

Town of Merton  
Plan Commission Meeting  
Minutes of February 1, 2017

- Meeting Called to Order by Acting Chairman Morris at 5:30 p.m.
- Pledge of Allegiance was led by Acting Chairman Morris
- Minutes of the December 7, 2016 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Klink. Motion carried.

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

Absent: Chairman Nawrocki and Commissioner Siepmann

Also Present: Jim & Patty Harmann, Mark & Barbara Harmann, Willi Hampel, Kathy & Paul Sitarz, Mr. & Mrs. Hugh Gramann, Robert Kujawski, James Grothey, and many others

Old Business: None

New Business:

Request for Increased Building Height, as Requested by Jim Harmann, Hwy 83, Tax Key # MRTT0308-999-003 - Harmann is requesting a 2,888 square foot building with a height of 20'8". The building meets the offsets and the floor area ratio. No fill would be hauled in, Harmann may plant more trees on the north side, and there should be no increase of runoff to the south.

A motion to approve the building for extra height with recommendations by Marilyn Haroldson was made by Jensen/Fleming. Motion carried.

The recommendations are as follows:

- There can be no outside storage of landscape materials – i.e. stones, chips, sand or trucks. Equipment should be inside.
- Parking of commercial trucks requires a Conditional Use Permit and is limited in residential zoning district
- Building should be located and constructed so as to not increase run-off towards the neighboring property on the south.

Conceptual Land Division Plan for 34 Acre Parcel, Beaver Lake Road/Hwy E (Olson Property) as Requested by Rich Schwalbe, Tax Key # survey maps. The first certified survey map would be split into three parcels. Lot one would be a 10 acre parcel MRTT0376-998 – Schwalbe would like to split the 34 acre parcel into 5 parcels. He would split the parcel by two certified, lot 2 would be a 20 acre parcel and lot 3 will be a 3 acre parcel. Lot 1 would have a 60 ft wide opening for access from Beaver Lake Road and Lot 3 will access from County Road E.

Lot 2 of the first CSM will be split into 3 parcels with a second certified survey map. These three parcels would have access from Country Lane. If this 34 acre parcel was to be split further, it would have to come back as a platted subdivision.

Griffin looks at the access off of Beaver Lake Road and stated it's very close to the lot line, but it is the only place to put a driveway. There may be a loss of three or four trees. The vision to the west is good, but the vision to the east would need work. Klink stated the vision is plenty good for a driveway, but it could be a problem for more homes. Schwalbe agreed.

One lot with 403' of frontage will have access off of County Road E. Schwalbe would need to get approval from Waukesha County for this access.

Good stated it is a great solution to the subdivision concerns and would create less traffic and would remove fewer trees than the subdivision that was proposed. Klink agreed with Good stating it is less intrusive. Fleming stated it looked good and he has no problems with it. Jensen stated the density is reduced and he would be preserving trees. Griffin stated he agreed with everybody and improvements to the east of the access on Beaver Lake road would need to be made.

Park Update:

- Oconomowoc River Conservancy Park – Haroldson met with Tall Pines. They received a grant and are looking to move the butterfly garden, expand trail and be more proactive.
- Stone Bank Park – Haroldson has met twice with Chris Rzepejewski and he informed her that they are working on plans for the park, the building and toilets, but they have nothing to bring to the Town at this time.
- Town of Merton Park – Haroldson is waiting to hear from Ken Ward for 2017 anticipated improvements.

Planner Update:

- PGA Campgrounds Requirements – Waukesha County is working on a checklist regarding campgrounds for the PGA.

Morris indicated there is a meeting on February 21<sup>st</sup> for Farmers 4 Lake Country regarding the Oconomowoc River Watershed.

A motion to adjourn was made by Fleming/Klink. Motion carried. Meeting adjourned at 6:08 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk