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**Declaration of Restrictions**

WHEREAS, the undersigned owns the real property located at S66W30184 CTH I in the Town of Mukwonago, Waukesha County, Wisconsin, ("subject property") more particularly described as follows:

PT NE1/4 SEC 3 T5N R18E; COM E1/4 COR N89°25'W  
999.27 FT; N89°25'W 228.09 FT; N 965.04 FT; N89°41'E  
228.09 FT; S 968.56 FT TO BGN :: DOC# 3233196; and

*Town of Mukwonago*  
WHEREAS, the undersigned submitted a petition (application 2022-24) to the Town of Mukwonago for a special exception for the placement of a detached accessory building in front of principal dwelling pursuant to Section 36-733 of the Town's zoning code; and

WHEREAS, the Town Plan Commission and Town Board reviewed the request and approved the same at their meeting on December 4, 2023; 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 Plan Commission, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby executes this declaration of restrictions, intending to be bound and to impose this declaration as a covenant and restriction upon the subject property, which will run with the land and shall be binding upon the undersigned and their successors in title and interest to the subject property.

**RESTRICTIONS IMPOSED:**

1. The accessory building shall only be used for personal use and shall not be used for any type of commercial or industrial purposes unless otherwise permitted by the municipal code of the Town of Mukwonago, Wisconsin.
2. The size and shape of the subject property existing on this date shall not be modified without the written approval of the Town of Mukwonago Town Board.
3. No additional special exception requests for placing a second accessory building in front of the principal building may be submitted to the Town for consideration.
4. This instrument shall not be amended or repealed without prior written permission of the Town of Mukwonago Town Board.
5. The Town of Mukwonago Town Board shall have the authority, but not the obligation, to enforce this deed restriction.

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4749505

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

December 20, 2023 11:36 AM  
James R Behrend  
Register of Deeds

2 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00

Book Page -



**Return to:**

Tim Schwecke, Town Planner  
Civi Tek Consulting  
610 S Ferry Drive  
Lake Mills, WI 53551

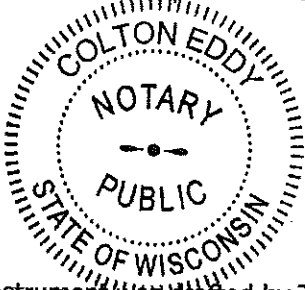
**Parcel Number:** MUKT1881993

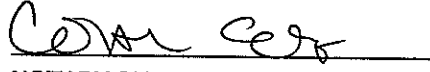
Dated this 14 of December 2023

  
Lori Boehmke

STATE OF WISCONSIN    )  
                                  ) SS  
COUNTY OF WAUKESHA    )

Personally came before me this 19<sup>th</sup> day of December, 2023, the above-named person, Lori Boehmke, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
NOTARY PUBLIC  
0812912026  
My Commission Expires:

This instrument was drafted by Tim Schwecke, Town Planner, Town of Mukwonago, at the request of the property owner.