

Town of Merton
Plan Commission Meeting
Minutes of March 4, 2020

- Meeting Called to Order at 5:30 p.m. by Chairman Klink
- Pledge of Allegiance led by Chairman Klink
- Minutes of the February 5th, 2020 Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Good. Motion carried.

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

Absent: Commissioners Morris and Siepmann

Also Present: Dave Bechtel, Kathy Cerfus, Theresa Becker, Joe & Colleen Klemm, Tom Halquist, Dave Ruehlow, Matt Heaton, Molly Groshek, Greg Booton, Jim Baker, and Mark Theisen

Old Business: None

New Business:

North Lake Sand and Gravel Conditional Use Permit Update – Presented by Tom Halquist – Halquist Stone Company – Tax Key MRTT0324-991-002 – Halquist requested a meeting to present his annual update to the Plan Commission. Halquist stated on the first week of June they were working an eight-hour schedule Monday through Friday with no crushing on Saturdays. They ran until early November. They reduced the number of trips on Kilbourne Road. They removed the high-pitched backup alarms. Since Thanksgiving they were running a 7 a.m. to 3 p.m. shift and will possibly go to 6:30 a.m. to 4:30 p.m. Fleming stated he doesn't hear them anymore at his house. Jensen stated she walks in that area and it is much quieter. Griffin went on a tour of the quarry. Halquist is required to get his equipment tested if it was built after August 1, 1983. Notices are sent to the DNR if they want to witness the test. The Lake Association can do their own test. Klink stated the Town's permit is up in September of 2021. Halquist stated County's permit is up in June 2021. If there are concerns, they should call for an appointment.

A motion to accept the update was made by Fleming//Griffin. Motion carried.

Conceptual Land Division to Divide Existing 55 Acres into 2 Parcels – 15 Acre Parcel with a Remaining Parcel of Approximately 40 Acres – Requested by Dave Bechtel on Behalf of Kathy Cerfus – Pleasant View Road – Tax Key MRTT0311-999-003 – A conceptual land division plan for 2 lots was submitted by Bechtel on the 53 acres, owned by the Raymond Becker Trust. The division would create a 15-acre parcel and a remaining parcel of 38.5 acres. The owner and Bechtel had met with the Planner prior to the Plan Commission Meeting to show an overall plan for future land divisions. The conceptual future overall land division shows 5 parcels to be created by CSM. There would be the 15-acre parcel, two approximately 13-acre parcels and two 6-acre parcels fronting Highway CW. Griffin expressed concern about the substandard condition of Pleasant View Road and questioned who should bear the cost of upgrading the road as there could be as many as nine new homes on this road. The pavement is currently approximately 15 feet wide. Further discussion of the road would have to be on a future agenda since this is only a conceptual land division.

A motion to support the conceptual land division was made by Fleming/Good. Motion carried.

Request for Increased Building Height to 25' for an Accessory Structure – N91W29048 Bobtail Court – Requested by MBH on Behalf of David Ruehlow – Tax Key MRTT0333-024 – Ruehlow is requesting an increased height up to 25' for an elaborate outbuilding. His building meets the code for square footage and other ordinances. Heaton stated that the first floor is 2,695 sq. feet and the second floor is 1,921 sq. ft. There is no lower level storage under garage one.

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

Resolution to Replace Chapter 17.02 Definitions with a New Definitions Section – Good questioned if the Town needed both Floodfringe and Floodplain in the definitions. Haroldson stated Waukesha County has both.

Haroldson stated the Plan Commission makes a recommendation to the Town Board, then there would be a joint public hearing with the Plan Commission and the Town Board, then they would enact the ordinance, and then it would go to Waukesha County for approval.

A motion to recommend the new definitions to the Town Board was made by Jensen/Fleming. Motion carried.

Planner Update – Haroldson stated leases are being negotiated with the Soccer Park and Monches Park. Marty Iverson met with Haroldson on the Monches Park and there are a few tweaks to be made. Dave Sagall with the Soccer Club will meet with Haroldson soon. Haroldson stated the Stone Bank Park plans to be up and running on April 1st. The Oconomowoc River Conservancy does not have the deck completed yet. The deck was part of a grant that was a memorial to someone. They are looking to improve the butterfly garden and are looking at signage.

Haroldson asked Griffin to speak on the roads. Griffin reported on the Hasslinger Driver project, the Preserve at Beaver Lake, and the Seasonal Road Weight Limits.

Klink stated there is a Plan Commission Workshop on April 30th at the Town of Genesee and if any of the Commissioners are interested, they should contact Claas.

A motion to adjourn was made by Fleming/Good. Motion carried. Meeting adjourned at 6:07 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk