

Rural Accessory Building Determination  
Town of Eagle (Waukesha County, Wisconsin)

Town of Eagle  
820 E. Main Street  
Eagle, WI 53119

Version: May 9, 2018

**Overview:** Upon petition the Town of Eagle Plan Commission may allow more than two accessory structures or more than the allowable floor area in the RR, R-1, and P-1 zoning districts provided the building meets the definition of rural accessory building. A rural accessory building is generally defined as an existing building that (1) is set apart from other buildings as being distinct, due to its construction technique, construction materials, age, historical significance; (2) is characteristic of past agricultural practices or rural life, whether presently utilized or not for such agricultural practice; (3) is associated with a person of historic significance or with important historical events; or (4) represents a notable work of a master builder, engineer, or architect who influenced their age.

**Governing regulations:** The procedures and standards governing this application process are found in Article 6 of the Town's zoning code.

**General instructions:** Before you formally submit your application, you may submit one copy to the Town Planner who will ensure it is complete. If you have any questions, do not hesitate to contact the Town Planner at 920-728-2814 or via e-mail at [tim.schwecke@civitekconsulting.com](mailto:tim.schwecke@civitekconsulting.com).

**Application fee:** There is no fee for this application, but the applicant must pay any professional charge-back fees related to the review of the application.

**Application submittal deadline:** The Plan Commission normally meets the first Monday of the month. Applications must be submitted to and determined to be complete by the Town Planner, no later than 30 days prior to that date.

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.

	<u>Applicant</u>	<u>Agent</u>
Name	_____	_____
Street address	_____	_____
City, state, zip code	_____	_____
Daytime telephone	_____	_____
E-mail address	_____	_____

2. **Subject property information**

Physical address \_\_\_\_\_

Tax key number(s) EGLT- \_\_\_\_\_ EGLT - \_\_\_\_\_ EGLT - \_\_\_\_\_ EGLT - \_\_\_\_\_

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 as determined by the Town's Building Inspector?

- No  
 Yes

If yes, please explain.

Comment: Pursuant to Section 500.106 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 500.107 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.

Has the Town of Eagle 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.

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**3. Zoning information**

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

- P-1 Public
- RR Rural residential
- R-1 Residential

Comment: A rural accessory building is only allowed in the above districts.

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

**4. Property map and chart.** Attach a map to this application which clearly shows the locations of all existing buildings on the subject property. On the face of the map, label each building with an identification number (e.g., 1, 2, 3). Then complete this table with readily available information.

Bldg. ID	Building Description [1]	Structural Condition [2]	Year of Original Construction [3]	Floor Area in Square Feet [4]
1				
2				
3				
4				
5				
6				
7				
8				

continued on next page

Bldg. ID	Building Description [1]	Structural Condition [2]	Year of Original Construction [3]	Floor Area in Square Feet [4]
9				
10				
<b>Total</b>				

Notes:

1. Describe the building (e.g., residence, garage, dairy barn, milk house), its historical significance if any, and any additions that have been added.
2. To qualify as a rural structure, the structure must be structurally sound. Indicate if the structure is structurally sound, and if not, what will be done to make it structurally sound or when it will be removed.
3. If the year of construction is not known, provide an approximate year or a time period (e.g., 1930-1940).
4. The size of the building is measured from outside wall to outside wall.
  
5. **Pictures.** As a supplement, you may provide pictures of the various buildings. If you do so, please label them with the building identification number used on the map and in the chart.
  
6. **Other information.** You may provide any other information you feel is relevant to the review of your application.

**7. 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 I may be charged additional fees (above and beyond the initial application fee).
- 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.

Property Owner Signature(s):

Date:

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