

Town of Merton  
Plan Commission Meeting  
Minutes of August 16, 2017

- Called to Order by Acting Chairman Morris at 5:48 p.m.
- Pledge of Allegiance led by Acting Chairman Morris.
- Minutes of the June 7<sup>th</sup>, 2017 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Jensen. Motion carried.

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

Absent: Chairman Klink, Commissioners Siepmann and Griffin.

Also Present: Rebecca Leto – Waukesha County Staff Representative, John Neumann – Attorney for Gehl, Ron & Dave Boettcher (?), Pete Mihelich, Mary Korkor, Marilyn Guenther, Craig Caliendo, and one other person.

Old Business: None

New Business:

Request for After-the-Fact Land Altering Conditional Use Permit – as Requested by John Gehl – on Behalf of the Faye Gehl Conservation Foundation, Inc., N68W32290 CTH K – Tax Key MRTT0361-987-001

The Plan Commission is recommending to the County that they must submit a conservation plan, a tree plan, comply with Erosion Control wetlands reestablishment.

A motion to recommend approval to the Town Board with recommendations to the County was made by Fleming/Good. Motion carried.

Request to Expand Existing Building at W300N7707 Christine Lane – (Fred’s Sanitary) – with Updated Plan of Operation – Additional 4,200 Sq. Ft. – as Requested by Lindsay Wallace – Tax Key MRTT0345-008  
– Ron Boettcher from Northland Buildings stated they want to move the existing building back 70’ and keep their trucks and everything inside so it isn’t an eyesore. They have five port-a-johns, are barely ever used, and are probably going to be stored inside. They have them for people who are having problems with their septic systems.

Haroldson stated they would need to go back and update the storm water or erosion control plan with Waukesha County. They meet the offsets, setback, and floor area ratio. Chapman stated they must comply with the new plan dated August 8, 2017.

A motion to approve the expansion with the conditions was made by Fleming/Jensen. Motion carried.

Certified Survey Map (CSM1) to Divide 34 Acres – Located on Beaver Lake Road – into 3 New Parcels – as Requested by Rick & Ann Schwalbe, W294N7220 Tamron Lane, Hartland – Tax Key MRTT0376-998  
Haroldson stated this CSM was reviewed and approved at the May 17<sup>th</sup> Plan Commission Meeting. All conditions have been met. No action is required.

Certified Survey Map (CSM2) to Divide 20 Acre Parcel – Lot 2 of CSM (CSM1) – Located on Beaver Lake Road – into 3 Parcels – as Requested by Rick & Ann Schwalbe – Tax Key MRTT0376-998 - Schwalbe is

working on a mini developer's agreement with Attorney Chapman and he is also working with Griffin from the highway department on the cul-de-sac. The cul-de-sac will serve three houses. Ruekert & Mielke needs to review the construction plans for the cul-de-sac, the developer's agreement is to be drafted by the Attorney and needs to be reviewed and signed, and they need erosion control meeting with Waukesha County. No signatures until these items have been take care of.

A motion to approve CSM 2 was made by Jensen/Fleming. Motion carried.

Certified Survey Map to Combine Lots – Re-Configure and Divide 6.8 Acres into 2 Parcels – Located on Wedgewood Drive – (Vacate, Combine and Divide) as Requested by Scott & Kristin Prange – Tax Key MRTT0409-096-001 – Haroldson gave a history of the vacation stating a resolution was introduced to the Town Board in April and the Board approved a resolution to vacate in May. There were 4 lots in this subdivision and they are going to take those lots and the vacated portion and lump them together and then divide it into two parcels. The existing house is going to stay on the one lot.

Haroldson stated the Primary Environmental Corridor will be field delineated, the extra buildings will be removed and a driveway easement agreement will need to be drafted and signed. The field delineation of the Environmental Corridor needs to be on the CSM before signatures. Chapman stated the resolution for the vacation has not been recorded because the CSM was not approved. Once the CSM is approved, then the resolution can be recorded with the Register of Deeds.

A motion to approve the CSM was made by Fleming/Jensen. Motion carried.

Preliminary Plat – Lake Bluff Estates – as Requested by Craig Caliendo – Club View Development – Tax Key MRTT0369-999-005 – Haroldson stated this preliminary plat was already presented to the Plan Commission, but no action was taken because the Town was waiting to hear from the Department of Administration and a letter from Waukesha County Parks and Land Use. County asked that the environmental corridor be field delineated. They've updated that on the plat and they've addressed all of Waukesha County comments. The language and all the notations agreed to with Waukesha County is done.

The storm water management plan is going to be a series of rain gardens and Craig has been working with Leif Hauge, Marilyn, and Paul Griffin to have a master plan for the rain gardens. The developer would install all the rain gardens. When someone comes in for an individual house plan, a master grading plan would need to be prepared to work with the existing rain garden. That will need to be approved before obtaining a building permit. There is a recorded document, an ongoing management maintenance agreement that's in place that requires them to do that. The Town has the enforcement mechanism, but the County will be more policing it. Chapman asked for a copy of the agreement. Because the lots are so big, they are not dictating where exactly the house has to go, but they will need to meet the setback requirements. Jensen asked if there will be a scheduled inspection every two years or so. It will be up to the highway superintendent or the building inspector. It will be a provision that those employees will have the right to do that. There was sub soil testing so there is a soil profile. The County looked at it to determine how deep they need to go and what you need to fill it up with other soils to get the drainage for the percolation that is necessary.

A motion to approve the preliminary plat was made by Fleming/Good. Motion carried unanimously with the four Plan Commission members present.

Fleming asked about the soccer park and the weeds that are growing all over. Planner said she will talk to Ken Ward in the next few days.

A motion to adjourn was made by Jensen/Morris. Motion carried. Meeting adjourned at 6:28 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk