

DEED RESTRICTIONS

PETITION NO. 10913

Use black ink & print legibly

WHEREAS,

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:

Parent Parcel Number(s):

0711-071-8790-7

0711-071-9050-0

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. _____, located in parts of the W ½ of the NW ¼ of Section 7, Town
7 N, Range 11 E, 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. Town review and approval of building design and landscaping plans is required.
2. Overhead doors on proposed new building shall face south and have no windows.
3. Screening requirements shall be as follows: continuous evergreen plantings, ultimately reaching 6 feet wide by 5 feet high, or a 6-8 foot fence, to be located in areas of the property as shown on site plan submitted with petition 10913/CUP 2331.
4. Outdoor lighting shall be down shrouded and located only at the back doors of the building.
5. Employees shall be limited to no more than 3.
6. No additional signage shall be added to the property.
7. Hours shall be from 6:00 a.m. to 8:00 p.m., winter excluded from enforcement of these hours due to unpredictable nature of snow removal.
8. Total vehicles and equipment on site not to exceed 24, total vehicles and equipment stored outside at any one time not to exceed 18.
9. Outdoor material storage size not to exceed 18 yards of any individual item, limited to gravel, sand, boulders and topsoil.

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.

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.
P&D form 2/20/2001

DIRECTIONS FOR FILLING OUT RESTRICTIONS

NOTE: The above restriction document is being provided for your convenience and may be recorded to comply with the requirements of your recently approved zoning petition. If you choose not to use this document, please ensure that your restriction document includes a detailed property description as well as the provisions listed on page 2, which address enforcement rights. Property descriptions have been derived from readily available sources such as tax records, surveys, deeds, and other recorded documents. Please review the property description to ensure accuracy and completeness.

**THIS AREA IS FOR
REGISTER OF DEEDS
RECORDING ONLY.**

**DO NOT WRITE IN THIS
SPACE.**

STEP 1

STEP 3

WHEREAS, _____

**FILL IN THE PROPERTY
OWNER(S) NAME(S) HERE**

STEP 2

is/are owner(s) of the following described real estate in the

Town of _____

FILL IN TOWN NAME

in Dane County,

further described as follows:

STEP 4

(Use reverse side if more space is needed for the complete property description.)

Recording area

Name and return address:

**FILL IN OWNER(S) NAME
AND RETURN ADDRESS IN
THIS SPACE**

PARENT PARCEL NUMBER(S)

**FILL IN THE PARCEL
NUMBER(S) OF THE
PROPERTIES IN THIS
SPACE**

Legal Description:

**A PROPERTY DESCRIPTION OF TO WHICH THE RESTRICTIONS APPLY
APPEARS HERE. YOU MAY BE REQUIRED TO INSERT CERTIFIED
SURVEY MAP (CSM) INFORMATION.**

**IF CSM INFORMATION IS REQUIRED, PLEASE COORDINATE WITH
YOUR SURVEYOR AND THE DANE COUNTY LAND DIVISION REVIEW
OFFICER AND FILL IN THE INFORMATION ACCORDINGLY.**

**YOU MAY BE ASKED TO SUBMIT THE FINAL CSM AND SIGNED,
NOTARIZED RESTRICTION DOCUMENT TO THE DANE COUNTY LAND
DIVISION REVIEW OFFICER WHO WILL FILL IN THE CSM RECORDING
INFORMATION AND SIMULTANEOUSLY RECORD BOTH DOCUMENTS
ON YOUR BEHALF.**

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 these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

- STEP 5**  **TOWN NAME**

**THE RESTRICTIONS ON THE PROPERTY APPEAR HERE.
DO NOT WRITE IN THIS SPACE.**

**OWNER(S) MUST HAVE SIGNATURE(S)
NOTARIZED, AND FILE THE RESTRICTION
DOCUMENT WITH THE DANE COUNTY
REGISTER OF DEEDS. DO NOT RECORD
THESE DIRECTIONS. A COPY OF THE
RECORDED DOCUMENT SHOULD BE
PROVIDED TO DANE COUNTY ZONING.**

*Name printed

 $\gamma(s).$

Title _____ Date commission expires: _____

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STEP 6

STEP 7

PRINT OR TYPE YOUR NAME HERE

