

DEED RESTRICTION

Use black ink & print legibly

WHEREAS,

<<<<fill in>>>>

is owner of the following described real estate in the Town of <<<<fill in>>>>, Dane County, Wisconsin further described as follows:

LEGAL DESCRIPTION:

<<<<fill in legal description>>>>>>

Recording area

Name and return address:

<<<<fill in>>>>

Parent Parcel Number(s):

<<<<fill in>>>>

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 <<<<fill in >>>>, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;

THEREFORE, the following restrictions are hereby imposed:

1. The use of the residence on the described real estate is limited to single-family residential use as defined by Dane County Code of Ordinances 10.004(138).
2. The building design has the potential of being used as two separate living spaces. Alterations to the building which creates two separate living spaces is prohibited.
3. Portions of the single-family residence shall not be rented out as a separate living space or advertised for transient or tourist lodging (short-term rental).
4. The building shall have one address, one electric service, one well, and one septic system. Multiple addresses and services for the property are prohibited.

Definitions:

A single-family residential land use is defined as a land use characterized by an individual, standalone dwelling designed for and occupied exclusively by one family for a period of more than 30 days.

A family is defined as a single housekeeping unit, living together on the premises, comprised of either:
Any number of individuals related by blood, adoption, foster care, domestic partnership or marriage or;
No more than five unrelated individuals.

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. Rezoning of the subject property to a two-family zoning district (TFR-8) shall also act to terminate the restrictions set forth herein.

Date

Date

Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

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

Dane County Planning & Development

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above named person(s).

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

Print or type name: _____

Title _____ Date commission expires: _____

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