



8 4 8 2 1 8 1  
Tx:8407827

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
4935981**

**11/28/2012 11:09 AM  
Trans. Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 3**

**DEED RESTRICTIONS**  
PETITION NO. 10214

**Use black ink & print legibly**

WHEREAS,

VLRJH Skaar LLC *John H Skaar*

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

Recording area

Name and return address:

*John Skaar  
N5117 Hwy 17  
Gleason, WI 54435*

**LEGAL DESCRIPTION:**

Parent Parcel Number(s):

- 0711-272-9190-8
- 0711-273-8500-3
- 0711-284-8001-0
- 0711-284-8250-0

- a. The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin. (20.3 acres - parcel #0711-272-9190-8)
- b. The Northwest 1/4 of the Southwest 1/4 of Section 27, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin. (40.5 acres - parcel #0711-273-8500-3)
- c. The East 330 feet of the Northeast 1/4 of the Southeast 1/4 of Section 28, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin. (10.0 acres - parcel #0711-284-8001-0)
- d. The Northeast 1/4 of the Southeast 1/4 and the North 330 feet of the Southeast 1/4 of the Southeast 1/4, except the East 330 feet of the Northeast 1/4 of the Southeast 1/4, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin. (39.8 acres - parcel #0711-284-8250-0)

**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. Prohibit residential development on the above-described property. The three (3) development rights associated with this 110.6 acres were transferred under petition 10214 to create three (3) residential parcels on Uphoff road, established by Certified Survey Map # 13380.



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.

11/26/12  
 Date \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of Grantor (owner)  
John H. Skaar  
 \_\_\_\_\_  
 \*Name printed

\_\_\_\_\_  
 Date \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of Grantor (owner)  
 \_\_\_\_\_  
 \*Name printed

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

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on November 26, 2012 by the above named person(s).

John Skaar

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

\*Names of persons signing in any capacity must be typed or printed below their signature.  
P&D form 2/20/2001

Print or type name: Nicole Nevi

Title RE Specialist Date commission expires: 3/29/2015