Town of Mukwonago
Plan Commission Meeting Minutes
Wednesday, March 5, 2014

Chairman Dubey called the meeting to order at 6:52 p.m. and stated the meeting was noticed.

Present: Chairman Dubey; Commissioners Clabault, Holtz, Schuett and Yerke; Supervisor Topczewski. Commissioner McNelly arrived at 6:53 p.m. Also present; Kathy Karalewitz, Administrator/Clerk-Treasurer; Attorney John Macy; Tim Schwecke, Town Planner; Scott Johnson, Building Inspector; Supervisors Hintz, Nicoson and Stefanowski.

MINUTES
Motion by Supervisor Topczewski, second by Commissioner Yerke to approve the minutes of January 2, 2014. All ayes; motion carried.

Motion by Supervisor Topczewski, second by Commissioner Clabault to approve the minutes of February 5, 2014. All ayes; motion carried.

FINAL CERTIFIED SURVEY MAP (CSM) CREATING TWO LOTS ON PROPERTY LOCATED AT S92W32635 CTH NN IN SECTION 20, T5N, R18E, (MUKT1951999002), ROBERT HARBOLD, APPLICANT
Motion by Commissioner Schuett, second by Supervisor Topczewski to recommend to the Town Board approval of a final certified survey map creating two lots on property located at S92W32635 CTH NN in Section 20, T5N, R18E, MUKT1951999002, subject to the three general conditions as stated in the Planner's Staff Report dated February 26, 2014 and under Specific Conditions on the staff report, the first six conditions as listed and replacing number 7 to state "on the face of the certified survey map to put off-sets and setbacks and also state on the face of the certified survey map "file deed restriction for S-E zoning restrictions" and deleting number 8. All ayes; motion carried.

CONCEPT REVIEW OF A PROPOSED PROJECT INVOLVING A PRIVATE SCHOOL AND OUTDOOR EDUCATION CENTER WITH YEAR-ROUND ACTIVITIES, INCLUDING STUDENT BOARDING, STAFF HOUSING AND RELATED ACTIVITIES, POTENTIALLY LOCATED ON 57.5 Acres in Section 18, T5N, R18E (MUKT 1943997); Nature's Classroom Institute, Geoffrey Bishop, Applicant
Geoffrey Bishop was present and spoke regarding the history of Montessori schools.

Tim Schwecke, Town Planner gave an overview of the use.

Chairman Dubey polled the Commission on the following:

- School itself – No comments
- Education – No comments
- Farm Operation – No comments
- Weekend Retreats – Commissioner Clabault questioned control of the retreats
- Teacher training – No comments
- Summer Programs – to be run by Montessori School
- Dormitories – Comment that they must meet Commercial Code. Commissioner Holtz questioned if this would qualify them for property tax exempt status

Chairman stated no decision was to be made with regard to the material being present and discussed.

UNCLASSIFIED USE DETERMINATION FOR DORMITORIES AND STAFF HOUSING AS A CONDITIONAL USE PURSUANT TO SECTION 82-21(34) OF THE TOWN OF MUKWONAGO ZONING CODE; NATURE'S CLASSROOM INSTITUTE, GEOFFREY BISHOP, APPLICANT

Motion by Commissioner Schuett, second by Commissioner Yerke to recommend to the Town Board that dormitories and staff housing when located with a private school are conditional uses for the purposes of Section 82-21 of the Town's Zoning Code, provided this decision does not obligate the Plan Commission or the Town Board to approve the petitioner's conditional use application if one is submitted. Commissioner Clabault voted "no". The rest, six (6) in all voted "aye". The motion carried.

ANNUAL REVIEW OF THE TRAFFIC AND PARKING PLAN FOR SCHUETT FARM'S CONDITIONAL USE; ROB SCHUETT, APPLICANT

Commissioner Schuett abstained from this item.

Motion by Commissioner McNelly, second by Commissioner Clabault to find the parking and traffic control situation currently in place is adequate for existing business. Commissioner Schuett abstained, the rest six (6) in all voted "aye". The motion carried.

BUILDING INSPECTOR AND TOWN PLANNER REPORT OF PROJECTS IN WAUKESHA COUNTY'S SHORELAND ZONING JURISDICTION

Scott Johnson, Building Inspector stated there is one property he is currently working on by Spring Lake but that would be in county zoning jurisdiction.

ADJOURNMENT

Motion by Commissioner Clabault, second by Commissioner Schuett to adjourn at 8:22 p.m. All ayes; motion carried.

Respectfully submitted,

Kathy Karalewitz
Administrator/Clerk-Treasurer