

Town of Merton  
Plan Commission Meeting  
Minutes of September 1, 2021

- Plan Commission Meeting was Called to Order by Acting Chairman Siepmann at 5:38 p.m.
- Pledge of Allegiance was led by Acting Chairman Siepmann
- Minutes of the August 4, 2021 Plan Commission Meeting and Public Hearing. A motion to approve the minutes was made by Good/Jensen. Motion carried.

Present: Acting Chairman Siepmann, Commissioners Griffin, Jensen, Morris, & Good, Attorney Murn, Planner Haroldson, Deputy Clerk Claas, Jacob Heermans of Waukesha County Parks & Land Use

Absent: Chairman Klink

Also Present: Jill Michals, Jim & Mary Hanson, Liz Tobolt, and Kim Thompson

Old Business: None

New Business:

Certified Survey Map – To Combine 2 Lots of Record (Lots 10 & 11 Maple Grove Subdivision) into One Legal Description – W283N7931 Keesus Road – Requested by Jill Michals – Tax Key MRTT0337-009 –

Haroldson said there are various minor conditions and corrections to be made on the CSM. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. Buildings that are within 50 ft of the property line and their use should be on the survey. Waukesha County has not completed their review of the CSM, but they have indicated that only minor details need to be addressed on the CSM.

A motion to recommend to the Town Board conditional approval of the certified survey map for Jill Michals subject to recommended changes from the Town and Waukesha County Parks & Land Use was made by Morris/Jensen. Motion carried.

Preliminary Plat for Bridlewood Subdivision – Hwy Vv – To Create a 6 Lot Subdivision – Requested by Kristyn & Jeffrey Smith – Tax Key MRTT0348-999-010 – This agenda item has been withdrawn. No action at this time.

Conceptual Plan to Subdivide 52.3 Acres into 4 Parcels by CSM – Stone Bank Road and Petersen Road – Requested by Mary Hanson on Behalf of the NORSKI4 LLC – Tax Key MRTT0316-998-005 – Tobolt is the real estate agent for this parcel and she is looking for a concept plan approval. The concept plan allows Tobolt to market the property and find potential buyers subject to final approvals of a land division. Originally the Fortlage property had the entire property up for sale and they were seeking a developer or an individual buyer to put a much higher density development into this parcel. Recently they have seen in this area that larger parcels are selling very well. This makes more sense for the family to try to split the property in the configuration presented. They are proposing to create four parcels with potentially the original farmhouse on 8 acres may want to acquire three additional acres.

Griffin asked if there were any plans to address stormwater between their driveway right now and what would be proposed lot 1 that runs down into Prairie Hollow Subdivision. He said they have had a number of issues and they've addressed it every time that it came up, but the subdivision has also had some concerns about it. It's a farm field right now so until something happens to it there's not a lot the Town can do. Lots 1 and 2 drain right down the north side of Prairie Hollow. Mary Hanson said they

have planted grass and stone work and on their side it has never backed up. Jim Hanson said they went across the street, dug out the culvert, planted grass and reditched it. Tobolt said they can take a look at the drainage issues and see that they're addressed and resolved. Morris said he thinks the operator of the land had run over the corn stalks in the fall and basically plugged the culverts

Haroldson said these properties cannot be split again by certified survey map and would have to be platted.

Tobolt questioned if the Plan Commission cared if the three acres behind the farm house was added to the 8-acre parcel or if added to another lot. Haroldson no, it would make that lot more conforming.

Tobolt clarified the next step would be to get a preliminary CSM and come back with soil tests at that point. Haroldson stated she may to address the drainage issues at that time too.

Re-Zone Request from R-3 Residential District to B-2 Local Business District at N67W33395 CTH K – Requested by Kim Thompson (Kim's Gourmet Pizza Pub) – Tax Key MRTT0364-988 – Thompson said she wants to rezone the property to make a better business, increase the value of the property and the business, and make it better than it is.

Heermans stated the Plan Commission is just looking at the rezone and not approving the site plan or the plan of operation.

A motion to recommend approval to the Town Board to rezone the property to B-2 Local Business District was made by Jensen/Morris. Motion carried.

#### Planner Update:

Haroldson stated that some of the staff met with Halquist from North Lake Sand & Gravel and discussed the concerns.

On July 21<sup>st</sup>, there was a celebration at the Oconomowoc River Conservancy Park. Haroldson thanked Jensen, Morris, Griffin and the Highway Department for their help with the park.

A motion to adjourn was made by Griffin/Morris. Motion carried. Meeting adjourned at 6:14 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk