

Town of Merton  
Plan Commission Meeting  
Minutes of September 20, 2017

- Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the August 16, 2017 Public Hearing & Plan Commission Meeting. A motion to approve both 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: Kurt Romsos, Tom Downing, Chad Munkwitz, Ken Ward, William Ruf, Robert Foshey, and Justin Swanson

Old Business:

New Business:

Plan of Operation – Stone Bank Farm Market – N68W33208 CTH K – as Requested by John Gehl – MRTT0361-977 – Haroldson stated they are proposing to have a grocery store. They are still doing the farming, the growing, and the classes. Haroldson said they need to submit a site plan and she thinks it's important that they get the state permits that are needed for a grocery store. It was decided that this needs to come back to the Plan Commission.

Request for Increased Building Height to 22' – as Requested by William Ruf – W307N8644 Laskin Road – MRTT0326-999—013 – Haroldson stated this meets the floor area ratio and the building will be 63' from the side lot line. Ruf stated he is using the building for storage.

A motion to approve was made by Fleming/Siepmann. Motion carried.

Request for Increased Building Height to 22'6" – as Requested by Robert Foshey – N91W29181 Center Oak Road – MRTT0296-998 – Swanson from James Craig Builders stated they would like to bump the height of the building up to 24' because of the width of the building. Haroldson stated the zoning code allows up to 25' and he will meet the offset.

A motion to approve with a height no higher than 25' was made by Fleming/Jensen. Motion carried.

Request for Increased Building Height to 23' – as Requested by Justin Swanson – N91W29191 Bobtail Court - MRTT0296-004 – Haroldson stated he has no measurement on the survey for the offset and he must be 27' from the lot line.

A motion to approve with changes of 27' offset was made by Fleming/Morris. Motion carried.

Siepmann questioned if there is an architectural control committee for this subdivision and stated he should get approval from them.

Certified Survey Map to Combine Lots – Located on Lakeview Drive – as Requested by Tom Unger – MRTT0406-013 – Haroldson stated she hasn't received feedback from Waukesha County. Unger is adding a sliver of a parcel to his lake lot parcel to make the lot more conforming and clean up the legal description.

A motion to recommend approval contingent upon review and approval of Waukesha County was made by Fleming/Siepmann. Motion carried.

Conceptual Request to Amend the Land Use Plan to Amend the Area of Disturbance Only From the Primary Environmental Corridor to the Suburban II (3-4.9 acres) Category – Located on Camp Whitcomb Road – as Requested by Town Downing – MRTT0341-977 – Haroldson stated Downing has owned the property since 1973 and he would like to divide off a lot for his daughter. The property has been field delineated. He is requesting to amend the area of disturbance only from the Primary Environmental Corridor. The rest of the property would remain as Primary Environmental Corridor. The proposed building site was previously grazed, had three cottages on it and is now mowed. Significant resource improvements have been made to the property which increased the quality of the natural environment.

Downing stated there is a glacial kettle and in the spring there is water in it and on the north side there is a cattail area, but it is not all wetland environmental corridor.

A motion to conceptually support the request of an amendment to the land use plan was made by Morris/Fleming. Motion carried.

Conceptual Rezone Request to Remove the Environmental Corridor Overlay Zoning From the Disturbed Area Only – Property Located on Camp Whitcomb Road – as Requested by Tom Downing – MRTT0341-977 – A motion to conceptually support the request to remove the environmental corridor zoning from the disturbed area only was made by Morris/Fleming. Motion carried.

Planner Update:

- Parks – Ward presented an estimated timeline for improvements to the soccer park. He stated that weed wacking and weed killing is in their contract with the landscape company and the weeds were taken care of. Ward thanked Griffin for getting gravel for the park. An executive director was hired and they plan on meeting with Haroldson in the next few weeks.

A motion to adjourn was made by Morris/Fleming. Motion carried. Meeting adjourned at 6:08 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk