

Town of Merton
Plan Commission Meeting
Minutes of June 1, 2022

- Plan Commission Meeting was Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance was led by Chairman Klink
- Minutes of the May 18, 2022 Plan Commission Meeting. A motion to approve the minutes as printed was made by Morris/Siepmann. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Queoff, Jensen, Morris, Siepmann, and Good, Planner Haroldson, and Deputy Clerk Claas

Also Present: Denis Schuh, Tina Stapelfeldt, Dan Roberts, and Andy Gehl

Old Business:

Update on the Schuh Regarding Conditional Use Permit for Land Altering – Haroldson distributed photos that Schuh provided. Siepmann stated he was expecting vertical walls and asked Schuh how far he thinks he has gotten percentage wise. Schuh said he was pretty far, but he used up all this stones.

Klink said the problem he thinks the Plan Commissioners have is that he was given a timeline and suggested that he get help. The Plan Commission has given him leeway and has been very patient. Klink asked Schuh when he thinks he will be done. Schuh said he hopes to be done somewhat by the end of June, but he knows that he would be done before September 15th, 2022. Klink said he doesn't want this to drag out all summer for the neighbors' sake and for the community.

Morris asked what percentage of the wall do you have in. Schuh said maybe a third on the upper half. He said the longest wall he did and he has the other two small walls. Morris questioned how many loads he would have to have to complete. Schuh said he doesn't know. He's looking for the biggest boulders he can get.

Jensen stated when Schuh brought the plan, she expected the wall to be different than this. This is a rock pile that is fairly casual and isn't really what was presented to the Plan Commission. Jensen questioned how the gravel areas shown on the photos will be finished. Schuh stated brownstone will be in certain areas, but it will need to be compressed first before he can put stone on it and mulch will be in some areas.

Griffin stated there was a lot of green on the first plans he showed the Plan Commission with walls that were upright and not all laid back. Siepmann is concerned that the impervious surface is now going to be most of the lot. He was under the impression that the switchbacks were going to be grass. Griffin stated it looks like he's just building a driveway. Siepmann asked Schuh when he is completely done is the gravel area going to be grass or is it going to be gravel. Schuh said it's going to be gravel because if he's building a garage, he needs to be able to get up and down. Schuh said there would be green on the left side of the house and most of the other area will be mulch. Schuh said the main reasons for doing this was so he could stain his house, it's much easier to maintain, and to eventually put a garage down there.

Klink said the Plan Commission made some deadlines that weren't met and then made some new deadlines that weren't met, and they're looking for closure. Schuh said he will be done by the end of July as long as his equipment doesn't break down and he will call the Town if something happens.

Griffin said Schuh needs to build the walls to stabilize the soil that's there and he's moving all over the site. The walls need to be the number one priority, not the trees or anything else. He needs to build the walls and stabilize the site. The Plan Commission isn't worried about the trees, they're worried about the soil running down and they want it stabilized. Schuh said that will be his only priority to get those walls done then. Siepmann indicated then it will be stabilized with seed and mulch and after that he can plant his trees. Trees are the last of our issues and the Plan Commission has been very lenient.

A motion to give Schuh until July 30th, 2022, with all the walls to be done at that point was made by Griffin/Morris. Motion carried.

New Business:

Request to Construct a Retaining Wall Within 5 ft. or Less from a Property Line – Requested by Kristi Miller – Rob Miller Homes – on Behalf of Shawn and Chris Hake – Okauchee Lake – W338N5423 Road N – MRTT0410-007 – Morris stated this was reviewed by Waukesha County and the contractor found the wall is about 5 inches inside the 5 feet of the property line. The overhang extended it over the 5 feet for part of the wall. It's already built. The contractor found it afterwards.

A motion to approve the request of Rob Miller Homes on behalf of Shawn and Chris Hake on Okauchee Lake was made by Morris/Siepmann. Motion carried.

Conceptual Land Division Plan of 88.9 Acres – N95W32339 County Line Road – Requested by Tina Stapelfeldt – On Behalf of Karl Kaun – MRTT0305-994 – Haroldson stated Stapelfeldt laid out a conceptual plan for the whole parcel, but what she is looking for is support for a 5.4-acre parcel with the buildings on and the remaining acreage would be farmed until they are ready to go ahead and have any development there. The conceptual is for a certified survey. Floor area ratio has been discussed. Stapelfeldt said they will leave the barn, the silo, and the house. The rest will go down.

A motion to approve the request from Tina Stapelfeldt on behalf of Karl Kaun for conceptual approval to divide 83 plus acres into two lots was made by Queoff/Morris. Motion carried.

Plan of Operation and Site Plan for the TNT Rescue Systems, Inc. to Locate their Business at N77W30924 Hartman Court – Requested by Thomas Blanton – MRTT0346-004 – Haroldson questioned the off-street parking. Roberts said they have triple of what they need. This property is next to the bus company and they will be purchasing the building and moving the business in Ashippun to this location. They manufacture and sell hydraulic rescue tools.

A motion to approve the Plan of Operation and the Site Plan for TNT Rescue Systems was made by Siepmann/Griffin. Motion carried.

Planner/Staff Updates: Griffin updated the Plan Commission on the North Lake Sand & Gravel Conditional Use. He stated they installed the wheel wash and it is operating and their entrance. They did the first noise test this week. They fill out a form and mark on a map the locations of the three different noise level readings. The form asks for weather conditions, the status of their operation, surrounding activities beyond the quarry borders, and the results of the noise levels. Each reading was done for five minutes and all readings were in compliance. They have a certificate of who did the calibration on the decimal readings. The test will be done three times a year.

Haroldson stated they are still working on getting a camera for the Oconomowoc Conservancy Park, but there was a problem with the phone. Monches Park will be going to the Town Board for a ball diamond. They've been working with Waukesha County to determine if there is any jurisdiction Waukesha County needs to weigh in on. Haroldson said she has been talking with Gideon Farms about amending the land use plan and rezoning the land that was the former Vilter farm. Haroldson stated they did present in May for a grant for the soccer park and a decision will be made in June.

Waukesha County Supervisor Update – Morris stated he is no longer on the Land Use Committee with Waukesha, but he is still on Waukesha County's Plan Commission and is on the Finance Committee and the Public Works Committee.

A motion to adjourn was made by Siepmann/Queoff. Motion carried. Meeting adjourned at 6:12 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk