

Declaration of Restriction

WHEREAS, the undersigned owns the real property located at W314S7810 Century Drive, in the Town of Mukwonago, County of Waukesha, Wisconsin, ("subject property") more particularly described as follows:

PARCEL 1 CSM #8157 VOL 71/77 REC AS DOC #2172545
PT SE1/4 SEC 9 T5N R18E; and

WHEREAS, the undersigned has submitted a petition for a special exception for floor area of a detached accessory building pursuant to s. 36-719 of the Town's zoning code; and

WHEREAS, the Town Board reviewed the request and approved the same at their meeting on May 4, 2022; and

WHEREAS, subsection 36-719(c) of the zoning code requires that the undersigned record this declaration of restriction as a condition of obtaining a special exception; and

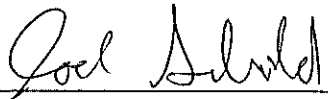
WHEREAS, the undersigned, by signing and recording this document, is in agreement with the restrictions herein imposed.

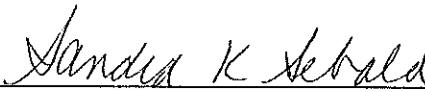
NOW, THEREFORE, in consideration of the granting of the aforementioned special exception by the Town of Mukwonago, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby executes this declaration of restrictions, intended to be bound and to impose this declaration of restrictions as a covenant and restriction upon the property, which will run with the land and shall be binding upon the undersigned and his successors in title and interest to the property.

RESTRICTIONS IMPOSED:

1. The building authorized by the special exception shall only be used for non-commercial uses, except at as explicitly authorized by the Town of Mukwonago.
2. This instrument shall not be amended or repealed without prior written permission of the Town of Mukwonago Town Board.
3. The Town of Mukwonago Town Board has the authority, but not the obligation, to enforce this deed restriction.

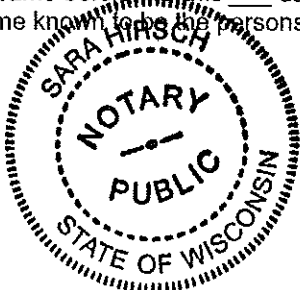
Dated this 2 of July, 2022

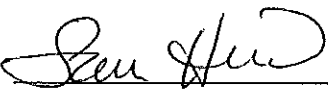

Joel Sebald


Sandra Sebald

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 2 day of July, 202st, the above-named persons, Joel Sebald and Sandra Sebald, to me known to be the persons who executed the foregoing instrument and acknowledged the same.




NOTARY PUBLIC
1/13/23
My Commission Expires:

4676782

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

July 05, 2022 09:31 AM
James R Behrend
Register of Deeds

1 PG
TOTAL FEE:\$30.00
TRANS FEE:\$0.00

Book Page --



Drafted by and Return to:
Tim Schwecke, Town Planner
Civi Tek Consulting
610 S Ferry Drive
Lake Mills, WI 53551

Parcel Number: MUKT1908961