

Town of Merton  
Plan Commission Meeting  
Minutes of October 18, 2017

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the September 20, 2017 Plan Commission Meeting. A motion to approve the minutes was made by Good/Fleming. Motion carried.

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

Also Present: Mary Lou Findley, Paul McBroom, and Walt Lautner

Old Business:

Plan of Operation – Stone Bank Farm Market – N68W33208 CTH K – Requested by Michelle Keltara on Behalf of John Gehl – MRTT0361-977 – Haroldson stated there would be one van per day and the parking lot is paved for the customers. They do everything in the old church building which has four restrooms. They are asking for a year round operation and the property is zoned business and allows a grocery store. Haroldson stated they have all the required licenses. Klink stated they need a liquor license if they are selling wine.

Since no representative was present, action was postponed.

New Business:

Certified Survey Map to Combine Lots – Located on County Road C – Requested by Kevin Hehn – MRTT0405-970 & MRTT0405-970-001 – Hehn has two non-conforming lots and Waukesha County is asking them to combine parcels. There was discussion on the two septic systems and if there was a house on the lot previously.

A motion to recommend approval to the Town Board was made by Morris/Jensen. Motion carried.

Certified Survey Map for Land Division – Located on County Road E – Requested by John McBroom – MRTT0345-997 – Haroldson stated they plan to split the lot into two parcels. They are planning to sell the farmhouse on the three acre parcel to the tenant and keep the larger parcel. They did not do soil borings. If the Plan Commission approves, a note will needed to be added to the CSM stating the following: “At the request of the property owner, §18.41(8) was waived by the Plan Commission pursuant to §8.70(1). Accordingly, no determination has been made as to whether lot 2 is suitable for an approved municipal or state approved sewage disposal system, or is not a buildable lot.” The Preliminary Site Evaluation (PSE) was completed on the 3 acre parcel. The property is zoned M-2.

A motion to recommend approval with the condition was made by Fleming/Morris. Motion carried.

Planner Update:

- Blessed Teresa Land – Road Access on to Hwy Vv – Haroldson recommended that Blessed Teresa needs to get their own access off of Hwy Vv if they are going to allow parking for the ultimate Frisbee tournament and the lacrosse tournament. Residents have complained about the access and parking for these events. Haroldson believes the County identified a site for the access several years ago. Klink stated they should have an access. Chapman stated it should have a significant base. Klink advised Haroldson to send a letter.
- High Ground Zoning Changes in Town, Waukesha County Updated Mapping – Haroldson stated County has a new district and there were public hearings on the zoning. The zoning will only allow what C-1 Conservancy zoning allows.
- Fence Ordinance – Haroldson reviewed potential changes on the Fence Ordinance and asked the Commissioners to review the ordinance and advise with any changes or additions.
- Status of Mobil Sign – Marie John – Small Towne Gas – The Plan Commission approved the sign, but Waukesha County denied the sign because it was too big and too high. The sign was re-designed and Waukesha County has since approved it.
- Status of Swallow Lane - Haroldson and Griffin went over five options for consideration for Swallow Lane. There was discussion on the options. This will come back to the next Plan Commission Meeting for a recommendation to the Town Board.

A motion to adjourn was made by Klink/Siepmann. Motion carried. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk