



Special Exception
Town of Mukwonago

Version: February 10, 2022

Town of Mukwonago
W320 S8315 Beulah Road
Mukwonago, WI 53149

Overview: The Town Board may, on a case-by-case basis, grant a special exception for those development standards specifically noted as special exceptions in the zoning code. (See section 4 of this application for a listing). In making its decision, the Town Board must consider a variety of factors. General evaluation criteria apply to all special exceptions and special evaluation criteria may also apply as listed for the special exception.

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 (262) 204-2350 or via email at ben.greenberg@cedarcorp.com.

1. **Applicant and agent contact information.** Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Applicant	Agent (if any)
Name	Bruce & Karen Williams	
Company		
Street address	S66W28406 River Road	
City, state, zip code	Waukesha, WI 53189	
Daytime telephone number	414.254.8443	
Email	BLW5305@YAHOO.COM	

2. **Subject property information**

Physical address	S66W28406 River Road, Waukesha, WI 53189		
Tax key number(s)	MUKT- 1873 997 003	MUKT-	MUKT-

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Town Clerk.

Parcel size 5.36 ☒ acres OR ☐ square feet

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.

3. Zoning information

The subject property is located in the following zoning district(s). (check all that apply)

- | | | |
|--|---|--|
| <input 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 the subject property located within Waukesha County's shoreland jurisdiction (generally defined as being within 300 feet of a stream or 1,000 feet of a lake)?

- ☐ Yes ☒ No

4. Type of special exception. Select the special exception(s) you are requesting as referenced in the zoning code.

- ☐ s. 36-686(b) Parking of trucks and equipment as an ancillary use to a residential use
- ☐ s. 36-702 Reasonable accommodations
- ☐ s. 36-713 Modify depth-to-width ratio for lots
- ☐ s. 36-718 Increase in maximum attached garage size
- ☐ s. 36-719 Increase in maximum detached accessory building
- ☐ s. 36-726(b) Reduction in separation to EC overlay zoning district
- ☒ s. 36-733 Allow detached accessory building in front of principal building
- ☐ s. 36-764 Allow a second driveway
- ☐ s. 36-773(b)(4) Modification of requirements for decorative facing on the side of a principal building
- ☐ s. 36-773(b)(12) Allow overhead doors to face a public street
- ☐ s. 36-1504 Allow construction within an offset area
- ☐ Appendix B (1.03) Modify minimum lot area for intensive animal production
- ☐ Appendix B (4.01) Modify requirements for exterior materials for duplexes
- ☐ Appendix B (4.02) Modify requirements for exterior materials for multifamily buildings
- ☐ Appendix B (4.03) Modify requirements for exterior materials for single-family dwellings
- ☐ Appendix B (9.04) Modify offset requirements for commercial kennels
- ☐ Appendix B (9.20) Modify offset requirements for veterinary clinics
- ☐ Appendix B (13.14) Modify provisions for home occupations for operator with a disability
- ☐ Appendix B (13.25) Modify offset and setback requirements for a free-standing solar energy system
- ☐ Appendix B (13.25) Modify placement requirements for a free-standing solar energy system
- ☐ Appendix B (14.01) Grant an extension of time for an earth materials stockpile
- ☐ Appendix C Increase height of detached accessory building (Footnote #14)

5. Previous special exception applications for the subject property. Describe any special exception applications that have been submitted for the property; include the year, a general description, and whether the application was approved or not.

unknown

6. Proposed project. Describe what you would like to do if the special exception is granted.

Add a pole building for garage / storage in front and to the side of residence.
See the survey and sketch for location.

7. General evaluation criteria. The following general factors are considered in reviewing your application:

- (1) the size of the subject property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the zoning regulations;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit; and
- (8) any other factor that relates to the purposes of this chapter as set forth in s. 36-5 or as allowed by state law.

In the space below, address each of these to the extent necessary to show why you believe the special exception should be granted. Add additional pages if necessary.

- 1) The steep hill contours north of house and the wetland on north part of property precludes building 'behind' the residence. (see attached contour GIS screen shots)
- 2) The lot is about 5 acres and the building will be more than 200' from the road.
- 3) It will be somewhat hidden behind current fruit trees.
- 4) The lot is on River Road which has many similar properties with detached buildings. It is farm and horse stable area.

8. Specific evaluation criteria. In addition to the general evaluation criteria listed in section 7 above, specific evaluation criteria are often listed in the zoning code for each of the different types of special exceptions (refer to section 4 above for the corresponding zoning code section number). In the space below, list those factors and why you believe the special exception should be granted. Add additional pages if necessary.

Section 36-733

- (1) size greater than 3 acres (lot is 5.3 acres)
- (2) The character of the area; large plots with farm, horse stables, houses set back, other detached buildings in front of residences.
- (3) The size of the proposed accessory building; 30' x 40' x 18' pole building, similar to neighbor's on east storage building which is closer to street than our proposed location.
- (4) The extent to which the proposed accessory building is visible from public and private streets and other properties in the area. Set back more than 200' from street and behind current fruit trees.
- (5) The practical difficulty in placing the proposed accessory building in the location described in this subsection; the proposed location is well suited versus the balance of property not possible due to hill / countour and wetland on north part of property.

9. **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 and the special exception that is being requested.

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 50 feet of the subject property
- Land uses within 50 feet of the subject property
- Zoning district boundaries within 50 feet of the subject property
- Municipal boundaries within 50 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

Buildings and Outdoor Storage/Activity Areas

- Existing and proposed
- Existing within 50 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

Utilities (existing and proposed)

- Location
- Type (sewer, telephone, etc.) (buried or overhead, if applicable)

Transportation Facilities (existing and proposed)

- Streets
- Driveways and road access onto public and private roads
- Parking lots
- Sidewalks / trails
- Fire lanes (i.e., fire apparatus access)
- Clear visibility triangles (location and dimensions)

10. **Attachments.** List any attachments included with your application.

- 1) survey plat with building & details sketched
- 2) countour overview with hill and wetland shown
- 3) countour detail

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

12. 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 I may be charged additional fees (above and beyond the initial application fee) consistent with sections 2-2 and 2-3 of the Town of Mukwonago municipal code.
- 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.

Property Owner Signature:

Date:

Bruce Williams

08/12/25

WEST

295.00'

DESCRIPTION

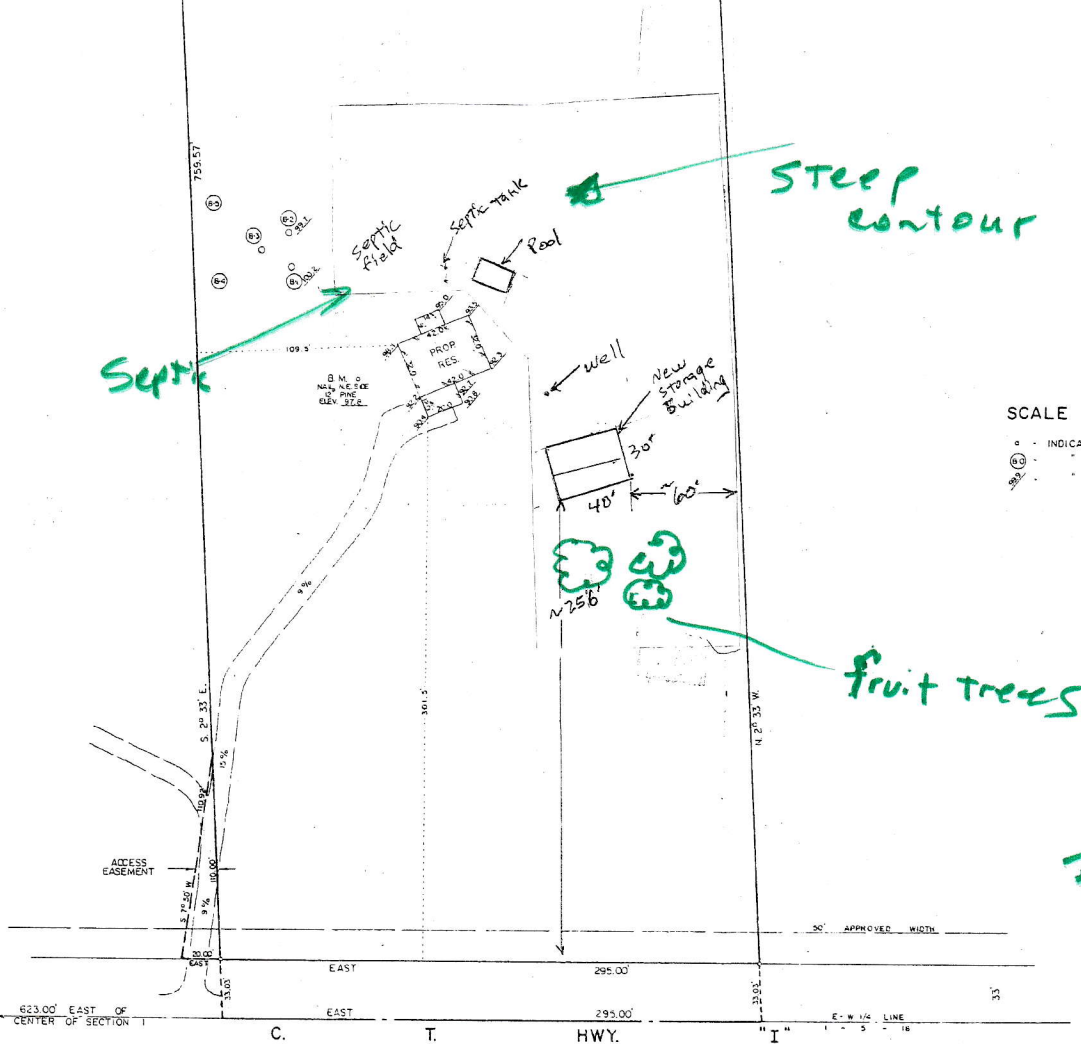
All that part of the Northeast One-quarter of Section 1, Town 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the East-West One-quarter line of Section 1, said point being East of and 623.00 feet distant from the Center of said section; thence continuing East, along said East-West One-quarter line, 295.00 feet; thence North 2° 33' West, parallel to the North-South One-quarter line, 792.60 feet; thence West, parallel to said East-West One-quarter line, 295.00 feet; thence South 2° 33' East, 792.60 feet to the place of beginning, containing 5.36 acres.

Reserving from the above described parcel, the Southernly 50 feet for highway purposes, the net area being 5.02 acres.

5.36 ACRES, TOTAL

5.02 ACRES, NET



SCALE 1" = 50'

• INDICATES IRON PIPE, FOUND.
 (B) SOIL BORINGS, BY OTHERS.
 (E) RELATIVE ELEVATION

Bruce & Karen
 Williams
 566 W 28th
 River Road
 (414) 254-8443

CERTIFICATION

STATE OF WISCONSIN

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THEREIN, WITHIN ONE (1) YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

DATE JUNE 16, 1986
 B.M. ADDED - JUNE 23, 1986
 EASEMENT ADDED - AUG 11, 1986

RONALD H. ZIMMERMAN



PLAT OF SURVEY

FOR

JOHN SCHOETTEL

PART - N.E. 1/4 SECTION 1, T.5 N. R.18 E.
 TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN

BY - RONALD H. ZIMMERMAN
 REGISTERED LAND SURVEYOR

WAUKESHA, WIS.

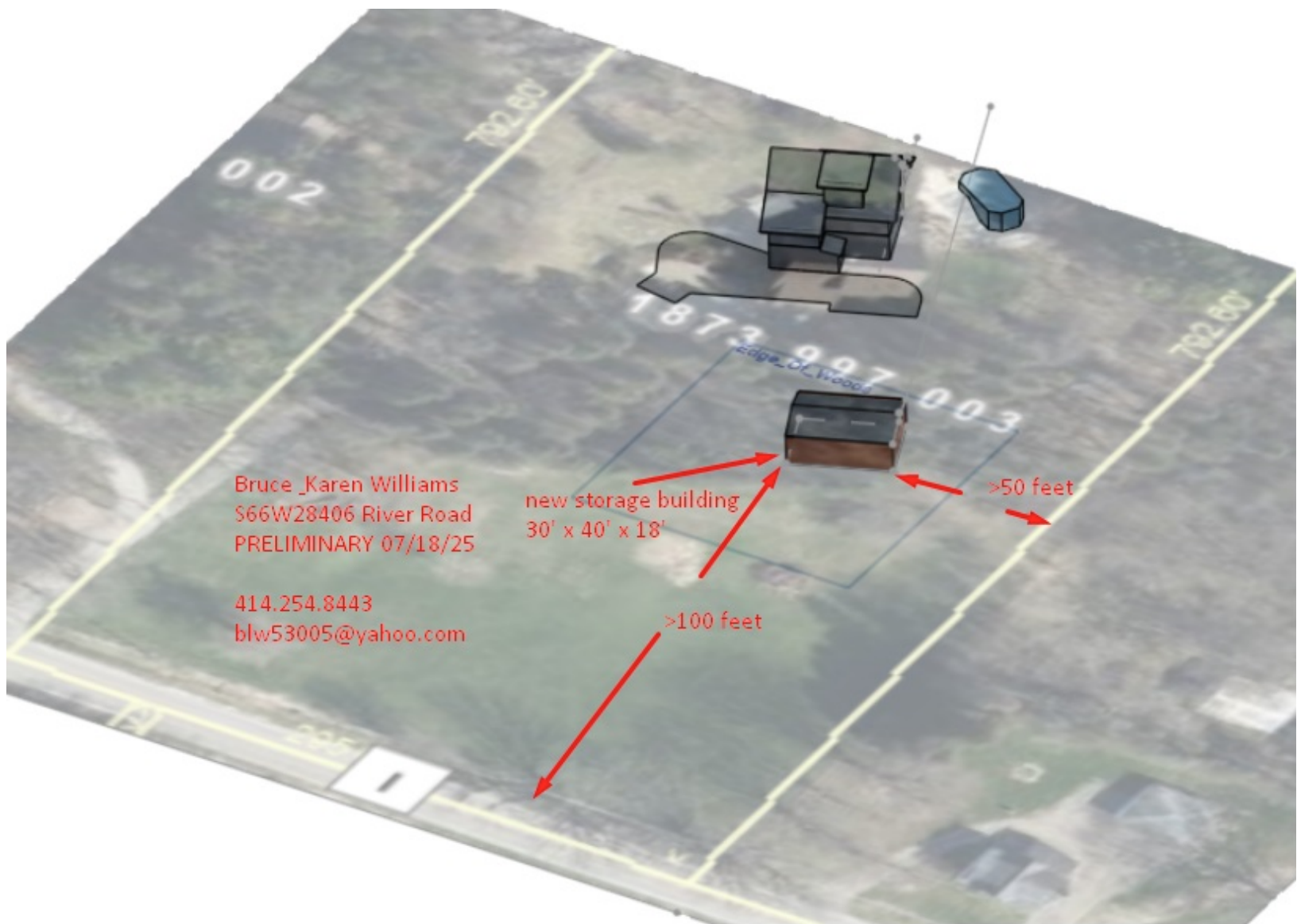
542-5616

DRAWN BY - R. H. Z.

DATE - 6 - 16 - 86

CHK'D BY -

FILE -

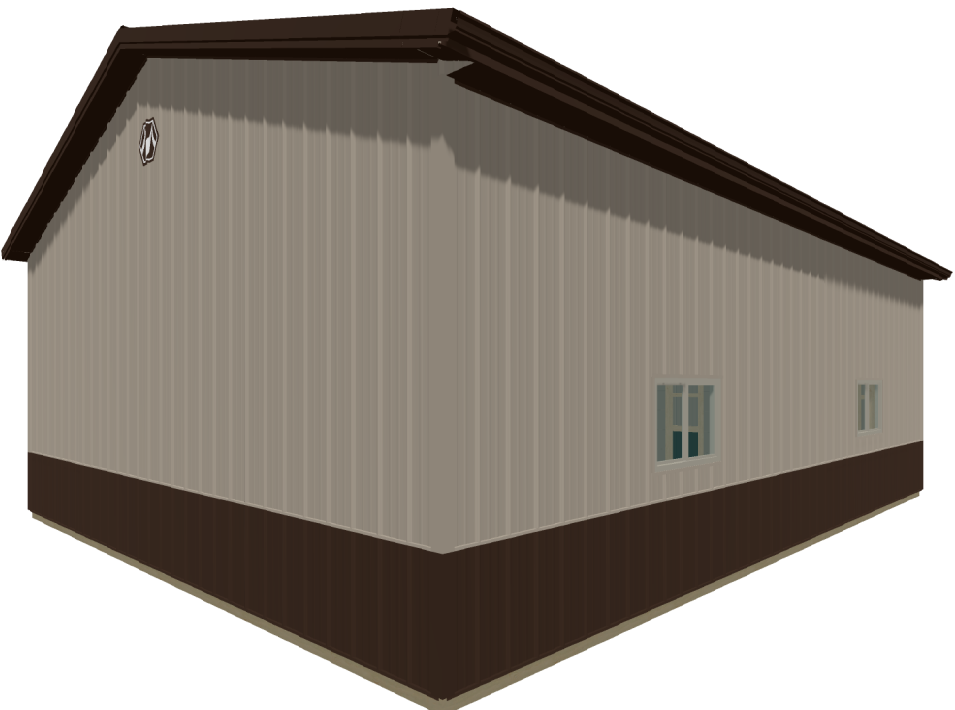


Bruce_Karen Williams
S66W28406 River Road
PRELIMINARY 07/18/25

414.254.8443
blw53005@yahoo.com



306X 30'x12' 4"x40' Southwest and Southeast Walls





306X 30'x12' 4"X40' Northeast and Northwest Walls





QUOTE DRAWINGS

Material Package

Sales Consultant: Joe Reuter
Phone: (608) 732-2481
CELL:
Pager:
Fax:
Email: reuterj@northlandbuildings.com

Date: 7/17/2025

QuoteID: Williams

Purchaser's Name: Bruce Williams

Advantage Series - 29ga Steel & 26ga Trim

Building Size:

Width 30 Length 40 Height 12'0"

Truss:

On Center: 8 Load: Pitch: 3/12

LiveLoad: 30

DeadLoad: 4

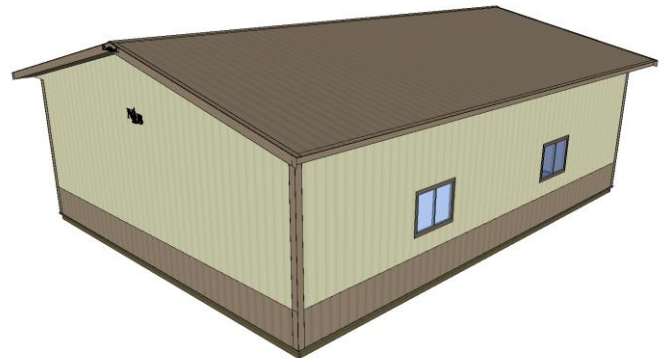
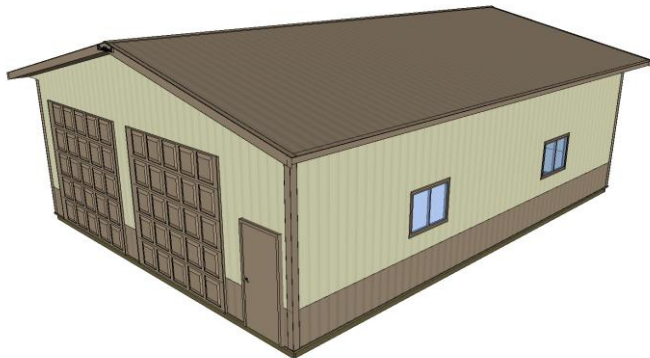
CeilingLoad: 5

Total Load 39

Building Type: Garage

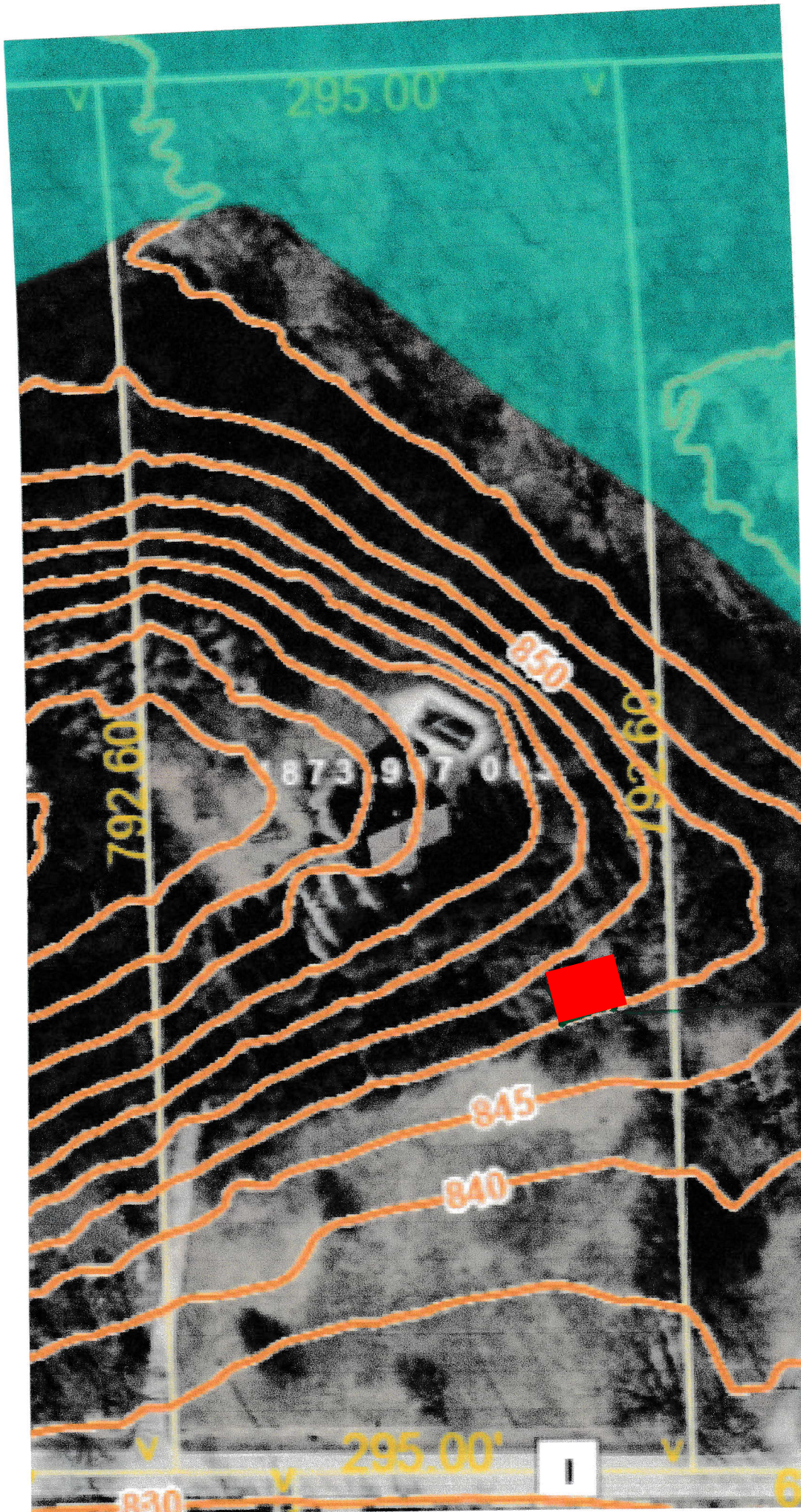
Build Use: Personal Non-Dwelling

SQFT: 1200 LF: 140



SalesCenter: Brownsville

QuoteID: Williams

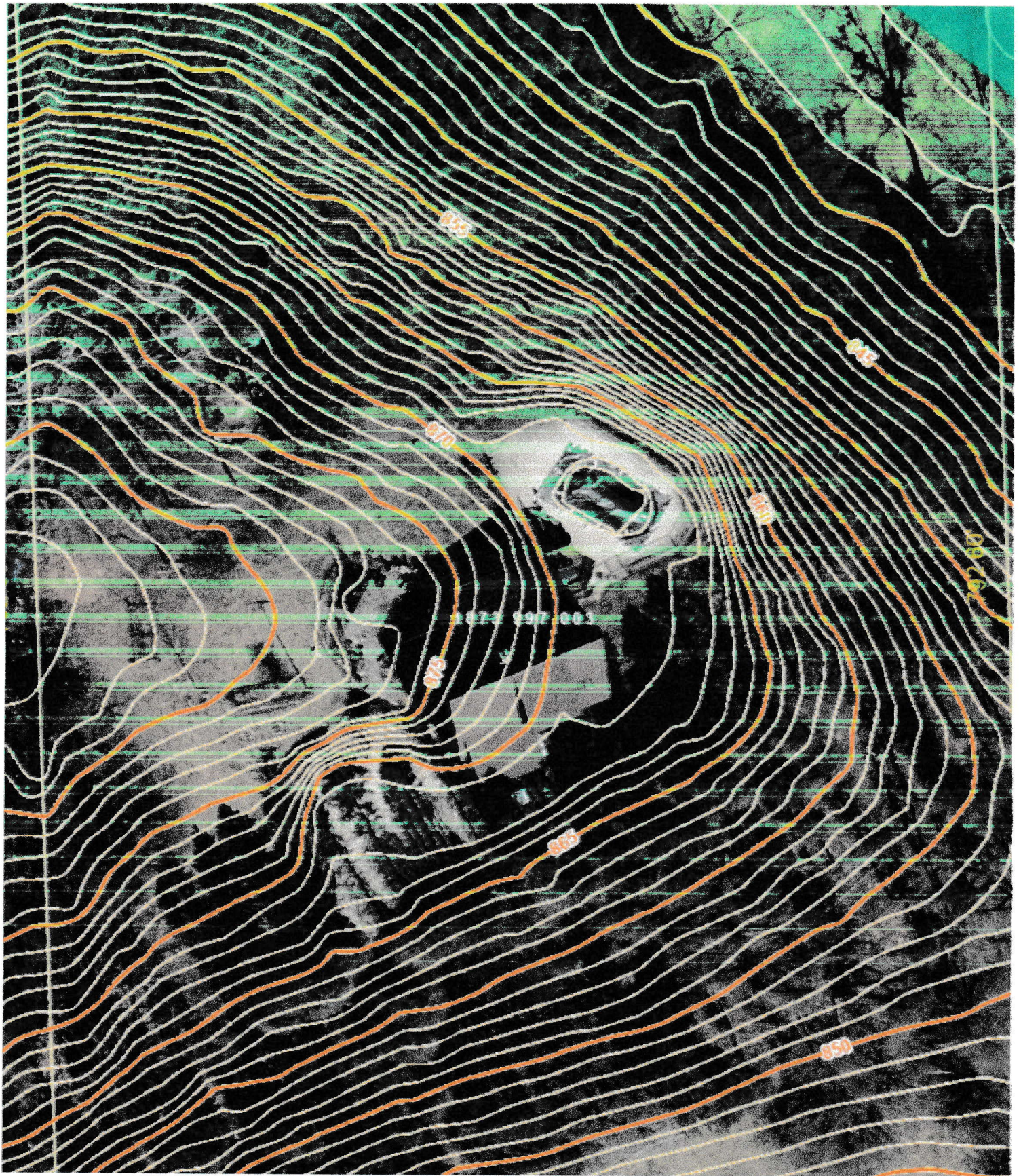


← wetlands

← steep contour

← new pole building

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