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DEED RESTRICTION

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Use black ink & print legibly

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
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WHEREAS,

PHILIP L. AND CAROL L. PETERSON TRUST

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

Name and return address:

*Philip L. and Carol L.
Peterson Trust
1275 Lathers Rd.
Oregon, WI 53575*

Parent Parcel Numbers

0509-054-9000-0

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 15446, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Town 5 North, Range 9 East, Town of Oregon, 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 Oregon, 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. Outdoor lighting shall be limited to no more than 6 lights, with lights directed downward, as shown on the submitted site plan.
2. Burning of debris shall be prohibited on the property.
3. Signs on the property shall be limited to one freestanding sign that will be unlit and in accordance with Dane County Sign Ordinances.
4. Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
5. Business employees shall be limited to no more than 13 employees, including 10 operational employees and an additional 3 on-site office staff.
6. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health.
7. Loudspeakers shall be prohibited on the property.
8. Employee parking shall be located on the west side of the shop as depicted on the submitted site plan.
9. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
10. No retail sales or other on-site transactions with final customers permitted.
11. Vegetative screening, to meet all requirements of s. 10.101(12) shall be maintained along the eastern and western boundaries of the LC parcel.
12. No tri-axel, quad-axel equipment shall be permitted in the operation of the LC use.
13. Operator will comply with all weight restrictions on town roads imposed by the Town of Oregon.

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.

7-09-20

Date

Philip L. Peterson

Signature of Grantor (owner)

PHILIP L. PETERSON

*Name printed

7-09-20

Date

Carol L. Peterson

Signature of Grantor (owner)

CAROL L. PETERSON

*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on July 9, 2020 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. 8-28-2020

This document was drafted by:

Dane County
Planning and Development Department

ROGER LANE

