

Town of Merton
Joint Public Hearing with Waukesha County
Conditional Use Request of Tamara Marek Revocable Trust (Owner)
And Jonathan P Schattner (Applicant)
For Land Altering Activities Associated with the Construction of a New Single-Family Residence with
Attached Garage, Deck, Patio, In-Ground Swimming Pool and Retaining Walls

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Siepmann, Good, & Haberman, Attorney Murn, Planner Haroldson, and Deputy Clerk Claas
Present: Rebekah Leto – Waukesha County Parks & Land Use, Tamara Marek, Jonathan Schattner, Kim Hirt, Rob Ewing, and several others.

Public Hearing Called to Order by Chairman Klink at 5:30 p.m.

Claas read the public hearing notice.

Leto stated that Marek acquired 2 lots in the Preserve of Beaver Lake Subdivision which is a planned unit development and joined them together by certified survey map. The reason for the conditional use is because the grading is beyond the typical grading for new construction. In the front is a fully exposed ranch home with a walk out basement. In order to do that they have to build up the front yard. On the south side of the property the grading is a little less and is where a pool will be located. The current proposed plan does deviate slightly from the master grading plan. In terms of stormwater management, they are going to make some modifications to not adversely impact the grading plan that was approved as part of the stormwater management plan. The engineer recommended that a small berm along the wetlands line to help direct storm water. There was concern about runoff to lot 8.

Haroldson stated there are two driveways for this parcel and they would need to check with the highway department on that. The engineer recommended that this property owner allow the owner of lot 8 to grade onto their property to allow a better transition between the homes.

Leto said she did receive one phone call on this public hearing. They wanted to make sure the drainage would not impact the subdivision and that the driveway is not coming off of Shore Acres Road. Haroldson said the Town received no calls.

Siepmann questioned the original grading for these lots. His big concern is there is a 9' fill on the site from the tree preservation easement into the garage. He stated that Leif Hauge's and Roby Davy's recommendation to get the water to go to the south lot line and go into the basin is a good one but in addition to that you have the driveway running straight into the tree preservation easement. He doesn't know how it affects the rest of the drainage to the north and northeast and how it affects the property line between lot 8 and this proposed home. Siepmann questioned if it affects the drainage way and the drainage in and around lot 8. Leto stated it doesn't deviate too much from the master grading plan.

Schattner stated this is a four-bedroom home with an exposed basement on the west side and it will have an uncovered wood deck on the west side of the house as well. Schattner said the drainage coming off of the west side of the house is to bring that south and drains into the wetland area or it would drain into the 20' drainage easement which he believes would come into the water basin.

Morris clarified the one-foot berm that was recommended by Leif Hauge is to direct the water to the retention area, not necessarily to the wetlands. Leto said the retention area they are using is the wetlands as an infiltration basin. The drainage easement is along the east lot line between lot 6 and 5. Leto said there

was a significant decrease in the amount of runoff this year compared to previous years since the basins are in.

Griffin stated two 30' culverts are being proposed and the Town's standard is 22'. For both entrances they are proposing 30' and the Town usually doesn't allow that. The problem is they plug up. The largest that is usually allowed for a single-family residence is 26'. Griffin informed Schattner that it should be 22' culvert with two metal end sections.

Klink clarified that the berm that Leif Hauge recommended would be in the recommendations for the conditions.

The Public Hearing was open to public comments and concerns. There were none.

Schattner stated he is currently working with Alan Barrows in Land Resources for the stormwater plan and should have that to him in the next few weeks.

Siepmann's concern is the steep slope. The sensitivity of the people on Shore Acres Road is extremely high and anything you can do to divert the water straight to your stormwater ponds instead of going into Shore Acres is going to save you a lot of heartache. Everything should be directed to the south.

A motion to close the public hearing was made by Siepmann/Morris. Motion carried.
The public hearing closed at 5:47 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk