

Town of Merton
Plan Commission Meeting
Minutes of March 20th, 2024

- Meeting Called to Order by Chairman Klink at 5:54 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the March 6th, 2024, Plan Commission Meeting. A motion to approve as printed was made by Commissioners Good/Morris. Motion Carried.

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

Absent: Commissioners Siepmann

Also Present: Joe Frederickson, Jim Meyer, Supervisor Olson & Clerk Hann

Old Business: None

New Business:

Request to Rezone Portions of the Property at N73W32438 River Road and N72W32434 River Road from A-3 Suburban Estates District to the R-3 Residential District – To Allow for the Creation of 3 Residential Parcels – as Requested by James Meyer and Lori Voight – on Behalf of the Lorenze Holding Corp. – Tax Keys MRTT0356-984 and MRTT0356-985 – A motion to approve the re-zoning of the parcel requested by James Meyer and Lori Voight with a recommendation to the Town Board for final approval and a recommendation to Waukesha County Parks and Land Use was made by Commissioners Jensen/Good. Motion carried.

Attorney Van Kleunen indicated to Planner Haroldson to make sure there's an ordinance for the Town Board drafted up for this.

Certified Survey Map to Combine 2 Parcels of 4.8 Acres and Re-Divide into 3 Parcels – N73W32438 River Road and N72W32434 River Road – a 1.44 Acre, a 1.43 Acre and a 2 Acre Parcel – Requested by James Meyer and Lori Voight on Behalf of Lorenz Holding Group – Tax Keys MRTT0356-984 and MRTT0356-985 – Planner Haroldson stated that Waukesha County has not completed their review, but there are very minimal review changes. It cannot go to the Town Board yet until the corrections/changes are made.

A motion to recommend approval to the Town Board of the certified survey map for three lots contingent upon any conditions and corrections by Waukesha County was made by Commissioners Morris/Griffin. Motion carried.

The Request for ARPA Funds (\$20,000) to Landscape and Install a Small Amphitheater, Butterfly Garden, and Short Handicap Path to the Theater at Oconomowoc River Conservancy Park on Laskin Road - Requested by Susan Buchanan – Tall Pines Conservancy – Presentation by Joe Frederickson, Creative Earthscapes – Tax Key MRTT0327-997-004 – Planner Haroldson stated at a January meeting that Tall Pines was working with the Highway Department and herself and Creative Earthscapes to put together a proposal to use the ARPA funds. Frederickson presented the proposal to the Plan Commission. Planner Haroldson distributed plans to the Plan Commission and stated the whole proposal will be \$21,950. 00. Frederickson stated Planner Haroldson contacted him for plans for an amphitheater type of atmosphere where presentations could be given, possibly small intimate concert, acoustic type event, or educational type seminars. It would be kind of a 2-tiered setup using natural stones that people can sit on. The second level will have seating with a path in between the levels. The intent is to build it into the hill to work with the grade. This area would probably hold a maximum of 40 people. They looked at making it smaller, but then it probably would only hold 20 to 25 people. There will be a handicap accessible path

to access the lower level. They also talked about redoing the pollinator garden. It will be closer in proximity to where people are going to be. It will be a little bit smaller and a little bit tighter than what's there. Their intention is to plant plugs instead of seeds, and they will put a light mulch on it to help keep the weeds down. They also proposed a maintenance/watering contract for eight weeks. The garden area will be approximately 225 to 250 square feet. As a resident also, Frederickson stated it's of interest to keep this nice and looking good. Frederickson referred to the plan for the materials they are thinking about using. A copy of the plan is available through the Town Planner.

Commissioner Jensen said she has concerns about long-term maintenance of the pollinator garden. She works with a group of people in Delafield where they put in 10,000 plugs along the river, and the group that did it maintained it for three years and now there's a volunteer group and once a month she goes with a bunch of ladies involved with the Ice Age Trail to maintain it and they are constantly digging weeds out. Commissioner Jensen said without a maintenance plan, that pollinator garden is just going to go to weeds. Planner Haroldson suggested she talk with Susan from Tall Pines and stated that's one of the reasons why they asked to have the plugs and to have the earth work, because it was a problem. Commissioner Jensen said even with the plugs, you need a group of people who will be in their long term to take care of it. Frederickson stated he didn't realize there was a sledding hill and this will not interfere with the sledding.

Planner Report Marilyn Haroldson – Planner Haroldson stated she has been working diligently with the Attorney and staff on the Reddelien Road vacation, the Bong easement, and the Beaver Lake Road vacation. Planner Haroldson also said she has received 6 calls in the last 2 ½ weeks for mother-in-law units or guesthouses.

County Board Supervisor Report Richard Morris – County Board Supervisor Morris stated the Town's chicken ordinance and the swimming pool ordinance is going to the County Board on Tuesday.

DPW Report Paul Griffin – DPW Director Griffin stated with Meyer he would like to get a formal easement to turn around in their driveway, and they could pave at least 20' in. He asked Planner Haroldson to set up a meeting and let him know when it is.

A motion to adjourn was made by Commissioners Griffin/Good. Motion carried. Meeting Adjourned at 6:20 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk