

Town of Merton
Plan Commission Meeting
Minutes of December 17th, 2025

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of November 19th, 2025, two Public Hearings and Plan Commission Meeting. A motion to approve the minutes as presented was made by Commissioners Good/Olson. Motion carried.

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

Absent: Commissioner Siepmann

Also Present: Brian Bask & Chuck Dulde

Old Business:

Conditional Use Permit – Prepared by Town Attorney – To Operate a Small Food Production Facility in the Preparation, Bottling, and Distribution of Ketchup and Sauces that will be Distributed to Wholesalers, Retailers and Restaurants at W335N6805 Stone Bank Road – Requested by Evan Lampsas – Tax Key MRTT0362-986 – Chairman Klink recused himself from this agenda item. Planner Haroldson stated the attorney prepared the conditional use permit. The planner and the attorney went over it and the only thing Planner Haroldson had a question about was the attorney had asked to have a formal agreement between Maynard and Lampsas that could be recorded regarding parking. Planner Haroldson sent Lampsas an email and addressed a couple of things regarding any food permits that he needed. He said he would get a DATCP permit, and he did not think he needed anything from Waukesha County. He was told he needed a recordable document. Planner Haroldson said if Lampsas doesn't produce anything, she will have the attorney draft it up and Lampsas will be billed for it. Planner Haroldson said eventually the conditional use permit will have to be recorded with the Register of Deeds. The attorney wants the conditional use permits recorded.

A motion to approve the conditional use permit for a food production facility subject to a written agreement on the parking outlined in number 3 and any other permits he may need from DATCP and Waukesha was made by Commissioners Olson/Caliendo. Motion carried.

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 Blair and Linda Meyer – W287N8910 Center Oak Road – Tax Key MRTT0291-999-005 – Planner Haroldson said they're tearing a building down, meets the floor area ratio, the offsets, and setback. The building will be just shy of 25'. Commissioner Olson asked if there were any other buildings in the area with a similar height. Planner Haroldson stated the Plan Commission has approved the height of many accessory buildings. The petitioner did increase the offsets for the increased height.

A motion to approve the accessory building with the increased height subject to the petitioner submitting building plans to the Building Inspector for approval and receiving a building permit was made by Commissioners Queoff/Olson. Motion carried.

Plan of Operation and Site Plan – Requested by Chuck Dulde – For Cold Storage of Cargo Containers in the Condo – Located at W300N7706 Christine Lane, Unit 1100 – Tax Key MRTT0345-003-009 – Planner Haroldson said typically when a business is in M-1 Zoning or Business Zoning the Town asks that whoever is in the building or the unit come forward with a Plan of Operation and a site plan. Dulde bought one of the condos, and he plans to just put shipping containers in there. Dulde said it's his own personal mandominium. It's essentially a space for a number of things. Planner Haroldson asked if he would be going in and out. Dulde responded that he's there every day. He said it's not a commercial enterprise, and he generates no other traffic other than himself. Planner Haroldson

asked if he would allow the Building Inspector or Fire Inspector to come in to inspect. Dulde said absolutely and that's the primary driver for the approval of the operational plan because there's already an outstanding permit to complete the insulation and ceiling – steel siding, steel ceiling. The side walls were already up when he bought it. He's adding matching steel paneling at the top with insulation. The permit is in place with the original owner that he bought it from, however he couldn't have the inspection completed until the operation was approved. Planner Haroldson asked if he submitted the permit. Dulde responded that the permit was submitted for the completion of the insulation and wall finishing by the original owner.

Commissioner Griffin asked if he was having a shipping container inside the unit as part of his décor. Dulde responded yes, there are some advantages to storing things within a contained space. Planner Haroldson questioned how big the shipping container is. Dulde answered that it was 8' wide x 20' long and the unit itself is 31' wide x 62' deep. It has 18' ceilings with a 14' x 14' garage door and a man door as well. There's already provisions that have been approved for a restroom. He knows he will need permits for final plumbing and final electric.

Planner Haroldson stated he has no employees, no outside storage, and no additional lighting. She stated that he needs some kind of signage to identify that he's there. Dulde said the discussion with the property owner, Karl Holt, has been that each unit would be assigned with a unit number and that's all Dulde intends to have there. He asked if the Town wanted something else. Planner Haroldson said the reason for the sign is for fire and emergency services. Dulde said he would be happy to put the Lake Country Ventures LLC sign on the door.

A motion to approve the Plan of Operation and site plan that was submitted contingent upon any inspections that are required subject to the comments and requirements set forth in the comments section in the Planner's Report was made by Commissioners Caliendo/Good. Motion carried.

Planner Report – Marilyn Haroldson – stated that Andrew Gehl who bought 40 acres from Arrowhead will be submitting for a rezone, a comprehensive plan amendment for the Town and Waukesha County, and a conditional use permit. Planner Haroldson said they formally withdrew their annexation to Hartland.

Planner Haroldson stated that Arrowhead High School petitioned to be annexed to Hartland.

DPW Director Report – Paul Griffin – No report.

A motion to adjourn was made by Commissioners Good/Olson. Motion carried. The meeting was adjourned at 5:54 p.m.

Respectfully submitted,

Holly R Claas,
Deputy Clerk