

Town of Merton
Joint Public Hearing with the Town of Merton Plan Commission & Waukesha County
To Consider the Conditional Use Request of Chris and Katie Merideth for Land Altering Activities
Associated with the Construction of a Detached Garage
January 18th, 2023

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Siepmann, Queoff & Good, Planner Haroldson, Ben Greenberg of Waukesha County Parks & Land Use, and Deputy Clerk Claas
Also Present: Bruce & Rebecca Gallagher, Chris & Katie Merideth, Mike & Donna Murel, Terry & Judy Reinders, Barb Carrera, Mike Kotlarek, Mathew Widmann, and Clerk Hann

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

Greenberg read the public hearing notice.

Greenberg stated this property is on Lakeview Drive on the north shore of Okauchee Lake and is just under a half-acre. The site has very irregular and challenging topography with a large hill formation that occupies the northern half of this lot. It has deep slope conditions in the 12 to 20 % range. The flat areas of the lot are located in the riparian zone near the lake and a flat driveway that was graded out a long time ago. The house is non-conforming to the shore setback. The hill has a number of mature and immature tree cover and they are proposing to locate the garage on the edge of that slope. The existing home is a modest two-story cottage with no basement and has no enclosed parking available and they are proposing a 624 sq. ft. detached garage. County Zoning Ordinance requires any structure to be 50' from the established right-of-way of Lakeview Drive. Initially they came in with a plan that would meet all setback requirements. Waukesha County reviewed their original plan and were concerned about the grading plan they thought the applicants would need to execute it. They thought it would be pretty severe site grading to cut the channel into the slope to get to the 50' back. He had a conversation with DPW Director Griffin about having the structure closer than the 50' to decrease the amount of grading. Griffin went to the site and gave Greenberg the message that 30' from the paved road the Town would be comfortable in terms of being able to maintain the road and plow snow. The petitioners then came forward with a proposal at 30' from the paved road, which is approximately 27' from the edge of that right-of-way. Greenberg imagines the site grading would be reduced considerably with this plan, but it still exceeds what County can allow administratively. This will be going to the County Board of Adjustment in February and the Staff is supportive of the road setback. There are no easy parking options and the house is non-conforming which becomes problematic to attach garage space to it, so there will be another public hearing for the setback request. There is going to be a little tree impact, and they will have to do some tree mitigation. That will be required to make sure they are replacing the priority trees that are being removed. County Land Resources Staff has reviewed the drainage plan and recommended they do some treatment of roof runoff through some French drains. With that in place County has no concerns with adverse drainage.

Widmann said they did change the setback from 50' to 30' and the big thing was the grading. They are trying to get the grading down to minimal. By pushing it forward, they definitely have less grading impact to that hill. They added the French drains for the roof runoff and they have relocated the trees. They will plant trees on the hill just in a different location. They have no storage in the house, they do not have a basement, they need some storage space and they're just trying to find a good location for the garage.

Morris asked if the house had well and septic or a holding tank. They responded that it has a conventional system.

Siepmann asked if they were going to park vehicles in the garage. They said yes.

Good asked if the driveway was going to stay gravel. Chris Merideth said it hasn't been discussed yet, but it will stay gravel for the moment until they decide future plans. Haroldson said the gravel is considered impervious. Greenberg said he did ask that question, but their main concern was roof runoff.

Greenberg said he did receive an email from Bill and Gail Fons who live three or four lots to the west and were the former owners this property and are supportive of the plan.

The public hearing was opened for public comments and concerns. They were none.

The Chairman closed the meeting at 5:40 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk