

Date: January 27, 2025

To: Town of Mukwonago Plan Commission and Town Board

From: Ben Greenberg, Town Planner

Subject: Periodic review of an unclassified conditional use for a school with dormitories at W336S8455 CTH E; (MUKT1943997); Nature's Classroom Institute Property Inc., applicant

Application: 2025-01; <https://s.zoninghub.com/OHQCOXEUGY>

Meeting: 2/5/2025 Plan Commission and Town Board meeting

Description Nature's Classroom Institute Property Inc. applied for an unclassified conditional use and the Town Board approved the same on 11/5/2014. Paragraph 19 of the conditional use approval allows for periodic review by the Plan Commission.

The Police Department has not received any complaints since the last renewal.

Prior approvals The online record for the last review (application) is posted here: <https://s.zoninghub.com/FDLV1B924N>

Review procedures The Plan Commission has the authority to determine conformance with the terms of the permit and the compatibility with adjacent land uses. If it is determined that the conditional use permit is no longer compatible, or that the provisions of the permit have not been complied with, the conditional use permit may be revoked or amended in accordance with the procedures set forth in Article 5 of the zoning code.

This permit is subject to ongoing review by the Plan Commission, however no review period is explicitly stated in the permit conditions.

Condition 4(q) of the Conditional Use Order requires the owner and operator to submit a joint annual report by January 15 of each year, to the Town Plan Commission with the following information:

- (i) student enrollment and the number of groups that were on site
- (ii) the number of people living in the staff housing described in subsection 1(c) above,
- (iii) a log of the groups allowed under subsection 1(f) above which shall list the following for each group: group name, contact information for the group leader, and number in the group,
- (iv) a summary of any building projects initiated or completed,
- (v) a summary of any work initiated or completed as described in the approved landscape management plan,
- (vi) well water usage,
- (vii) a statement that the property in the Town of Eagle is in compliance with the requirements in subsection 4(p) above, and
- (viii) any other information as may be requested by the Town Plan Commission.

Upon petition, the Town Board may change the reporting interval (e.g., annual to every other year) or waive this requirement for a specified period of time or in perpetuity.

Public notice Aside from being on the meeting agenda, no other public notice is required.

Proposed motion for Plan Commission: Extend the approval period for a specified period of time or in perpetuity.



Conditional Use - Request for Formal Review Town of Mukwonago

Version: August 29, 2024

Town of Mukwonago W320
S8315 Beulah Road
Mukwonago, WI 53149

Overview: Pursuant to Section 36-286 of the town zoning code, the conditions of approval of certain conditional use permits require a periodic review by the plan commission in order to determine conformance with the terms of the permit and its compatibility with the adjacent land uses. Failure to conduct such review shall not invalidate any subsequent review or any enforcement proceeding. If it is determined that the conditional use permit is no longer compatible, or that the provisions of the permit have not been complied with, the conditional use permit may be revoked or amended in accordance with the procedures set forth in Article 5 of the Town's zoning code.

Governing regulations: The procedures and standards governing the review of this application are found in Article 5 of the Town's zoning code (Chapter 36).

General instructions: Application materials should be submitted to the Town Clerk at the mailing address shown above. If you have any questions, do not hesitate to contact the Town Planner at (262) 204-2350 or via email at ben.greenberg@cedarcorp.com

Additional Information Needed: See page two for additional submittal requirements.

1. **Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Property Owner	Agent
Name <u>Nature's Classroom Inst Property LLC</u>	<u>Geoffrey Bishop</u>
Street address <u>W336 58455 County Hwy E.</u>	
City, state, zip code <u>Mukwonago, WI 53149</u>	
Daytime telephone <u>262 745 0844</u>	
Email address <u>Info@NCIW.ORG</u>	

1. Is the subject property currently in violation of the Town's zoning code?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
If yes please explain:		
2. Is the subject property in compliance with all terms and conditions of the conditional use permit.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
If no please explain:		

2. Supplemental Information required.

[13.12] Federal Firearms License

Submit the following:

- Copy of application for Federal Firearms license.
- Copy of federal firearms license.

[13.08] Commercial Truck Parking

Submit the following:

- Copy of application for CDL.
- Copy of CDL.

[13.07] Bus Parking

Submit the following:

- Copy of application for CDL.
- Copy of CDL.

3. Applicant certification

- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes town officials, Plan Commission members, Town Board members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the Town Planner will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.
- Pursuant to Section 2-2 and 2-3 of the Town of Mukwonago Municipal Code, the Town Board has determined that whenever the services of the Town Attorney, Town Engineer, Town Planner, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service for the fees incurred by the Town to the property owner incurring those fees, even if the request is not approved. In addition, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges; however, is subject to the property owner's appeal rights as described in the Town's Municipal Code.

I have been advised that pursuant to the Town's Municipal Code, if the Town Attorney, Town Engineer, Town Planner, or any other Town professional provides services to the Town because of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town, even if the request is not approved. In addition, I have been advised that pursuant to said Municipal Code of the Town of Mukwonago, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this application; however, I am not waiving my appeal rights that are described in the Town's Municipal Code.

Property Owner Signature(s):

Date:



1/13/2025

GEOFFREY DISHOP