

Town of Merton
Plan Commission Meeting
Minutes of December 6, 2017

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of November 15, 2017. A motion to approve the minutes was made by Fleming/Siepmann. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Fleming, Morris, Siepmann, Good, Jensen, Attorney Chapman, Planner Haroldson, and Deputy Clerk Claas.

Also Present: Tim Langer, Pat Downing, Liz Tobolt, Susan Buchanan, Alex Hermann, Steve Gosenheimer, and Chad Munkwitz

Old Business:

New Business:

Increased Building Height to 25' – Requested by Dean Katz – W314N5048 State Rad 83 – MRTT0420-996-002 – Haroldson stated Katz created a certified survey map, but it was not submitted for approval. To obtain the increased height, Katz would need to have an offset of 27' from the south property line.

A motion to bring back a certified survey was made by Griffin/Fleming. Motion carried.

Increased Building Height to 22' 9" and Third Accessory Structure – Requested by Steven Gosenheimer on Behalf of Alex Hermann – W294N7261 Tamron Lane – MRTT0344-002 – Haroldson stated the building meets the offsets and he's requesting a third outbuilding. There is a bathroom proposed in the garage because there isn't a bathroom in the pool house and Mr. Hermann plays in a band so a music room is being proposed for him to practice in. Klink stated there is no converting the building into living quarters. Hermann would like to keep the small shed since it was only built last year.

A motion to approve as presented for the increased building height and the third accessory building with no living quarters was made by Morris/Jensen. Motion carried.

Downing Land Division Proposal to Consider Rezone – Split by CSM or Consider a Planned Unit Development for Two Homes –as Considered by Waukesha County Parks & Land Use – Haroldson stated the Downing proposal went to the County Plan Commission. They would like the Town to consider a rezone to Suburban Density II for a condominium development for two houses. There would be some limited restrictions, only one pier would be allowed for both parcels, and a planned unit development would have to be created. There would be covenants and restrictions and they would not be able to split the property further. The ingress/egress would stay the same. Waukesha County wants to know if the Town would support this. The Downings have owned the parcel for years and they created the environmental corridor.

A motion to support the rezone, the condominium plat, and amend the Land Use Plan was made by Fleming/Good. Motion carried.

Recommendation for the Schmidt Parcels – Created on Pleasant View Road by Court Order – To Request a Road Right-of-Way that would Provide Road Frontage for All Parcels – The land went into probate and the court ordered the land to be split among the family members. There is no road frontage on two of the lots. The parcel was split, but is in violation of the zoning code. A dedication of 33' off of each parcel is needed to create road frontage. A notation is requested that the right-of-way to the north is not open to the public.

Chapman suggested Griffin contact surveyor, Paul Hilmer, to discuss what the highway needs.

A motion in favor of dedicating road right-of-way from each parcel for road frontage was made by Morris/Siepmann. Motion carried.

Request to Modify the Town Land Use Plan for Agricultural Enterprise Area Minor Boundary Modification for the Richard Simmons Property – In the spring Mr. Simmons was the only personal interested in Agriculture Enterprise Zoning. The Town would need to add the Agricultural Enterprise Zoning to the Zoning District and amend the Land Use Plan. A public hearing would be required to re-zone and to amend the Land Use Plan once Simmons makes a formal application.

A motion to pursue the zoning change and the land use plan was made by Fleming/Jensen. Motion carried.

Planner Update:

Fence Ordinance – There was discussion on offsets, security fences, farm fences, wrought iron fences for as decorative fences, and variances.

Good stated he would like a clear definition for security fences. Siepmann said the ordinance is fine as long as there is an appeal process. Chapman stated he will rewrite the appeal section.

A motion to adjourn was made by Fleming/Siepmann. Motion carried. The meeting adjourned at 6:32 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk