

Town of Merton
Plan Commission Meeting
Minutes of November 15, 2023

- Meeting Called to Order by Acting Chairman Siepmann at 5:30 p.m.
- Pledge of Allegiance led by Acting Chairman Siepmann
- Minutes of the November 1st, 2023, Plan Commission Meeting. A motion to approve the minutes as printed was made by Morris/Queoff. Motion carried.

Present: Acting Chairman Siepmann, Commissioners Griffin, Jensen, Morris, and Queoff, Attorney Van Kleunen, Planner Haroldson, and Deputy Clerk Claas

Absent: Chairman Klink, Commissioner Good

Also Present: Kenn & Melissa Anderson and Curt Podd

Old Business: None

New Business:

Plan of Operation and Site Plan – To Operate a Coffee and Eats Shop – River’s Edge Coffee and Eats, at W315N7735 Hwy 83 – Zoned B-2 Business – Requested by Melissa L Anderson – Owner – Tax Key MRTT0350-008-002 – Haroldson indicated this would occupy 800 square feet in the new Percy Chaby building. Anderson stated she will be serving coffee, espresso drinks, teas, and other beverages. Breakfast, lunch, homemade soups, and bakery will be the core menu items. Anderson hopes to apply for a liquor license in the future to serve beer, wine, and some specialty cocktails. There will be approximately 25 indoor seating with 10 to 12 outside seating. Anderson anticipates having 2 full time team members and 3 part-time. She would like to change her café hours to 7:00 a.m. to 9:00 p.m. Monday through Saturday. Also, the cafe might have occasional evenings with music.

Anderson stated she would need health permits from Waukesha County, there is no capability to have a drive thru, and at some point, they may have where customers can order online. Jensen questioned if they would post customer only parking signs. Anderson responded that Chaby is taking care of that. Anderson said she’s looking at January 15th for her timeline, but that’s very squishy. Morris questioned if the lighting was just on the building. Anderson replied there’s new lighting on two posts in the parking lot. Anderson is waiting for approval on the signs from Waukesha County. Haroldson requested that Anderson gives the Town any permits she gets from Waukesha County.

A motion to approve the business plan for River’s Edge Coffee and Eats as requested by Melissa Anderson subject to all the necessary permits and a building inspection and a fire inspection was made by Jensen/Morris. Motion carried.

Plan of Operation and Site Plan – To Operate a Business for Storage of Tools, Supplies and with an Office – North Lake General LLC at N78W31401 Kilbourne Road Unit D – Zoned B-3 General Business – Requested by Curtis Podd, Blue Horseshoe Holdings LLC – Tax Key MRTT0349-993 – Podd said he has a general contracting business and does commercial renovations and remodeling. The unit is 5,000 square feet and is someplace to have excess tools, equipment, and supplies. He does not own any heavy equipment, so there’s no outdoor parking. Everything he has pertaining to this would be inside the unit. The only outdoor parking would be his personal vehicle and there would be no overnight parking needed. Haroldson said what he is requesting is permitted in the B-3 zoning. Unit A is occupied by a small machine shop that machines plastic parts, Unit B is occupied by a company that handmakes

batons and wands for conductors and bands, and then Unit C has Netwurx. Podd said he had his occupancy inspection last week.

A motion to approve the plan of operation & site plan contingent upon an occupancy inspection by the Building Inspector and a fire inspection by the Fire Chief for the operation of a general contracting business storage of tools and supplies at N78W31401 Kilbourne Road, Unit D, Hartland, WI was made by Queoff/Morris. Motion carried.

Modified Swimming Pool Ordinance 17.29 – Requested by Ken Nyhouse, Building Inspector – Haroldson stated the Building Inspector had some situations with pools where he felt the fencing was unsafe, so he wanted to address the pool fencing ordinance and these were the recommendations. It has been looked at and cleaned up by the attorney. The Building Inspector was concerned about horizontal fences that had been requested this year, and he's concerned that children could climb over the fence. He wanted to have some safety issues addressed with that kind of fencing. He also cleaned up some other things in the ordinance.

Attorney Van Kleunen stated section 2 – the fence or barrier must not be climbable – to him may be concerning. A discussion followed and the Plan Commission asked for the ordinance to go back to the Building Inspector. No action was taken.

- Planner Report Marilyn Haroldson – no report.
- County Board Supervisor Report - Morris stated the County Board approved the budget on Tuesday.
- DPW Report - Griffin indicated the Chairman fell out of a deer stand and will be out for a while.

A motion to adjourn was made by Griffin/Morris. Motion carried. Meeting adjourned at 6:08 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk