

MINUTES OF THE SPECIAL PLAN COMMISSION MEETING

Wednesday, July 18, 2018

Call to Order

Chairman Winchowky called the meeting to order at 6:00 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Commissioners present: Jim Decker
Robert Harley
Fred Winchowky, Chairman
Mark Penzkover
Ken Werner

Commissioner excused: John Meiners
Joe Abruzzo

Also present: Bruce Kaniewski, Planner/Zoning Administrator
Mark Blum, Village Attorney
John Weidl, Administrator

Public Hearing

Specialty School Conditional Use

Conditional Use approval to allow an alternative school within the pending conditional use category of “School, specialty or Personal Instruction”, 475 McKenzie Rd, MUKV 1970-998-025

Hearing Open Time: 6:01 pm

Kaniewski gave presentation and history

Curt Wiebelhaus – Mukwonago Area School District – spoke on behalf of the proposal.

Public Comments – None

Hearing Closed Time: 6:05 pm

Discussion – Winchowky asked if school busing would be involved – no, private vehicles only; grades impacted – high school, program goes well possible addition of middle school; Penzkover asked about total students – maximum of 15 per session; no access to other parts of the building, not impacting egress.

New Business

Recommendation to the Village Board for Conditional Use approval to allow an alternative school within the pending conditional use category of “School, Specialty, or Personal Instruction”, 475 McKenzie Rd, MUKV 1970-998-025

Motion by Penzkover/Decker to Recommend to the Village Board for Conditional Use approval to allow an alternative school within the pending conditional use category of "School, Specialty or Personal Instruction", 475 McKenzie Rd, MUKV 1970-998-025 with the following conditions from Planner supplemental letter, carried.

Mukwonago Area School District Specialty School Conditional Use Revised Conditions of Approval

1. The use of the approximately 1,932 square foot space on the east end of the building with an address of 476 McKenzie Drive as a specialty school shall be consistent with the written information and plans submitted by the Mukwonago Area School District along with statements made at the public hearing by the representatives of the school district or by others on behalf of the applicant. The submitted information is on file in the office of the Zoning Administrator.
2. Any future expansion or changes to the plan of operation as presented shall gain a new or amended Conditional Use approval.
3. The property shall be always maintained in a clean and presentable condition. No debris shall accumulate on the site. Prior to the issuance of an occupancy permit, applicant shall comply with all exiting, lighting and other public safety changes to the space as required by the Fire Chief and Supervisor of Inspections.
4. This Conditional Use approval shall not be transferred within the subject property to another Conditional Use category without submittal and approval for a new Conditional Use.
5. If this Conditional Use remains in good standing, this Conditional Use may be transferred ownership without gaining a new Conditional Use.
6. Any window signs shall conform to Chapter 64 of Village Municipal Code. As stated by the applicant, no other exterior signage shall be allowed.
7. ***Handicapped parking signs shall be installed for each of the eight (8) striped handicapped parking stalls located within the parking area west of the subject building prior to occupancy of the subject use, pursuant to Section 346.505 (2)(a) of Wisconsin State Statutes.***
8. Prior to issuance occupancy for the use, applicant shall pay all required charges and fees to the Village.
9. Applicant and/or property owner shall be responsible for enforcement of all requirements of this Conditional Use approval. If not enforced by property owner, the property owner will be responsible for compliance and financial penalties as allowed by municipal code.

Adjournment

Meeting adjourned at 6:11 p.m.

Respectfully Submitted,

John Weidl
Administrator