

Town of Merton  
Plan Commission Meeting  
Minutes of November 6, 2019

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the September 18, 2019 Plan Commission Meeting. A motion to approve the minutes as printed was made by Siepmann/Jensen. Motion Carried.
- Summary/Minutes of October 16, 2019 Plan Commission Meeting. Chairman Klink explained that there wasn't a quorum and only a presentation for Stone Bank Community Park was given. Morris apologized for missing this meeting. No action was needed.

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

Absent: Commissioner Good and Planner Haroldson

Also Present: James Gelting, Jon Spheeris, Matt Spheeris, and Alex Spheeris, Dave & Terry Van Slett, Tom Manthy, and Tom Auer

Old Business: None

New Business:

Plan of Operation for Gelting Performance Services – W300N7740 Christine Lane - as Requested by James Gelting – Tax Key MRTT0345-004 – Gelting stated he has a long-term lease with Ron Nettesheim. He will be doing basically the same thing as Nettesheim except with muscle cars. He will be doing pre op and post op work at this site on any restoration they do. It will basically be a clean-up site. The dirty work will be done at his other shops. He plans to have his dealer's license by the new year.

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

Certified Survey Map to Combine Parcels – Located at W305N6280 Beaver View Road – as Requested by David Van Slett – Tax Key MRTT0394-994 – The CSM will remove the interior lot lines and combine two legal descriptions. They need a Zoning Permit to change their flat roof to a gabled roof and County would like this cleaned up. Jahnke and Jahnke is working on showing the owners of the adjacent lands as County requested. Van Slett said County has some concerns with easements, but he said there are no easements.

A motion to recommend approval to the Town Board with changes requested by the Town and County was made by Fleming/Morris. Motion carried.

Revised Preliminary Plat – Residential Cluster Development – The Preserve at Beaver Lake Subdivision, Section 27 – Revised 10/7/2019 – as Requested by Jon Spheeris, Developer – Tax Key MRTT0394-999-004 – Spheeris stated he has had meetings with Waukesha County and they are working on stormwater. They've had additional soil tests done. They have decreased the water flow by 94% and will have four areas for stormwater with one area being a rain garden. They will double up on the matting and silt fencing to keep solids on this property. County recommended they reduce the 50' setback to 35' to help with impervious surface since this is a cluster development. They have a conceptual landscaping plan with pergolas and sitting areas. They have worked with the Highway Superintendent to have a larger cul-

de-sac, and they have worked with the Planner and the Highway Superintendent on the challenges on the intersection of Beaver Lake Road and Beaver View Road. The number of lots remain the same.

A motion to approve the revised preliminary plat contingent upon any conditions of Waukesha County Parks and Land Use, Conditions of Town Engineer, Planner, and Highway Department being addressed before final plat approval was made by Morris/Jensen. Motion carried.

Request for an "After-the-Fact" Permit to Allow a Retaining Wall Within 5 Feet of the Property Line – Requested by Thomas Manthy – Tax Key MRTT0411-031 – Manthy stated that he has a house on Okauchee Lake and he did not move the retaining wall or the driveway. He bought the house in the early 80's and it built off the plot plan. Manthy got a call from the neighbor's builder saying that Manthy was encroaching on the neighbor's property who wanted to build a 7,000 sq. ft. house. The builder told him he needed to tear his deck off and he would have no access to the lake. The stakes on the lake and the stakes on the road are totally different. Manthy said he did not move the driveway, the neighbor did. Manthy now has an easement. Manthy stated everyone bought or built off of plot plans until mid-2000's, not surveys.

Klink stated he will have the Planner start working with Waukesha County to find some kind of resolution with the problems on Road O.

A motion to approve the retaining wall within 5' of the property line was made by Fleming/Griffin. Motion carried.

A motion to adjourn was made by Siepmann/Jensen. Motion carried. Meeting adjourned at 5:54 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk