

Village of Mukwonago  
**Notice of Meeting and Agenda**

**BOARD OF ZONING & APPEALS MEETING**  
**Thursday, April 29, 2021**

Time: **6:30 pm**

Place: **Mukwonago Municipal Building, 440 River Crest Court, Mukwonago, WI 53149**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

- 3.1 Approval of January 30, 2020 minutes  
[20200130 BoardofAppealsMinutesdraft.pdf](#)

**4. Public Hearings**

*All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Board of Building and Zoning Appeals asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.*

- 4.1 Public Hearing on a request to consider an application for variances pursuant to Section 100-453(5) of the Municipal Code of the Village of Mukwonago; Kristin J Peterson and Lisa E Peterson, applicant; 503 Eagle Lake Ave; Parcel MUKV 1974-976.
1. Applicant seeks a variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code.
  2. Applicant seeks a variance of 5 feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code.
- [PUBLIC HEARING NOTICE - 503 Eagle Lake - MUKV1974976.doc.pdf](#)

**5. New Business**

*Discussion and Possible Action on the Following Items*

- 5.1 Consideration and possible action for variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code. Kristin J Peterson and Lisa E Peterson, applicants; 503 Eagle Lake Ave; Parcel MUKV 1974-976.
- [Packet - ZBA - Variance - 503 Eagle Lake Ave - MUKV1974976.pdf](#)

- 5.2 Consideration and possible action for a variance of 5 feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453(5) of the Village of Mukwonago Municipal Code. Kristin J Peterson and Lisa E Peterson, applicants; 503 Eagle Lake Ave; Parcel MUKV 1974-976.

## **6. Adjourn**

### **Membership:**

*Jack Dexter, Don Fischer, Dave Mades, Chris Tarr, Sarah Szejn, Advisory Member: Bob Harley*

*Notice: Please take note: Section 100-803(3) of the Village Code states "the concurring vote of four members of the Board of Zoning and Building Appeals shall be necessary to reverse any order, requirement, decision or determination of any administrative official..."*

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, 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, contact the Municipal Clerk's Office, (262) 363-6420.

## **MINUTES OF THE REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING**

**Thursday January 30, 2020**

### **Call to Order**

Member Chris Tarr called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

### **Roll Call**

Members Present: Sarah Szejn  
Dave Mades  
Chris Tarr  
Don Fischer  
Jack Dexter

Also present: Ben Kohout, Village Planner  
Robert Harley, Supervisor of Inspections  
Linda Gourdoux, Deputy Clerk/Treasurer

### **Declaration of quorum and public notice**

Member Tarr stated a Quorum was present and Public Notice was done

### **Election of Chairman**

Member Tarr requested a Motion be made to name a Chairperson.  
Motion by Szejn/Fischer to name Member Tarr as Chairperson, carried

### **Minutes**

Member Szejn amended the minutes to include under item 10: Dam was rebuilt in 2011-2012.  
Motion by Szejn/Mades to approve the amended minutes from the Regular Board of Building and Zoning Appeals Meeting from April 27, 2017, carried.

### **Public Hearing**

Birchrock Properties, LLC seeks three (3) separate variances for (a) 18.2 feet to allow a proposed pervious concrete drive to be 1.8 feet from the mapped wetland; (b) a variance of 17.5 feet to allow a proposed concrete pad to house a dumpster enclosure to be 2.5 feet from the mapped wetland; and (c) a variance of 6.7 feet to allow a proposed building addition to be 13.3 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283(f)(1)a. of the Village of Mukwonago Municipal Code.

Public Hearing opened at 6:33 pm, hearing no further comments

Public hearing closed at 6.33 pm

### **New Business**

Member Szejn recused

Birchrock Properties, LLC; 210 McDivitt Ln; Parcel MUKV 2012-215-002

Birchrock Properties, LLC seeks variance (a) 18.2 feet to allow a proposed pervious concrete drive to be 1.8 feet from the mapped wetland

Motion by Tarr/Fischer to Grant the Variance of 18.2 feet to allow a proposed pervious concrete drive to be 1.8 feet from the mapped wetland, carried (4-0), with the reasons for granting the variance of:

1. Fire Department requested access to back side of the building for emergency access. Chair Tarr restated that this access was for life safety purposes only
2. No public against

Birchrock Properties, LLC seeks variance (b) 17.5 feet to allow a proposed concrete pad to house a dumpster enclosure to be 2.5 feet from the mapped wetland

Motion by Tarr/Dexter to Grant the Variance of 17.5 feet to allow a proposed concrete pad to house a dumpster enclosure to be 2.5 feet from the mapped wetland, carried (4-0), with the following reasons for granting the variance of:

1. Fire Department requested access to back side of the building for emergency access. Pad for dumpster would allow emergency access.
2. No public against

Birchrock Properties, LLC seeks variance (c) a variance of 6.7 feet to allow a proposed building addition to be 13.3 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283(f)(1)a. of the Village of Mukwonago Municipal Code

Motion by Tarr/Fischer to Grant a variance of 6.7 feet to allow a proposed building addition to be 13.3 feet from the mapped wetland, instead of the required 20-foot setback from a mapped and delineated wetland, pursuant to Section 100-283(f)(1)a of the Village of Mukwonago Municipal Code, carried (4-0), with the following reasons for granting the variance of:

1. Life safety for patients and staff with better building accessibility
2. No public against

## **Adjournment**

Meeting adjourned at 7:05 p.m.

Respectfully submitted,

Linda Gourdoux  
Deputy Clerk/Treasurer



**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO  
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR  
VARIANCES REQUESTED BY KRISTIN J PETERSON AND LISA E PETERSON FOR THE  
PROPERTY LOCATED AT  
530 EAGLE LAKE AVE**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Thursday, April 29, 2021, commencing at 6:30 p.m., to consider the following matter(s):

<b><u>PUBLIC HEARING:</u></b>	<b><u>Variances to Section 100-453 (5) of the Municipal Code of the Village of Mukwonago</u></b>
<b>TAX KEY/ADDRESS:</b>	MUKV1974976, 503 Eagle Lake Avenue
<b>LEGAL DESCRIPTION:</b>	E 120 FT OF PT NW1/4 SEC 26 T5N R18E COM 505.56 FT N OF & 74.25 FT E OF W1/4 POST N 567.6 FT N89°E 74.25 FT S 568.92 FT W 74.25 FT TO BGN ALSO COM 505.62 FT N OF & 148.50 FT E OF W1/4 POST N 568.92 FT N89°E 74.25 FT S 570.24 FT W 74.25 FT TO BGN DOC# 3603451
<b>OWNER/APPLICANT:</b>	Kristin J Peterson and Lisa E Peterson
<b>MATTER:</b>	<ol style="list-style-type: none"><li>1. Applicant seeks a variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code.</li><li>2. Applicant seeks a variance of five (5) feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code.</li></ol>

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Diana Dykstra  
Village Clerk  
Pub: 4/8, 4/15



## Zoning Board of Appeals

April 29, 2021 at 6:30pm

Mukwonago, WI

### Variance

503 Eagle Lake Ave

Parcel Number: MUKV1974976

## Case Summary

### Parcel Data

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Proposal:	1. Applicant seeks a variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code. 2. Applicant seeks a variance of five (5) feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code.
Applicant:	Kristin J Peterson and Lisa E Peterson
Request:	Variance

### Parcel Characteristics / Conditions

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Acreage:	1.55 AC
Current Use:	Residential
Proposed Use:	Residential
Reason for Request:	New Construction
Land Use Classification:	Medium Lot Single Family II and Environmental Corridor
Zoning Classification:	R-2 Single Family Village Residential District
Census Tract:	2039.01

### Public Notice

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Public Notices have been published on April 15<sup>th</sup> and 22<sup>nd</sup>, as well as mailed to properties within 250 feet of the subject parcel.

## Variance Request

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- Request 1:** Applicant seeks a variance of 780 square feet to allow construction of an accessory building (garage) of 1,500 square feet instead of the maximum of 720 square feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code.
- Request 2:** Applicant seeks a variance of five (5) feet to allow construction of an accessory building (garage) with a height of 20 feet instead of the maximum of 15 feet pursuant to Section 100-453 (5) of the Village of Mukwonago Municipal Code.

## Ordinance

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### § 100-453Yards.

[Ord. No. 572, § 1(9.1403), 2-6-1996]

(a) The yard requirements set forth in this chapter may be modified at the option of the Village as follows:

(5) Detached private garages may be placed or erected in the rear yard upon the issuance of a building permit, provided that not more than one garage is permitted per dwelling unit; no private garage shall exceed 720 square feet in area; no structure shall be closer than 10 feet to the principal structure; no private garage shall exceed 15 feet in height; no private garage or garage overhang shall be located closer than three feet to any lot line; and the total of all accessory structures shall occupy not more than 20% of the rear yard area.

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### § 100-808Findings.

[Ord. No. 700, § VI, 1-21-2003]

(a) Except for conditional use permits, no variance to the provisions of this chapter shall be granted by the board of zoning and building appeals unless it finds beyond a reasonable doubt that all the following facts and conditions exist and indicates such in the minutes of its proceedings:

(1) Preservation of intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use or conditional use in that particular district.

(2) Exceptional circumstances: There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that this chapter should be changed.

(3) Economic hardship and self-imposed hardship not grounds for variance: No variance shall be granted solely on the basis of economic gain or loss. Self imposed hardships shall not be considered as grounds for the granting of a variance.

(4) Preservation of property rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

(5) Absence of detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(6) Additional requirements: Additional requirements in the floodplain/shoreland-wetland zoning district shall be as set forth in Division 7 of Article II of this chapter.

#### **Attachments**

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1. Application
2. Resolution 2021-XX for a Size Variance
3. Resolution 2021-XX for a Height Variance
- 4.

Village of Mukwonago  
440 River Crest Ct  
Mukwonago, WI 53149  
Phone: (262) 363-6420  
Fax: (262) 363-6425  
www.villageofmukwonago.com

# VILLAGE OF MUKWONAGO

## REQUEST FOR VARIANCE APPLICATION

Application Fee: \$450

Date Submitted: \_\_\_\_\_

### CONTACTS

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#### Zoning and Planning Department

Contact:

Phone: (262) 363-6420 ex 2111

Fax: (262) 363-6425

Email: [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com)

### GUIDELINES

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The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Zoning and Building Appeals of the Village of Mukwonago.

Requests for a variance require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Board of Zoning and Building Appeals will hold the public hearing. The Board of Zoning and Building Appeals meets on the Thursday after the fourth Tuesday of each month at 6:30 p.m.

Materials listed on page 4 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article XII and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Board of Zoning and Building Appeals consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator  
ATTN: Request for Variance  
440 River Crest Ct  
Mukwonago, WI 53149  
Deliver to: Village Clerk's Office  
440 River Crest Ct  
Email to: [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com)

Complete, accurate and specific information must be entered. Please Print.

### APPLICANT INFORMATION (Full Legal Name)

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Name: KRISTIN J PETERSON AND LISA E PETERSON

Company: \_\_\_\_\_

Address: 503 EAGLE LAKE AVE City: MUKWONAGO State: WI Zip: 53149

Daytime Phone: 262-993-1804 Fax: \_\_\_\_\_

E-Mail: LISA7KRACING@YAHOO.COM

**APPLICANT IS REPRESENTED BY (Full Legal Name)**

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Name: KRISTIN J PETERSON AND LISA E PETERSON

Company: \_\_\_\_\_

Address: 503 EAGLE LAKE AVE City: MUKWONAGO State: WI Zip: 53149

Daytime Phone: 262-993-1804

Fax: \_\_\_\_\_

E-Mail: LISA7KRACING@YAHOO.COM

**ARCHITECT**

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Name: NOT YET KNOWN

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**PROFESSIONAL ENGINEER**

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Name: KURT DAVIDSEN

Company: \_\_\_\_\_

Address: N9078 PICKERAL JAY ROAD City: EAST TROY State: WI Zip: 53120

Daytime Phone: 262-949-9228

Fax: \_\_\_\_\_

E-Mail: DAVIDSEN.KURT@GMAIL.COM

**REGISTERED SURVEYOR**

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Name: JOHN JAHNKE

Company: JAHNKE &amp; JAHNKE ASSOCIATES LLC

Address: 711 W. MORELAND BLVD City: WAUKESHA State: WI Zip: 53188

Daytime Phone: 262-542-5797

Fax: 262-542-7698

E-Mail: PMUEHL@JAHNKEANDJAHNKE.COM

**CONTRACTOR**

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Name: NOT YET KNOWN

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

## PROPERTY AND PROJECT INFORMATION

Present Zoning: R-2

Tax Key No(s): MUKV1974976

Address/Location: 503 EAGLE LAKE AVE

A. I/We request a variance for:

WE WISH TO BUILD A NEW GARAGE ON OUR PROPERTY AT THE SAME GENERAL LOCATION AS  
THE EXISTING GARAGE WHICH HAD COLLAPSED DUE TO SNOW LOAD IN 2021. WE ARE REQUESTING  
A VARIANCE TO §100-453(5) TO ALLOW A DETACHED GARAGE NOT TO EXCEED 1,500-SQUARE FEET IN  
AREA AND NOT TO EXCEED 20 FEET IN HEIGHT.

B. The property is presently used as:

SINGLE FAMILY RESIDENTIAL

C. Name of Architect, Professional Engineer, or Contractor: \_\_\_\_\_

D. Project Timetable: Start Date: 5/1/2021 Completion Date: 10/31/2021

E. All of the Proposed Use(s) of the property will be:

Principal Use SINGLE FAMILY RESIDENTIAL HOME

Secondary Use \_\_\_\_\_

Accessory Use \_\_\_\_\_

F. I/We represent that I/we have a vested interest in this property in the following manner:

☒ Owner

☐ Leasehold. Length of Lease: \_\_\_\_\_

☐ Contractual. Nature of contract: \_\_\_\_\_

☐ Other. Please explain \_\_\_\_\_

## PROCEDURAL CHECKLIST FOR VARIANCE REVIEW

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This form is designed to be a guide for submitting a complete application for a conditional use.

If your application for a building permit is denied by the Inspection Department, you have the option to apply for a variance. Requesting a variance requires appearing before the Board of Zoning and Building Appeals and explaining why you should not be expected to comply with Village zoning regulations. You will be required to prove practical difficulty or unnecessary hardship. The fee to appear before the board is nonrefundable.

The Board of Zoning and Building Appeals (Board) is a group of five citizens appointed to listen to members of the public who want to appeal the rules of the Municipal Zoning Code (Chapter 100). The Board will receive a packet of information about your appeal in addition to listening to you and your neighbors' comments at a public meeting. Also, the Board may request assistance from other Village officers, departments, commissions, and boards in making its decision.

### Application Submittal Packet Requirements for Village and Applicant Use (Check off List)

- ☒ Completed application for building permit (separate application)
- ☒ Completed application form including the procedural checklist and justification of requested variance.
- ☒ Application fee: \$450
- ☐ Agreement for Reimbursable Services (separate application)

### Required site drawings and other information:

- ☒ Survey of the property
- ☒ Map/picture of the property
- N/A ☐ Plan of operation/proposal
- ☒ Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- ☒ Drainage plan
- N/A ☐ Floor plan (1/4" Scale)
- ☒ Elevations (front and sides)
- ☒ **Electronic Submittals are required.** Email (or CD ROM) with all plans and submittal materials in Adobe PDF to [planner@villageofmukwonago.com](mailto:planner@villageofmukwonago.com).
- ☐ Any additional information as determined by Village staff.

### DO NOT MAIL ANY ADDITIONAL MATERIAL OR INFORMATION DIRECTLY TO OR CALL MEMBERS OF THE BOARD.

Save the additional material and information you have for the Board until the meeting, or you may mail it to staff prior to the meeting. Staff will enter your additional information and material into the public record and forward it to the Board.

After you apply for the variance and before the meeting occurs, notice of your request will be published in two editions of the Mukwonago Chief, and neighboring property owners within 300 feet of your property will receive notice of your appeal.

Also during this time, board members may choose to drive by or visit your property to gather information that may influence their decision regarding your requested variance.

## VARIANCE STANDARDS

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***Variances are not granted routinely. The application for a variance must clearly show the Board of Building and Zoning Appeals that the three Wisconsin State Statutory Standards that govern granting a variance will be met.***

Unnecessary Hardship: A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

**The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not which affects all parcel similarly.** Generally, hardships arise because of some unique property limitation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use, or will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.

**Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.**



**PETITION FOR VARIANCE**

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**TO THE ZONING BOARD OF APPEALS**

The petition of KRISTIN J AND LISA E PETERSON respectfully shows:

1. This petition is made pursuant to the ordinance of the Village of Mukwonago and pertaining to the functions, duties, and powers of the Board of Building and Zoning Appeals.

2. The petitioner is appealing for:

A VARIANCE FOR REPLACING OUR GARAGE THAT COLLAPSED IN 2021 DUE TO SNOW LOAD.

WE ARE PROPOSING TO REPLACE THE DEMOLISHED STRUCTURE WITH A NEW 1,500-SF GARAGE  
AT THE SAME GENERAL LOCATION.

3. Petitioner requests a variation as follows:

A VARIANCE TO §100-453(5) TO ALLOW A DETACHED GARAGE NOT TO EXCEED 1,500-SQUARE FEET IN  
AREA AND NOT TO EXCEED 20 FEET IN HEIGHT.

4. Petitioner has attached hereto a survey of the premises. ☒ Yes ☐ No

5. The present zoning classification of the described real estate is R-2

6. The names of the owners of said property are as follows:

KRISTIN J PETERSON AND LISA E PETERSON

7. Petitioner further respectfully represents that to permit the variance aforesaid would not be contrary to the public interest, or in any way be detrimental to the neighborhood or the neighbors; that to refuse to permit such a variance would cause to the petitioner practical difficulty or unnecessary hardship; and that the use of the premises for the purposes herein prayed would do substantial justice, would be in keeping with the spirit of the Village of Mukwonago and the immediate neighborhood.

**ITEMS REQUIRED TO BE SUBMITTED** *(If not applicable, mark N/A)*

- ☒ Survey of the property
- ☒ Map/picture of the property
- N/A ☐ Plan of operation/proposal
- ☒ Overview of the adjoining lots (including list of parcel identification numbers for all properties within 300 feet of the subject property)
- ☒ Drainage plan
- N/A ☐ Floor plan (¼" Scale)
- ☒ Elevations (front and sides)

**APPLICATION FOR VARIANCE (Please fill out ALL of the questions.)**

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**A. Describe what you are building, the proposed dimensions, and what are the proposed setbacks:**

WE ARE PROPOSING TO BUILD A NEW DETACHED GARAGE ON OUR PROPERTY. OUR OLD DETACHED GARAGE COLLAPSED DUE TO SNOW LOAD EARLY IN 2021 SO WE NOW HAVE ALL THE ITEMS WHICH WERE PREVIOUSLY IN OUR GARAGE IN OUR LAWN, DRIVEWAY AND A SHIPPING CONTAINER. WE HAD BEEN COMMUNICATING WITH THE PREVIOUS ZONING ADMINISTRATOR TO GET THE ZONING CODE MODIFIED TO ALLOW FOR A LARGER GARAGE BASED OFF LOT SIZE AS IS DONE IN SEVERAL OTHER COMMUNITIES IN SOUTHEASTERN WISCONSIN AS PART OF A ZONING CODE REVIEW HE WAS WORKING ON. OUR PROPOSED GARAGE WOULD HAVE A SETBACK OF 6.7' (THAT WAS THE SETBACK OF THE PREVIOUS GARAGE), 30'X50' (1,500-SF) AND A HEIGHT NOT TO EXCEED 20'.

**B. Describe the exceptional or extraordinary circumstances or conditions that apply to your property that do not apply to surrounding properties:**

OUR PARCEL IS 1.56-ACRES WHICH COULD ALLOW FOR A LARGER GARAGE WITHOUT BEING DISPROPORTIONAL IN SIZE TO OUR LOT. WITH A 1,500 SF GARAGE LESS THAN 4% OF OUR REAR LOT AREA WILL BE OCCUPIED BY ACCESSORY STRUCTURES WHICH IS WELL BELOW THE 20% MAXIMUM ALLOWED BY ORDINANCE.

**C. Describe the hardship (s) that would result if the Variance is not granted:**

WITHOUT THE VARIANCE ALLOWING FOR A LARGER GARAGE WE WOULD NEED TO STORE SOME VEHICLES AND OTHER ITEMS OUTSIDE AND WITHIN THE SHIPPING CONTAINER THAT WE ARE CURRENTLY USING FOR TEMPORARY EMERGENCY STORAGE.

**D. Describe how the variance would not have adverse affects on surrounding lands:**

THE PROPOSED BUILDING WILL HAVE NO ADVERSE IMPACT ON ADJACENT PROPERTIES. THE DETACHED GARAGE WILL BE REASONABLE IN SIZE FOR THE PARCEL AND EXISTING DRAINAGE PATTERNS TO THE SOUTH WILL BE UNCHANGED.

## CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

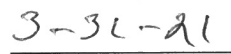
Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

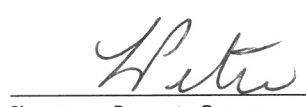
By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

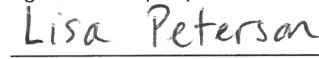
*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

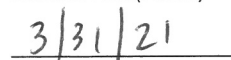
  
Signature - Property Owner

  
Name & Title (PRINT)

  
Date

  
Signature - Property Owner

  
Name & Title (PRINT)

  
Date

\_\_\_\_\_  
Signature - Applicant

\_\_\_\_\_  
Name & Title (PRINT)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature - Applicant's Representative

\_\_\_\_\_  
Name & Title (PRINT)

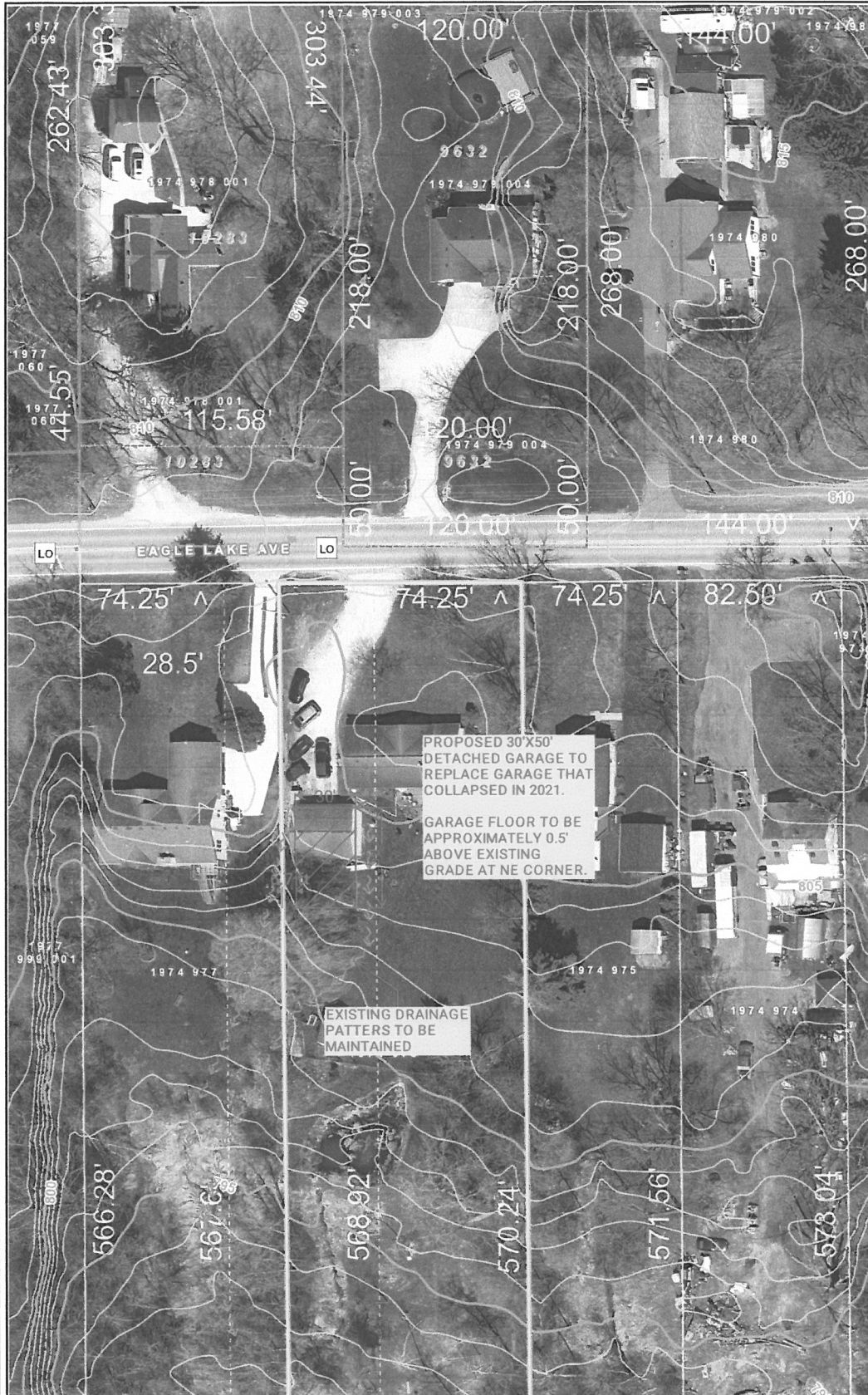
\_\_\_\_\_  
Date

FOR OFFICE USE ONLY	
Date Paid	Receipt #
Date(s) Notice Published	Date Notices Mailed
Public Hearing Date	Plan Commission Date(s)
Escrow Required? <input type="checkbox"/> Yes <input type="checkbox"/> No	Escrow Amount
Board of Zoning and Building Appeals Disposition	



LAND INFORMATION SYSTEMS DIVISION

# DRAINAGE PLAN



## Legend

- Index Contours
- Intermediate Con
- Municipal Bound:
- Facility Sites\_2K\_
- Lots\_2K
- Lot
- Unit
- General Commo
- Outlot
- Simultaneous Col
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline\_2K
- <all other values
- EA-Easement\_U
- PL-DA
- PL-Extended\_Ti
- PL-Meander\_Lin
- PL-Note
- PL-Tie
- PL-Tie\_Line
- Road Centerlines
- Railroad\_2K
- Tax Parcel\_2K
- Waterbodies\_2K\_
- Waterlines\_2K\_L

0 50.00 Feet

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.

Notes:



Printed: 3/29/2021

NORTHWEST CORNER  
OF THE NORTHWEST 1/4  
OF SECTION 26-5-18

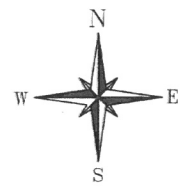
LOT-1  
C.S.M.-10283

I.P. FD.  
(ACCEPTED)

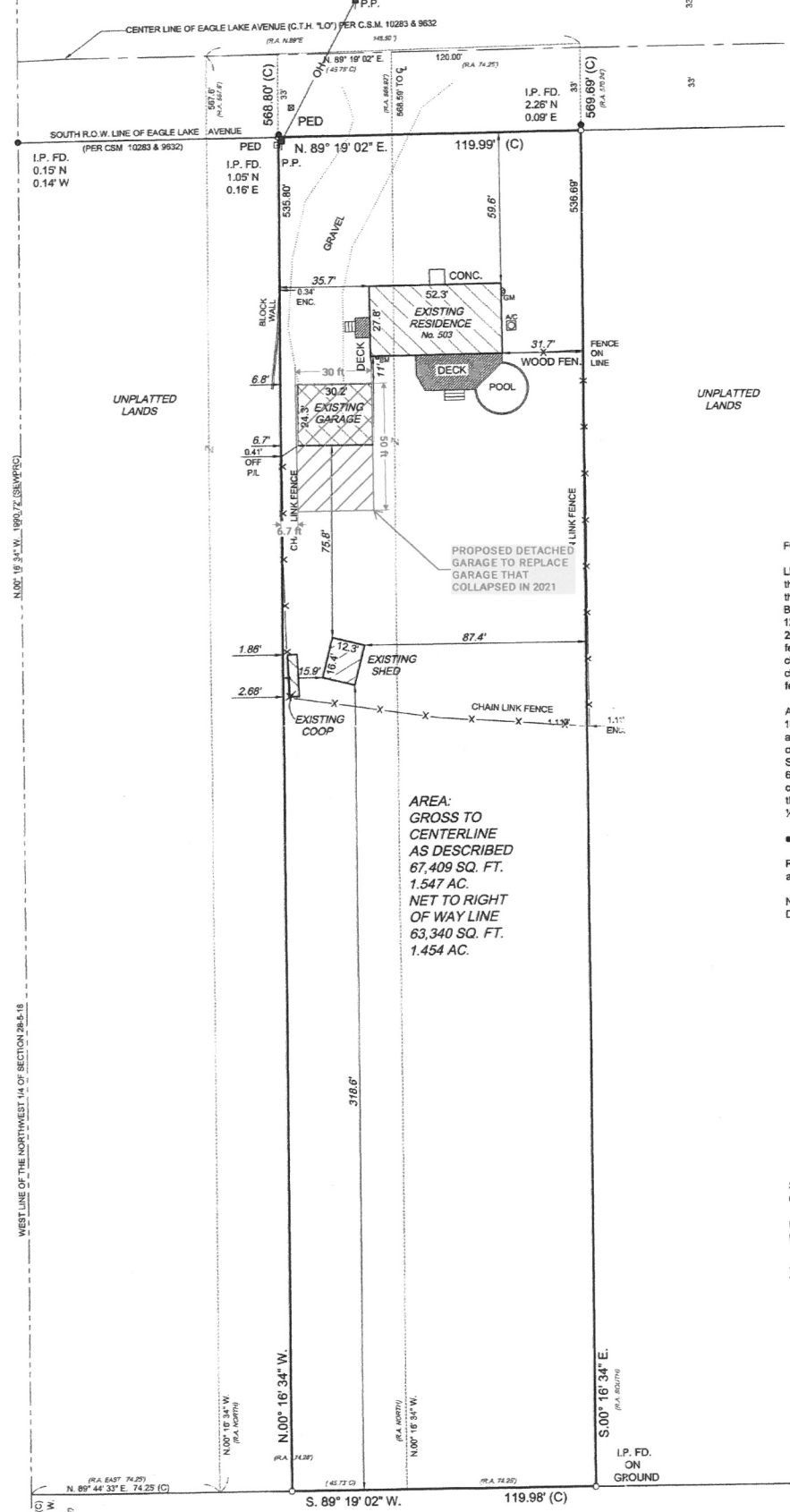
LOT-4  
C.S.M.-9632

I.P. FD.  
(ACCEPTED)

UNPLATTED  
LANDS



# EAGLE LAKE AVENUE 83' R.O.W. ASPHALT SURFACE



AREA:  
GROSS TO  
CENTERLINE  
AS DESCRIBED  
67,409 SQ. FT.  
1.547 AC.  
NET TO RIGHT  
OF WAY LINE  
63,340 SQ. FT.  
1.454 AC.

FOR: KRIS PETERSON

LEGAL DESCRIPTION: (Per Document No. 3603451) The East 120 feet of that part of the Northwest 1/4 of Section 26, Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a point 7 chains and 66 links (505.56 feet) North, and 1 chain and 12 1/2 links (74.25 feet) East from the 1/4 post on the West side of said Section 26; thence running North parallel to the Section line 8 chains and 60 links (567.6 feet) to the center of highway; thence North 89° East in center of highway 1 chain and 12 1/2 links (74.25 feet); thence South parallel to the Section line 8 chains and 62 links (568.92 feet); thence West 1 chain and 12 1/2 links (74.25 feet) to the place of beginning.

And also that part of the Northwest 1/4 of Section 26, Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a point 7 chains and 66 links (505.56 feet) North and 2 chains and 25 links (148.50 feet) East of the 1/4 post on the West side of said Section 26, and thence running North parallel to the section line 8 chains and 62 links (568.92 feet) to the center of highway; thence North 89° East in the center of Highway 1 chain and 12 1/2 links (74.25 feet); thence South parallel to the Section line 8 chains and 64 links (570.24 feet); thence West 1 chain and 12 1/2 links (74.25 feet) to the place of beginning.

● Iron pipes found. No pipes set as part of survey.

REFERENCE BEARING: West line of the Northwest 1/4 of Section 28-5-18 has a bearing of N00°16'34"W per (SEWRPC)

NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED

STATE OF WISCONSIN ) ss  
COUNTY OF WAUKESHA )  
We Jahnke & Jahnke Associates Inc. do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof.

*John W. Jahnke*  
JOHN W. JAHNKE - Wis. Reg. No. S-917



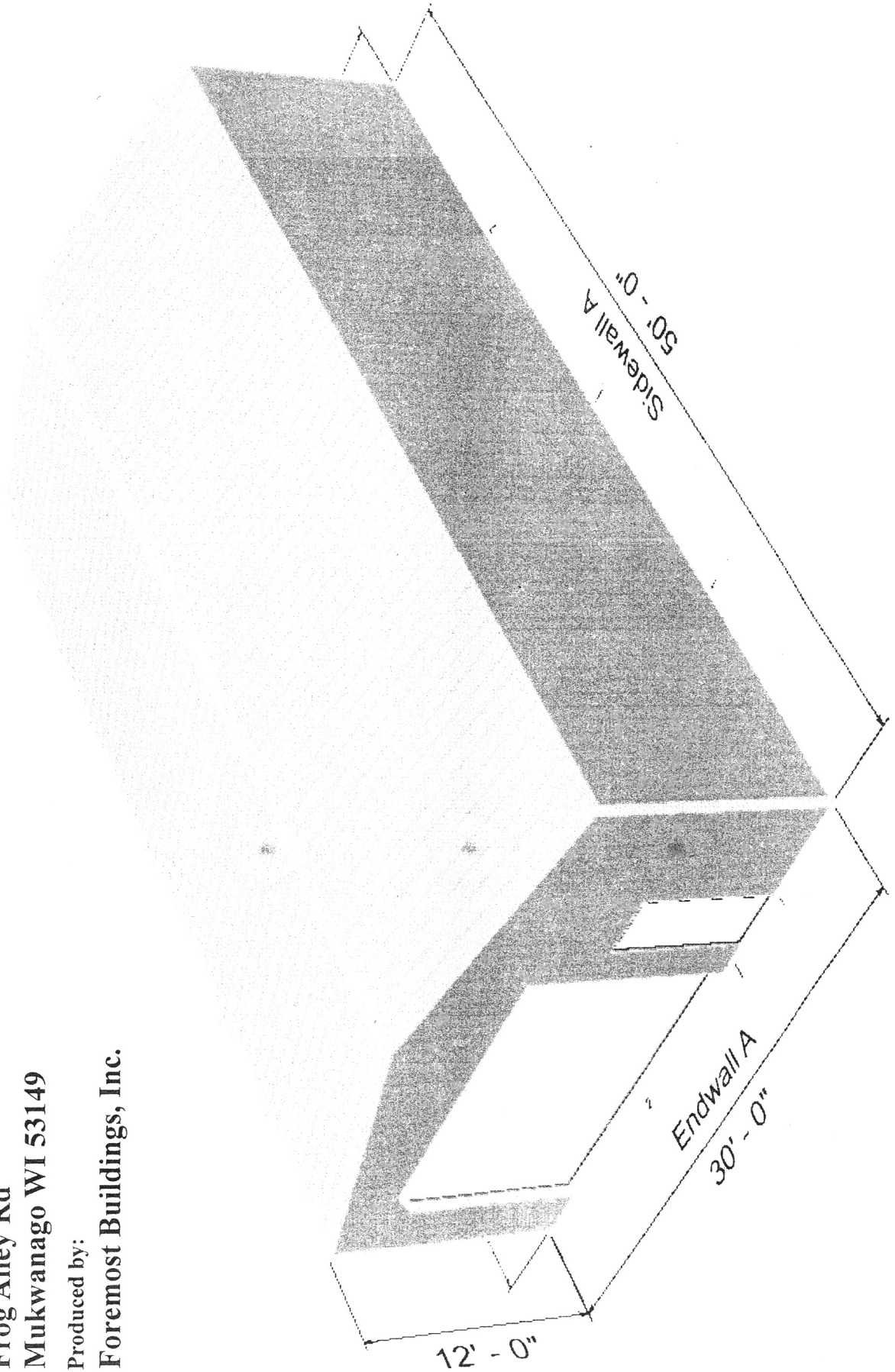
CALL DIGGERS HOTLINE  
1-800-242-5811  
TOLL FREE  
48 HOURS (except holidays)  
excavate, install, or repair  
any utility line or structure  
MILWAUKEE AREA 229-1181

PLAT OF SURVEY  
FOR: KRIS PETERSON  
PART OF THE NORTHWEST 1/4 OF SECTION 26-5-18  
VILLAGE OF MUKWONAGO, WAUKESHA COUNTY WISCONSIN

JAHNKE & JAHNKE ASSOCIATES LLC  
PLANNERS & PROFESSIONAL ENGINEERS  
7111 W. MORELAND BLVD.-WAUKESHA, WI 53188  
TEL: (262) 542-5797 FAX: (262) 542-7598 E-MAIL: jpm@jahnkeandjahnke.com

SCALE: 1" = 30'	DATE: MAY 15, 2019
DRAWN BY: P.M.	CHECKED BY: J.W.J.
BOOK NO.: MUKWONAGO-34	PG-10
FILE NO.: MUKWONAGO-265	19-03-039
SHEET 1 OF 1	

Building created for:  
**Chris Cross**  
**Frog Alley Rd**  
**Mukwanago WI 53149**  
Produced by:  
**Foremost Buildings, Inc.**



MJEF85325707 - 3/15/2021



