

Declaration of Restrictions

WHEREAS, the undersigned own the real property located at W308 S7010 CTH I in the Town of Mukwonago, Waukesha County, Wisconsin. ("subject property") more particularly described as follows:

PT SW1/4 SEC 3 T5N R18E; COM SE CRNR: N88°37'W
ALNG S LINE 1852.1 FT TO CNTRLNE CNTY HWY I;
N39°30'E 567.6 FT TO ANGLE PNT; N30°5'E 156.3 FT;
S88°37'E & PARALLEL WITH S LINE 1411.6 FT TO E LINE
OF SW1/4; S0°03'W ALNG FNCE LINE MRKNG THE E LINE
583.0 FT TO THE BGN :: ALSO COM SW CRNR; N89°47'39"E
2649.08 FT TO SE1/4 CRNR; N02°16'17"W 583.00 FT TO THE
BGN; S89°32'11"W 1426.00 FT TO CNTRLNE CNTY
HWY I; N28°54'12"E 448.47 FT; S72°24'51"E 115.82 FT;
S67°08'23"E 41.60 FT; S47°56'11"E 40.06 FT; S39°23'53"E
56.91 FT; S57°17'26"E 97.08 FT; N85°56'19"E 116.54 FT;
N70°42'39"E 256.63 FT; N73°17'21"E 73.46 FT; N85°02'47"E
62.76 FT; S87°55'48"E 49.02 FT; N73°31'48"E 101.35 FT;
N45°41'58"E 58.76 FT; N77°33'22"E 220.97 FT TO E LINE OF
SW1/4; S02°16'17"E 442.19 FT TO BGN :: SUBJECT TO
ACCESS EASEMENT RECORDED AS DOC #4550907 ON
1/25/2021

Return to:

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

Parcel Number: MUKT1883994001

WHEREAS, the undersigned submitted a petition 2025-22 for a special exception to exceed the allowable floor area of a detached accessory building pursuant to Section 36-719 of the Town's zoning code; and

WHEREAS, the Town Plan Commission and Town Board reviewed the request and approved the same at their meeting on June 4, 2025; and

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

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

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

RESTRICTIONS IMPOSED

1. The building shall only be used for personal use and shall not be used for any type of commercial or industrial purposes unless otherwise permitted by the Municipal Code of the Town of Mukwonago.
2. This instrument shall not be amended or repealed without prior written permission of the Town of Mukwonago Town Board.
3. The Town of Mukwonago Town Board shall have the authority, but not the obligation, to enforce this deed restriction.

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Dated this 10 of July, 2025

Dorothy E. Kruglick

Trustee, Abraxas Revocable Trust

Dorothy E. KRUGLICK

Printed Name

STATE OF WISCONSIN)
SS
COUNTY OF WAUKESHA)

Personally came before me this 10th day of July, 2025, the above named owner of lands described above, Dorothy Kruglick to be known to be the person who executed the foregoing instrument and acknowledged the same.



Bailey Beverage
NOTARY PUBLIC

10/04/2025

My Commission Expires:

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

Acknowledgment of Special Exception Decision

Permit No: 2025-22

Property Owner: Abraxas Revocable Trust

Subject Property: W308 S7010 CTH I, Mukwonago, WI 53149

On June 4, 2025, the Town of Mukwonago Board approved a Special Exception to exceed the allowable accessory building floor area at the above address, subject to the conditions detailed in the associated decision notice.

By signing below, the property owner acknowledges and agrees to the terms and conditions of the approval, including:

- The accessory structure may only be used for personal use and shall not be used for commercial or industrial purposes.
- A deed restriction must be recorded with the Waukesha County Register of Deeds prior to building permit issuance.
- A building permit must be obtained within nine (9) months of the decision date.
- The authorized work must be completed within one (1) year of permit issuance.

This acknowledgment must be signed and returned to the Town of Mukwonago within six (6) months of the decision date.

Failure to do so will result in the automatic nullification of the decision.

Return signed copy to:

Ben Greenberg, Town Planner

Acknowledgment of Special Exception Decision

Email: ben.greenberg@cedarcorp.com

Phone: 262-204-2350

Return Address:

Town of Mukwonago

W320 S8315 Beulah Rd

Mukwonago, WI 53149

ACKNOWLEDGMENT:

I have read and understand the terms of the Special Exception approval and agree to abide by its conditions.

Owner Signature: Dorothy E. Krylick Date: 7/9/25

Printed Name: Dorothy E. Krylick