

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/05/2016	DCPREZ-2016-11060
Public Hearing Date	C.U.P. Number
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TERRY L PARISI	PHONE (with Area Code)	AGENT NAME TOWN OF DUNN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3718 HALVERSON RD		ADDRESS (Number & Street) 4156 COUNTY ROAD B	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS	

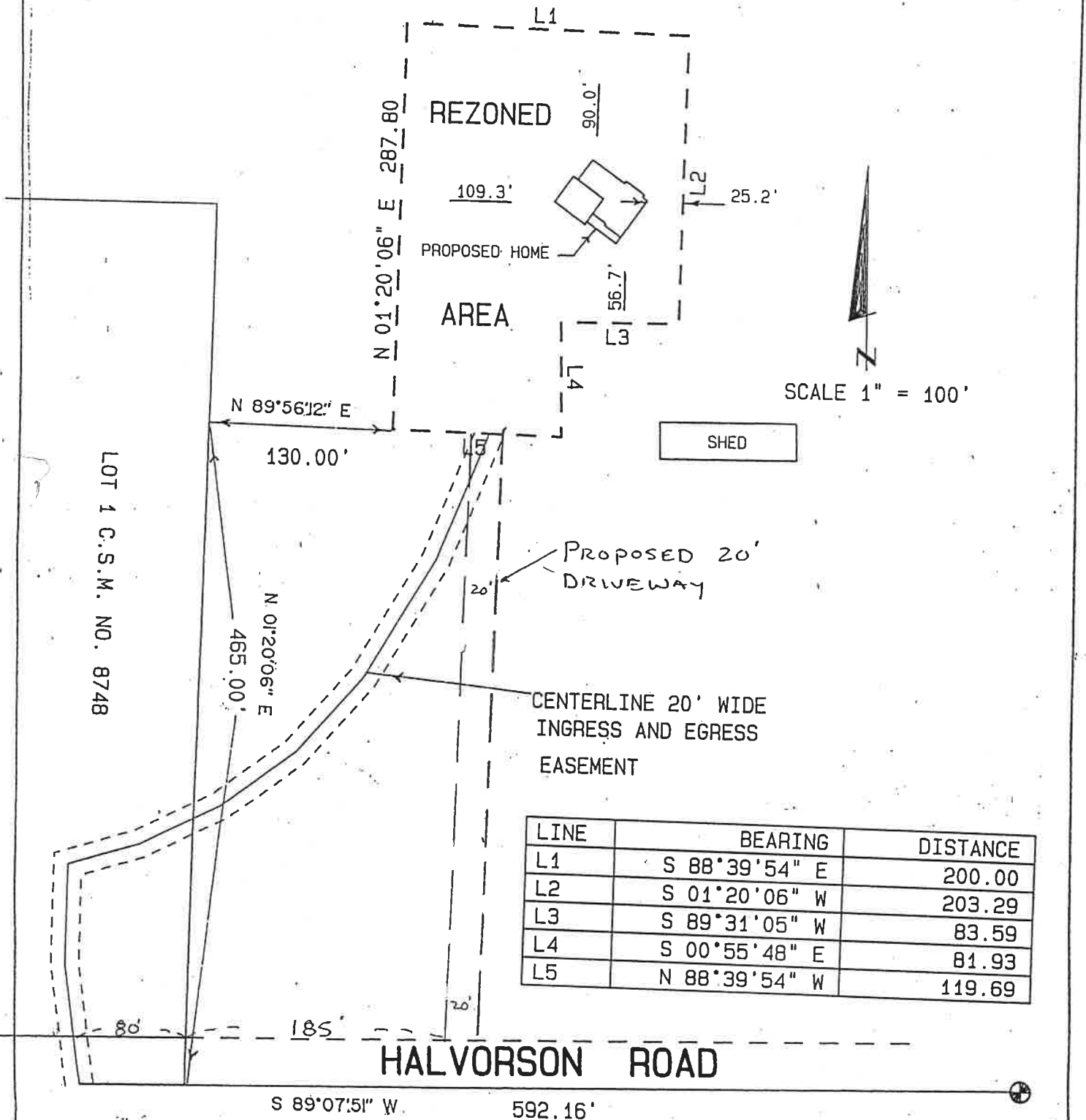
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP DUNN		SECTION 27		TOWNSHIP	
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-274-9501-3					

REASON FOR REZONE			CUP DESCRIPTION	
TERMINATION OF DEED RESTRICTION FOR A SHARED DRIVEWAY				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-1Ex Exclusive Ag District	29.2		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:

PLOT PLAN

WILLIAMSON SURVEYING COMPANY
104A WEST MAIN STREET
WAUNAKEE WISCONSIN 53597



PREPARED FOR : RONALD PARISI
3728 HALVORSON ROAD
STOUGHTON , WI., 53589

SE CORNER
SEC. 27
T6N , R10E

LOCATION :
"LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 , OF SECTION 27 ,
T6N , R 10E , TOWN OF DUNN , DANE COUNTY , WISCONSIN.

REVISED: 4-06-01 (show proposed driveway)

site plan
approved 4-9-01

TERMINATION OF RESTRICTIONS

THIS TERMINATION OF RESTRICTIONS (“Termination”) is executed this _____ day of _____ 2016 (the ‘Effective Date’) by Dane County, Wisconsin.

RECITALS

A. Terry L. Parisi (“Terry Parisi”) is the current owner of 2718 Halverson Rd (the “Terry Parisi Property”).

B. Paul J. Parisi & Jacqueline J. Parisi are the current owners of Lot 1 of CSM 8748 (“Lot 1”).

C. Paragraph III of a document entitled “Restrictions” dated March 19, 1999, required the owners of the Terry Parisi Property and the owners of Lot 1 to record a permanent driveway easement and shared driveway agreement. The Restrictions were recorded with the Dane County Register of Deeds on March 19, 1999 as Document No. 3093581.

D. As required by the Restrictions, the owners of the Terry Parisi Property and the owners of Lot 1 entered into a Driveway Easement Agreement (the “Easement Agreement”). The Easement Agreement was recorded with the Dane County Register of Deeds on March 19, 1999 as Document No. 3093582.

E. The Terry Parisi Property accesses Halverson Road in the Town of Dunn entirely over the Terry Parisi Property, and does not access Halverson Road pursuant to the Easement Agreement.

F. Terry Parisi and Paul & Jacqueline Parisi have determined that the Easement Agreement is no longer needed and should be terminated.

G. Terry Parisi and Paul & Jacqueline Parisi have petitioned the Dane County Clerk in writing to terminate the Restrictions, pursuant to Paragraph VI of the Restrictions.

H. The Dane County Clerk referred the petition to the Dane County Zoning & Land Regulation Committee (formerly known as the Dane County Zoning & Natural Resources Committee), which Committee scheduled and held a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Christopher B. Hughes
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, Wisconsin 53701-1784

P.L.N.

I. Following such public hearing, the Zoning & Land Regulation Committee issued a written report on the petition to the Dane County Board of Supervisors.

J. The Dane County Board of Supervisors by a majority vote approved the petition.

K. The Town Board of the Town of Dunn has reviewed and approved the termination of the Restrictions.

NOW THEREFORE, based on the above, the County Board of Supervisors states as follows:

1. Incorporation of Recitals. The Recitals stated above are incorporated into this Section 1 as if they were stated in this Section 1.

2. Termination. The Restrictions are hereby terminated and of no further force or effect.

3. Run With The Land. This Termination runs with the land and is binding on the County, the Town of Dunn, the owner of the Terry Parisi Property, the owner of Lot 1, and their heirs, successors and assigns.

4. Recording. This Termination shall be recorded with the Dane County Register of Deeds.

IN WITNESS WHEREOF, this Termination is effective as of the Effective Date.

DANE COUNTY:

By: _____

Joseph T. Parisi
Dane County Executive

ATTEST:

_____, Dane County Clerk

COUNTY OF DANE

STATE OF WISCONSIN

Personally appeared before me this _____ day of _____, 2016
_____ and _____, to me known to be the County Executive and Clerk of the
County of Dane..

Notary Public, State of Wisconsin
My Commission expires: _____

TERMINATION APPROVED BY THE TOWN OF DUNN,
DANE COUNTY, WISCONSIN.

TOWN OF DUNN

By: _____
Edmond P. Minihan, Chairman

ATTEST:

Cathy Hasslinger, Town Clerk/Treasurer

COUNTY OF DANE

STATE OF WISCONSIN

Personally appeared before me this _____ day of _____, 2016
Edmond P. Minihan and Cathy Hasslinger, to me known to be the Chairman and
Clerk/Treasurer of the Town of Dunn.

Notary Public, State of Wisconsin
My Commission expires: _____

This document drafted by and
After recording return to:
Christopher B. Hughes
Stafford Rosenbaum LLP
222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, Wisconsin 53701-1784

DEED RESTRICTION
PAGE 1

3093581

03-19-1999 3:24 PM

Trans. Fee

Rec. Fee 16.00
Pages 4

RETURN TO: Ronaldo L Parisi
3728 Halvorson Rd
Stoughton WI 53589

000721

PIN: - 14-0610-274-9501-3

RESTRICTIONS

I. WHEREAS, Paul J & Jack J Parisi, Ronaldo L & Terryl Parisi
is/are the owner/s of the following described land in the
Town of Dunn Dane County, Wisconsin,
to-wit:

Part of the SE 1/4 of the SE 1/4 of Section 27, Town of Dunn described as follows: Commencing at the Southeast corner of CSM #8748; thence N01°20'06" East, 465.00 feet; thence N89°56'12" East, 130.00 feet to the point of beginning. Thence continue N01°20'06" East, 217.80 feet; thence S88°39'54" East, 200.00 feet; thence S01°20'06" West 217.80 feet, thence N88°39'54" West, 200.00 feet to the point of beginning.

II. WHEREAS said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter.

4/16

III. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:

1. The recording of a permanent driveway easement and shared driveway agreement with Lot 1 of CSM 8748.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

IV. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

- (a) The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of zoning ordinance of said County at the time the enforcement action is commenced; and,
- (b) The Town Government of the Town Dunn Dane County, Wisconsin provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
- (c) The owner(s) of record of any land/s which are located within 300 feet of the subject site.

V. The restrictions set forth in paragraph 3 above may be amended in the following manner:

- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner/s of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning & Natural Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.

Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner/s shall draft the amendatory covenant instrument, have same executed by the owner/s of the lands subject to the restrictions and record same.

- (b) Such amendment shall also require approval of the Town Board.

VI. The restrictions set forth in Paragraph 3 above may be terminated in the following manner:

- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in Paragraph 5(a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is records shall be an instrument of termination. Such termination shall also require approval of the Town Board.
- (b) A rezone of the property to a different zoning district shall also act to repeal the covenant controls.

IN WITNESS WHEREOF, the said grantor/s have hereunder set their seal/s this 19th day of March 1999

DANE COUNTY
REGISTER OF DEEDS

3093582

03-19-1999 3:24 PM

Trans. Fee

Rec. Fee 12.00
Pages 2

000725

Recording Area

Name and Return Address

Ronaldo L Parisi
3728 Halvorson Road
Stoughton WI 53589

14-0610-274-9501-3
Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

2/12

**DRIVEWAY EASEMENT AGREEMENT
MARCH 19, 1999**

000726

Parties involved in this agreement:

**Paul J. and Jackie J. Parisi 3728 Halvorson Road Town of Dunn
Stoughton WI. Wisconsin 53589**

**Ronaldo L. and Terry L. Parisi 3718 Halvorson Road Town of Dunn
Stoughton WI. Wisconsin 53589**

**Parties agree to this permanent driveway easement and shared
driveway agreement, Ingress and Egress Easement as stated below.**

A 20 foot ingress and egress easement located in part of the SE ¼ of the SE1/4 of
Section 27, T6N, R10E, Town of Dunn, Dane county, Wisconsin the centerline of
said 20 foot ingress and egress easement is more particularly described as follows:

Commencing at the Southeast corner of said Section 27; thence S 89 degrees 07' 51"
W, 667.04 feet to the point of beginning.

Thence N 7 degrees 17' 27" W, 84.77 feet; thence N 0 degrees 59' 39" E, 71.25 feet;
thence N 73 degrees 14' 14" E, 53.00 feet; thence N 63 degrees 22' 58" E, 63.79 feet;
thence N 53 degrees 10' 47" E, 65.46 feet; thence N 41 degrees 25' 19" E, 70.51 feet;
thence N 30 degrees 58' 35" E, 98.29 feet; thence N 22 degrees 13' 27" E, 96.12 feet to
the end of said easement.

Paul J. Parisi March 19, 1999

Paul J. Parisi

Ronaldo L. Parisi March 19, 1999

Ronaldo L. Parisi

Jackie J. Parisi March 19, 1999

Jackie J. Parisi

Terry L. Parisi March 19, 1999

Terry L. Parisi

Witness: Michael J. Gordon March 19, 1999