Town of Merton
Plan Commission Meeting
Minutes of September 16th, 2026

- Meeting Called to Order by Acting Chairman Siepmann at 5:30 p.m.
- Pledge of Allegiance led by Acting Chairman Siepmann
- Minutes August 19th, 2026 Plan Commission Meeting. A motion to approve the minutes was made by Good/Caliendo. Motion carried.

Present: Acting Chairman Siepmann, Commissioners Griffin, Queoff, Olson, Good, and Caliendo, Planner Haroldson, and Deputy Clerk Claas
Absent: Chairman Klink, Attorney Van Kleunen
Also Present: Susan, Abigail, Jeremiah, Anna & Jeremy Metzger

Old Business: None

Certified Survey Map to Combine 2 Parcels with Separate Tax Keys into One Lot to Construct a Garage – Requested by Brett Dethmers – Tax Keys MRTT0335-011 & MRTT0335-996 – Planner Haroldson stated corrections were made. Waukesha County has approved it but hasn't signed off on it. Village of Merton waived their rights.

Commissioner Griffin asked if the existing garage was going to stay. Planner Haroldson responded no, they had to combine the parcels so they could tear the garage down and build a bigger garage. There was an issue that there was an easement across their lot which separated the north lot and the south lot, but that has been resolved.

Acting Chairman Siepmann asked if there was a reason why the right-of-way wasn't extended through the property. Planner Haroldson responded that there was no need for it because the other parcel enters off Center Oak Road, so there is no access issue.

A motion to approve this request with a recommendation to the Town Board for approval and signatures was made by Commissioners Queoff/Olson. Motion carried.

Conceptual Plan for a Land Division – 40 Acres into Four (4) Lots – Requested by Susan and Jeremy Metzger – Tax Key MRTT0319-997 – Planner Haroldson said this is a conceptual plan, and they would have to bring something formal back. They just want support for the configuration of these lots. She told the Metzger's numerous times that the Town does not really support flag lots, but it's up to the Plan Commission. Planner Haroldson stated this is conceptual and for discussion only. Acting Chairman Siepmann said no action will be taken.

Commissioner Caliendo said one access is off of Kings Highway and the other three lots will access off of Petersen Road. Acting Chairman Siepmann asked Commissioner (DPW Director) Griffin and Planner Haroldson for accessing Lot 2, if they would allow a driveway off of Kings Highway. Commissioner Griffin responded that he thinks they would have to discuss that because Kings Highway was built back in the 70's, but the people that bought in there assumed that they're the only three houses on it, even though the end of it is Town property. He thinks that would need to be a discussion whether the Town would allow another one off of Koester Road. Planner Haroldson said she would also have to go to the old plat and see if there's any restrictions. Commissioner Griffin said it could be an option, but they saw another variation of this with two lots coming off of Kings Highway.

Susan Metzger said they were looking to do two lots in the back; a 6 acre and a 5 acre, and then one up the side and then keeping the original farm parcel. She apologized for the flag lot. If they go off of Kings Highway, her understanding is they would have to improve it and it would cost them about an extra $200,000 to do that. They don't have the funds or the equity to do that type of thing. The 20 acres left over would still be a nice farm parcel, and they want to keep everyone away from each other and if they go up that lot line, that land in the back would be landlocked because they can't go off of Kings Highway and improve that for that cost. They have no other way to access back there. They will have some restrictions on where to build. The reason for the flag lot is so that they don't have a house and have a house right on top of it.

Planner Haroldson said land use is designated rural density which means 5 acre per dwelling. It doesn't mean the lots have to be 5 acres; it just means they can only have a total of 8 dwellings.

Commissioner Siepmann said his comment would be flag lots are not desired from a land use standpoint. He understands what they're after and he gets that, but it's not the best way to divide a piece of property. It's difficult to manage a narrow little strip of land that you can't do anything with. Perhaps there's a way to get a lot where you have the cross hatched area on the side and extend your property to the north. From his standpoint, he would be against the flag lot.

Planner Haroldson said a rezone was suggested, but she doesn't think in the rural density out there it would be supported. Acting Chairman Siepmann asked what the zoning is for Northcrest, Crown Point, and Kings Highway. Planner responded it was R-1 at that time. She stated that area was developed in the 60's and platted in the early 70's. Planner Haroldson said it is still R-1. Commissioner Griffin said he believes they gave up a lot of Mason Creek frontage down there at the time on the east side. Planner Haroldson said she would have to look at the platting of it.

Susan Metzger said she knows flag lots are undesirable, but there are several of them up and down Petersen Road. The engineer they are working with said it is not not allowed but just discouraged. They are asking for an exception just for those two lots. She said it's like a little haven back there, and they aren't utilizing that area as much and for them to go back there and make their private homestead, she thinks would be the best for everyone and future homeowners.

Acting Chairman Siepmann says that ordinance says we don't allow flag lots, but the Plan Commission has a right to waive that, but that's really not the direction the Plan Commission likes to go. Going forward, all of those things that happened on Petersen Road happened long before all of us here were at the table. Jeremy Metzger said it doesn't say it's not allowed; it says it's discouraged. Acting Chairman Siepmann said right, but there's a reason for that. Jeremy Metzger asked what the reason is. Acting Chairman Siepmann stated it's just not good way to plan land. Susan Metzger said they're not going to develop it any further though. Jeremy Metzger said people are not going to want to build off of Petersen Road because it's not safe and people drive way too fast. Planner Haroldson said with 5 acres they're not really on Petersen Road. They would have a lot of acreage. Acting Chairman Siepmann said no matter what, they would have a driveway access on Petersen Road, so when you say it's not safe, it doesn't make any difference, because they are still going to have access there. Acting Chairman Siepmann said there's a lot of reasons One is landscaping it, maintaining a 1,000 ft. long driveway, there's a huge cost in extending utilities back there. Jeremy Metzger said that's not the Town's concern. Acting Chairman Siepmann said it is, because the Town wants to make practical land use decisions. Flag lots are heavily discouraged, and the sentiment of the commission is the same. The Plan Commission has had other flag lots come before them and they have said no. There was discussion on the safety of Petersen Road and all other Town roads. Commissioner Griffin said he drives on Town roads five days a week and they don't slow down for their trucks with lights on. It's everywhere, it's not just one road.

Commissioner Caliendo said it looks like they eliminated Lot 5 which was originally a 5-acre lot. They could make Lot 1 similar to what Lot 3 is and then extend the farm parcel that they're going to keep farther back to the north. Planner Haroldson said the lots don't all have to be 5 or 6 acres. Commissioner Caliendo said they are not limited to the acreage; they're just limited to the number of lots. Susan Metzger said they want to retain as much as possible for the original farmstead but allow enough estate parcel for other people. She said the topography on Lot 3 coming up the eastern side has a beautiful hill, so there would be privacy there. On the other side, the way it dips down, they would see a lot of what they do, so they are trying to maximize privacy and value in that land. Commissioner Caliendo said they could still create a lot that's still deep enough so the houses wouldn't be next to each other, so it wouldn't be a flag lot. Commissioner Siepmann said they could also designate a building envelope of where they can build and where they can't, so they can control that.

Acting Chairman Siepmann said the Plan Commission is not here to re-design, but to recommend that you do everything you can to avoid a flag lot. The Plan Commission talked about Lot 5 can be shifted over and make it 5 acres and extend your lot back to where Lot 1 is. That seems to be the most viable option. It would still have frontage on Petersen Road which you are required to have unless you want to put in a public street. You could put in a public street and cluster one acre lots back in the corner if you wanted to, but that would cost a lot of money to put in a road. Acting Chairman Siepmann told them they have to understand that they're deferring the cost of someone building their own road by making them meander it up through a 66' wide strip.

Commissioner Caliendo said he would look at reconfiguring what shown on their map as Lots 1 and 5 to avoid a flag lot but still give them the separation that they want and where a house could be built on that new Lot 1. He thinks they could change the configurations so that it works to avoid having a flag lot and still gives them the acreage that they want.

Susan Metzger asked for all of the Plan Commissioners to come out to the site. Acting Chairman Siepmann said it's hard to have all of the Plan Commission go out because they can't have a meeting in the field like that. Commissioner Caliendo said if five of them went out there individually, they would have five different ideas. He suggested that if they have a surveyor or someone that they're working with or consulting on it, take a look at the area dedicated as Lots 1 and 5, just that section, and try to come up with a layout where a house could be placed on that parcel and create a lot there. The access off of Kings Highway would need to be addressed. Commissioner Caliendo thought there might be a topography issue there too.

Planner Haroldson said she would let them know about Kings Highway and if it's doable or not. Acting Chairman Siepmann said they would need to come back with a new concept plan. Planner Haroldson said she would get back to them next week.

Planner Report – Marilyn Haroldson – stated that she is going to have the soccer club that is operating in the community park come in and talk to the Plan Commission. She met with someone from a different soccer club who wants to take it over. The Town has to look at the lease for the existing soccer club.

DPW Report – Paul Griffin – stated Waukesha County opened up Highway E going north towards Monches.

A motion to adjourn was made by Commissioners Olson/Griffin. Motion carried. Meeting adjourned at 6:02 p.m.

Respectfully submitted,
Holly R Claas
Deputy Clerk