

Date: December 31, 2024
To: Town of Mukwonago Plan Commission and Town Board
From: Ben Greenberg, Town Planner

Subject: A. Conditional use for a farm education use at property located at S67W28435 River Road (MUKT 1876.997); Thalia Haseotes, applicant
Application: 2024-19; <https://s.zoninghub.com/864091EVHK>
B. Site plan for a farm education use at property located at S67W28435 River Road (MUKT 1876.997); Thalia Haseotes, applicant.
Application: 2024-20; <https://s.zoninghub.com/OB0BV7IE7O>

Meeting: January 8, 2025 Plan Commission and Town Board meeting

General Information

Location NW ¼ of the SE ¼ of Section 1, Town 5 North, Range 18 East
Lot Size ~10.47 acres (outside of the established 80 foot road right of way)
Lot Width ~350 feet
Road frontage ~350 feet

Existing Land Use Family winery ("Piper Porch Winery & Vineyard"), single-family residence, associated accessory buildings and conservancy/open space. The parcel is designated Rural Residential on the Town Land Use Plan.

Zoning classification The subject property is zoned A-1 Agricultural District and C-1 Conservancy District. A small corner (SE) of the lot used as conservancy/open space, is subject to Waukesha County shoreland zoning. A zoning map showing additional detail is enclosed.

A. Conditional Use (application 2024-19)

Description Thalia Haseotes, President of Cold Noses Foundation, Inc. is under contract to purchase the property at S67W28435 River Road and has submitted conditional use and associated site plan applications for a small farm and animal sanctuary at the subject property under Section 2.04 of Appendix B ("Farm Education") of the Town Zoning Code Town Zoning Code.

The application notes that the proposed sanctuary will be a place for special-needs animals to receive needed care by providing a safe and serene environment. The sanctuary will also serve the community through educational and other activities that promote understanding and care for special-needs animals.

The site, which was developed as a family winery, contains a residence with decks, accessory building near the road and second accessory building south of



the residence. There are also walkways, driveways and several small pergola type structures. The southern half of the parcel consists of wetlands and open space. It should be noted that no buildings are located in the C-1 Conservancy District. Existing vegetation and site topography provide significant natural screening of the property from adjacent parcels. A natural bufferyard, approximately 60 feet wide, consisting of mature trees and vegetation is located between the proposed uses and at nearest residence which is approximately 400 feet from the principal building where most classes and events are to be held. The adjacent lot to the east and south is conservancy land owned by the DNR.

The applicant is proposing to house up to eight (8) livestock and six (6) dogs on the property. Cats are also noted on the application. The livestock would be housed in the accessory building located north of the residence and the dogs (and cats) would be housed in the residence as would typical house pets. The north accessory building is 81.7 feet from the nearest lot line whereas the south accessory building is 34 feet to the lot line. The applicant notes the potential use of both buildings for livestock; However, the code requires a minimum offset of fifty (50) feet for buildings housing livestock, which would prohibit the use of the south accessory building for that purpose.

Manure management is proposed via a storage enclosure near the north accessory building and as noted on the submitted site plan. The storage enclosure will be a gravel or cement pad similar to the illustration provided with the application. Some will be composted and spread according to USDA guidelines. The remaining will be removed on a monthly basis. No formal Nutrient Management Plan has been submitted to date.

It should be noted that the [13.15] Household livestock use and [13.19] Private kennel use are permitted uses in the A-1 Agricultural District and would allow up to eight (8) livestock and six (6) dogs, respectively, provided all standards are complied with, without the benefit of a conditional use permit. Those standards are summarized as follows:

[13.14] Household livestock: A place where livestock are kept primarily for the use and enjoyment of those living on the premises and occasional commercial purposes.

This is a permitted use in the A-1 Agricultural District.

Development standards The zoning code establishes specific standards for this use as follows:

- (a) Not in a subdivision.** The parcel with this use shall not be located in a platted subdivision.
- (b) Number of animals.** On parcels smaller than 20 acres, the number of livestock shall not exceed one head for each full acre, over 2 acres of land the number of poultry shall not exceed 20 fowl for each full acre over 2 acres. This means that there must be at least 3 acres to have any household livestock.
- (c) Prohibited animals.** The following are not permitted on parcels smaller than 20 acres: roosters, pigs, male goats, or fur-bearing animals.
- (d) Buildings.** Nonresidential buildings and other structures for the keeping of household livestock, such as barns, stables, riding arenas, and sheds, are allowed subject to compliance with all other requirements of this chapter.
- (e) Location of buildings.** A building that houses livestock and/or poultry shall be located at least 50 feet from any lot line.
- (f) Manure management plan.** The property owner shall submit a manure management plan to the plan commission for review and obtain approval of the same, if so requested by the plan commission.

(g) Buildings not a structure. A loafing shed is not counted as an accessory building, provided (1) the floor area is not more than 240 square feet, (2) it is located within a fenced enclosure, (3) it is constructed so it can be easily moved to another location (i.e., its moveable), (4) it is constructed of exterior building materials similar to the barn/stable, and (5) the number of loafing sheds is limited to the following: 3 to 5 acres: 1; 5.1 to 10 acres: 2; 10.1 to 20 acres: 3; and 20.1 to 35 acres: 4. In the event there are no livestock kept on the property for 6 consecutive months or more, all loafing sheds must be moved off the subject property.

[13.19] Private Kennel: A place where dogs or other pets are kept for the occupant's private, non-commercial purposes. The term also includes the sale and training of up to 2 litters per year.

This is a permitted use in the A-1 Agricultural District.

Development standards The zoning code establishes specific standards for this use as follows:

- (a) Limitation.** The number of dogs is limited based on the parcel size as follows: Less than one acre - 2 dogs; one acre or more but less than 3 acres - 3 dogs; three acres or more but less than 5 acres - 4 dogs; five or more acres - 6 dogs.
- (b) Status as a building.** One free-standing dog enclosure with a roof not exceeding 48 square feet shall not be counted as an accessory building.

The sanctuary will not be open to the public. The applicant notes that the sanctuary will have a rigorous selection process and further notes that animal adoptions may occur from time to time but is not the purpose of the sanctuary. The animal and property caretakers will be full time residents living on site in the main level of the residence.

The winery tasting room and commercial space in the lower level of the residence will be adapted for use as an education / function area as well as providing dog and cat habitat. The lower level would also contain a small area where retail items would be sold.

Education activities are not open to the public and are by invitation only. The following is a summary of the events & activities noted:

- **Children's Education** Activities will be scheduled between 9:00 a.m. and 2:00 p.m. on weekdays, and between 9:00 a.m. and 5:00 p.m. on weekends. Activities will consist of tours, talks, crafts, story time (including with the animals), and other fun learning activities relating to animal care and welfare. There will be a maximum of thirty (30) children at one time. Transportation vehicles would be limited to passenger vans holding up to twelve (12) people. These activities would take place up to four (4) times per month.
- **Private Independent Tours** Intended for non-school or educational groups of up to twelve (12) people, by appointment, between the hours of 9:00 a.m. and 4:00 p.m. These "meet and greet" tours allow people to meet the animals and learn about their needs and care. When indoors, the event would take place in the area that is currently the Tasting Room. Snacks and soft drinks (such as soda or water) would be available to guests. Other light refreshments may be served that would be purchased from a caterer or commercial kitchen.
- **Clinics and Workshops** Weekly workshops lasting up to two (2) hours in duration for up to twenty (20) people.
- **Fundraisers** The Sanctuary would host up to six (6) fundraisers per year. These would be private events by invitation for up to one-hundred (100) people.

- **Volunteer Days** Volunteer days may be held up to two (2) times per month, where non-regular volunteers may sign up to volunteer at the Sanctuary. Volunteer activities may include (but not be limited to) spending time with the animals; or repairs on Property. This would be limited to a maximum of six (6) volunteers at any one time, during the hours of 9:00 a.m. to 9:00 p.m.

The site plan notes that the existing 10,000 sq. ft. gravel lot used by the winery for customer parking would be utilized for guest parking and provides 44 spaces according to the applicant. Multiple fenced in animal enclosures are also shown.

The Waukesha County Department of Public Works ("DPW") has reviewed the application with respect to highway access and conducted a subsequent site visit on December 19, 2024. An enclosed email from Jason Mayer (DPW) dated December 23, 2024, notes that the current driveway location does not meet the county sighting distance standard (990 feet) for eastbound travel as it only provides 503 feet. The email also notes several improvements and/or mitigative measures that might address sighting distance deficiencies including a relocation of the driveway further east, clearing existing brush and trees, lessening the steepness of the driveway and/or providing an acceleration/deceleration taper with a right turn lane. A follow up meeting between the applicants and DPW is scheduled for January 3, 2025.

The proposed instructional, educational and philanthropic uses (tours, classes, workshops, fundraisers, etc.) may be authorized via a Farm education use, which is available as a conditional use in the A-1 Agricultural District. Those specific development standards are summarized as follows:

[2.04] Farm education: A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food.

This is a conditional use in the A-1 Agricultural District.

Development standards The zoning code establishes specific standards for this use as follows:

- (a) **Validity of use.** Farm education must be operated as an ancillary use in conjunction with an active farm operation.

Active Farm Operation is defined in the zoning code as follows:

A property where the principal current and ongoing use of the property is crop production, animal production, or growing Christmas trees or ginseng. Land that was engaged in the preceding activities but has been harvested at the end of the last possible production season, continues to be an active farm operation unless and until it fails to engage in production in the next production season or after a period of 12 months, whichever occurs first.

- (b) **Minimum lot area.** The minimum lot area for farm education is 10 acres. The acreage of adjoining parcels, which are part of a single farm entity as determined by the Plan Commission, may be combined for the purpose of meeting the minimum lot size requirements.

- (c) **Not in a subdivision.** The parcel with this use shall not be located in a platted subdivision.

- (d) **Subordinate to other farm uses.** Any buildings that are constructed to house clinics or classes shall be clearly subordinate to the other farm buildings on the property.

- (e) **Parking.** Parking areas shall be located and configured to minimize potential conflicts with surrounding properties.

- (f) **Screening.** When allowed as a conditional use, there must be a type "B" bufferyard along any adjoining parcel in a residential zoning district. The plan commission may waive this requirement, defer the requirement to a later date, or lessen the standard when deemed unnecessary given the location of the use on the subject property and/or proximity to other existing and potential land uses.

(g) Buildings. Any building associated with farm education shall not be located in a C-1 district.

(h) Application fee. This use is classified as a Type 1 conditional use in the fee schedule.

(i) Parking requirements. To be determined by the Plan Commission on a case by case basis.

Guidance regarding 2017 Act 67 With the adoption of 2017 Act 67, the State of Wisconsin has preempted municipal authority regarding conditional use permits in a number of respects, effective November 29, 2017. Decisions concerning conditional use permits must be based upon "substantial evidence," which is defined as follows:

"Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion."

Note two additional requirements of the law:

1. Any condition imposed must relate to the purpose of the ordinance and be based on substantial evidence.
2. If an applicant for a conditional use permit meets or agrees to meet all requirements and conditions specified in the ordinance, the conditional use permit must be granted.

The applicant must present substantial evidence demonstrating that the application and all requirements and conditions established by the Town relating to the conditional use are or shall be satisfied. Any condition imposed by the Town through ordinance or by the Town Board must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer or renewal. The Town's decision to approve or deny the application must be supported by substantial evidence.

Review procedures The Plan Commission acts in an advisory role to the Town Board which makes the final decision. Following the close of the public hearing, the Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial. If approval is recommended, the Plan Commission can recommend conditions deemed necessary to protect the public health, safety, and welfare.

A worksheet with the relevant decision criteria is attached. This should be used in your deliberations.

Public notice Public notice for the public hearing was published in the Waukesha Freeman on December 24, 2024 and December 31, 2024. In addition, the public hearing notice was mailed to all property owners within 300 feet of the subject property.

Comments received A letter in support of the request was submitted by Jerry and Laurene Taylor, W307 S7965 Applewood Ct, Mukwonago and is enclosed.

Draft conditional use order A copy of a draft conditional use order dated January 8, 2025, is attached. Several approval conditions to consider have been highlighted in both the draft conditional use order as well as the conditional use worksheet noted above.

Plan Commission motion for approval: Recommend to the Town Board the approval of the conditional use subject to the terms and conditions in the draft conditional use order dated February 8, 2025

B. Site Plan (application 2024-20)

Review procedure. The Plan Commission makes the final decision regarding site plans/plans of operation.

Notice requirements Aside from being included on the meeting agenda, no other public notice is required for site plan/plan of operations reviews.

Basis of decision In reviewing this site plan request, the following standards must be considered:

- Section 36-495 Site Plan Standards.

Site Plan Standards [s. 36-495]:

- (1) Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (2) Effects of the project on the natural environment;
- (3) Effects of the project on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (4) Compliance with the site design principles and architectural standards enumerated in division 8 of article VI;
 - (a) Existing natural resources and topographic features on the site shall be preserved to the greatest extent possible while affording a reasonable use of the property.
 - (b) The project shall not create any hazard.
 - (c) The project shall be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare.
 - (d) Parking areas and pedestrian accessways located on the site shall be designed to promote safety and efficient traffic flow.
- (5) Compliance with other applicable requirements in this chapter; and
- (6) Any other factor that relates to the purposes of this chapter as set forth in section 36-5 or as allowed by state law.

Potential Plan Commission motions for approval. Approve the site plan as set forth in the petitioner's application;

Attachments:

1. Public hearing notice
2. Application
3. Zoning Map
4. Decision worksheet
5. Draft conditional use order, February 8, 2025
6. Public comments received prior to December 31, 2024

NOTICE OF PUBLIC HEARING
TOWN OF MUKWONAGO

An independent Hearing Examiner will conduct a joint public hearing on behalf of the Town of Mukwonago Plan Commission and Town Board on Wednesday, January 8, 2025, at 6:30 p.m., at the Town of Mukwonago Town Hall, located at W320 S8315, Beulah Rd., Mukwonago, WI. 53149, to consider the application (2024-19) submitted by Thalia Haseotes, president of the Coal Noses Foundation Inc. (owner's assignee), for a farm education conditional use permit on the subject property located at S67W28435 River Road (Tax Key No. MUKT1876997).

Additional details are available online: <https://s.zoninghub.com/864091EVHK>

For information regarding this public hearing, please contact Ben Greenberg, Town Planner, at 262-204-2350, or Kathy Karalewitz, Town Administrator, at 262-363-4555 between the hours of 8:30 am and 3:30 pm.

All interested parties will be heard at the public hearing. In addition, written comments may be submitted (1) during the public hearing, (2) online via the Town's ZoningHub website by December 31, 2024, or (3) to the Town Hall by December 31, 2024.

Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, please contact the Town Administrator, Kathy Karalewitz, at 262-363-4555.

TOWN OF MUKWONAGO
Kathy Karalewitz, Town Administrator

Legal notice to be published in the *Waukesha Freeman* on December 24 and 31, 2024

In Re

Cold Noses Sanctuary

S67W28435 River Rd

Waukesha, WI 53189-9042

**AMENDED CONDITIONAL USE PERMIT APPLICATION – PLAN FOR SMALL
FARM AND ANIMAL SANCTUARY**

Introduction

Thalia Haseotes, President of Cold Noses Foundation, Inc., as the assignee of the current property owners, Todd and Katherine Pieper, proposes a small farm and animal sanctuary at the above-referenced property under Section 2.04 (“Farm Education”) of the A-1 Zoning District. The Property is currently being used as a residence and a family winery pursuant to a Conditional Use Permit filed with the Waukesha County Register of Deeds on January 27, 2015. The current permit would be discontinued. The Piepers have accepted Ms. Haseotes’ offer to purchase, which is contingent upon obtaining a conditional use permit for this project.

The Cold Noses Foundation emphasizes preventing animal suffering and improving the bond between humans and animals. The proposed sanctuary will be a place for special-needs animals to receive the care that they need by providing a safe and serene environment for them. The sanctuary will also serve the community through educational and other activities that promote understanding and care for special-needs animals.

Ms. Haseotes appreciated the opportunity to meet with the Plan Commission and Board for a concept review on October 2, 2024. We have incorporated the discussion from that evening and subsequent discussions into this application, and respectfully submit that the Sanctuary is consistent with the Code and will have a positive impact in the community.

Current Zoning

The Property is zoned A-1 (Agricultural) and C-1 (Conservancy).¹ Ms. Haseotes seeks a permit under Section 2.04, Farm Education, a conditional use under the A-1 district, for her animal

¹ A small corner of the lot is subject to Waukesha County’s Shoreland zoning. There is no current permit with the County, and per a conversation with the County’s Planning Department, a County permit is not required here.

sanctuary. A minimum of 10 acres is required, and the survey² submitted herewith demonstrates compliance with this requirement.

Farm Education is described as “A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food (e.g. gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting).”

Relevant to this Application, Appendix A to the Town’s Zoning Code lists Household Livestock (§ 13.15) and Private Kennel (§ 13.19) as permitted uses under A-1. Household livestock is described as “A place where livestock are kept primarily for the use and enjoyment of those living on the premises and occasional commercial purposes.” *See* Appendix B, § 13.15. This is not a “livestock facility setting,” and so the Code applies the following definition:

When not used in the context of livestock facility siting, "livestock" shall include bovine animals, equine animals, goats, poultry, sheep, swine, farm-raised deer, farm-raised game birds, camelids (alpacas, lamas, camels), ratites (emus, ostriches), and farm-raised fish.

See Chapter 36, Article XII, Appx. E, § 91.

Under Appx. B § 13.15(b), the property owner is permitted to have eight (8) livestock on property. The Private Kennel designation under Appx. B, § 13.19(a) permits up to six (6) dogs where, as here, the property is more than 5 acres.

General Operations of Proposed Sanctuary

The Sanctuary would operate much as a private hobby farm, focusing on disabled or special-needs animals. Under the A-1 Ordinance, up to eight (8) Livestock and six (6) dogs are permitted on the Property. Eventually, Applicant intends to have 8 Livestock and 6 dogs at the Sanctuary, which would be consistent with the amount allowed under A-1. This is a suitable number, given the care required for these special-needs animals.

The Sanctuary will not be open to the public. This is not a facility where animals may be dropped off or left at any time – the Sanctuary will have a rigorous selection process. While adoption may ultimately be a possibility for some of the animals, it is not the purpose of the Sanctuary and turnover of its animal residents will be limited.

The existing buildings will be renovated to fit the proposed use:

- (1) “Dwelling with Exposed Basement”

The Survey identifies a “Dwelling w/Exposed Basement,” which is a residence with a commercial winery at the lower level. There will be full-time residents at the existing home that will care for the animals on a daily basis. The lower level of the building is currently used as the

² Applicant is submitting a completed survey and will provide a stamped version at or prior to the hearing on January 8, 2025.

winery's Tasting Room and commercial space. Applicant is not requesting a change in the building's footprint. The Tasting Room and commercial space will be adapted to an Education Area as well as an animal habitat for dogs and cats. The dogs and cats will live like they do at any home – with their own “beds” and indoor areas.

There is also currently retail merchandise available at the winery. The Sanctuary would have a small retail area.

(2) “Accessory Structures” to north and southeast of residence

Applicant intends to use these buildings' current footprints but will reconfigure to equine housing area/stables.

Horses will exercise and spend time in the pasture/outdoors on the Property as they would on any farm property. We have identified pasture and fenced areas on the attached site map.

Manure and Pasture Management Plan

Manure will be placed in a storage holding area near the north “Accessory Structure” as noted on the Site Map. The pit will be a gravel or cement pad similar to the attached illustration. Some will be composted and spread according to USDA guidelines. The remaining will be removed on a monthly basis.

Educational Activities

The Sanctuary will not be open to the public. Activities will be by invitation, and the number of people allowed on the Property at a given time will be limited. The following activities are contemplated:

Tours

Private, independent tours (not school or educational groups) will be available for up to 12 people by appointment between the hours of 9am and 4pm. These “meet and greet” tours allow people to meet the animals and learn about their needs and care. When indoors, the event would take place in the area that is currently the Tasting Room. Snacks and soft drinks (such as soda or water) would be available to guests. Other light refreshments may be served that would be purchased from a caterer or commercial kitchen.

Volunteer Days

Volunteer days may be held up to 2 times per month, where non-regular volunteers may sign up to volunteer at the Sanctuary. Volunteer activities may include (but not be limited to) spending time with the animals, particularly people with mental or physical differences to bond with animals while led by a volunteer member; planting or caring for the Property; or repairs on Property. These would be limited to 6 volunteers at any one time from 9am to 9pm. Volunteer activities after dark would generally take place inside.

Children's Education

Children's education activities will be scheduled between 9am and 2pm on weekdays, and between 9am and 5pm on weekends. Activities will consist of tours, talks, crafts, story time (including with the animals), and other fun learning activities relating to animal care and welfare. There will be a maximum of 30 children at one time. There will be no large school or charter buses allowed. Transportation vehicles would be limited to passenger vans holding up to 12 people. These activities would take place up to four times per month.

Clinics/Workshops

Weekly workshops are planned. Most will be 1-2 hours in duration, with a maximum of 20 people. Examples of workshops include:

- Painting
- Animal care and communication
- Goat yoga
- Cat yoga
- Reading to animals – many animals benefit from a human voice and children can work on their reading

Fundraisers

The Sanctuary would host up to six (6) fundraisers per year. These would be private events by invitation for up to 100 people. The current use allows up to 40 persons inside and up to 100 people outside. That is what Applicant proposes. The purpose would be to raise funds and awareness in support of the Cold Noses Foundation and special needs animals.

The Proposed Use is Consistent with the Code

Section 36-285 requires the Plan Commission to determine, among other things, whether the proposed conditional use is compatible with surrounding properties and whether there are adverse effects on the surrounding properties. The proposed use here readily meets these standards. The current winery is permitted to operate every day from 10:00am to 9:00pm. Up to 40 people are allowed in the Tasting Room at one time, and up to 100 outside. The Property has 44 parking spaces. The proposed use will actually be less intensive than the current use. Applicant's proposed use would be consistent with the A-1 designation, she is seeking permission to host private educational programs for small groups and occasional fundraisers that are by invitation-only to further the mission of the Foundation.

At the joint meeting on October 4, there were questions and concerns expressed regarding the traffic intensity on River Road and the ingress and egress to and from the Property. The winery has operated for over 12 years, and the current owners are not aware of any accidents entering or

exiting the Property. They estimate approximately 74,000 vehicles have entered and exited the Property during that time.

The proposed use is less intense. To be clear, large school or charter buses will not be allowed on the Property for the proposed activities. Outside of passenger vehicles, transportation vehicles will be limited to vans that hold up to 12 passengers. With the limited hours for school-aged events, traffic concerns are minimized and indeed the overall amount of traffic will be reduced. With this decreased intensity, the proposed use will not be disruptive to the neighbors and surrounding properties. The property to the east is unplatted. The neighbor to the west has expressed support.

After the initial Plan was filed, Waukesha County DPW expressed concern over the sight line traveling east on River Road. Applicant and the current owners are working with the County to address these concerns.

Summary of Proposed Uses:

- Person(s) living at the existing home on the Property
- Up to 8 Livestock and 6 dogs as permitted under A-1
- Educational Tours: maximum 12 people, 1-2 hours
- Volunteer Days: up to 2 per month, maximum 6 volunteers, between 9am and 9pm
- Children’s Education: maximum 30 children, between 9am and 2pm weekdays, 9am and 5pm weekends, up to 4 per month. No large school or charter buses.
- Clinics/Workshops: up to 6 per month, maximum 20 persons, between 9am and 4pm
- Fundraisers: up to 6 per year, maximum 100 people

Conclusion

Applicant’s project fits comfortably within the Zoning Code and the surrounding properties. As designee of the current owners, Ms. Haseotes respectfully requests approval of a Conditional Use Permit and looks forward to being a member of the Town of Mukwonago community.

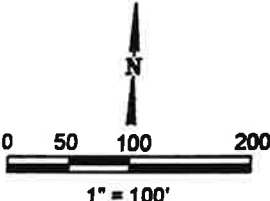
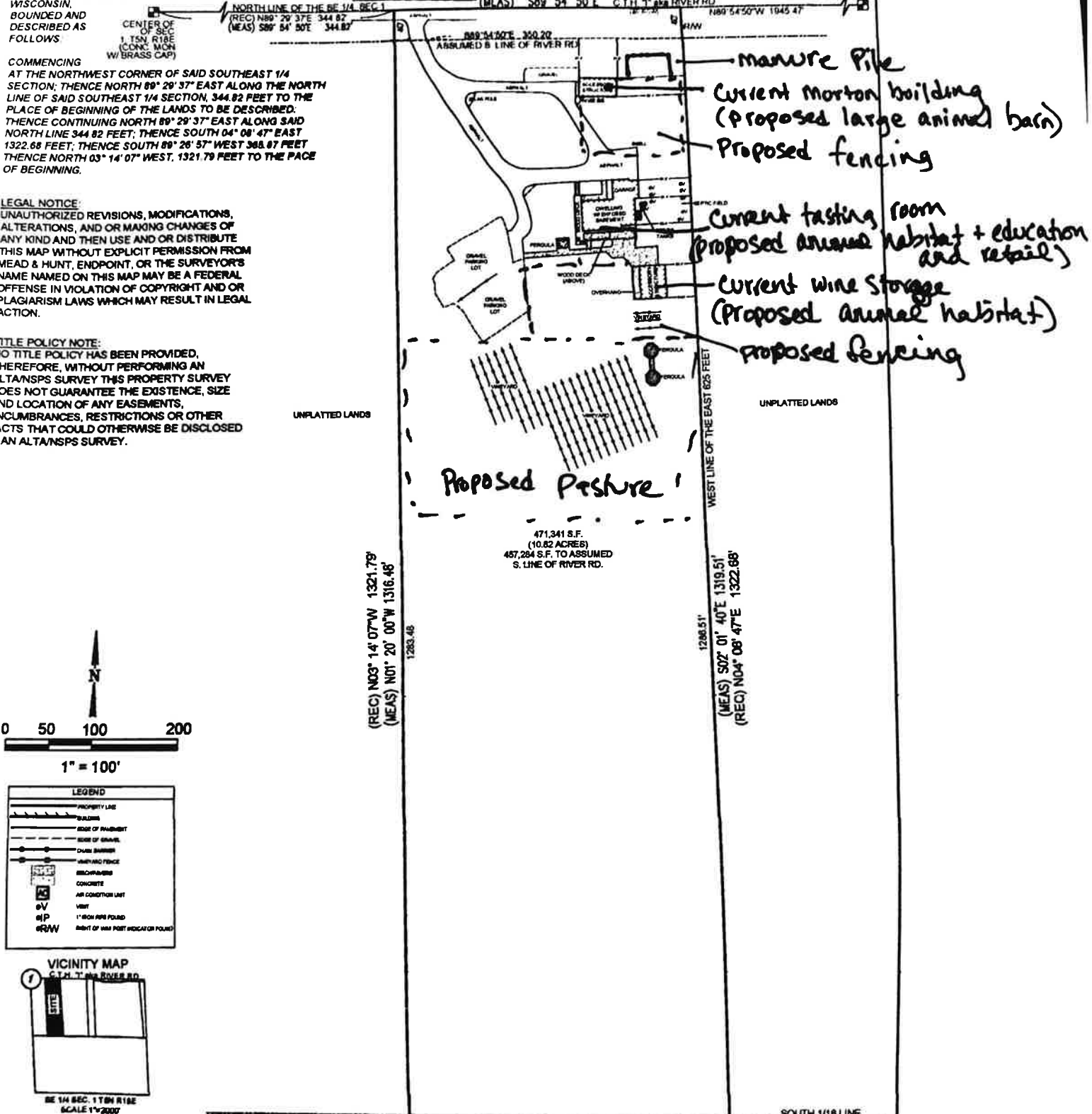
PROPERTY DESCRIPTION PER DOC. NO. 1624371
 ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST
 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 18 EAST, IN
 THE TOWN OF MUKWONAGO, WAUKESHA COUNTY,
 WISCONSIN,
 BOUNDED AND
 DESCRIBED AS
 FOLLOWS

COMMENCING
 AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4
 SECTION; THENCE NORTH 89° 29' 37" EAST ALONG THE NORTH
 LINE OF SAID SOUTHEAST 1/4 SECTION, 344.82 FEET TO THE
 PLACE OF BEGINNING OF THE LANDS TO BE DESCRIBED;
 THENCE CONTINUING NORTH 89° 29' 37" EAST ALONG SAID
 NORTH LINE 344.82 FEET; THENCE SOUTH 04° 08' 47" EAST
 1322.68 FEET; THENCE SOUTH 89° 26' 57" WEST 368.87 FEET
 THENCE NORTH 03° 14' 07" WEST, 1321.79 FEET TO THE PLACE
 OF BEGINNING.

LEGAL NOTICE:
 UNAUTHORIZED REVISIONS, MODIFICATIONS,
 ALTERATIONS, AND OR MAKING CHANGES OF
 ANY KIND AND THEN USE AND OR DISTRIBUTE
 THIS MAP WITHOUT EXPLICIT PERMISSION FROM
 MEAD & HUNT, ENDPOINT, OR THE SURVEYOR'S
 NAME NAMED ON THIS MAP MAY BE A FEDERAL
 OFFENSE IN VIOLATION OF COPYRIGHT AND OR
 PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL
 ACTION.

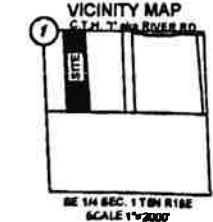
TITLE POLICY NOTE:
 NO TITLE POLICY HAS BEEN PROVIDED,
 THEREFORE, WITHOUT PERFORMING AN
 ALTA/NSPS SURVEY THIS PROPERTY SURVEY
 DOES NOT GUARANTEE THE EXISTENCE, SIZE
 AND LOCATION OF ANY EASEMENTS,
 ENCUMBRANCES, RESTRICTIONS OR OTHER
 FACTS THAT COULD OTHERWISE BE DISCLOSED
 IN AN ALTA/NSPS SURVEY.

EAST 1/4
 CORNER
 OF SEC.
 1, T6N R18E
 (COMPUTED
 FROM WA 1655)



LEGEND

	PROPERTY LINE
	BUILDING
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CHAIN BARRIER
	UTILITY POLE
	CONCRETE
	AIR CONDITIONER UNIT
	VENT
	1' IRON PIPE POLE
	RIGHT OF WAY POST INDICATOR OR POLE



(MEAS) N89° 30' 48"W 365.87
 (REC) S89° 26' 57"W

SOUTH 1/18 LINE
 OF SEC. 1-3-18

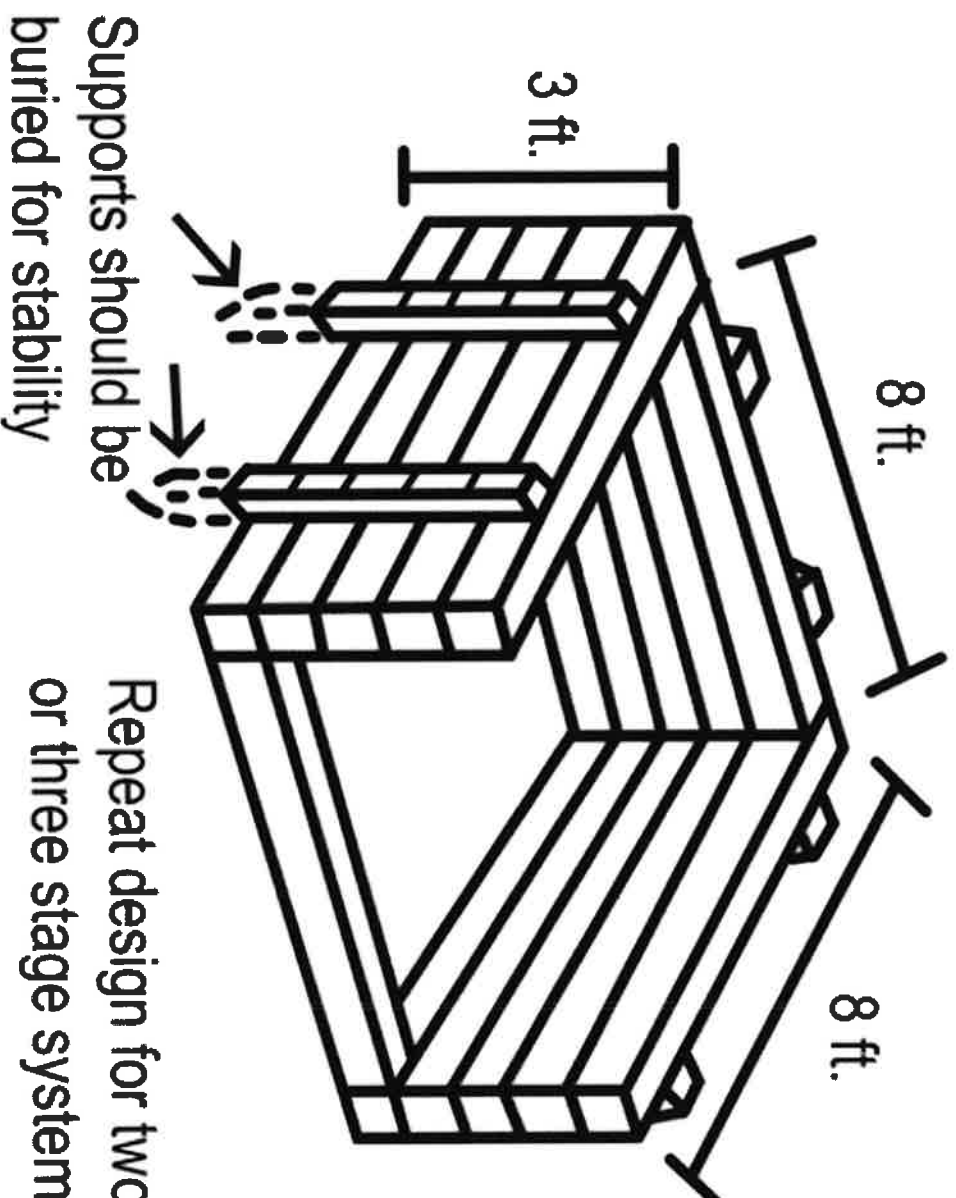
HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY
 AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION
 HEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER
 OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN
 ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS
 BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF
 LIMITATIONS IN REGARD TO SURVEYS

SIGNED

JACK R. HILLMANN
 PROFESSIONAL LAND SURVEYOR 6-3005

PROPERTY SURVEY	
PREPARED FOR TODD & KATHERINE PIEPER 567W 28435 RIVER RD MUKWONAGO, WI	
6871 E Luvers Lane Pewaukee, WI 53132 Phone (414) 421-1200	
DRAWN BY: TE	DATE: 12/04/2024
REVIEWED BY: BN	PROJECT NO: 1113-001-001
S1	

Example of a simple on-farm manure storage design





Conditional Use Town of Mukwonago

Version: April 26, 2021

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 (920) 728-2814 or via email at tjm.schwecke@civitekconsulting.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.

	<u>Applicant</u>	<u>Agent</u>
Name	<u>Thalia Haseotes, Assignee of Current Owners</u>	<u>Christopher M. Meuler</u>
Street address	<u>Dewitt LLP, 13845 Bishop's Dr., Ste. 300</u>	<u>DeWitt LLP, 13845 Bishop's Dr., Ste. 300</u>
City, state, zip code	<u>Brookfield, WI 53005</u>	<u>Brookfield, WI 53005</u>
Daytime telephone	<u>(508) 648-9115</u>	<u>(262) 439-2372</u>
Email address	<u>thalia@coldnosesfoundation.com</u>	<u>cmeuler@dewittllp.com</u>

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

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

3. **Subject property information**

Physical address	<u>S67W28435 River Road</u>			
Tax key number(s)	<u>MUKT-1876997</u>	<u>MUKT-</u>	<u>MUKT-</u>	<u>MUKT-</u>

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.

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 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.

As further described in the attached materials, Applicant proposes a small farm and animal sanctuary with an educational component pursuant to Chapter 36, Appendix B, Sec. 2.04 of the Town Zoning Code.

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

The proposed use is less intensive than current use. Applicant is addressing concerns raised at the Plan Commission concept review in the materials enclosed.

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
-Waukesha County GIS
-Boundary Survey

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

See attached materials.

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.

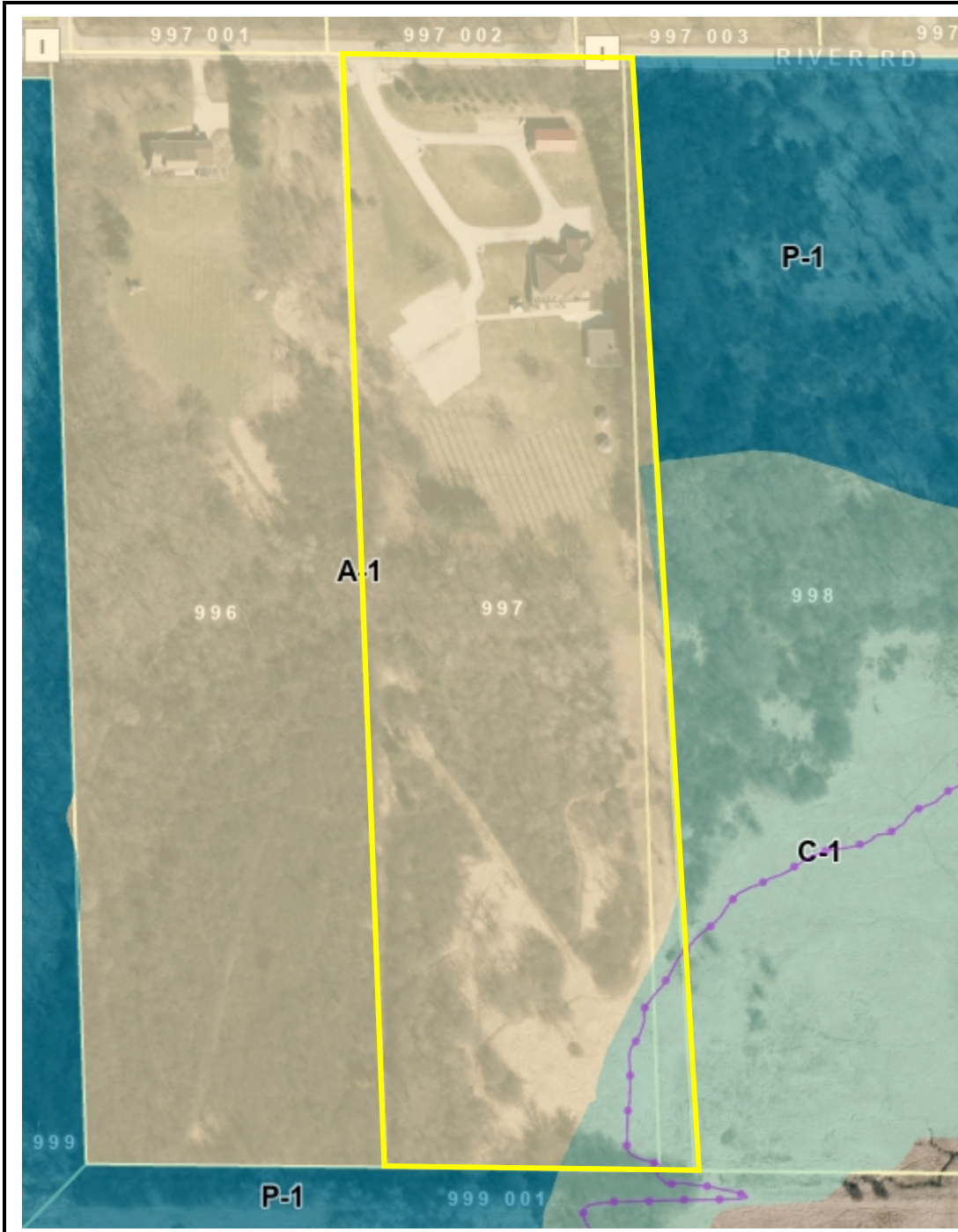
Property Owner Signature(s):

Date:



11/12/24

Thalia Haseotes



Legend

- Conditional Zoning
- Shoreland Zoning
- Delafield Shorelan
- North Lake Overla
- Dam Failure Study
- Dam Failure Study
- Planned Unit Deve
- Note_Point
- Review/Research**
- CSM or Plat
- Deed Restriction
- Lot_of_Record
- Airport Height Res
- Miscellaneous Pla
- Note
- 2017 Shoreland P
- Village Shoreland
- Village & Town Zo**
- A-1
- A-1a
- A-2
- A-3 Agricultural/R
- A-4
- A-5 Mini-Farm
- A-E
- A-P
- A-B
- A-T
- AD-10 Agricultura
- A-10 Agricultural
- AP
- B-1 Restricted Bu
- B-2 Local Busines
- B-3 General Busir
- B-4 Community B
- B-P Mixed Use Bi
- C-1 Conservancy
- EC
- FLC
- FLP
- HG
- I-1
- I-2
- M-1 Limited Indus
- M-2 General Indu
- MU-1
- Not Zoned

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



Town of Mukwonago
Conditional Use Worksheet
 – January 8, 2025 –

Farm education use located at S67W28435 River Road (Cold Noses/Haseotes)

Introduction

This worksheet is a tool the Plan Commission and Town Board can use in developing their recommendation and decision, respectively. This tool is intended to guide discussion and the decision-making process. Finally, this worksheet is subject to change and the Town reserves the ability to proceed differently than outlined in this worksheet if it is appropriate to do so.

Part 1. Compatibility

The Plan Commission in making its recommendation and the Town Board in making its decision must determine whether the proposed conditional use is compatible with surrounding properties, whether in the same or different zoning districts.

In making this determination, the Plan Commission and Town Board must determine whether the petitioner has demonstrated there are no adverse effects on surrounding properties or that potentially adverse effects have been eliminated or reduced to an acceptable level.

Approaches that could be employed to mitigate potentially adverse effects will depend on the particular circumstances but may include (1) adjusting the location of the use, or parts thereof, on the subject property; (2) limiting hours of operation; (3) limiting the size or scope of the use, or parts thereof; (4) controlling how the use is managed on an on-going basis; (5) providing additional landscaping; (6) providing additional screening; and (7) limiting operations conducted out-of-doors, if otherwise allowed.

Part 2. Special Conditions Imposed by the Town

As allowed by state law and as set forth in the Town's zoning code, the Town may impose conditions of approval provided they are "reasonable and, to the extent practicable and measurable." If any special conditions are being considered, they would be added to chart below.

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
[Possible condition to consider] School and/or tour buses as well as any passenger vans which exceed a capacity of twelve (12) persons or exceed a length of 22 feet are prohibited.	Yes	No	Yes	No	Yes	No	Yes	No
[Possible condition to consider] All food provided to guests, volunteers, and event attendees must be either prepackaged or sourced from a licensed catering service.	Yes	No	Yes	No	Yes	No	Yes	No
[Possible condition to consider] The property owner is authorized to utilize the lower level of the residential dwelling to house events, workshops and classes.	Yes	No	Yes	No	Yes	No	Yes	No

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
<p>[Possible condition to consider]</p> <p>The property owner shall maintain restrooms within the residential dwelling for guests and event attendees as required by local or state law.</p>	Yes	No	Yes	No	Yes	No	Yes	No
<p>[Possible condition to consider]</p> <p>The property owner, farm operator or property caretaker must live on the subject property.</p>	Yes	No	Yes	No	Yes	No	Yes	No
<p>[Possible condition to consider]</p> <p>Term Duration. The conditional use shall remain valid for a period of five (5) years, unless otherwise revoked, terminated or modified by action of the plan commission, pursuant to the enforcement provisions of this conditional use order and in accordance with all applicable ordinances.</p> <p>a. Automatic Renewal: At the conclusion of the five-year term, the conditional use shall automatically renew for an additional five-year term unless the plan commission identifies concerns regarding compliance with the conditions of approval, applicable ordinances, or substantial public complaints about the applicant's operations.</p> <p>b. If concerns are identified during the compliance review or raised by the public, the plan commission may remove the conditional use from automatic renewal and require a public hearing to determine whether renewal is appropriate.</p> <p>c. The applicant shall be notified in writing at least sixty (60) days prior to the expiration date if the conditional use is removed from automatic renewal, including reasons and next steps.</p> <p>d. Continuation of Operations During Review: If the conditional use is removed from automatic renewal, the applicant may continue operations under the existing conditional use until the plan commission makes a final determination on renewal, provided the applicant is actively working to address any identified issues.</p> <p>e. Expiration without renewal: If the conditional use is not renewed due to a failure to address identified concerns or through a final determination by the plan commission, the conditional use shall expire, and all operations authorized under the conditional use shall cease.</p> <p>f. Notification of Automatic Renewal: The Zoning Administrator shall provide a courtesy notice to the applicant confirming the automatic renewal at least thirty (30) days prior to the expiration of</p>	Yes	No	Yes	No	Yes	No	Yes	No

	A Is Condition - Requirement Applicable?	B Has Applicant Provided Substantial Evidence [2]?	C Has Substantial Evidence [2] to the Contrary Been Provided?	D Is Condition - Requirement Met?
the current term.				
<p>[Possible condition to consider]</p> <p>The property owner shall submit a Nutrient Management Plan (manure management plan) which is consistent with standard manure disposal practices such as those found in NR151 and ATCP50 to the plan commission, or its designee, for review and obtain approval of the same.</p>	Yes No	Yes No	Yes No	Yes No
<p>[Possible condition to consider]</p> <p>The applicant shall provide documentation prepared by a licensed engineer or other qualified professional verifying that the design of the manure enclosure ensures adequate containment.</p>	Yes No	Yes No	Yes No	Yes No
<p>[Possible condition to consider]</p> <p>The applicant shall submit documentation that Waukesha County Public Works Department ("DPW") has approved access to the county highway for the proposed uses; If driveway or shoulder improvements are required by DPW, they must be installed prior to issuance of the Conditional Use Permit.</p>	Yes No	Yes No	Yes No	Yes No
<p>[Possible condition to consider]</p> <p>A Preliminary Site Evaluation shall be approved by the Waukesha County Environmental Health Division to verify that the existing private sewage system can adequately serve the proposed uses.</p>	Yes No	Yes No	Yes No	Yes No
<p>[Possible condition to consider]</p> <p>Any signage specifically authorized with the Pieper Porch Winery conditional use and site plan shall be removed.</p>	Yes No	Yes No	Yes No	Yes No
<p>[Possible condition to consider]</p> <p>An up to date Site Plan must be on file, at all times, with the Town of Mukwonago. The Site Plan shall include all information required by Appendix F of the Zoning Code. This includes but is not limited to, interior building plans and uses occurring, outdoor recreation/use areas, parking areas, walkways, trails, stormwater management areas, vegetation, utilities, driveways, trash/recycling enclosures, fencing, berms, signage, lighting, outdoor storage areas (if applicable), as well as any additional information required by the plan commission.</p>	Yes No	Yes No	Yes No	Yes No
ADD ADDITIONAL CONDITIONS TO CONSIDER HERE	Yes No	Yes No	Yes No	Yes No

	A Is Condition - Requirement Applicable?	B Has Applicant Provided Substantial Evidence [2]?	C Has Substantial Evidence [2] to the Contrary Been Provided?	D Is Condition - Requirement Met?
ADD ADDITIONAL CONDITIONS TO CONSIDER HERE	Yes No	Yes No	Yes No	Yes No
ADD ADDITIONAL CONDITIONS TO CONSIDER HERE	Yes No	Yes No	Yes No	Yes No
ADD ADDITIONAL CONDITIONS TO CONSIDER HERE	Yes No	Yes No	Yes No	Yes No
ADD ADDITIONAL CONDITIONS TO CONSIDER HERE	Yes No	Yes No	Yes No	Yes No

Table Key

Column A: Is the condition or requirement applicable? Specifically, is it related to the purpose of the ordinance (see below), based on substantial evidence, reasonable, and to the extent practicable, measurable? If the answer is "no", conditions that fail this test must be removed or revised to satisfy the test.

Column B: Does the Town of Mukwonago find that the applicant has provided substantial evidence to show that the applicant meets or agrees to meet this condition/requirement?

Column C: Has substantial evidence been provided to the contrary, showing that the applicant cannot meet the condition or requirement?

Column D: Does the Town find, based upon substantial evidence presented, that the applicant meets or has agreed to meet this condition/requirement?

1. Section 36-5 of the zoning code describes the purpose for the zoning code:

General purposes. This chapter promotes the public health, safety, and welfare and is intended to:

- (1) implement the goals, objectives, and policies of the town's comprehensive plan to the greatest extent practicable;
- (2) establish clear and consistent standards, regulations, and procedures for the review of proposed development as may be regulated by this chapter; and
- (3) establish minimum standards for the use or development of land within the town.

Specific purposes. Consistent with s. 62.23(7), Wis. Stats., this chapter is also intended to:

- (1) promote the public health, safety, convenience, and general welfare;
- (2) encourage planned and orderly land use development;
- (3) protect property values and the property tax base;
- (4) permit the careful planning and efficient maintenance of town roads;
- (5) ensure adequate roadways, utility, health, educational and recreational facilities;
- (6) recognize the needs of agriculture, forestry, industry and business in future growth;
- (7) encourage use of land and other natural resources which are in accordance with their character and adaptability;
- (8) provide adequate light and air, including access to sunlight for solar collectors;
- (9) conserve soil, water and forest resources;
- (10) protect the beauty and healthy surroundings for family life; and
- (11) promote the efficient and economical use of public funds.

2. Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (Emphasis added)

Part 3. Development Standards for the Proposed Use – 2.04 Farm Education

Will the proposed conditional use comply with each of the development standards prescribed for the conditional use?

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
(a) Validity of use. Farm education must be operated as an ancillary use in conjunction with an active farm operation.	Yes	No	Yes	No	Yes	No	Yes	No
(b) Minimum lot area. The minimum lot area for farm education is 10 acres. The acreage of adjoining parcels, which are part of a single farm entity as determined by the Plan Commission, may be combined for the purpose of meeting the minimum lot size requirements.	Yes	No	Yes	No	Yes	No	Yes	No
(c) Not in a subdivision. The parcel with this use shall not be located in a platted subdivision.	Yes	No	Yes	No	Yes	No	Yes	No
(d) Subordinate to other farm uses. Any buildings that are constructed to house clinics or classes shall be clearly subordinate to the other farm buildings on the property.	Yes	No	Yes	No	Yes	No	Yes	No
(e) Parking. Parking areas shall be located and configured to minimize potential conflicts with surrounding properties.	Yes	No	Yes	No	Yes	No	Yes	No
(f) Screening. When allowed as a conditional use, there must be a type "B" bufferyard along any adjoining parcel in a residential zoning district. The plan commission may waive this requirement, defer the requirement to a later date, or lessen the standard when deemed unnecessary given the location of the use on the subject property and/or proximity to other existing and potential land uses.	Yes	No	Yes	No	Yes	No	Yes	No
(g) Buildings. Any building associated with farm education shall not be located in a C-1 district.	Yes	No	Yes	No	Yes	No	Yes	No
(l) Application fee. This use is classified as a Type 1 conditional use in the fee schedule.	Yes	No	Yes	No	Yes	No	Yes	No
(h) Parking requirements. To be determined by the Plan Commission on a case by case basis.	Yes	No	Yes	No	Yes	No	Yes	No

Part 4. Performance Standards

Will the proposed use comply with the performance standards in Article 6 of the zoning code?

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
Odors – No odors shall be created for periods exceeding a total of 15 minutes per any day that are detectable (by a healthy observer such as the zoning administrator who is unaffected by background odors such as tobacco or food) at the boundary of the subject property, where such property is located in a residential, institutional, or business zoning district. (s. 36-791)	Yes	No	Yes	No	Yes	No	Yes	No
Air pollution - (1) The emission of particulate matter containing a particle diameter larger than 44 microns is prohibited. (2) Emission of smoke or particulate matter of a density equal to or greater than Number 2 on the Ringelmann Chart (U.S. Bureau of Mines) is prohibited at all times. (3) Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be controlled by appropriate landscaping, paving, oiling, or other acceptable means as determined by the reviewing authority. (s. 36-792)	Yes	No	Yes	No	Yes	No	Yes	No
Fire and explosive hazards - (1) Any use involving materials which could decompose by detonation shall be located not less than 400 feet from any residential or business zoning district, except that this standard shall not apply to the storage or usage of liquefied petroleum or natural gas for normal residential or business purposes. (2) Flammable and explosive materials at any point shall be provided with adequate safety and fire-fighting devices consistent with all fire prevention codes of the State of Wisconsin. (3) All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings which have noncombustible exterior walls and an automatic fire extinguishing system. (4) The storage of fuels and other materials that produce flammable or explosive vapors shall be permitted only after review and approval by the town fire department and in accord with their requirements to minimize fire and explosive hazards. (s. 36-793)	Yes	No	Yes	No	Yes	No	Yes	No
Glare and heat - (1) No direct or sky-reflected glare shall be visible at the lot line of the subject property, whether from floodlights or from temperature processes, such as combustion, welding, or otherwise. (2) As determined by the zoning administrator, there shall be no discernible transmission of heat or heated air at the lot line. (s. 36-794)	Yes	No	Yes	No	Yes	No	Yes	No
Water quality - (1) No activity shall locate, store, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might runoff, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits,	Yes	No	Yes	No	Yes	No	Yes	No

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
floating or submerged debris, oil or scum, color, odor, taste or unsightliness, or be harmful to human, animal, plant, or aquatic life. (2) No activity shall withdraw water or discharge any liquid or solid materials so as to exceed or contribute toward exceeding the minimum standards and those other standards and the application of those standards set forth in Wis. Adm. Code NR 102 or in other applicable chapters which regulate water quality. (s. 36-795)	Yes	No	Yes	No	Yes	No	Yes	No
Noise - No operation or activity shall transmit any noise beyond the boundaries of the property so that it becomes a nuisance (s. 36-796)	Yes	No	Yes	No	Yes	No	Yes	No
Vibration - No physical vibration emanating on a property that is above the vibration perception threshold of an individual shall pass beyond the property line of such property. Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects (s. 36-797)	Yes	No	Yes	No	Yes	No	Yes	No

Table Key – See table key above.

Part 5. Other Development Standards Will the proposed use(s) comply with all other applicable standards of the zoning code.

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
13.14 Household Livestock Development Standards								
(a) Not in a subdivision. The parcel with this use shall not be located in a platted subdivision.	Yes	No	Yes	No	Yes	No	Yes	No
(b) Number of animals. On parcels smaller than 20 acres, the number of livestock shall not exceed one head for each full acre, over 2 acres of land the number of poultry shall not exceed 20 fowl for each full acre over 2 acres. This means that there must be at least 3 acres to have any household livestock.	Yes	No	Yes	No	Yes	No	Yes	No
(c) Prohibited animals. The following are not permitted on parcels smaller than 20 acres: roosters, pigs, male goats, or fur-bearing animals.	Yes	No	Yes	No	Yes	No	Yes	No

	A Is Condition - Requirement Applicable?		B Has Applicant Provided Substantial Evidence [2]?		C Has Substantial Evidence [2] to the Contrary Been Provided?		D Is Condition - Requirement Met?	
(d) Buildings. Nonresidential buildings and other structures for the keeping of household livestock, such as barns, stables, riding arenas, and sheds, are allowed subject to compliance with all other requirements of this chapter.	Yes	No	Yes	No	Yes	No	Yes	No
(e) Location of buildings. A building that houses livestock and/or poultry shall be located at least 50 feet from any lot line.	Yes	No	Yes	No	Yes	No	Yes	No
(f) Manure management plan. The property owner shall submit a manure management plan to the plan commission for review and obtain approval of the same, if so requested by the plan commission.	Yes	No	Yes	No	Yes	No	Yes	No
(g) Buildings not a structure. A loafing shed is not counted as an accessory building, provided (1) the floor area is not more than 240 square feet, (2) it is located within a fenced enclosure, (3) it is constructed so it can be easily moved to another location (i.e., its moveable), (4) it is constructed of exterior building materials similar to the barn/stable, and (5) the number of loafing sheds is limited to the following: 3 to 5 acres: 1; 5.1 to 10 acres: 2; 10.1 to 20 acres: 3; and 20.1 to 35 acres: 4. In the event there are no livestock kept on the property for 6 consecutive months or more, all loafing sheds must be moved off the subject property.	Yes	No	Yes	No	Yes	No	Yes	No
13.19 Private Kennel Development Standards								
(a) Limitation. The number of dogs is limited based on the parcel size as follows: Less than one acre - 2 dogs; one acre or more but less than 3 acres - 3 dogs; three acres or more but less than 5 acres - 4 dogs; five or more acres - 6 dogs.	Yes	No	Yes	No	Yes	No	Yes	No
(b) Status as a building. One free-standing dog enclosure with a roof not exceeding 48 square feet shall not be counted as an accessory building.	Yes	No	Yes	No	Yes	No	Yes	No
Other Standards								
Will the proposed use comply with the Section 36-495 Site Plan Standards.	Yes	No	Yes	No	Yes	No	Yes	No
Will the proposed use comply all other applicable sections of the zoning code?	Yes	No	Yes	No	Yes	No	Yes	No

Town of Mukwonago Order Granting a Conditional Use Permit and Prescribing Conditions for a Farm education use for Property Located at S67W28435 River Rd.

WHEREAS, Thalia Haseotes (hereinafter "property owner") own the property located at S67W28435 River Rd. (hereinafter "subject property") in the Town of Mukwonago, more particularly described as follows:

ALL THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ¼ SECTION; THENCE NORTH 89° 29' 37" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ SECTION, 344.82 FEET TO THE PLACE OF BEGINNING OF THE LANDS TO BE DESCRIBED: THENCE CONTINUING NORTH 89° 29' 37" EAST ALONG SAID NORTH LINE 344.82 FEET; THENCE SOUTH 04° 08' 47" EAST 1322.68 FEET; THENCE SOUTH 89° 26' 57" WEST 365.87 FEET THENCE NORTH 03° 14' 07" WEST, 1321.79 FEET TO THE PACE OF BEGINNING.

WHEREAS, the property owner has submitted a conditional use application pursuant to the Town of Mukwonago's zoning code for a farm education use; and

WHEREAS, upon receipt of the petition submitted by the property owner, the Town Clerk properly referred such petition to the Plan Commission and Town Board; and

WHEREAS, allowing for required public notice, an independent hearing examiner conducted a joint public hearing on behalf of the Plan Commission and Town Board on January 8, 2025, to consider the property owner's request; and

WHEREAS, members of the public in attendance were given ample opportunity to provide comment regarding the property owner's request; and

WHEREAS, the Plan Commission passed a motion recommending to the Town Board that the petition for conditional use be granted subject to certain terms and conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 36-285 of Town's zoning code:

1. Special conditions of approval (are / are not) required in this instance (Section 36-286) and (have / have not) been incorporated herein.
2. As conditioned, the proposed project complies with the performance standards set forth in Article 6 of the zoning code.
3. As conditioned, the proposed project as presented complies with each of the development standards for farm education as set forth in Appendix B.
4. As conditioned, the proposed project as presented complies with each of the development standards for household livestock as set forth in Appendix B.
5. As conditioned, the proposed project as presented complies with each of the development standards for private kennels as set forth in Appendix B.

- Draft February 08, 2025 -

Drafted by and return to:

Ben Greenberg, Town Planner
Cedar Corporation
W61 N497 Washington Ave.
Cedarburg, WI 53012

Parcel Number: MUKT1876997

6. The proposed project complies with other applicable sections of the zoning code.
7. The proposed project complies all other applicable sections of the municipal code.
8. As conditioned, the proposed project is compatible with surrounding properties.

WHEREAS, the Town Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorized uses.** Subject to the terms and conditions of this approval, the uses and activities listed below are permitted on the subject property as set forth herein and subject to the Town's zoning regulations.

(a) Animal Sanctuary. An animal sanctuary may be operated consistent with the following:

1. The number of livestock shall comply with the 13.14 Household livestock standards which would allow up to eight (8) livestock and/or 160 poultry, based on the lot size of the subject property outside of the established road right-of-way (~10.47 acres).
2. Roosters, pigs, male goats, or fur-bearing animals are strictly prohibited.
3. The housing of livestock and/or poultry may only occur within existing buildings that are located at least fifty (50) feet from any lot line.
4. The number of dogs shall comply with the 13.19 Private kennel standards which would allow up to six (6) dogs on the subject property

(b) Farm education center. A farm education center may be operated consistent with the following:

1. Children's Education Activities.

- a. Activities will consist of tours, talks, crafts, story time (including with the animals), and similar learning activities relating to animal care and welfare.
- b. A maximum of thirty (30) children is allowed at one time.
- c. These activities may occur up to four (4) times per month.
- d. All children's education activities are limited to the hours of 9:00 a.m. and 2:00 p.m. on weekdays, and between 9:00 a.m. and 5:00 p.m. on weekends.

2. Private Tours.

- a. Activities will consist of meet and greet type independent tours for non-school/education groups to allow people to meet the animals and learn about their needs and care.
- b. A maximum of twelve (12) people is allowed at one time.
- c. These activities are allowed up to four (4) times per month.

3. Clinics and Workshops

- a. Activities may include painting, animal yoga, reading to animals as well as animal care and communication instruction.
- b. A maximum of twenty (20) people is allowed at one time.
- c. Class and/or workshop duration is typically 1-2 hours.

4. Fundraisers

- a. A maximum of one-hundred (100) guests are allowed per event.
- b. Up to six (6) fundraisers may be held per calendar year.

5. Volunteer Days

- a. Activities to include spending time with the animals; or repairs on Property.
- b. These activities are allowed up to two (2) times per month.
- c. A maximum of six (6) volunteers are allowed at one time.
- d. Volunteer hours shall occur from 9:00 a.m. to 9:00 p.m.

2. Issuance of permit required. The zoning administrator is authorized to issue the property owner a conditional use permit when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner can begin to establish the use as authorized herein.

3. Initial conditions of approval. The following conditions shall be satisfied prior to the issuance of the conditional use permit:

- (a) The property owner is required to accept the terms and conditions of this conditional use order in its entirety in writing. If the property owner does not sign this instrument and return it to the Town Administrator within 9 months of approval, this order is null and void. Prior to such expiration, the property owner may request an extension to this time period and the Town Board may approve an extension with good cause.
- (b) This order must be recorded against the subject property in the Waukesha County register of deeds office (only if the above subsections have been satisfied).
- (c) The property owner shall submit a Nutrient Management Plan (manure management plan) which is consistent with standard manure disposal practices such as those found in NR151 and ATCP50 to the plan commission, or its designee, for review and obtain approval of the same.
- (d) The applicant shall provide documentation prepared by a licensed engineer or other qualified professional verifying that the design of the manure enclosure ensures adequate containment.
- (e) The applicant shall submit documentation that Waukesha County Public Works Department ("DPW") has approved access to the county highway for the proposed uses; If driveway or shoulder

improvements are required by DPW, they must be installed prior to issuance of the Conditional Use Permit.

- (f) A Preliminary Site Evaluation shall be approved by the Waukesha County Environmental Health Division to verify that the existing private sewage system can adequately serve the proposed uses.
- (g) Any signage specifically authorized with the Pieper Porch Winery conditional use and site plan shall be removed.
- (h) An up to date Site Plan must be on file, at all times, with the Town of Mukwonago. The Site Plan shall include all information required by Appendix F of the Zoning Code. This includes but is not limited to, interior building plans and uses occurring, outdoor recreation/use areas, parking areas, walkways, trails, stormwater management areas, vegetation, utilities, driveways, trash/recycling enclosures, fencing, berms, signage, lighting, outdoor storage areas (if applicable), as well as any additional information required by the plan commission.

In the event that any of the above conditions are not satisfied within 12 months of the date of this approval, this order shall be null and void without any further action by the Town of Mukwonago.

4. **Establishment of use:** Following issuance of the conditional use permit set forth in section 3 above, the use as authorized herein must be established within 9 months of such permit.

5. **Appeals.** An aggrieved person may appeal this approval to a court of competent jurisdiction. Any work done by the applicant as authorized by the approval is done at the applicant's risk.

6. **Ongoing conditions of approval.** The following conditions shall constitute an ongoing obligation:

- A. An active farm operation as defined in the zoning code must be maintained on the subject property at all times; a Farm education use is considered ancillary to the active farm operation.
- B. School and/or tour buses as well as any passenger vans which exceed a capacity of twelve (12) persons or exceed a length of 22 feet are prohibited.
- C. All food provided to guests, volunteers, and event attendees must be either prepackaged or sourced from a licensed catering service.
- D. The property owner is authorized to utilize the lower level of the residential dwelling to house events, workshops and classes.
- E. The property owner shall maintain restrooms within the residential dwelling for guests and event attendees as required by local or state law.
- F. The property owner, farm operator or property caretaker must live on the subject property.
- G. The property owner is authorized to maintain an office related to the farm and/or education center on the first floor or second floor of the residential dwelling. If located on the upper level, the area of such office shall not exceed 132 square feet.
- H. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the plan commission for determination.
- I. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Waukesha County of, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be

deemed to constitute a building permit, nor shall this order constitute any other license or permit required by town ordinance or other law.

- J. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the plan commission as being in compliance with all pertinent ordinances.
- K. All buildings and grounds shall be maintained in a neat, attractive and orderly way.
- L. The property shall comply with all rules and regulations of the Town of Mukwonago, including submission to routine inspections by the town staff and fire department staff.
- M. Prior to the execution of the conditional use permit, the applicant must obtain any and all approvals that must be obtained before the use may be established or the commencement of any land-disturbing activity related to the approved conditional use.
- N. Should the permitted conditional use be abandoned in any manner, or discontinued in use for 12 months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the town, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the plan commission, pursuant to the enforcement provisions of this conditional use order, and all applicable ordinances.
- O. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- P. Unless this conditional use order expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the plan commission if the plan commission finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the plan commission feels, in its sole discretion, to be substantial shall require a new permit, and all procedures in place at the time must be followed.
- Q. As a condition precedent to the issuance of the conditional use permit, the owner of the subject property shall approve the issuance of this conditional use order upon the terms and conditions described herein in writing, and the petitioner is required to accept the terms and conditions of the same in its entirety in writing.
- R. Petitioner shall, on demand, reimburse the town for all costs and expenses of any type that the town incurs in connection with this application, including the cost of professional services incurred by the town (including engineering, legal, planning and other consulting fees) for the review and preparation of the necessary documents or attendance at meetings or other related professional services for this application, as well as for any actions the Town is required to take to enforce the conditions in this conditional approval due to a violation of these conditions.
- S. Any unpaid bills owed to the town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the town; shall be placed upon the tax roll for the subject property if not paid within 30 days of billing by the town, pursuant to s. 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the town, including possible cause for termination of this approval.
- T. The petitioner is obligated to file with the town clerk a current mailing address and current phone number at which the petitioner can be reached, which must be continually updated by the petitioner if such contact information should change, for the duration of this conditional use. If the petitioner fails to maintain such current contact information, the petitioner thereby automatically waives notice

of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

- U. Should any paragraph or phrase of this conditional use order be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use order and the remainder shall continue in full force and effect.
- V. If any aspect of this conditional use order or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the plan commission.
- W. If the property owner/operator is a business entity, such as a limited liability company or a corporation, such entity shall for the life of the conditional use continuously maintain a registered office in the state as evidenced by registration with the state department of financial institutions.
- X. The property owner shall not change the size and/or shape of the subject property by any means without the approval of the town board. If the town board determines that a proposed change is substantial with regard to the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
- Y. This approval is given under the town's zoning code and is not to be, in any way, interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.
- Z. If this conditional use terminates for any reason, the property owner is obligated to remove any improvements specifically related to the conditional use and which cannot be utilized for an approved use (i.e., a use permitted by right or a different conditional use as approved).

AA. Term Duration. The conditional use shall remain valid for a period of five (5) years, unless otherwise revoked, terminated or modified by action of the plan commission, pursuant to the enforcement provisions of this conditional use order and in accordance with all applicable ordinances.

- a. **Automatic Renewal:** At the conclusion of the five-year term, the conditional use shall automatically renew for an additional five-year term unless the plan commission identifies concerns regarding compliance with the conditions of approval, applicable ordinances, or substantial public complaints about the applicant's operations.
- b. If concerns are identified during the compliance review or raised by the public, the plan commission may remove the conditional use from automatic renewal and require a public hearing to determine whether renewal is appropriate.
- c. The applicant shall be notified in writing at least sixty (60) days prior to the expiration date if the conditional use is removed from automatic renewal, including reasons and next steps.
- d. **Continuation of Operations During Review:** If the conditional use is removed from automatic renewal, the applicant may continue operations under the existing conditional use until the plan commission makes a final determination on renewal, provided the applicant is actively working to address any identified issues.
- e. **Expiration without renewal:** If the conditional use is not renewed due to a failure to address identified concerns or through a final determination by the plan commission, the conditional use shall expire, and all operations authorized under the conditional use shall cease.
- f. **Notification of Automatic Renewal:** The Zoning Administrator shall provide a courtesy notice to the applicant confirming the automatic renewal at least thirty (30) days prior to the expiration of the current term.

Conditional use order for a farm education use for property located at S67W28435 River Rd; Town of Mukwonago

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Passed this 8th day of January, 2025

BY THE TOWN BOARD FOR THE TOWN OF MUKWONAGO

ATTEST:

Peter Topczewski, Town Chair

Kathy Karalewitz, Town Administrator

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 2025, the persons described above, Peter Topczewski, Town of Mukwonago Town Chair, and Kathy Karalewitz, Town of Mukwonago Town Administrator, to me known to be the persons who executed the foregoing instrument and to me known to be such Town Chair and Town Administrator of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers of said municipal corporation by its authority and pursuant to the authorization by the Town Board from their meeting on the 8th day of January, 2025

NOTARY PUBLIC

My Commission Expires:

Acceptance by Property Owner

I, Thalia Haseotes, accept the terms stated herein.

Dated this ___ day of _____, 2025

Thalia Haseotes

Conditional use order for a farm education use for property located at S67W28435 River Rd; Town of Mukwonago

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STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 2025, the above-named person, Thalia Haseotes, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

My Commission Expires:

12/30/2024

To: Town of Mukwonago Board and Town of Mukwonago Plan Commission. Written comments for consideration at Joint Public Hearing of Cold Noses Foundation Conditional Use Permit.

My wife and I have reviewed all of the documents that were included for the Public Hearing. The Cold Noses Foundation is requesting approval for a facility that will support "Special needs animals" and will offer Educational opportunities as outlined.

We fully support these uses, Educational opportunities of type are very rare today. The care of "special needs animals" is also something that we deeply support.

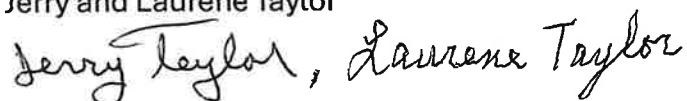
My wife and I are longtime residents of the Town (49 Years). I was involved with the citizens group that worked with the development of the original Land Use Plan that was adopted by the town. I also served on the Town Plan Commission.

My background is: I have a B.S. in civil engineering, I spent nearly 35 years with the City of Waukesha in the Engineering Department, I also spent ten years with a Consulting Engineering Firm after retiring from the city.

My wife worked many years as a Registered Nurse and "stay at home mom".

Respectfully submitted

Jerry and Laurene Taylor

Handwritten signature of Jerry Taylor and Laurene Taylor in cursive script.

W307 S7965 Applewood Ct

Mukwonago, WI 53149