



Town of Mukwonago  
Waukesha County

W320 S8315 Beulah Road • Mukwonago, WI 53149  
Phone: (262) 363-4555 • Fax: (262) 363-8377

May 13, 2025  
Vande LLC  
W316 S8550 Hwy EE  
Mukwonago, WI 53149

Subject: Special Exception request  
Subject Property Address: W316 S8550 Hwy EE  
**Permit No: [2025-17]**

On May 7, 2025, the Town of Mukwonago Board, upon recommendation of the Plan Commission, **approved** the above noted Special Exception from the Sec. 36-733 Placement of detached accessory building standards, subject to the conditions listed below.

**Any associated Zoning Permits will be issued upon satisfying all conditions, unless otherwise noted.**

**CONDITIONS:**

1. Subject to a maximum building floor area of 1,200 sq. ft.
2. A deed restriction in a form approved by the town attorney, shall be filed in the county register of deeds office, indicating that a special exception has been granted and recording any conditions of approval, including a statement that no additional accessory buildings are permitted on the subject property.
3. Subject to final site plan review and approval by the Town Planner.
4. The property owner must obtain a zoning permit within 6 months of this date.
5. The property owner must obtain a building permit for the approved building within 9 months of this date and complete the authorized work within one year of obtaining the permit.
6. The proposed building must comply with all applicable requirements of the Town's zoning regulations.
7. The property owner must sign the decision notice to acknowledge the terms of the approval and return the same to the zoning administrator within six months of the decision.
8. This approval will automatically expire 12 months after the date of approval unless substantial work as authorized by the approval has commenced and continues in good faith to completion and that the zoning administrator may, with cause, grant a one-time extension not to exceed 12 months;
9. **Professional Fees.** Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of consulting fees for the review and preparation of required

documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

10. **Payment of Charges.** 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 thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. 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 the conditional approval.

**If you have any questions about this decision, please contact me @ 262-204-2350 or [ben.greenberg@cedarcorp.com](mailto:ben.greenberg@cedarcorp.com).**

**Best regards,**

A handwritten signature in black ink, appearing to read 'Ben', written over a horizontal line.

**Ben Greenberg  
Planner  
Town of Mukwonago**

**cc: Town Clerk**