

Town of Merton
Plan Commission Meeting
Minutes of February 3, 2016

- Meeting Called to Order by Chairman Nawrocki at 5:30 p.m.
- Pledge of Allegiance was led by Chairman Nawrocki
- Minutes of the December 16, 2015 Plan Commission Meeting. A motion to approve the minutes was made by Morris, second by Jensen. Motion carried

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

Also Present: Josef and Karen Weber, Mark Sellers, Keith Kindred, Jason Sarchet, Jeff Bertelson, Bob Dohr from LCR, and several others

Old Business: None

New Business:

Consideration of Certified Survey Map (CSM) to Create a Land Division of 2 Parcels– Josef Weber – W331N9297 West Shore Dr – MRTT0309-998-004 – Planner Haroldson stated that this used to be a 13 acre parcel, but approximately 3 acres was previously split off. Now he is looking to split off 3 more acres, and keep approx. 7.6 acres where his house is. Waukesha County will need to review this CSM due to the environmental corridor on the west side of the property. Haroldson also stated that soil boring tests would have to be done. Fleming asked what was happening with the 3 acres being split off. Weber stated it wasn't planning on being sold, that he was keeping it for personal use.

A motion to recommend approval to the Town Board subject to conditions that Waukesha County approves, boring tests are completed, and the corrections are made by the surveyor was made by Morris, second by Fleming. Morris stated it should be sent to the Town Board after the boring tests are completed. Motion carried.

Review of Pre-Application Conceptual Subdivision Plans – 34 Acres, Keith Kindred, on behalf of Mark Sellers, Located off of Beaver Lake Road – MRTT0376-998 – Keith Kindred from SEH stated the proposed area is all zoned R-1 Residential with 1 acre lot minimum and 150 foot width minimum. Currently the land is a Managed Forest Cropland with evergreens and black walnuts. The conceptual plans have 2 variations. One has two cul-de-sacs and an emergency access road where a farm road exists today. The other has one cul-de-sac and a road connecting to Beaver Lake Road where the farm road is now. Nawrocki asked if there was a plan in place for this development for a long time. Kindred stated they had plans for this property as far back as October 1985. Haroldson stated the town would like to see straight cul-de-sacs, as they are easier for plowing. Kindred stated they would work with the town to accommodate what they could. Morris asked what the most common septic would be. Kindred stated preliminary results indicated good soil for a conventional system, but that some may have to be mound systems. Siepmann asked if the cul-de-sacs would have islands. Klink stated the highway department would prefer no islands. Kindred stated they would discuss with Klink as his capacity as the highway superintendent. Siepmann asked if Kindred thought about mountable curb. Klink said they're a nightmare for towns due to catch basins which get full of salt and sand, and hard to plow. Jensen asked if the developer thought of temporary construction roads to the building sites. Kindred stated there wouldn't be as much traffic as normal developments because there wouldn't be any sewer building traffic.

Morris stated that the 12 inches of gravel needing to be brought in would be a lot of traffic. Klink said the town takes before and after pictures in case there's damage to the roads from construction traffic.

Haroldson asked if we could give the developer some direction, since that was what they were at the meeting for. Klink stated that even if a road connects from Hwy E or Beaver Lake Road, it would connect to Irene Lane also. Morris stated that that would be an additional 400 feet of road to plow and maintain if using a Hwy E entry point. Kindred stated that there may be line of sight issues with a Hwy E entrance as well. Mark Sellers stated that it was his understanding, which he got from the original owners, that a Hwy E entrance was not an option.

Park Committee: None

Planner Update: Haroldson stated the Town is involved in the Waukesha County Shoreland Zoning and Advisory Committee. We are one of 3 towns to be a part of this committee.

A motion to adjourn was made by Klink, second by Siepmann. Motion carried. Meeting adjourned at 6:18 p.m.

Respectfully submitted,

Nathan Bright
Clerk