

Town of Merton  
Plan Commission Meeting  
Minutes of December 7th, 2022

- Meeting Called to Order by Chairman Klink at 5:38 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the October 19th, 2022 Plan Commission Meeting. A motion to approve the minutes as written was made by Siepmann/Queoff. Motion carried.

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

Also Present: Dan Sagal, Matt Finger, Rebecca Mattano, Brian Thomas, Adam Polczynski, and Ted Polczynski

Old Business: None

New Business:

Request to Consider the Rezoning Request to Revise the Conditions of a Previous Conditional Rezoning – Requested by Kirk Noll and Adam Polczynski. Property is zoned B-3, General Business – N67W33499 CTH K – Tax Key MRTT0363-099-002 – Good questioned what the name of the business is. Polczynski responded the name is Hartland Liquidation. Haroldson said the Plan Commission heard what Waukesha County is proposing to their amendment so this operation can go on and that the building could have other tenants in it as well. Originally the condition was just the owner could use it. This property is about 90% in shoreland jurisdiction.

A motion to approve the amendment to the conditional rezone from 2012 with the recommendation made by Waukesha County Parks & Land Use was made by Jensen/Siepmann. Motion carried.

Certified Survey Map to Combine 2 Parcels Currently Described at this Address into One Legal Description – W332N6288 CTH C – Requested by Rebecca Mattano and Brian Thomas – Tax Key MRTT0405-987 – Haroldson stated the survey was done in 2020 and Mattano submitted to County for review this summer but forgot to give it to the Town. There is no objection to the combining of the parcels, but there are a number of things that need to be changed or corrected on the certified survey map. Haroldson asked that the street name should be changed to County Truck Highway C and the names of the owners need to be changed. Mattano said they will change it to their names. Morris indicated that on page 4 of 5 it says the lot is located in the Town of Delafield and that needs to be changed.

A motion to recommend approval of the survey for Rebecca was made by Morris/Siepmann. Motion carried.

Plan of Operation, Site Plan, and Sign Change – GWS Tool Group (Formerly Balax) – W305N7697 CTH E – Requested by Dan Sagal on Behalf of GWS Stool – Tax Key MRTT0346-992-001 – Sagal said Balax was purchased by GWS Tools Group August 1<sup>st</sup>. They will continue to manufacture taps. GWS owns 14 companies in the United States and Canada. Each individual site has a specialty they manufacture. Sagal said his request is because the sign will change. The sign will say GWS and will be backlit with a soft blue or a soft white at nighttime only. Next year they plan on updating the outside of the facility to give it a

more current, spruced up look. They are going to be expanding on the office area and updating the employee break room. The company approved them ordering some new high-end equipment. They have 64 employees, they run three shifts and they could use 12 to 15 more people.

A motion to approve the plan of operation, site plan, and sign change for GWS Tool Group was made by Morris/Queoff. Motion carried.

Planner Report/Update – Haroldson distributed to the Plan Commission a newsletter that Tall Pines produces called “Streamings” which had a Mason Creek Update.

Haroldson stated she reached out to Gehl by email after his presentation to the Plan Commission asking him what he would like to do. She also spoke with the Building Inspector regarding the same property. The Building Inspector had contact with Mr. Gehl the next day.

The Sheedy property on Highway K was sold to Marchese and he has had some landscaper on the property completely devastating the parcel. There has been calls into the Town and the County because of increased runoff to the neighboring properties. It’s a very sensitive property. He brought in dirt and put in reclaimed asphalt. There will be a joint public hearing with Waukesha County on this matter soon.

Haroldson stated that on January 4<sup>th</sup> there will be a public hearing for land altering.

County Board Supervisor Update – Morris stated the County’s budget was approved and the mill rate for the County went down.

Haroldson said the dredging on North Lake was going to come to a stop and they made a request to park their equipment on the North Lake Yacht Club’s property but it is an emergency access, so as long as they put their dredging equipment so that access can still be made to the lake, she thinks they will get some kind of approval.

A motion to adjourn was made by Siepmann/Queoff. Motion carried. Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Holly R Claas  
Deputy Clerk