

Town of Merton
Plan Commission Meeting
Minutes of April 6, 2016

- Meeting Called to Order by Chairman Nawrocki at 5:30 p.m.
- Pledge of Allegiance was led by Chairman Nawrocki
- Minutes of the March 16, 2016 Plan Commission Meeting, March 16 Public Hearing for Paun, and March 16 Public Hearing for Nettesheim. A motion to approve the minutes was made by Klink, second by Good. Motion carried

Present: Chairman Nawrocki, Commissioners Morris, Fleming, Jensen, Klink, Good, Siepmann, and Newman, Planner Haroldson, Attorney Chapman, and Clerk Bright

Also Present: Ron Nettesheim, Linda Paun, Mrs. Hawkins, Kelly Pagenkopf

Old Business: None

New Business:

Consider request for Accessory Building Height Increase Up to 25' per 17.21(e) – Richard Hawkins – Woodland Drive – MRTT0325025 – Planner Haroldson stated that for every foot a structure is taller than 18 feet, the building must move a foot in from the setback, building not to exceed 25 feet in height. This structure, at 24 feet, conforms with that rule. The offset will be 26 feet from the side lot line. Good asked how close the neighbor is to the lot line. Mrs. Hawkins stated they are in the middle of their lot and there is a row of evergreens between. A motion to approve the increased height for accessory building contingent upon meeting all other requirements of the Building Inspector was made by Morris / Fleming. Motion Carried.

Consider request for Accessory Building Height Increase Up to 25' per 71.21 (e) – Kelly Pagendorf – County Line Road – MRTT0302997 – Planner Haroldson stated that for every foot a structure is taller than 18 feet, the building must move a foot in from the setback, building not to exceed 25 feet in height. This structure, at 22 feet, conforms with that rule. The road setback will be 54 feet, with 78.2 as the offset. A motion to approve the increased height for accessory building contingent upon meeting all other requirements of the Building Inspector was made by Klink / Newman. Motion Carried.

Consideration of Conditional Use Permit to Construct and Operate a Cold Storage Facility on Christine Lane as Requested by Robert & Linda Paun on Behalf of Christine Lane Rentals, LLC – MRTT0345007 – Attorney Chapman stated that the conditions of the Conditional Use Permit would include: an accepted plan of operation, site and grading plan, security cameras, use being limited to cold storage, stormwater plan with Waukesha County, plans submitted to Fire Chief, and others. He asked if the Pauns could live with that, and Linda Paun stated they could. They are scheduled to appear at a Board of Adjustment hearing on April 21st. A motion to approve the Conditional Use Permit, with a recommendation to the Town Board, if and when a variance from the 100ft setback is obtained, was made by Newman/Jensen. Motion Carried.

Consideration of Amended Conditional Use Permit to Construct a Building with Seven (7) Additional Commercial Storage Units to Operate a Cold Storage Facility on Christine Lane as Requested by Ron Nettesheim for RTN, LLC – MRTT0345004 – Attorney Chapman stated that the request was for one additional building to be added to an existing Conditional Use Permit. The Conditional Use Permit was amended to include an additional building on the same lot, a variance would be required, and the conditions of the original

Conditional Use Permit would need to be complied with as well. The owners are scheduled to appear at a Board of Adjustment hearing on April 21st. A motion to approve the Conditional Use Permit, with a recommendation to the Town Board, if and when a variance from the 100ft setback is obtained, was made by Newman/Fleming. Motion Carried.

Waukesha County Updated Stormwater Management/ Erosion Control Ordinance – Planner Haroldson informed the Commission that Waukesha County spent last year updating their ordinances for stormwater management. Much of the update had to do with technology and measurements used in the formulas. Seipmann stated nothing significant affects the Town of Merton. Morris asked what the budget for stormwater management was for the Town. Haroldson stated \$1,500 for education, and \$8,000 for engineering and modeling for the MS4 permit.

Park Committee: Tim Klink stated that Merton Community Fire Department would conduct a controlled burn of the Oconomowoc River Conservancy prairie when it dries out some more.

Planner Update: None

A motion to adjourn was made by Fleming, second by Good. Motion carried. Meeting adjourned at 5:53 p.m.

Respectfully submitted,

Nathan Bright
Clerk