

Town of Merton  
Plan Commission Meeting  
Minutes of September 4<sup>th</sup>, 2024

- Meeting Called to Order by Chairman Klink at 5:30 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of the August 7th, 2024, Public Hearing. A motion to approve the minutes of the August 7<sup>th</sup> public hearing as printed was made by Commissioners Jensen/Siepmann. Motion carried.

Present: Chairman Klink, Commissioners Griffin, Jensen, Morris, Siepmann, Queoff, and Good, Attorney Van Kleunen, Planner Haroldson, and Deputy Clerk Claas  
Also Present: Dan Tschida

Old Business: None

New Business:

Amending the Minutes for the Condominium Plat and Plan of Operation – Submitted by Karl Holt – From the August 21<sup>st</sup>, 2024, Plan Commission Meeting – Attorney Van Kleunen stated that there should be a motion to take the Consider/Act on amending the August 21<sup>st</sup> Plan Commission Meeting minutes to take it out of order and put it before the current agenda item. Then after the motion, the second, and the approval, the Plan Commission will amend the minutes, and then also approve the minutes from the last meeting. The reason for it with regard for Holt who had the updated Plan of Operation and the approval of the condo plat, Attorney Van Kleunen had made reference to amending the conditional use permit and that was incorrect. It should be amending the Plan of Operation. As a result, the motion was made to amend his Conditional Use Permit instead of Plan of Operation. A motion to amend the meeting minutes in essence to state any reference to a conditional use permit should be changed to a plan of operation.

A motion to take the amending the plan commission meeting minutes from August 21<sup>st</sup>, 2024, out of order to discuss and approve changes was made by Commissioners Siepmann/Morris. Motion carried.

A motion to amend the August 21<sup>st</sup> meeting minutes on the Karl Holt agenda item with any reference to a conditional use permit being changed to a plan of operation including the motion was made by Commissioners Siepmann/Jensen. Motion carried.

A motion to approve the amended minutes from the August 21<sup>st</sup> Plan Commission Meeting was made by Commissioners Morris/Good. Motion carried.

Request for an Exception to the Height Regulations as an Exception per 17.21(2)(e) Subject to the Approval of the Plan Commission – Requested by Dan Tschida - N68W33710 CTH K – Tax Key MRTT0362-991-002 – Planner Haroldson stated he is proposing a building on his 1.3-acre lot. Typically, the Town would not allow a building of this size, but because he is in B-2 business district zoning, he can go up to 40% floor area ratio. He meets all the offsets and setbacks, so he's allowed to increase the height up to 25'. He's asking for 23'9". There was discussion if 30' from the corner is acceptable. Planner Haroldson said this is compliant if it is correct and stated the Building Inspector may request an actual survey. Tschida said he will be storing vehicles and toys in the building.

A motion to approve the height for the building on Highway K was made by Commissioners Morris/Griffin. Motion carried.

Request for an Exception to the Height Regulations as an Exception per 17.21(2)(e) Subject to the Approval of the Plan Commission – Requested by Mark Windisch – W334N8968 Pleasant View Road – Tax Key MRTT0310-998-013 – Planner Haroldson stated from the property line Windisch meets all of the setbacks. Commissioner Siepmann said there is a little shed on the property. Planner Haroldson stated he meets the offsets and the setbacks, and Windisch is looking for approximately 24' in height.

A motion to approve the increased height for the property on Pleasant View Road was made by Commissioners Morris/Siepmann. Motion carried.

Planner Report Marilyn Haroldson – stated she's addressed a few violations. It was brought to her attention that an individual on Dorn Road yard was really overgrown, and he was sent a yard maintenance letter. The Paun business on Christine Lane was called out because they have a lot of trucks and cargo containers in the drainage easement. She gave them the deadline of October 31<sup>st</sup> to move them. Planner Haroldson said there is a garden growing on the soccer field property, and they have been given notice that they need to move their garden off the Town land by October 31<sup>st</sup>.

Planner Haroldson said she noticed on the front page of the Waukesha Freeman, that some communities are considering accessory dwelling units, so that might be something the Plan Commission should take a look at. In the newspaper article, it stated that the units can't be smaller than 400 sq. ft., and the principal owner has to live on the property.

County Board Supervisor Report Richard Morris – stated the agency that did the study for the sales tax presented to the County Board.

DPW Director Report Paul Griffin – had nothing to report.

A motion to adjourn was made by Commissioners Siepmann/Morris. Motion carried. The meeting was adjourned at 5:52 p.m.

Respectfully submitted,  
Holly R Claas, Deputy Clerk