



# Conversion of a Nonconforming Use Town of Mukwonago

Version: December 28, 2020

**Town of Mukwonago**  
W320 S8315 Beulah Road  
Mukwonago, WI 53149

**Overview:** Under the Town's zoning regulations, a nonconforming use can be converted to another nonconforming use provided the new nonconforming use is no more nonconforming than the existing nonconforming use (i.e., convert from a tavern to a restaurant). Before a property owner can submit a proposal, the existing nonconforming use must be registered with Town.

**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 (if any)
Name	_____	_____
Street address	_____	_____
City, state, zip code	_____	_____
Daytime telephone	_____	_____
Email address	_____	_____

2. **Subject property information**

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

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

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.

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> C-1    Conservancy     | <input type="checkbox"/> R-1    Residential    | <input type="checkbox"/> EC    Environmental corridor (overlay) |
| <input 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         |   |

**3. Date of registration as a nonconforming use**

Date of registration \_\_\_\_\_

Comment: Pursuant to s. 36-351 of the zoning code, an existing nonconforming use must be registered as such before the Town can consider a petition to convert it to a different nonconforming use.

**4. Proposed use.** Describe the proposed use in detail, including the nature of the use and operating characteristics. Include a site plan of the subject property to show where the proposed nonconforming use will be located. (Attach additional pages if necessary)

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

**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) consistent with sections 2-2 and 2-3 of the Town of Mukwonago municipal code.
- 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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