

June 11, 2026

Dear Members of the Town of Mukwonago Planning Board and Planning Commission,

We respectfully submit this letter in support of our application to amend and expand our current conditional use approval for agritourism activities on our family farm.

Our family has proudly farmed this land and welcomed members of the community to enjoy seasonal farm experiences for more than 30 years. During that time, we have successfully operated our fall farm festivities each September and October, offering pumpkins, hayrides, corn maze and other activities. We are grateful for the continued support from the community, local families and neighbors, and we are proud that our operation has maintained a positive reputation with no complaints or issues throughout the years.

As agriculture continues to change, many small family farms face significant financial challenges. Traditional farming alone no longer provides enough income to sustainably support our growing family or ensure the long-term future of our farm. Like many farms across Wisconsin and throughout the country, we must thoughtfully diversify in order to remain viable. Our goal in requesting this expansion is to preserve our farmland, protect open space, and keep this property in agricultural use for future generations. Rather than selling portions of the land or pursuing subdivision and development, we hope to strengthen the farm through expanded agritourism opportunities that allow the property to remain productive and family-owned.

We are requesting approval to broaden our agritourism offerings beyond the current September and October season and allow a wider variety of family-friendly, agriculture-based activities throughout the year. These offerings would provide educational, recreational, and community-centered experiences that connect residents and visitors with local farming, rural traditions, and the importance of preserving farmland.

We believe this expansion would benefit both our family and the broader community by:

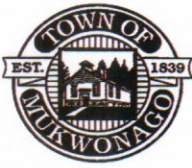
- Preserving farmland and preventing future development pressures
- Supporting a local small business and farm family
- Providing safe, family-friendly activities close to home
- Offering educational opportunities centered around agriculture and rural life
- Contributing positively to the local economy through tourism and seasonal employment

We are committed to operating responsibly, being respectful neighbors, and continuing the same level of care and professionalism that has guided our farm for the past three decades. We value our relationship with the community and take seriously the responsibility that comes with this request.

Thank you for your time, consideration, and service to our town. We sincerely appreciate the opportunity to present our application and respectfully ask for your support in helping preserve our family farm through sustainable agritourism growth.

Sincerely,

The Schuett Family  
W299S6370 State Road 83  
Mukwonago, WI 53149  
262-968-4348



Conditional Use  
Town of Mukwonago

Version: April 26, 2021

2026-20

Town of Mukwonago  
W320 S8315 Beulah Road  
Mukwonago, WI 53149

**Overview:** The Town's Zoning Code identifies land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties. Conditional uses are therefore considered on a case-by-case basis. The Plan Commission and the Town Board conduct a joint public hearing to solicit input from the general public and other interested parties. When reviewing conditional use applications, the Plan Commission serves in an advisory capacity to the Town Board, which makes the final decision. The recommendation of the Plan Commission and the decision of the Town Board are based on the evidence and testimony received as part of the application and through the public hearing process.

**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 or online at <https://townofmukwonago.zoninghub.com/tools/OnlineApplication.aspx>. 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](mailto:ben.greenberg@cedarcorp.com).

- 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.

	Applicant	Agent
Name	Schuett Farms LLC	Rob Schuett
Street address	W299S6370 State Road 83	Brian Schuett
City, state, zip code	Mukwonago, WI 53149	
Daytime telephone	262-968-4348	
Email address	schuettfarms@yahoo.com	

- 2. **Type of application (select one)**

- New conditional use
- An amendment of a previously approved conditional use

- 3. **Subject property information**

Physical address W299S6370 State Road 83

Tax key number(s) MUKT- 1878-998    MUKT- 1878-999-001    MUKT- 1877-998    MUKT- 1878-999

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Town Clerk.

Is the subject property currently in violation of the Town's zoning code?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 36-136 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, or other required payment that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

Comment: Pursuant to Section 36-137 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land where taxes, assessments, or other required payments are delinquent and due.

Are there any buildings on the subject property?

- No
- Yes

Will the proposed conditional use be located in an existing building or a new building?

- Existing building
- Proposed building
- NA

If the conditional use will be in an existing building, is that building classified as "conforming" or "nonconforming?" A nonconforming building does not meet the dimensional requirements for the district in which it is located.

- Conforming building
- Nonconforming building

If nonconforming, please explain.

n/a

What type of sewage disposal facilities will be available to serve the conditional use?

- A system is not required for the proposed use
- On-site – sewage disposal system
- On-site – holding tank
- Municipal or sanitary sewer district
- NA

Has the Town of Mukwonago approved a variance or special exception for the subject property?

- No
- Yes

If yes, provide the year of issuance and a short description for each one.

**5. Zoning information**

The subject property is located in the following zoning district(s). (check all that apply)

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> C-1 Conservancy  | <input type="checkbox"/> R-1 Residential    | <input checked="" type="checkbox"/> EC Environmental corridor (overlay) |
| <input checked="" type="checkbox"/> A-1 Agricultural | <input type="checkbox"/> R-2 Residential    | <input type="checkbox"/> HS Hydric soils (overlay)                      |
| <input type="checkbox"/> RH Rural home               | <input type="checkbox"/> B-2 Local business |   |
| <input type="checkbox"/> SE Suburban estates         | <input type="checkbox"/> P-1 Public         |   |

Is any portion of the subject property located within Waukesha County's shoreland zoning jurisdiction (generally defined as being within 300 feet of a stream or 1,000 feet of a lake)?

- No
- Yes

6. **Proposed use.** Describe the proposed conditional use or amendment in detail. Attached additional pages as needed.

Update 2013 conditional use to include additional various agritourism activities. See attached for details.

7. **Mitigation.** Describe any approaches that will be used to mitigate potentially adverse effects.

No adverse effects.

8. **Project map.** Attach a project map. It can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

The following items need to be included **as appropriate** to the project.

Background Project Information

- Project name
- Applicant name
- Preparation date

Survey Information

- North arrow and graphic scale
- Address of subject property or legal description
- Property boundaries
- Acreage of subject property

Project Development Information

- Easements/rights-of-ways (location, width, purpose, ownership)

Setting

- Property boundaries within 150 feet of the subject property
- Land uses within 150 feet of the subject property
- Zoning district boundaries within 150 feet of the subject property
- Municipal boundaries within 150 feet of the subject property

Site Features (existing and proposed)

- Ground contours when any slope exceeds 10 percent
- Wetlands
- Woodlands
- Wildlife habitat, including critical wildlife habitat
- Environmentally sensitive features
- Water resources (rivers, ponds, etc.)
- Floodplain boundaries
- Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines

Landscaping Features (existing and proposed)

- Fences, buffers, and berms

Transportation Facilities (existing and proposed)

- Streets
- Driveways and road access onto public and private roads
- Sidewalks / trails

Buildings and Outdoor Storage/Activity Areas footprint, use, etc.)

- Existing and proposed
- Existing within 150 feet of subject property

Required Setbacks

- Yard setbacks (front, side, rear and shore)
- On-site septic systems
- On-site wells and off-site wells within 10 feet of the perimeter of the subject property

9. **Attachments.** List any attachments included with your application.

Site Plan / Plan of Operation

10. **Other information.** You may provide any other information you feel is relevant to the review of your application.

Cover letter attached.

11. Applicant certification

- I certify that all of the information in this application, along with any attachments, are 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:

Rob Schmitt

6-11-2026

Rob Schmitt Member  
Hill N Hollow Farm LLC

6-11-2026

## Schuett Farms - Conditional Use Updates

We are requesting an amendment to our current Conditional Use Permit. The amendment request includes additions while keeping the current Conditional Use Permit in effect. The Schuett Farms LLC agritourism operation would like to conduct business year-round. All items except for specifically listed would be for year-round operation, Monday through Sunday 8:00am – 10:00pm.

We are requesting the following amendments for our current Conditional Use:

1. We are requesting to feature family-friendly acoustic and amplified live musicians. Adding local musicians provides a wonderful community atmosphere that naturally complements our farm's agritourism activities.
  - a. Acoustic live musicians will be directed away from the property line and will be within the activity areas depicted on the site plan in areas 6 and or 10.
  - b. Pursuant to Sec 42-7
    - i. Amplified Permit will be obtained from Town and we will comply with requirements including amplification/decibel levels and allowable times consistent with the application permit.
2. Requesting to partner with local breweries to host pop-up beer gardens. We are requesting the addition of beer and wine because it complements our current food offerings, produce we grow, and family friendly atmosphere. For example, in 2024 and 2025 we partnered with a local Mukwonago family whose brewery made beer using pumpkins grown at our farm. Furthermore, the brewing process creates brewer's spent grains which the brewery returns to our farm. It is highly nutritious, high in fiber, and packed with protein so we are able to provide it to our livestock as a feed supplement. It is our expectation that with the use of brewery's and winery's traveling liquor license we will offer alcoholic beverages. This addition will help us grow our agritourism business while at the same time maintaining a fun, family safe venue.  
Pop-Up Beer Garden events will take place throughout the year to coincide with and compliment our farm agritourism recreation activities. We are requesting up to 10 pop-up beer gardens from April through August. An additional up to 10 pop-up beer gardens during the months of September through November. Time of operation would be 11 am to 10 pm for pop-up beer gardens.
3. Requesting to allow for the operation of agricultural tourism and educational events, including farm-to-table dinners, seasonal harvest celebrations, and farm tours. These events are designed to be incidental and subordinate to our primary, ongoing farming operations. The primary intent of these activities is to

## Schuett Farms - Conditional Use Updates

directly market our farm-grown produce, educate the public on local agriculture, and promote Mukwonago's agricultural heritage.

We are also requesting to be able to host events that allow the general public to use our site to host functions which include and support activities of our farm year-round. Here are a few examples:

- a. Allow a business to have a family day or team building event on the farm.
- b. Allow families to rent our space for birthday parties or bridal showers. Guests can use our picnic tables, and activity area.
- c. Allow 4-H, FFA, school groups and other agriculturally based groups a place to host meetings, gatherings, and field trips.

Reference location on site plan (Activity Area 6,10)

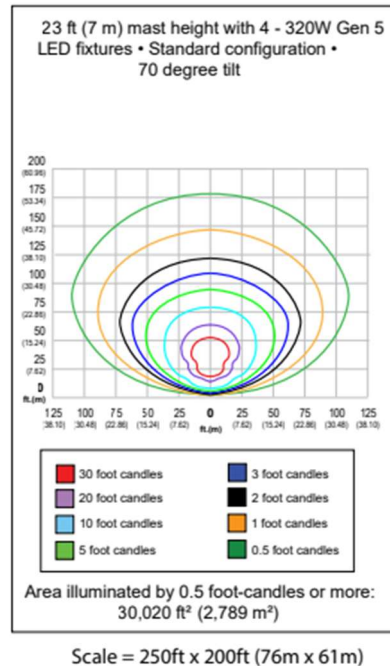
4. We are requesting to be able to install up to 10 recreational fire pits. In agritourism fire pits enhance the authentic, unique farm experience. Fire pits also encourage community interaction whether it's for a date night or a church evening around the fire. The fire pits will be at various locations throughout the property, which will comply with all rules and regulations of the town and the local fire department. (NFPA-1) Fire pits will not be located within 50 feet of a structure or combustible material unless contained in an approved manner. The total fuel area shall not exceed four feet in diameter and two feet in height. Only clean, dry wood will be burned. Wind direction will be considered so smoke is limited and will not become a nuisance to neighbors or public roads. Water supply will be on hand and readily available.
5. We are requesting to create family friendly farm activity area. This space will be designed for visitors to engage in hands-on, educational, and recreational experiences that will connect them with agriculture and rural life. The activity area will make the visit memorable, sharable, and will be aligned with our farm's resources. Examples of activities in the area include (but not limited to) a slide built with straw bales, playground activities, obstacle course, corn/pumpkin cannon, jumping pillow, pumpkin bowling, human size hamster wheel, sensory activities for kids, and a basketball hoop made with a feed bin.
  - Reference location on the site plan (Activity Area 6,10)
6. We are requesting mobile food establishments (food trucks and trailers) food sales on the property in addition to foods prepared on site that we currently offer. This amenity will directly complement our existing agritourism activities, allowing visitors to purchase and consume meals on-site, thereby increasing the

## Schuett Farms - Conditional Use Updates

duration and quality of their family farm experience. Food sales will conform to all Wisconsin Department of Agriculture, Trade and Consumer Protection ([DATCP]) safety requirements. We are requesting up to 3 days a week for mobile food establishments from April through November. Time of operation would be 9 am to 10 pm for mobile food establishments.

7. Requesting ability to have retail sales that features agricultural products and goods derived from the farm and other farms in the region. Non-agriculturally related products such as, T-shirts, other clothing, and knick-knacks, may be offered so long as such products are clearly subordinate in number and scale to the featured agricultural products and goods. We are also requesting to host producer markets on our farm. This market will serve as an outlet for our farm's fresh produce and products, and will also host a selection of local, neighboring agricultural producers and local artisans. Our goal is to create an agritourism destination that directly supports our agricultural operations and fosters community connection.
  - Reference area on site plan (Activity Area 6,10)
8. Parking
  - Additional parking area notated on site plan for up to 500 vehicles.
  - Parking availability will depend on weather conditions. If there is inclement weather, we may need to close.
9. Lighting Plan Update
  - Reference site plan - Updates to location of mobile light towers to adequately light parking area as well as farm areas to provide safety for our guest.
  - Light towers will be used for events and agritourism activities occurring in the evening hours when it is dark. We will comply with the lights standards.
  - Mobile light tower – 4 lamps @ 320 Watts per lamp

## Schuett Farms - Conditional Use Updates



- Foot Candle Specifications
- All light towers will be faced away from the property line to reduce light pollution

10. Update the Tax Key ownership for the 4 tax key parcels listed in original CU exhibit 12.

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Updating our conditional use with the requests above, enable us to enhance our farm's visitor experience, while directly benefiting the community by generating local employment opportunities. These requests would assist in educating the community about agriculture.

We are committed to operating a quiet, well-managed, and community-focused agricultural destination. We believe these amendments align with the Town of Mukwonago's long-term agricultural goals.

Thank you for your time and consideration.

The Schuett Family  
W299S6370 State Road 83  
Mukwonago, WI 53149

# Schuett Farms -- Site Plan 2026




## Detailed Site Plan



### Site Plan Key

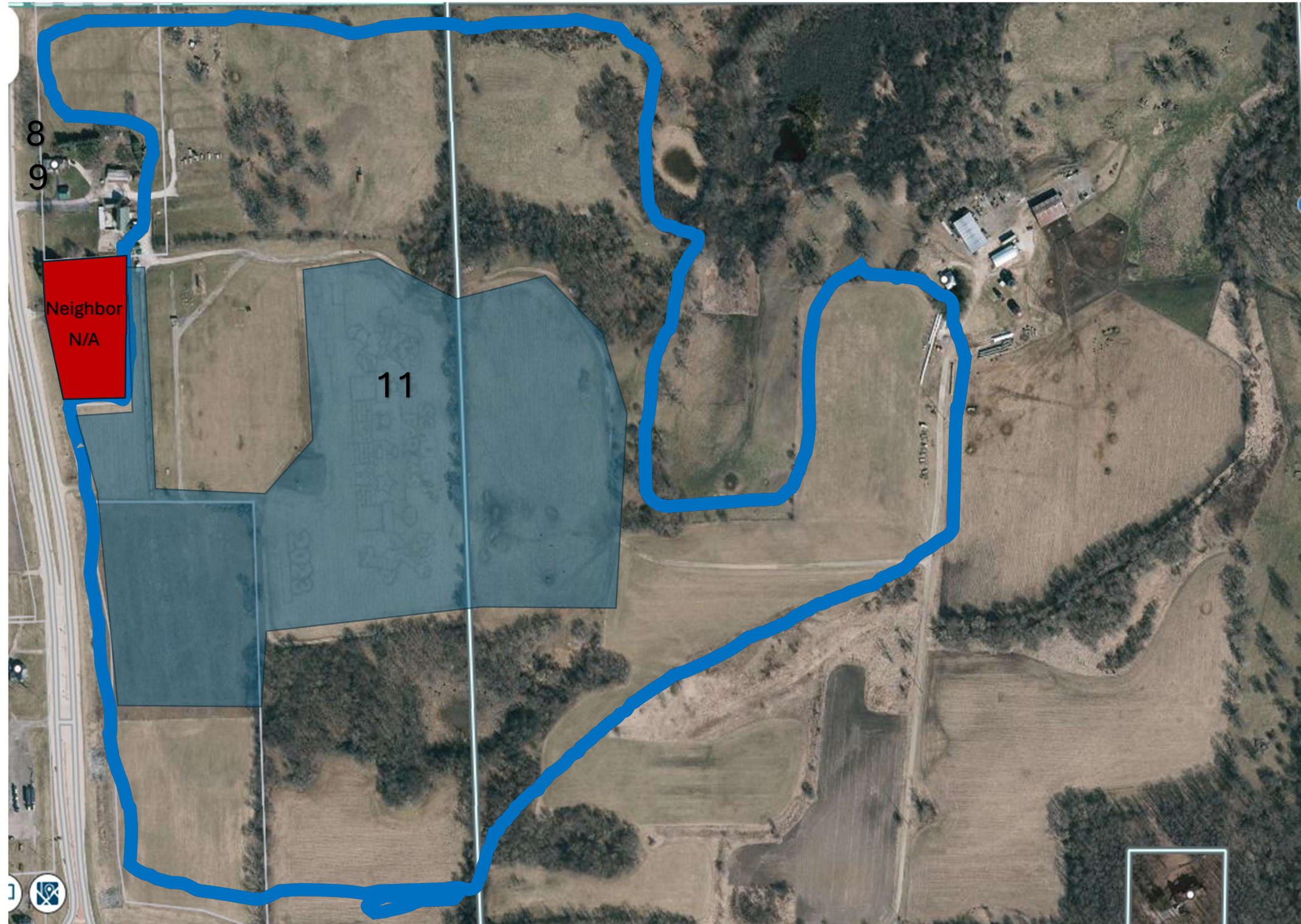
- 3. Corn Maze
- 4. Cashier Sheds, weighing station for pick your own, food stand
- 5. Parking Area
- 6. Activity Area
- 6 and or 10. Activity Area – Producer Market will be located in activity area
- 7. Parking
- 8. Permanent Sign
- 9. Temporary Sign
- 10. Pumpkin/Christmas Tree and Activity area
- 11. Fields used as a pumpkin field and/or corn maze field. Depending on crop rotations.

Various hayride paths will be used within the blue line

-  Portable Light Tower
-  Light
-  Portable Toilets

# Schuett Farms -- Site Plan 2026


## Site Plan




### Site Plan Key

- 3. Corn Maze
- 4. Cashier Sheds, weighing station for pick your own, food stand
- 5. Parking Area
- 6. Activity Area
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Various hayride paths will be used within the blue line

 Portable Light Tower

 Light

 Portable Toilets

Schuett Farms -- Site Plan 2026



Traffic Pattern and Pedestrian walkways.

The white arrows represent traffic

The red squiggly lines represent pedestrian walkways

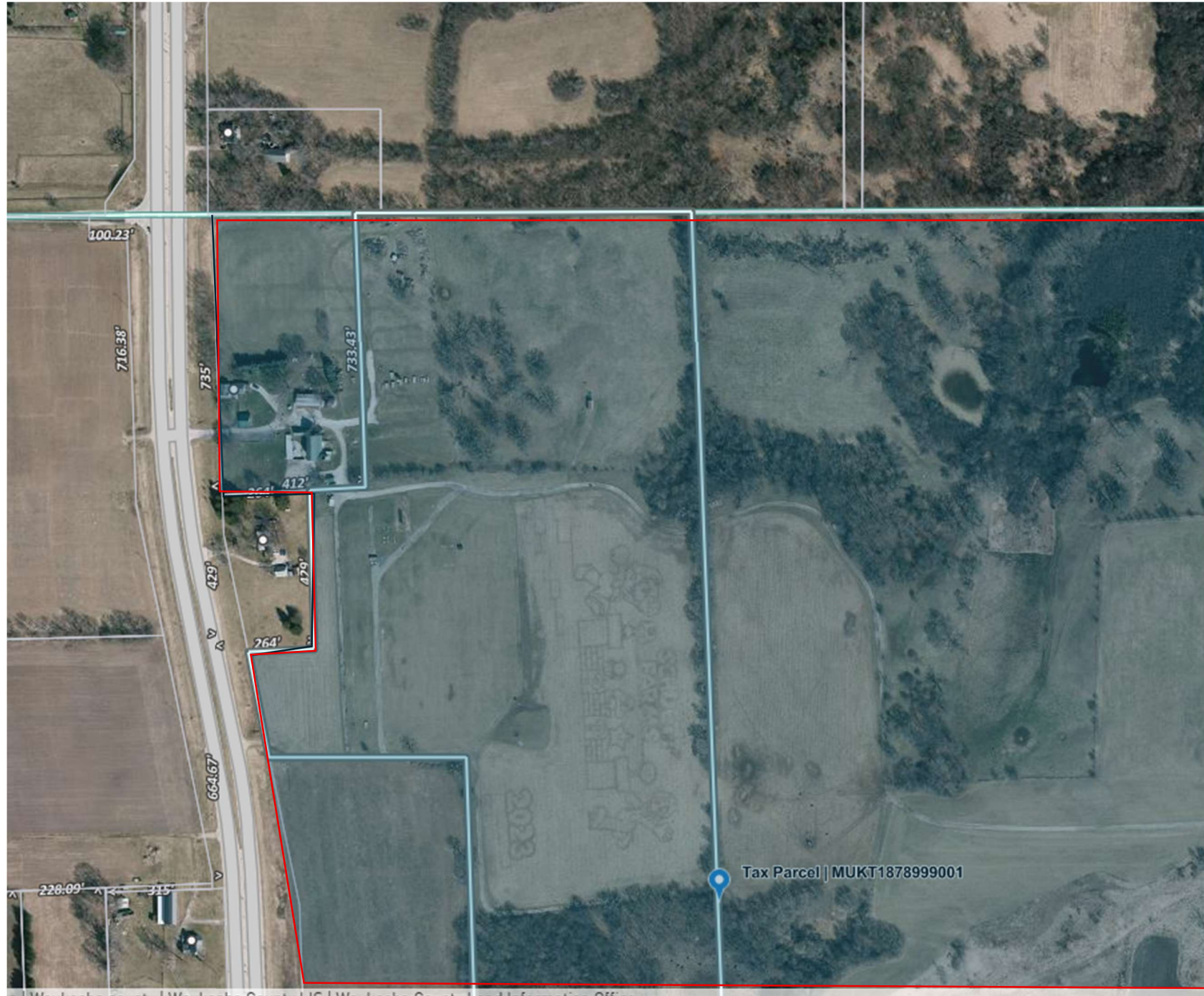
## Lighting Plan



The neighbor directly to the east (Neighbor land not included) has a tree line that provides natural screening. In addition, we plant corn in field to the east and south of neighbor's property to provide additional screening. The neighbor to the north of our property would be the next closest property. There are two natural tree lines that provide screening from our property to their property to the north.

Aerial map showing proximity and natural screening to closest neighbors.

Farm parcel is shaded in blue



*change owner names*

**Exhibit A – Property Ownership and Legal Description for Subject Properties**

Map Reference	Owner Name	Tax Key Number	Approximate Acreage	Legal Description
A	<del>Robert Schuett III and Linda Schuett</del> <i>Robert H Schuett and Linda Schuett Revocable Trust of 2022</i>	MUKT 1878-999	7	PT NW1/4 SEC 2 T5N R18E COM NW COR S 755 FT N88°0'E 412 FT N 733.43 FT WLY 412.16 FT TO BGN R1021/548 EX DOC# 3736284
B	<del>Robert Schuett III and Linda Schuett</del> <i>Same</i>	MUKT 1878-999-001	53.7	W1/2 NW1/4 SEC 2 T5N R18E EX VOL 234/600 & VOL 1230/297 & EX R1021/548 DOC# 3170735 EX DOC# 3736285
C	<del>Robert Schuett III and Linda Schuett</del> <i>Same</i>	MUKT 1878-998	13.0	W1/2 SW1/4 NW1/4 SEC 2 T5N R18E EX DOC# 3736286 DOC# 3907854
D	<del>Robert H Jr &amp; Constance J Schuett Family Trust</del> <i>Hill N Hollow Farm LLC</i>	MUKT 1877-998	168.0	W1/2 NE1/4 & E1/2 NW1/4 SEC 2 T5N R18E EX CERT SURV 3537 DOC# 3907857

