

Town of Merton  
Plan Commission Meeting  
Minutes of January 17, 2018

- The Meeting was Called to Order by Acting Chairman Siepmann at 5:41 p.m.
- The Pledge of Allegiance was led by Acting Chairman Siepmann
- Minutes of the January 3, 2018 Public Hearing and Plan Commission Meeting. A motion to approve was made by Good, second by Jensen. Motion Carried.

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

Absent: Chairman Klink and Commissioner Morris

Also Present: Amy Barrows with Waukesha County Parks and Land Use, Tom & Pat Downing, Gary Etter, Chad Munkwitz, Peter Fortlage, and Dan Scardino

Old Business:

Amendment to the Conditional Use Permit for Commercial Storage, as Requested by Karen Braun, Waukesha County Dept. of Transportation – on Behalf of Peter Briggs/My Other Garage – CTH Vv – MRTT0345-994 – Attorney Chapman prepared an Order for Amendment to reduce the setback and offset to be reduced from 100 feet to 95 feet and 50 feet to 33 feet.

A motion to recommend approval was made by Fleming/Good. Motion carried.

New Business:

Certified Survey Map – To Provide Legal Description for Condominium Plat – as Requested by Pat Downing – MRTT0341-977 – The surveyor recommended that since the work was completed, the CSM should be approved and recorded for the legal description.

A motion to recommend approval of the CSM was made by Fleming/Griffin. Motion carried.

Rezone a Portion of a Property Currently Zoned A-1 Agricultural with an EC Environmental Corridor Overlay District from a Portion of the Property that is Largely Disturbed for Purpose of Constructing a Second Residence on the Property as Part of a Planned Unit Development – as Requested by Pat Downing – MRTT0341-977 – This proposal was reviewed and discussed at the November and December meetings.

A motion that the rezoning be accepted was made by Jensen/Fleming. Motion carried.

Certified Survey Map – to Combine Parcels – CTH E and Camp Whitcomb Road – as Requested by John Gehl – MRTT0331-997, MRTT0331-998-002, MRTT0330-999-009, MRTT0325-997, and MRTT0331-995 – Haroldson stated the letter from Waukesha County needed internal things changed. Three quarters of the property is in shoreland jurisdiction.

A motion to recommend approval subject to technical requirements and changes was made by Fleming/Good. Motion carried.

Preliminary Certified Survey Map – to Divide Parcel – 9.4+/- Acres into Two Lots – Stone Bank Road – as Requested by Dave Byczek, Earth & Water Development LLC – MRTT 0357-993 – Haroldson stated this is a conceptual review to divide the lot into two lots. They would like support before going forward. One lot would be 4.38 acres and the other would be 5 acres. There is an easement to give the second parcel access because of the topography. If the house is razed, there would have to be a timeline to build a new house because of the outbuildings. From a road standpoint, Griffin stated it would be ok.

Commissioners were ok with what was presented. Petitioner can proceed.

Preliminary Certified Survey Map – to Combine 3 Parcels and Re-Divide into 4 Parcels – Approximately 78 Acres, Stone Bank Road – as Requested by Peter D Fortlage – MRTT0357-995, MRTT0357-996, MRTT0357-997 – Haroldson stated they will combine lots and then re-divide into 4 parcels by Certified Survey Map. The farmhouse will be on an 8.8 acre parcel and the remaining farm land will be 52.31 acres. The existing easement to original lots 1 & 2 of CSM 6108 will be released when a new easement is created.

After much discussion on the possibility of development on lot 1 around the farmhouse on lot 3, Siepmann recommended the petitioner submit a conceptual layout before the Plan Commission gives approval to go ahead. Scardino said he would send the plans to the Planner.

Planner Update: None

A motion to adjourn was made by Jensen, second by Good. Motion carried. Meeting adjourned at 6:32 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk