

Town of Merton
Plan Commission Meeting
Minutes of November 15, 2017

- Meeting Called to Order by Chairman Klink
- Pledge of Allegiance led by Chairman Klink
- Minutes of the October 18th, 2017 Plan Commission Meeting. A motion to approve the minutes was made by Morris/Siepmann. Motion carried.

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

Also Present: Mark Menzel, Richard Martin, Roger & Jennifer Rueff, Walt & Sherri Lauter, Marty Iverson, Craig Caliendo, and Melissa Keltard

Old Business:

Plan of Operation for Stone Bank Farm Market located at N68W33208 CTH K – as Requested by John Gehl – MRTT0361-977 – Keltard stated they renovated the church into a market and they sell locally grown produce. They have a partnership with other local farms. The market opened in May and they are hoping to be open year round. Klink stated if they are selling wine they would need to obtain a liquor license from the Town.

A motion to approve was made by Morris/Jensen. Motion carried.

New Business:

Certified Survey Map to Combine Lots – (Created by Road Vacation) – Located on Clare Lane – as Requested by Doug & Mary Carlson – MRTT0351-010 – Haroldson stated there was a road vacation on Clare Lane last year and they are building a new home on the property.

A motion to recommend approval to the Town Board to combine lots contingent upon Waukesha County approval was made by Jensen/Fleming. Motion carried.

Swallow Lane Recommendations as Presented at the October 18 Plan Commission Meeting – Griffin recommended the Plan Commission choose option 4 for Swallow Lane which would be to accept as a Town road for emergency use only, remove boulders, remove fence, put up a new gate, trim and clean up growth with a designated walking path or walking area. Griffin also recommended the Town accept the 33' strip that was dedicated to the Town. Griffin stated they would clean out the brush and dig out the base and put in reclaimed asphalt. The base would be strong enough for future use. On the north side there would be a 3' opening for a walkway.

A motion to recommend to the Town Board option 4 as presented was made by Siepmann/Morris. Motion carried.

Lake Bluff Estates Subdivision Final Plat – Club Circle West – as Requested by Craig Caliendo – Caliendo said they have gone through and addressed Waukesha County's conditions. The Developer's Agreement is having a change made by Attorney Chapman. Haroldson stated the letter of credit would be approximately \$30,000. The Covenants and Restrictions state that a grading plan will need to be

submitted with the building permit. The developers will maintain the architectural control committee. An impact fee of \$1,500 would need to be paid for each property at the time a building permit is issued.

A motion to recommend approval of the final plat for Lake Bluff Estates contingent on the letter from Waukesha County was made by Morris/Siepmann. Motion carried.

Updated Fence Ordinance as Presented by Planner – Haroldson stated she is adding a side yard definition. A lakeside property at this time only allows a decorative fence which must be 50% open. Haroldson stated Waukesha County is in the process of creating a fence ordinance, however, she does not believe they have had a public hearing on it yet. Haroldson stated she is recommending all fences require a fence permit. There was discussion on how far from the lot line a fence should be; business, residential and industrial fencing; and defining security fences.

Klink asked the Plan Commissioners to review the fence ordinance and bring it back to the next Plan Commission.

Park Committee:

Park Participation Funding for Monches Park, Fence Installation and Batting Cage Improvements – as Requested by Marty Iverson – The Fire Chief asked them to put the gas cans outside and they plan to put up a more secure fence. The dumpster will be behind the fence as well. No work has been done yet. The cost will be for approximately \$11,529.00 and they are asking for half of that.

A motion to recommend approval of half of \$11,529.00 was made by Fleming/Siepmann. Motion carried.

Planner Update:

Oconomowoc River Conservancy Park Update – Susan Buchanan – Tall Pines – Haroldson stated there was a conflict with this meeting date and this will be on the next Plan Commission agenda.

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

Respectfully submitted,

Holly R Claas
Deputy Clerk