

Town of Merton
Plan Commission Meeting
Minutes of June 17th, 2026

- Meeting Called to Order by Chairman Klink at 5:47 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of May 6th, 2026, Plan Commission Meeting. A motion to approve the minutes as written was made by Commissioners Caliendo/Siepmann. Motion carried.

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

Absent: Commissioner Queoff

Also Present: Jim Shaw, Allison & Brian Pritzow, and Patrick Johnson

Old Business: None

New Business:

Request of Pritzkow Enterprises LLC, dba Landscapelivin – to Transfer the Conditional Use Permit from Garden Gate Landscaping and Nursery to Landscapelivin, Pritzkow Enterprises LLC – To Operator a Landscaping and Nursery Business at N48W30756 Hill Street – Tax Key MRTT0423-996 and MRTT0423-997 – Brian Pritzow said they're planning on doing everything the same way the Garden Gate Nursery is currently doing other than changing the name to Landscapelivin Garden Center or something like that. They plan on selling the same things - plants, mulch, stone. Their main focus is for customers to come look at the plants, and they will go and install the plants for them. They would be able to buy plants and take them home too.

Planner Haroldson stated it is pretty much the same; they're just transferring ownership. He has a little bit of different hours, but not much. Pritzkow said they will potentially open year-round, but January and February would be limited. Planner Haroldson asked where the seven employees would park. Pritzkow replied over by the house is a gravel area, but that's in the Town of Delafield. Customers generally park in front of the store.

Commissioner Caliendo asked if they have another facility where they run their operation out of where they store all their trucks and equipment they use to do their installs. Pritzkow said they have three vehicles that would stay on site. Currently the Garden Gate Nursery is show/store, but the back portion was a big garage space, and they closed off that door and made it all show space. They want to bring it back to how it use to be where at the very back of the store they will be able to park vehicles, so they anticipate the majority of vehicles will be indoors and won't be sitting there outside overnight.

Commissioner Caliendo asked if they need to do a new conditional use permit. Attorney Van Kleunen said the plan was to do a one-page document and attach it to the old conditional use permit. The one-page document will state that their assuming their bound by all the obligations. Attorney Van Kleunen said the document will be recorded.

Pritzkow said they are hoping to close in the beginning of August but worse case scenario would be the end of August. Allison Pritzkow said they are hoping to do a soft opening by Labor Day. They're planning on selling Christmas trees this year, but they may have a limited selection.

A motion to approve the granting of the conditional use permit that's been requested by the applicant on the condition that the Town Attorney prepare an Assignment Assumption basically of the conditional use permit that's in existence for Garden Gate Nursery executed in a recordable form and ordered back to the Town to be recorded was made by Commissioners Caliendo/Siepmann. Motion carried.

Request of Alexander Kay – Vice Commodore – Okauchee Lake Yacht Club – To Support the Conditional Use Permit Update to Allow Parking of 10 Sailboats Instead of 6 – Per Letter from Okauchee Lake Yacht Club Dated May 6, 2026 – Planner Haroldson stated the Okauchee Lake Yacht Club is mainly in the Village of Lac La Belle, but there's a small strip of land in the Town of Merton. The conditional use permit was drafted for the Yacht Club when it was in the Town of Oconomowoc, so Waukesha County has the conditional use permit. They want to change a few things, and Waukesha County thinks it's a minor amendment to the conditional use permit. They have dry docking for six sailboats, and they want to go to ten on the side of the Town's driveway. They also want to open it to their members. Right now, the conditional use reads that only those sailboats owned by the Yacht Club can park there. Commissioner Griffin said it would be only on the gravel portion.

Attorney Van Kleunen clarified that there is no Town of Merton conditional use permit for this. Planner Haroldson indicated that was correct.

A motion to recommend to send a letter of support was made by Commissioners Griffin/Olson. Motion carried.

Planner Report – Marilyn Haroldson – asked if everyone would be available for the July 1st meeting. Commissioner Siepmann said he will not be available. Planner Haroldson asked if the Plan Commission would consider the outlot for the recreational chicken ordinance. Some of the subdivisions have less than 40,000 sq ft when they did the cluster design. Someone called wanting to amend the chicken ordinance from 40,000 sq ft to 32,000 sq. ft. The covenants and restrictions said no poultry, but it is unknown if it was recorded.

Planner Haroldson said there is a violator on Reddelien Road. It was turned over to Jeff Eck.

DPW Report – Paul Griffin – stated they have numerous road projects going on. Townline Road, Chardon Drive, part of Petersen Road, are moving along.

A motion to adjourn was made by Commissioner Siepmann/Good. Motion carried. Meeting adjourned at 6:06 p.m.

Respectfully submitted,
Holly R Claas
Deputy Clerk