

Town of Merton
Plan Commission Meeting
Minutes of May 3rd, 2023

- Meeting Called to Order by Chairman Klink at 5:31 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the April 19th, 2023 Plan Commission Meeting. A motion to accept the minutes as presented was made by Siepmann/Morris. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Siepmann, Queoff & Good, Attorney Murn, Planner Haroldson, Jacob Heermans of Waukesha County Parks & Land Use, and Deputy Clerk Claas
Also Present: Terry Horst, Tom Hansinger, Deacon Allen Olson, Steve Nachreiner, Dave Bechtel, Rita Lund, Carol Merkel, Wendy Renz, Mike Steinbauer, and Lori & Mark Paprocki

Old Business: None

New Business:

Request for a Conditional Use Permit to Expand the St. Clare's Cemetery – N76W30820 CTH Vv – 3.87 acres – Requested by Deacon Allen Olson & Terry Horst – on Behalf of St. Teresa of Calcutta Parish – Tax Keys MRTT0346-984 & MRTT0346-975-001 – Haroldson stated that even though there are two separate agenda items for approval, one for the cemetery and one for land altering, the conditional use is going to be one and it can be one motion.

Conditions to be in the conditional use permit are:

1. Screening
2. Landscape Plan
3. Stormwater Plan

Klink verified with Heermans that County reviewed the plans preliminarily and had no issues with it. Heermans stated the final action for the conditional use permit with the Park and Planning Commission based on their meeting schedule, he thinks they can still get them on this month. Waukesha County will prepare the conditional use permit.

Morris stated he would like them to be able to take advantage of the opportunity on the reclaim. Haroldson asked if they should bring this back. Morris said he didn't think it needed to be brought back. They can vote on it once they get the final copy, but he thinks the Plan Commission can approve it now.

A motion to approve the conditional use permit and the grading plan with all of the conditions of a landscape plan, and consideration of screening, and a stormwater permit from Waukesha County was made by Morris/Queoff. Motion carried.

Request for a Land Altering Conditional Use Permit – To Conduct Land Altering Activities Associated with the Expansion of the St. Clare Cemetery for Grading or Leveling of the Site for Additional Burial Plots, Extend the Existing Driveway and to Provide Space for a future Columbaria – Requested by Deacon Allen Olson & Terry Horst – on Behalf of St. Teresa of Calcutta Parish – Tax Keys MRTT0346-984 & MRTT0346-971-001 – See the above agenda item for action.

Certified Survey Map to Combine Two Parcels into One Parcel of 37.30 Acres Zoned A-1 Agricultural/Residential – Pleasant View Road – Requested by Dave Bechtel – Tax Keys MRTT0310-998-009 & MRTT0311-999-005 – Haroldson stated Bechtel owns two parcels on Pleasant View Road and he's combining them because he wants to

build a barn on his property. Haroldson said the CSM is fine, but there are a couple of things that she would like added to the survey. Haroldson stated she would like the topographic contours added and the soil types added. Also, correct the spelling of his last name on page 3 and change Donna Hann, under the Plan Commission, to Holly Claas Recording Secretary.

Klink said he's combining these lots and asked if there is something that says he can't split them again. Haroldson responded that he could split them again; he has plenty of room. Bechtel is just combining them for purposes of building an outbuilding. Bechtel said it's a 40' x 60' outbuilding and they looked at potentially putting the building behind their house, but then they would destroy their driveway and his wife's flower garden.

A motion to approve the combination of two parcels into one parcel of 37.3 acres on Pleasant View Road for David Bechtel was made by Morris/Siepmann. Motion carried.

Request for Increased Height for an Accessory Building from 18 ft to 22 ft in Height per 17.21(2)(d) – Subject to the Approval of the Plan Commission – Requested by Dave Bechtel – W335N9189 Pleasant View Road -Tax Keys MRTT0310-998-009 & MRTT0311-999-005 – Haroldson stated the building meets the offsets and told Bechtel he does need to record the certified survey map before you start. The Building Inspector will want a copy of the recorded CSM.

A motion to approve the request to increase the height of the accessory building as requested subject to staff approval was made by Siepmann/Jensen. Motion carried.

Request for Increased Height for an Accessory Building from 18 ft to 24 ft 6 inches in Height per 17.21€ - Subject to the Approval of the Plan Commission – Requested by Marc & Allis Kestly – W298N7078 Ridgeview Lane – Tax Key MRTT0378-025 – Haroldson said this meets all of the offsets, setback, and meets the floor area ratio for the increased height of 24'6". Siepmann asked if approval was received of the deed restrictions for Tamron Ridge. Renz said yes, she received approval yesterday morning. Haroldson asked if she could send the approval to Claas. Good asked if the building was going have heat or water. Renz said it's not going to have heat, but it will have a hot dawg or a split ductless unit.

A motion to approve the request for increased height for an accessory building as requested by Marc and Allie Kestley was made by Siepmann/Morris. Motion carried.

Plan of Operation and Site Plan – To Remodel a Storefront to Operate a Deli, Retail Bakery, and Storage for Prepared Food for Catering Services at W335N6805 Stone Bank Road – Zoned B-2 Business – Requested by Tom Evert – On Behalf of Boondocks BBQ Market – N67W33525 CTH K – Tax Key MRTT0362-986 – Haroldson stated that he's moving into the front 1,500 sq. ft. of the Dottie's Bakery, and he's going to put a quasi-retail store there and he's going to sell bakery, high end deli, and probably some of the product that he makes for his restaurant. He's also going to use the building to store the food that's prepared at Boondock's for his very large catering business. He's going to have a retail entrance, and he's going to remodel some windows and add windows. He will be open seven days a week from 7:00 a.m. to 10:00 p.m. with 3 full-time employees and 10 part-time employees. Haroldson recommends the following:

- All improvements or work should be approved by the Building Inspector
- He needs to contact Waukesha County about a Preliminary Site Evaluation
- Parking area to be identified for employees and for customers and where he's going to park his food trailer and his catering vehicles
- Owner should provide a copy of any health permits or other required permits to the Town

Klink said he would like to see a parking plan because he has limited space. Haroldson was directed to let Evert know that the Plan Commission would like him to come back to a meeting with a plan with a little more detail. Haroldson will let him know there is support for what he's doing, but more information is needed. No action was taken.

Planner Report: Haroldson thanked the DPW for assembling the bench that was donated for the soccer park. The donors are getting a plaque at the business across the street. Debbie Tobolt's properties on the corner of Hwy Vv are for sale and Haroldson is getting a lot of calls asking if commercial can go there, if it can be rezoned, can condominiums go there, etc. She asked the Plan Commission to put on their planning hats and think about what would the Town of Merton really like to see there. She asked them to think about the land use plan and zoning. Andy Gehl will be meeting with Haroldson on Monday, and she wants the Plan Commissioners to think about what should really go there.

County Board Supervisor Update: Morris updated the Plan Commission about Waukesha County's activities.

Respectfully submitted,

Holly R Claas
Deputy Clerk