



DEED RESTRICTIONS
PETITION NO. 11359

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5472742
03/04/2019 10:45 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

Use black ink & print legibly

WHEREAS, John P. Ziegler and Sandy L. Ziegler
are owners of the following described real estate in the
Town of Rutland, Dane County, Wisconsin further
described as follows:

Recording area
Name and return address:

John P. Ziegler
1252 U.S.H. 14
Oregon, WI 53575

Parent Parcel Number(s):

0510-072-8240-0

LEGAL DESCRIPTION:

Lots 1 & 2 of Certified Survey Map Number 15060, located in the NE 1/4 of the NW
1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County,
Wisconsin.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Rutland, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. The LC-1 parcel (Lot 2) and R-1A (Lot 1) parcels are prohibited of being sold separately. Both parcels shall be required to be sold together.

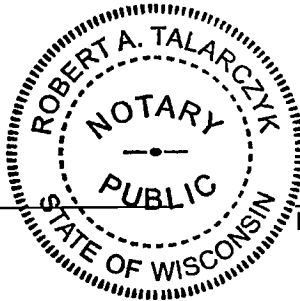
The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.

3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.



Date 3-1-2019

Date 3/1/2019

Signature of Grantor (owner) [Handwritten Signature]

Signature of Grantor (owner) [Handwritten Signature]

*Name printed John P Ziegler

*Name printed SANDRA L. ZIEGLER

This document was drafted by. (print or type name below)

**Dane County
Planning and Development Department**

STATE OF WISCONSIN, County of Green

Subscribed and sworn to before me on 03/01/19 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07) [Handwritten Signature]

Print or type name. Robert A. Talarczyk

*Names of persons signing in any capacity must be typed or printed below their signature.

Title Notary Public Date commission expires: 02/11/22