

Town of Merton  
Plan Commission Meeting  
Minutes of May 1st, 2024

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the April 3rd, 2024, Public Hearing & Plan Commission Meeting. A motion to approve both minutes as written was made by Siepmann/Morris. Motion carried.

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

Also Present: Keith Singsheim, Jim Harmann, Peter Brandt and Donna Hann

Old Business: None

New Business:

Plan of Operation and Site Plan to Operate a Business for Manufacturing Robotic Cells for Other Businesses at N77W31144 Hartman Court, Unit G – Zoned M-1, Industrial District – Requested by Kenneth Smart, Smart Automation Solutions, Owner – Tax Key MRTT0346-002 – Planner Haroldson stated the owner of the building is Ken Priebe, and this tenant will occupy a small office in Unit G, which has two bays and is about 8,000 square feet. This type of business is allowed in the M-1 district. He meets the parking requirement for industrial zoning of one space for each employee, and he has parking for 6 employees. No outside storage is requested, and no special events are proposed. He will need to add business name signage to be put on the building. The hours of operation are 9 a.m. to 6 p.m. Monday through Friday. They need to make sure they have an inspection by the Building Inspector and a fire inspection.

A motion to approve as presented subject to the Planner's comments being satisfied was made by Commissioners Siepmann/Jensen. Motion carried.

Plan of Operation and Site Plan to Continue Operating the Bar and Restaurant, Known as Woody's, Transferring Ownership – W314N7788 Kilbourne Road – Zoned B-2, Business – Requested by Keith Singsheim, New Owner – Tax Key MRTT0349-990-001 – Planner Haroldson stated Keith is buying the business and the building, and is operating exactly the same, except for maybe adjusting the menu and the employees. The building is used for a bar and a restaurant with a small residential unit above according to the assessor's records. There are 33 parking spaces, no outside storage is proposed or permitted at this time, the sign is staying the same, no additional lighting, and the dumpster location is shown on the site plan. The hours of operation will remain the same, and there are no special events. Any improvements or work inside may need approval by the Building Inspector. The liquor license is in the works and will need to be approved by the Town Board. The business is open under the current owners.

A motion to approve with the Planner's recommendations considered was made by Commissioners Morris/Griffin. Motion carried.

Updated Report of the Conditional Use Permit for Jim Harmann to Perform Land Altering Activities on a 26-acre site at the Intersection of State Hwy 83 and County CW – Update by Jim Harmann, Harmann Landscaping – Tax Key MRTT0308-999-006 – Planner Haroldson stated that she and Griffin went to the site. Commissioner Griffin stated they took pictures because of a complaint, and he could see why

someone could have complained because it's white stone and it kind of looks like concrete. Commissioner Griffin passed the pictures around and stated everything he has going on up there is all natural stuff. There are piles of dirt that he's allowed to do and there are piles of stone that he's using for landscaping, but there is no concrete or piles of asphalt, or anything like that up there. Harmann handed out pictures of outcropping stones that he took out of his dump truck last week. Harmann said the outcropping is lannon stone rocks between five and twelve inches thick, so he can see someone going through Town and thinking it looks like concrete, but it's outcropping lannon stone. Chairman Klink asked about equipment being stored there. Harmann stated he has a bulldozer there and a dump truck at times. Planner Haroldson asked if he expanded the area that he works in. Harmann responded not really. He took out some buckthorn on some of the edges. He rents 20 acres to Mike Lawton, the farmer. His landscape stuff is maybe an acre to an acre and a half at the most. Commissioner Jensen said she's assuming that when Haroldson and Griffin went to see it, he was in compliance with the conditional use permit. Planner Haroldson said he is. He addressed a violation. The Town received a complaint, so Harmann was asked to come in and report on his conditional use land altering.

Commissioner Siepmann thought the Town had a condition that the haul road that he has in there had to be stone, but it's not in the conditional use permit. Harmann said he has at least 100 feet of gravel there, basically so he wouldn't get mud on the highway. Commissioner Griffin agreed, stating the gravel is there, and it's all newer gravel.

Commissioner Griffin indicated the pictures should go in Harmann's file.

Attorney Van Kleunen said he doesn't see a need for formal action.

Number of Accessory Structures – per Zoning Code 17.22(4)(g) – at N58W30460 County Road K – Requested by Peter Brandt on Behalf of CA Beaver Lake Cottage, LLC, Owners - Tax Key MRTT0396-989-001 – Planner Haroldson stated Brandt has been working with County. This is the third accessory building, and the County wanted them to come to the Town to approve a third accessory building. It's been there a long time. Brandt said the house itself is about 30 years old, and he believes this structure is a little older than the house, but he's just guessing. Planner Haroldson said it's 440 square feet with the overhang, and they are going to take it down and rebuild it exactly as it was. The footprint is staying the same. Brandt said he doesn't know what the existing height is, but 14'1" is what their plans show, and it has to be pretty close to that. Brandt said right now it's on a slab and they would put the new building on a slab with a grade beam. Planner Haroldson stated the property is 2 acres, and the Town's 3% rule would allow 2,700 square feet, and County's would allow 1,800 square feet because they only allow 2% under the shoreland zoning. All three buildings total 974 square feet, which is about half of what County would allow. Brandt said it's a storage building, but it will be the most used structure on site other than the house. The garage on the house is a standard two stall and not extra deep.

A motion to approve three accessory buildings on this Beaver Lake parcel since it conforms to the square footage requirement was made by Commissioner Jensen/Siepmann. Motion carried.

Planner Report Marilyn Haroldson – Planner Haroldson stated the Town has been rattling around with Denis Schuh on his land altering. Attorney Tracy Murn sent him a letter on April 12<sup>th</sup>. Schuh called the Planner and the Attorney and said he thought it was done. Planner Haroldson said he had to put in green space. The Attorney and Planner gave him 75 days to get it completed and told him to hire somebody to get it done. Planner Haroldson said there is no extension.

Planner Haroldson stated she heard from Joe Frederickson regarding the work to do in the Oconomowoc River Conservancy Park, and she thinks he has some opportunity to work on it at the end of May.

Planner Haroldson informed the Plan Commission that Cackleberry Farms withdrew their conditional use permit, they removed the buildings that they were supposed to remove, they pulled out all their kitchen equipment and that was inspected by the Building Inspector, the chicken coop was moved, and they are waiting for a Zoning Permit for the octagon building.

County Board Supervisor Report Richard Morris – County Board Supervisor Morris stated he received final approval letters from County on Lorenz on River Road and for Veenhuis Board of Adjustment that they approved. He stated he is circulating nomination papers for Meg Wartman who is the present County Clerk and is running for re-election, and he would appreciate it if they would sign the papers.

DPW Report Paul Griffin – DPW Director Griffin had nothing to report.

A motion to adjourn was made by Commissioners Siepmann/Griffin. Motion carried. Meeting Adjourned at 5:53 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk