Town of Merton
Plan Commission Meeting
Minutes of November 4th, 2026

- Meeting Called to Order by Chairman Klink at 5:34 p.m.
- Pledge of Allegiance led by Chairman Klink
- Minutes of October 21, 2026 Plan Commission Meeting. Minutes were not completed in time for this meeting due to in-person absentee voting.

Present: Chairman Klink, Commissioners Griffin, Queoff, Olson, and Good, Attorney Van Kleunen, Planner Haroldson, and Deputy Clerk Claas
Absent: Commissioners Siepmann and Caliendo
Also Present: Earl & Dawn Cull, Phil Zagrodnik, McKenzie Guerndt & others

Old Business: None

New Business:

Request to Update the Plan of Operation and Inform the Plan Commission of the Transfer of Ownership from the Former Ox and Cats to MK's Bar and Grill to Continue to Operate a Bar and Grill with 2 Apartments on the Upper Level – MRTT0297-981 – Planner Haroldson stated the building is in the B-2 business district and the parking lot is A-2 with a conservancy overlay. The parking lot was approved with the apartments upstairs with conditional use in 2004 for Ox & Cats. MK's Bar and Grill will be doing exactly the same thing as Ox & Cats. They will continue with the same conditions as outlined in the conditional use permit as approved in 2004. The hours will be from 11 a.m. until closing at 2 a.m. seven days a week. They may need to apply for a Building Permit for a new sign with the Building Inspector.

The Plan Commission should consider approval of the Transfer of Ownership and the updated Plan of Operation for MK's Bar and Grill as submitted with the conditions:

- They need to submit to Waukesha County because it's in shoreland jurisdiction.
- Any improvements inside the building need a Zoning Permit from Waukesha County and approval of the Building Inspector
- The Building Inspector expressed concerns for a safe ADA ramp
- The Building Inspector expressed concerns about the back stairway
- Discuss with the Building Inspector what is needed

A motion to go ahead and approve the transfer of ownership and the updated plan as long as the conditions are met was made by Commissioners Olson/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 – to Build an Accessory Structure with Height up to the Peak of 25' – Requested by Phil Zagrodnik – MRTT0319-999-008 – Planner Haroldson said Zagrodnik is submitting a plan for 4,000 sq. ft. He will be 55' from the road. The Building Inspector would like dimensions indicated with a readable survey. Zagrodnik stated he will be putting his trailers inside of the building. The peak of the building is 22'11" and it meets the Floor Area Ratio for the zoning.

Commissioner Griffin asked if he would be using the existing driveway. Zagrodnik responded yes. Commissioner Griffin said he would make a recommendation that the Town issue them an additional driveway at the same time because the previous owner did not get a driveway permit when he put that in. Planner Haroldson stated he needed a permit to have two driveways.

A motion to approve the accessory building requested by Phil Zagrodnik for the increase height subject to the applicant removing the other accessory structures and the approval from the Building Inspector for a building

permit and the conditions of revising the survey so it's easier to read and issuance of a driveway permit was made by Commissioners Queoff/Olson. Motion carried.

Planner Report – Marilyn Haroldson – reported that she met Chairman Klink and Commissioners Griffin and Good to view the playground equipment at Monches Park. Chairman Klink thanked Dawn and Earl Cull for meeting them out there and they looked at some of the things. One item should be removed right away. The other ones they looked at they thought that could just be painted as there's nothing wrong with it and the chains should be redone on it. The other thing is a matter of how much and if it can be phased in or do it all at once. Commissioner Good said the teeter totter has to go. It's a hazardous eyesore. The swing set he doesn't think needs to be replaced. It would be nice to find a slide that would work without having to tear the whole structure down and replace it. Commissioner Griffin was in agreement with Chairman Klink and Commissioner Good and said to give it some TLC.

DPW Report – Paul Griffin – stated the DPW would take a look at pulling the piece of equipment from Monches Park.

A motion to adjourn was made by Commissioners Good/Queoff. Motion carried. Meeting adjourned at 5:47 p.m.

Respectfully submitted,
Holly R Claas
Deputy Clerk