

Town of Merton
Plan Commission Meeting
Minutes of April 19, 2017

- Meeting Called to Order by Chairman Klink at 5:31 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the March 1, 2017 Public Hearing and Plan Commission Meeting. A motion to approve the minutes was made by Fleming/Siepmann. Motion carried.

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

Absent: Commissioner Morris

Also Present: Susan Buchanan, Jill Bedford, Tom Gilligan, Craig Caliendo, Chris Caliendo, Mark Menzel, Dick Martin, Mary Lou Findley, Mary Korkor, Eric Grimstad, Kay Grimstad, Marilyn Guenther, Liz Tobolt, Chuck Radtke, and Bill Niemann.

Tall Pines – Susan Buchanan and Jill Bedford presented opportunities for the Town and would like to establish a working relationship with the Town and the Park Committee.

Old Business:

Request for Amendment to Conditional Use Permit for North Lake Veterinary Clinic as Requested by Dr. Thomas Gilligan – Attorney Chapman reviewed the amendment to the conditional use permit and stated the exhibits the site plan, grading, erosion control and landscaping plan, floor plan and exterior elevations should be attached with the permit.

Dr. Gilligan has applied for a variance for the offset and is aware that he will need to apply for an additional variance from the one-acre and three-acre requirement in the future.

A motion to recommend approval to the Town Board was made by Fleming/Siepmann. Motion carried.

New Business:

Preliminary Plat for Lake Bluff Estates as Requested by Club View Development, Craig Caliendo – MRTT0369-995-005 – Haroldson stated the Town hasn't received a review from Waukesha County Parks & Land Use or from Wisconsin Dept. of Administration, Land Resources.

Craig Caliendo stated there will be eight lots ranging from approximately 2 to 5 acres with eight driveways on Club View Drive, and there will be 1 outlot that will remain natural. Soil testing was completed. There will be minimum tree removal. There will be a note on the plat for environmental corridor and for the rain gardens.

Each individual lot will have its own rain garden and will be maintained by the developer until the property is sold. The rain gardens have been designed so the peak flow rate once it rains will be no greater or less than it is for undeveloped land. The rain gardens will be approved by Waukesha County and will be planted with natural native species that help absorb water. There will be a rain garden maintenance agreement that will be recorded.

There will be a formal declaration of restrictions that will outline covenants and restrictions. The minimum square footage for ranches would be 2,500 square feet, and 3,000 square feet for a two-story. Kingsway will oversee and manage architectural control for all plans, building improvements, swimming pool, landscaping, etc.

Mary Korkor – W314N7022 Hwy 83 – is curious about the real protections for the trees. What are the restrictions for the secondary environmental corridor and who enforces it? Is there going to be any protection or agreement for the purchasers of the lots for the trees? Craig Caliendo stated they are waiting to hear from land resources on what type of notation they want on the map and they will mirror that in the declaration of restrictions. Korkor also stated that there is a 100 year old culvert system which has worked brilliantly and she has never had issues with water runoff or drainage. She wants the contouring to be respectful of what is already in place.

Chuck Radtke – N67W30743 Golf Circle - is concerned that this may be a lot of driveways for the 1600' distance. Caliendo stated they reduced the density. There were 10 lots on the previous plat. They eliminated the cul de sac and there will be no massive land disturbances. Radtke was also concerned about the parallel lots stating in the cul-de-sacs and other portions of the subdivision there are different geometric lots designs. Caliendo stated parallel lots are now required. They want the lots to be perpendicular.

No action is taken

Planner Update:

Swallow Lane – The Town has received questions and concerns from neighbors and property owners abutting Swallow Lane. This part of Swallow Lane is narrow and overgrown. Recommendations were made to get rid of the brush, put a path on the north side, take the fence and move it down to the 33' that is deed to the Town, and put a gate up. This would make it an emergency access to the subdivision. Signs for only non-motorized vehicles, dogs must be under control, and no parking was discussed. It was suggested that the Town install a gravel path and let it settle for a year or two and then possibly pave the gravel base.

Merton Farmland Preservation Interest Letter – Letters were sent to approximately 30 property owners. Karen Doyle, Conservation Specialist, was at the Town for two hours today to meet with any of the owners. No one showed. Richard Simmons is the only participant.

Fence Ordinance – No discussion.

Adaptive Reuse of Buildings – The Planner stated she will get more information for the Plan Commission.

A motion to adjourn was made by Fleming/Siepmann. Motion carried. Meeting adjourned at 6:29 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk