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**DEED RESTRICTION**  
11692

**Use black ink & print legibly**

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
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WHEREAS,

VLKJH SKAAR LLC + CAPITOL HOLDINGS LLC

is owner of the following described real estate in the Town of Cottage Grove, Dane County, Wisconsin further described as follows:

Name and return address:  
CAPITOL HOLDINGS LLC  
702 LOIS DRIVE  
SUN PRAIRIE, WI 53590

Parent Parcel Numbers  
0711-284-9700-0

**LEGAL DESCRIPTION:**

Lot 2 of Certified Survey Map No. 15945, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 28, Town 7 North, Range 11 East, Town of Cottage Grove, 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 Cottage Grove, 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. Land uses shall be limited on the HC Heavy Commercial zoned property to the following: office buildings no more than 2 stories; repairs, storage, and service of contractors' machinery and equipment; and parking and storage of motor vehicles.

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.
2. 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.
3. 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.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

3-3-22  
Date

Vicki L. Kraus, Manager  
Signature of Grantor (owner) VLK, JH SKAR LLC

VICKI L. KRAUS  
\*Name printed

3-3-22  
Date

[Signature]  
Signature of Grantor (owner) CAPITOL HOLDINGS

BRENT CONWELL  
\*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 3-3-2022 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706 07) Amy C. Harrison

Print or type name: Amy C. Harrison

Title Notary Public Date commission expires. 8-28-2024

This document was drafted by.

**Dane County  
Planning and Development Department**

