

Town of Merton
Plan Commission Meeting
Minutes of March 6th, 2024

- Meeting Called to Order by Chairman Klink at 5:31 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the February 7th, 2024, Plan Commission Meeting. A motion to approve as printed was made by Commissioners Siepmann/Good. Motion Carried.

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

Absent: Commissioners Queoff

Also Present: Curtis Podd, Benjamin Prescher, Jennie & Dustin Becker, Robert Wolf, Jim Fleming, Rich Winkelman and several others.

Old Business: None

New Business:

Plan of Operation and Site Plan – To Operate a Business for Residential Construction with Storage of Tools, Supplies and with an Office – N78W31400 Kilbourne Road, Unit A – Zoned B-3 General Business – As Requested by Benjamin Prescher – Alternative Design and Construction – Tax Key MRTT0349-958 – Planner Haroldson stated Curtis Podd owns the building and the new business will occupy approximately 5,100 square feet and Prescher is doing a general contracting business with storage of tools and supplies. The property is zoned for this use and there is paved parking. There is no need for a storm water permit. Prescher is requesting outside storage for four trailers. The hours are 7 a.m. to 6 p.m. Monday through Friday with occasional Saturdays, and he will have 6 full-time employees and 5 seasonal workers. Planner Haroldson said he is not requesting signage at this time, but the Town does need something on the building to identify what’s going on. Prescher stated he can put something at the entrance, and he does have the doors labeled for the units.

A motion to approve the Plan of Operation and Site Plan on Kilbourne Road contingent upon an occupancy inspection by the Building Inspector and a Fire Inspection by the Fire Chief was made by Commissioners Morris/Siepmann. Motion carried.

Plan of Operation and Site Plan - To Operate a Coffee and Eats Shop, Mill Street Café – W315N7735 Hwy 83 – Zoned B-2 Business – Requested by Jenny Becker – Tax Key MRTT0350-008-002 – Planner Haroldson stated the site plan for Mill Street Café is pretty identical to the one that was approved in November and said the only thing that’s changing is she is opening an hour earlier in morning and she’s going to be open seven days a week. She will have two full-time employees and three part-time. A sign permit is required from Waukesha County and the Building Inspector. The sign is going to stay the same size but will have a different name.

A motion to approve the Plan of Operation for the Mill Street Café with the recommendations from Staff as presented and approval by any County entities was made by Commissioners Good/Siepmann. Motion carried.

Request to Amend the Conditional Use Plan for Valley Rod and Gun Club – To Increase the Number of Special Activities, which is Currently Limited to Three per Calendar Year – W292N8191 Camp Whitcomb Road – Zoned C-1, A-1 – Requested by Robert Wolf on Behalf of the Valley Rod and Gun Club – Tax Key MRTT0331-996 – Wolf said right now they are limited to three events a year to be open to the public, and they are open to the public every Tuesday night. He said they do their best to be good neighbors and

they are a non-profit club, they do two hunter safety classes every year, they donate to Lake Keesus and Camp Whitcomb, they are involved with various veterans' groups in the area, and they work with the food pantry. They have three events a year; a spring shoot, a fall shoot, and the fisheree, and right now that's all they can have. He's asking to increase the number of events to six and said they don't have any concrete plans or dates. Wolf said the conditional use permit has not been looked at in 20 years. Chairman Klink said they do a remarkable job with the hunter's safety course. Chairman Klink stated Valley Rod & Gun Club is in shoreland protection and whenever the Town looks at their functions, Waukesha County is going to be involved, and normally if they are going to have events, the Town needs to know what kind of events and they need to be a little more specific. They would like to have six total events. Chairman Klink asked if they applied with Waukesha County. Wolf said no, because he thought it would be much better if he had the Town's approval and then take that to the County. Commissioner Griffin asked if these would be all shooting events. Wolf said the majority probably would be shooting events, but they do have things where they don't make noise. Planner Haroldson said Waukesha County may require a public hearing, and that she thinks it's better if they identify a general kind of event.

A motion to recommend to the Town Board and to Waukesha County the recommendation that the Town of Merton Plan Commission approves increasing their conditional use permit from three to six planned events open to the public per year once Waukesha County votes on the conditional use permit with the additional condition that they identify the general types of events was made by Commissioners Morris/Jensen. Motion carried.

Attorney Van Kleunen stated this is the Plan Commission giving their blessing by putting a motion in the minutes so they can bring those minutes to the County, but full board approval may be necessary.

Planner Report Marilyn Haroldson – Planner Haroldson stated they are resolving some of the matters with the Bong easement and forging ahead on the vacation on Reddelien Road. The Town has had three requests for guest houses, and she suggested the Plan Commission take a look at zoning.

County Board Supervisor Report Richard Morris – County Board Supervisor Morris stated on the 28th of February the Waukesha County Park and Plan Commission held a public hearing for the presbyterian property on County K to amend the Land Use Plan, and they reviewed the chicken ordinance and the amendment to the swimming pool ordinance, and they were approved by County.

DPW Report Paul Griffin – DPW Director Griffin stated the DPW will not be posting weight limits this year because of the mild winter. The Town did some clearing on Lake Street for the property the Town owns and removed the brush and the dead trees that were falling on the condo association's property.

A motion to adjourn was made by Commissioners Siepmann/Griffin. Motion carried. Meeting Adjourned at 6:27 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk