

**Minutes of the Town of Lisbon & Village of Merton
Joint Planning Committee Meeting
Village of Merton Community Center
Tuesday, October 10, 2019
6:00 P.M.**

Call to Order.

Ron Reinowski called the Joint Plan Commission meeting to order at 6:01 P.M.

Roll Call: JPC members present were Joseph Osterman, Jane Stadler, Mark Baral, Ron Reinowski and Village Administrator Thomas Nelson. Also present was Lisbon Planner Dan Lindstrom and Lisbon Clerk Dan Green.

Comments from citizens present pertaining to items on the agenda. None.

Discussion and necessary action on minutes of Joint Planning Committee Meeting of August 20, 2019.

Motion by President Reinowski to approve the Joint Planning Committee meeting minutes from August 20, 2019. Seconded by Commissioner Stadler. Motion carried, 5-0.

Joint Planning Areas

Discussion and necessary action on the following requests from Kwik Trip, Inc., for the property located at N67W27619 Silver Spring Drive, LSBT 0219.994.001, 0219.994.002 & 0219.994.003 and recommendation to the Town Board of the same:

1. Three lot combination Certified Survey Map

Planner Lindstrom explained there are two items on the agenda both related to the proposed Kwik Trip building location on Silver Spring Road. He explained the Village of Merton has extraterritorial zoning approval on the Certified Survey Map and that will need to separately go to the Village Plan Commission and Board for approval. Mr. Lindstrom has reviewed the CSM and has made required changes which the applicant will need to complete before the Town Board approves them. He explained the proposal is to rebuild and replace the existing facility. The current store faces Silver Spring and the proposed store would face the west. Kwik Trip has received feedback in regards to turning lanes on Silver Spring Road which will be required. Construction will begin in the spring with an estimated 4 month completion. The applicant explained the store will remain open for a short time without fuel pumps as they install the new pumps.

Troy Mleziva from Kwik Trip explained this location would be similar to their Pewaukee location and gave examples of building and canopy colors. Planner Lindstrom explained the underground storage tanks will need to be relocated 10 feet per the Town's code. He also explained some changes were made at the Plan Commission regarding the fuel canopy matching the façade of the building. The biggest concern from the Committee was the acceleration/deceleration and bypass lanes on Silver Spring and Moraine Drive which will be reviewed and recommended from Waukesha County long with a traffic study.

Motion to approve the 3 lot combination Certified Survey Map by Ron Reinowski. Seconded by Jane Stadler. Motion passed, 5-0.

2. Conditional Use Permit Amendment

Motion by Chairman Osterman to approve request from Kwik Trip, Inc., for the property located at N67W27619 Silver Spring Drive, LSBT 0219.994.001, 0219.994.002 & 0219.994.003 for a Conditional Use Permit Amendment and recommendation to the Town Board of the same. Seconded by Ron Reinowski. Motion passed, 5-0.

Adjournment.

Motion by President Reinowski to adjourn the Tuesday, October 10, 2019 Joint Planning Committee Meeting at 6:18 P.M. Seconded by Chairman Osterman. Motion carried, 5-0.

Respectfully submitted,

Dan Green, CMC/WCMC
Town of Lisbon Clerk