

Town of Merton
PO Box 128
North Lake, WI 53064

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Town of Merton Plan Commission and a staff representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division, on **Wednesday, August 16, 2023, at 5:30 p.m.** at the Merton Town Hall, located at W314 N7624 STH 83, North Lake, WI, 53064, to consider the after the fact Conditional Use requests (**CU95**) of **Steve and Jackie Payne, N67 W32764 County Road K, Hartland, WI 53029 (owners)** to operate a gift shop/farm stand in an existing accessory building and to use a kitchen in an existing barn to prepare maple syrup and other products for sale as well as to use the barn for limited special events. The proposed use of the barn is pursuant to the "Other Uses not specifically provided for" in Section 17.17(3) of the Town of Merton Zoning Code and the Limited Family Business, in Section 4(g)16 of the Waukesha County Shoreland and Floodland Protection Ordinance. The property is split between the jurisdictions of the Waukesha County Shoreland and Floodland Protection Ordinance and the Town of Merton Zoning Code. The property is zoned A-1 Agricultural District under the Town of Merton Zoning Code and is zoned A-1 Agricultural District and EC Environmental Corridor Overlay District under the Waukesha County Shoreland and Floodland Protection Ordinance. The subject property is described as Lot 2, Certified Survey Map No. 8322, part of the SW ¼ of Section 20, T8N, R18E, Town of Merton. More specifically, the property is located at N67 W32764 County Road K, Hartland, WI 53029-9714. (Tax Key No. MRTT 0367.994.002).

For additional information regarding this public hearing, please contact Ben Greenberg, Senior Planner of the Waukesha County Department of Parks and Land Use-Planning and Zoning Division at (262) 548-7790 or Marilyn Haroldson, Town of Merton Planner, at 262-966-2651. All interested parties will be heard.

On Wednesday, August 16, 2023 immediately following the Public Hearing, the Plan Commission will meet at the Merton Town Hall located at W314N7624 Hwy 83, North Lake, WI 53064.

AGENDA

- Call to Order
- Pledge of Allegiance
- Minutes of the July 5, 2023 Public Hearing and Plan Commission Meeting

OLD BUSINESS: NONE

NEW BUSINESS:

- Consider/Act on the **CONDITIONAL USE PERMIT REQUEST**, to operate a gift shop/farm stand in an existing accessory building and to use a kitchen in an existing barn to prepare maple syrup and other products for sale and to use the barn for limited special events, as requested by Steve and Jackie Payne, at N67W32764 County Road K, Hartland, WI 53029 MRTT 0367-994-002
- Consider/Act on the Request for Increased Height for An Accessory Building from 18ft to 24ft in height per 17.21(e), subject to the Approval of the Plan Commission, as requested by Joe Barke, W326N9422 Peradell Ct, Hartland, WI 53029 TAX KEY 0306-999-013
- Presentation/Discussion on the Gehl Development Proposal on 40 acres, Hwy K & Hwy E, N56W30020 Hwy K, Town of Merton, by Andy Gehl, 6196 State Road 83, Hartland, WI 53029 MRTT 0396-999-006 & MRTT 0396-999-002
- Discussion on the consideration of adding a Recreational Chicken Use Ordinance to the Zoning Code.

UPDATES

- Planner Report/Update and County Board Supervisor Update

ADJOURN

Holly Claas, WCMC, Deputy Clerk

Notice is hereby given that a majority of the Town Board or Plan Commission may be present at the above scheduled meeting(s) to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Town Board pursuant to State ex rel. Radke v. Greendale Village Board. 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the Town Board will not take any formal action at this meeting.