

Town of Merton
Plan Commission Meeting
Minutes of May 17, 2017

- The meeting was called to order by Acting Chairman Morris at 5:52 p.m.
- The Pledge of Allegiance was led by Acting Chairman Morris.
- Minutes of the April 19, 2017 Plan Commission Meeting. A motion to approve the minutes as printed was made by Fleming/Siepmann. Motion carried.

Present: Acting Chairman Morris, Commissioners Griffin, Fleming & Siepmann, Attorney Chapman, Planner Haroldson, and Deputy Clerk Claas.

Absent: Chairman Klink & Commissioners Jensen and Good

Also Present: William Brazzoni, Liz Tobolt, Kim Fintel, John Heup and several others.

Old Business: None

New Business:

William Brazzoni, W326N9422 Peradell Court, Hartland, WI, for a Conditional Use Permit to Allow the Landing of Helicopters on his Property, 20 Acres, Limited to 2 Weeks in June, 2017 – MRTT0306999013 – Chapman drafted recommendations for the conditional use permit and reviewed those conditions. The conditional use permit is temporary for June 4th through June 19th between the hours of 7:00 a.m. and 7:00 p.m. There should be no commercial operation or sightseeing taking place during the transporting of passengers and the permittee shall clear the site as necessary to make the landing and takeoff of the helicopter safe.

A motion to recommend the conditional use permit to the Town Board was made by Fleming/Griffin. Motion carried.

Kim Fintel, Owner of Kim's Pizza, N67W33395 CTH K, Oconomowoc, WI, to Modify the Plan of Operation to Include Outdoor Seating on the Deck Located in Rear of Building – MRTT0364988 – Fintel would like to serve beverages and pizza on the existing deck at the rear of the building. She will probably be able to have 8 tables on the deck. Fintel has applied accordingly for this year's liquor license.

A motion to approve the Plan of Operation was made by Fleming/Siepmann. Motion carried.

Certified Survey Map to Split 34 Acres, Located on Beaver Lake Road, into 3 New Parcels, as Requested by Rick & Ann Schwalbe – MRTT 0376-998 – The petitioner is planning to divide the 34 acre parcel into 5 lots by using 2 surveys. The first CSM will have a 2.77 acre lot, a 9.92 acre lot and a 20 acre lot which will be divided on the 2nd survey. The second CSM will have a 6.6 acre lot, a 5 acre lot, and a 6.7 acre lot. Schwalbe will be building a home on the 9.9 acre lot and their daughter and husband plan to build on the 6.7 acre lot.

Siepmann recommended they have a wetland investigation on the site for minor areas mostly on the far north end. Schwalbe said he expects to see a building envelope for that parcel.

Haroldson stated the following information needs to be addressed or added to the first CSM for final approval:

- Surveyor's certification signed, dated, and sealed and revisions on all pages
- Identify Isolated Natural Resources area

- Identify Source for Natural Resources mapping
- Submit soil boring letters
- Submit Stormwater Permit or exemption letter
- Submit letter from Waukesha County Highway Department identifying road access point from CTH E with approval
- Add the Extraterritorial Community (Village of Chenequa or Hartland)
- Identify the access location off of Beaver Lake Road with the DPW and note on the survey
- Impact Fees of \$1,500 per lot will be required for the newly created parcels when a building permit is applied for
- Lot numbers on CSM should be consistent.

A motion to recommend approval with the Planner's 10 conditions was made by Fleming/Siepmann. Motion carried.

Rick & Ann Schwalbe – W294N7220 Tamron Lane, Hartland, WI, to Divide 20 Acre Parcel, Lot 2 of CSM, 34 Acres Located on Beaver Lake Road, into 3 Parcels – MRTT0376998 – Schwalbe indicated he was not ready for this CSM.

Park Committee Matters:

Request of Monches Rec Club for Funds from the Town of Merton Park Participation Funding Program to Spread Mulch Under the Playground Equipment – Haroldson stated the full cost of the mulch is \$2,400 and the Town would give \$1,200.

A motion to match \$1,200 subject to property playground mulch was made by Siepmann/Fleming. Motion carried.

Request of Town Highway Dept for Funds from the Town of Merton Park Participation Funding Program to Hard Surface the Parking Lot for the Ice Age Trail Access Parking – Haroldson said the request is for \$6,000 to hard surface the gravel parking lot for the Ice Age Trail Parking with asphalt. Griffin stated the dimensions are 60' x 60' with a 24' x 44' approach.

A motion to approve \$6,000 was made by Fleming/Siepmann. Motion carried.

Planner Update: Haroldson stated she had received an update on the plans for the Stone Bank Park. They are not doing anything about the restrooms this summer because they are all booked up. They will work on it in the fall.

Fleming questioned the retention pond right between the firehouse and the church parking lot and right next to little league. Griffin stated it was designed to hold water to a certain level and then go to the culvert. Griffin stated he would like at it Thursday morning.

A motion to adjourn was made by Fleming/Siepmann. Motion carried. Meeting adjourned at 6:28 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk