

Town of Merton  
Plan Commission Meeting  
Minutes of July 2<sup>nd</sup>, 2025

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of June 4th, 2025, Plan Commission Meeting. A motion to approve the minutes as presented was made by Commissioners Siepmann/Good. Motion carried.

Present: Chairman Klink, Commissioners Olson, Queoff, Siepmann, and Good, Planner Haroldson, and Deputy Clerk Claas

Commissioner Griffin

Also Present: James Graff, Matt Schneider, Rick & Melissa Theiler, Lynn & Gary Martens, Kelly Berens, David & Julie Peck, Mark & Roberta Thompson, EJ Schweitzer, Steve Gramann, Andy Martens, and Michelle VanDyck

Old Business: None

New Business:

Request for an Exception to the Height Regulations as an Exception per 17.21(2)(e) – Subject to the Approval of the Plan Commission – To Build an Accessory Structure up to 25 ft in Height – Requested by Rick and Melissa Theiler – Tax Key MRTT0378-016 – Planner Haroldson said they met the offsets and the setback. The setback from Tamron Lane is 225 ft, the side offset will be 31 ft, and they meet the floor area ratio.

A motion to approve the request to increase the height for an accessory building requested by Rick and Melissa Theiler, N71W29484 Tamron Lane, Hartland, WI 53029, subject to the petitioners submitting building plans to the building inspector for approval and receiving a building permit was made by Commissioners Queoff/Good. Motion carried.

Plan of Operation and Site Plan – Requested by Andrew Hettwer – Mechanic Business for Forestry Equipment – Tax Key MRTT0349-956 – Planner Haroldson stated Mr. Hettwer cannot be here tonight, so he will be moved to the next meeting, and he may have to submit, and the other tenants may need to submit, to Waukesha County as well since the building is in shoreland jurisdiction. No action taken.

Update for the Stone Bank Community Park by Mark Thompson – Operated by the Lions Club – Requested by the Town Planner – Tax Key MRTT0362-991-001 – Thompson reviewed park information stating they had their annual clean-up event, and they were able to get some gravel from the Town and fill some low areas around the foundations and trip hazards. Cut 'N' Go provided the aerial truck to clean out the gutters and inspected the roof on the west pavilion. They organized, planned, and oversaw the rebuilding of the playing surfaces of Fields 1, 2 and 3. The septic system is installed and inspected. They had a new water pump put in. A new entity called Stone Bank Community Connect (SBCC) has joined with the Stone Bank Lions to run the park. Stone Bank Community Connect will bring together the operation of the park, the parade, the car show, and the traditions of Stone Bank Park. They will take the lead on fundraising for the restrooms/concession. They are currently talking about resurrecting the fall festival.

They will publicly introduce Stone Bank Community Connect and launch their major fundraising for the building at the parade. Fundraiser cards will be distributed along the parade route.

Chairman Klink questioned if Stone Bank Community Connect is going to be part of Stone Bank Lions and little league or is Stone Bank Lions going away and they're taking over park operations. Thompson responded that

Stone Bank Community Connect will take over all of these activities and would include the park operations. Planner Haroldson questioned if some of the Lions Club are part of this new organization. Thompson said this is a brand-new organization and there are members involved as officers from the Stone Bank Lions. The Lions Lease is up for the Park on December 31. Chairman Klink stated that the group would have to come to the Town for a new lease agreement for the park. Roberta Thompson, the President of the Stone Bank Lions Club, has talked with the group regarding the lease, liquor license, operator licenses, permits, and Wisconsin Sales and Use Tax Reporting. Chairman Klink said by the end of December everything should be in place, and the group should be coming to the Board to take over the park lease. Chairman Klink thanked the Lions for running the park as long as they have.

Thompson said they are focusing on the fundraiser for the new restroom/concession building. Since the last formal update, based on input from current and future donors, the building design was enhanced to put glass rollup doors which will protect from inclement weather and make it a three or four season building and will expand the use of the park. Thompson said the Town portion of the 50% would increase from \$305,000 to \$475,000. Chairman Klink said that was part of the deal originally, but with the cost increase they would need to talk about it as a Board. The Town did make a commitment.

Thompson said they also noticed they have an increased demand for playground equipment. They're starting to see more families coming to the park. They have looked at the costs and that will be a separate fundraising effort, probably from \$70,000.00 to \$90,000.00. Something that will require less maintenance. There has been discussion about putting in a splash pad, but they have concerns about the ability to monitor it, and the liability associated with it. Thompson also said there's additional thought given to disability and senior walking path to go around the park. They are getting more requests for that. They will continue working on improvements for baseball dugouts and spectator seating as the park continues to evolve.

No action was taken.

Proposed New Shipping Container (Cargo) Container for Future Amendment to 17.22(4)(h) of the Municipal Zoning Code – Chairman Klink said this is something the Plan Commission has been looking at. It went through a committee and the Building Inspector. He would like the Plan Commissioners to review the draft and if there was something missing, needs to be added, or would like changed, to please let the Plan Commission know.

Planner Haroldson also added that research we did from other municipalities and some of the comments from the folks that came from the business district gave the committee some input. Commissioner Good stated that he thought a lot of shipping containers were 53' long. Planner Haroldson responded that other municipalities were looked at and the committee went with 45'. The Town lots are only 120' wide. Planner Haroldson said 45' x 8' or 8.5' with a maximum of 10' high and they could have two containers on the property, but they could not be attached by any kind of roofing. The containers cannot be stacked and must meet all setbacks, offset and other requirements of the district. No wording or numbers shall be visible on the cargo container, and the cargo container or shipping container must be located behind the primary structures. If it's not for cold storage, it must have a State approved plan. The cargo container must be used for the primary purpose of the property and is not allowed to be rented or used to generate revenue and is not allowed to increase traffic or create a nuisance. If the property is located under Waukesha County Shoreland Protection Ordinance, the owner must apply to Waukesha County Parks and Land Use for permission and a permit.

Chairman Klink said this will be coming back to the Plan Commission for further discussion. He stated if anyone is interested, they can get ahold of the Planner to give them a copy to review and give feedback.

Planner Haroldson stated shipping/cargo containers are considered accessory structures and must be permitted by the Building Inspector.

Oconomowoc River Conservancy Park Event – July 10<sup>th</sup> – 5 p.m. to 7 p.m. – W307N8280 Laskin Road – Sponsored in Partnership with Tall Pines – Planner Haroldson said it's a ribbon cutting for the mini amphitheater. This is in partnership with Tall Pines, and they want to feature a walk around the cut paths. They're hoping to generate interest in the park. Chairman Klink will be cutting the ribbon.

Update on the Maintenance Agreement Responsibilities for the Oconomowoc River Conservancy Park Between the Town and Tall Pines – Tax Key MRTT0327-997-004 – Planner Haroldson said that DPW Director Griffin, herself, and the new Director of Tall Pines met and went over the responsibilities. It's basically what was being done and nothing really new, but they needed to go over it because of the changeover of the director, they needed to clarify what the Board and the Director were willing to do with their staff. DPW Director Griffin agreed that the DPW would do the part of the Town's responsibilities.

Planner Report – Marilyn Haroldson – updated the Plan Commission regarding the bicycles on Highway K. She contacted the attorney as directed and Mr. Schmirler was cited with some citations, and the owner of the property was also sent some citations.

DPW Report – Paul Griffin – No report.

A motion to adjourn was made by Commissioners Siepmann/Olson. Motion carried.  
Meeting adjourned at 6:13 p.m.

Respectfully submitted,

Holly R Claas,  
Deputy Clerk