

Town of Merton
Plan Commission Meeting
Minutes February 7th, 2024

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the January 17, 2024, Public Hearing & Plan Commission Meeting. A motion to approve the minutes as written was made by Commissioners Siepmann/Good. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Siepmann and Good, Planner Haroldson, Deputy Clerk Claas

Absent: Commissioner Queoff

Also Present: Donna Hann, James Graff, Rick Smith, Mark Thompson, Reggie Peters, Joe Young, and Barbara Carrera

Old Business: None

New Business:

Plan of Operation and Site Plan – GD Holding, LLC – To Update Plan of Operation and Install New Signs at N76W30500 County Road Vv – Zoned B-3 Business District – Requested by Lars Nielsen on Behalf of GD Processing Design, Owner – Tax Key MRTT0346-993 – Planner Haroldson stated they submitted for some signs, but because the Town was familiar with a different name on the building they were asked to update their plan of operation. Lars Nielsen is still the owner of the building and both businesses. The updated plan shows a reduction in employees and shows a slightly different description of the business. On the old plan of operation, it lists the business description as property managing and this time it describes it as high-quality food processing equipment. Their parking plan was approved for 50 employees and their hours of operation remain the same. The new signage is less than the allowable square footage in the B-3 district.

A motion to approve was made by Commissioners Morris/Siepmann. Motion carried.

Request by Liz Tobolt on Behalf of Kettle Moraine United Presbyterian Church – To Amend the Town of Merton Comprehensive Land Use Plan – 2035 and Map – To Change the Land Use Signation from Governmental and Institutional to Suburban II Density Residential – Property is Located at N56W32690 County Rd K - Tax Key MRTT0366-978 – Planner Haroldson stated a certified survey map was submitted to split a parcel off the Kettle Moraine Presbyterian Church and the Plan Commission gave them contingent approval for that, but one of the contingencies is that they need to amend the Land Use Plan with the Town as well as Waukesha County. Planner Haroldson explained the process for a Land Use Plan Amendment. Planner Haroldson stated it would go to the Town Board on February 26th and the public hearing would probably be in April.

Commissioner Siepmann asked how it got left with the flag lot because it needs a waiver. Planner Haroldson said it doesn't in the Town, but with Waukesha County it may need a variance.

A motion to make a recommendation to the Town Board for an Amendment to the Comprehensive Land Use Plan to change the designation of the newly created parcel from Government and Institutional to Suburban Density and Residential with a public hearing and whatever the County has to do was made by Commissioners Jensen/Morris. Motion carried.

Presentation by Mark Thompson and Jim Graff on Behalf of the Stone Bank Lions Club – To Present the Plan Commission with a Concept Plan for the Future Restroom and Concession Buildings for the Stone Bank Community Park – Graff stated that he and Thompson worked pretty hard on this to get it down to a good building and he thinks it's time for the community and the Town to come together and do something. Thompson presented a proposed plan for a future restroom and concession building at the Stone Bank Community Park and stated it needs an upgraded building. The biggest detriment is there are no permanent restrooms. It runs on port-a-pottys all season long and that hinders people bringing their children to the park to use the playground. They get a lot of requests for private functions and not having restrooms is a huge drawback. They see a need to have a new building to safely serve food. They toured all the parks in the Town of Merton and a number of them in the Town of Oconomowoc to come up with a plan. A copy of the plan is available in the Planner's office.

Chairman Klink stated they did a great job with the renderings, and he personally likes it and thinks they did a nice job. Commissioner Morris stated it's a very good idea and funding is very difficult for a project that is difficult to phase in. Planner Haroldson said the plan is comprehensive and they did a nice job. Commissioner Griffin said they looked at the problems with the existing building and taken them all into consideration and addressed them.

Thompson said in general they wanted to have a structure that got the job done so they have more people that are using the park for more things. If they add HVAC, the season could potentially be extended with heat.

Chairman Klink said he thinks the Plan Commission is on board with what they've done, but the hard part is how to help get this funded. No action taken.

Updated Town of Merton Draft Zoning Map as Presented to the Town of Merton by Jason Fruth – Planning and Zoning Manager, Waukesha County Parks and Land Use – Planner Haroldson asked the Plan Commissioners to compare the old zoning map with the new proposal, and she stated there are a lot of new areas with environmental corridors. Planner Haroldson asked them to review the proposed zoning map and give her any comments. She has to let the County know the Town's comments by the end of February. Siepmann said the Gehl property is still shown as institutional, and they should revisit that.

Planner Report Marilyn Haroldson – said the Stormwater Plan has been updated. SEH completed the modeling and now the DNR has to accept. Planner Haroldson also stated the Plan of Operation for Hartland Liquidation at Duke's place is not going to happen.

County Board Supervisor Report Richard Morris – said it has been slow at County.

DPW Report Paul Griffin – said he has nothing to report.

A motion to adjourn was made by Siepmann/Good. Motion carried. Meeting adjourned at 6:24 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk