the flag lot and the 4<sup>th</sup> lot because the Town's zoning code doesn't allow the Town to give an easement to go over such a large piece.

The Plan Commissioners gave conceptual support for the certified survey map.

New Business:

Recommendations to Waukesha County Parks & Land Use on the Downing Land Division Proposal for a Conditional Use Permit for a Planned Unit Development for Two Homes – As Considered by Waukesha County Parks and Land Use – MRTT0341-977 – Haroldson reminded the Commissioners of the steps the petitioners have taken and the support the Plan Commissioners have shown for the proposal of this property. Haroldson said she has two recommendations she would like provided to Waukesha County

1. The Planned Unit Development should reflect Zoning Code 17.14(2) Buildings or Creation of lots on private street or way – “where more than one principal residence or parcel is proposed, the easement for access shall be at least 66 ft in width and the paved or gravel drive shall be 16 ft in width”

2. Pier usage should be restricted to a single location or be in close proximity.

A motion to approve to the County the recommendations as outlined on the Planner's Report was made by Siepmann/Good. Motion carried.

Planner Update:

- Road Extensions – Siepmann presented a conceptual plan for lands north of County Road K and explained that the Village of Hartland will be amending their Land Use Plan for the changes.
- Fence Ordinance – Haroldson said that she and Attorney Chapman are working on adding some legal wording and the changes the Commissioners requested for the fence ordinance. Klink stated he wanted the ordinance done before spring.

A motion to adjourn was made by Fleming/Siepmann. Motion carried. Meeting adjourned at 6:13 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk