

Town of Merton  
Plan Commission Meeting  
Minutes of January 18th, 2023

- Meeting Called to Order by Chairman Klink at 5:53 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the January 4th, 2023 Public Hearing & Plan Commission Meeting. A motion to approve both of the minutes was made by Siepmann/Jensen. Motion carried.

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

Also Present: Rebecca & Bruce Gallagher, Mike & Donna Murel, Terry & Judy Reinders, Barb Carrera, Mike Kotlarek, and Clerk Hann

Old Business: None

New Business:

Land Altering Conditional Use Permit – To Conduct Land Altering Activities Associated with the Construction of a Detached Garage - Requested by Mathew Widmann, Precise Construction on Behalf of Chris and Katie Merideth – Tax Key MRTT0406-010 – Morris stated he didn't see anything the Town needed to add to the conditional use permit.

A motion to recommend approval to the County for the conditional use permit with all the items Greenberg mentioned was made by Morris/Siepmann. Motion carried.

Request to Continue the Riding Area Boarding Stable Use on the Property and Make Minor Modifications to the Site Plan as a Conditional Use – Requested by Bruce Gallagher – Tax Key MRTT0321-997-009 –

A motion to recommend approval as presented to amend and transfer the conditional use permit for the riding arena and boarding stable subject to County and staff approval, manure plan and plan of operation was made by Siepmann/Queoff. Motion carried.

Request to Amend the Town of Merton Comprehensive Plan to Change the Density from Suburban 1 Density to Low Density Residential on 3.8 Acres – R-1 District – Requested by Judy Reinders – Tax Key MRTT0335-998 – Haroldson said the Reinders have a 3.8-acre parcel on Center Oak Road and the underline zoning is R-1 and all of the surrounding area is zoned R-1. The Land Use Plan shows suburban low density which is 1.43 acre density and they're making a request to change the density to low density residential. They would still only have three 1-acre lots on that 3.8 acres.

Haroldson explained the process stating the Plan Commission takes a look at it and makes a recommendation and sends a resolution to the Town Board. If the Plan Commission approves this it will be on the Town Board's Agenda on January 23<sup>rd</sup>. The Town Board then takes a look at it and a public hearing is scheduled for 30 days later. The public hearing is scheduled for February 28<sup>th</sup> if all of the dates fall in line. The Town would send Waukesha County a conceptual that the Town is going forward with this process. Haroldson said she believes Waukesha County's public hearing is February 24<sup>th</sup>.

Good questioned where they would build and the lots are unusual. Haroldson responded that the lots have building envelopes and Griffin is comfortable with another access on Center Oak Road.

Siepmann questioned if lot 3 meets the minimum average width of the street. Haroldson said it does because how it's viewed the frontage is the road, not Center Oak. Haroldson stated 60' can be on the cul-de-sac and it does meet the minimum average width. Kotlarek said lot 3 is approximately 185' wide, and stated it can go average width as long as it meets the average width of more than 150'. Haroldson clarified that this isn't the certified survey, this is the concept to decide if the Town wants to go forward. Kotlarek said the building shown on the plan is going to be razed.

Morris asked if the short street and cul-de-sac is a public road. Haroldson responded that was correct and they have to build it to Town road standards. Morris asked if there was going to be any accel/decel or passing for this. Griffin said probably not, because it's just coming out of a 90-degree corner there where everybody would have to slow way down before they speed back up again.

Haroldson stated they originally asked for R-3, but they did not get support from the Town or Waukesha County, so they're leaving it R-1 -no rezoning, just a land use amendment.

A motion to consider a recommendation to the Town Board to Suburban 1 to low density residential was made by Morris/Good. Motion carried.

Planner Report/Update – Haroldson said she received an application for a bed & breakfast in the Town on a subdivision lot. She will be meeting with them.

Plans are coming forward where the old Front Page lot for a mixed use building. He has some interesting candidates for the retail portion of the building.

Haroldson said Griffin, herself and Building Inspection are working hard to undo some of the road situations in the Town.

Good asked if there was anything new regarding the Andy Gehl situation. Haroldson stated zero. She emailed him and the Building Inspector spoke to him, but that's it. Griffin said they pulled concrete from around the barn.

Siepmann asked if there were any updates on Mr. Schuh. Haroldson said County did not give him the release of his permit until he does some things the Town asked for.

County Board Supervisor Update – Morris said he has the County Plan Commission on Thursday and there are two Town of Merton agenda items.

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

Respectfully submitted,

Holly R Claas  
Deputy Clerk