

DEED RESTRICTIONS

PETITION NO.

Use black ink & print legibly

WHEREAS,

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

LEGAL DESCRIPTION:

Lot _____ of Certified Survey Map Number _____, located in the _____, Town of Medina, Dane County, Wisconsin.

Recording area

Name and return address:

Parent Parcel Number(s):

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 Medina, 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. The [REDACTED] zoned parcel is restricted to one Town of Medina animal unit per acre. One animal unit shall be defined as being 1 equine, 1 bison, 1 cow, 1 hog, 1 mule, 1 donkey, 1 alpaca, 1 llama, 3 ostrich, 3 emus, 3 sheep, 3 goats, 5 fur bearing animals (mink, ermine and similar animals raised for fur production), 10 rabbits or 10 poultry (including, but not limited to, chickens, ducks, pheasants, geese and turkeys) or an equivalent combination thereof. Cats and dogs are not included in this restriction. Animals such as exotic birds, fish, small mammals (guinea pigs, hamsters, gerbils, mice, etc.), reptiles and similar animals kept as pets within the residential dwelling are not included in this restriction. Fish maintained in an ornamental water feature are not included in this restriction. An increase in the number of animals can be granted only upon amendment of the restrictions contained herein, which requires both town and county approval. Any approval to increase the number of animals will require a manure management plan.
2. This document shall also serve as notice to all subsequent purchasers and holder that the Property is located in an area which is agricultural in character, and that said agricultural uses predate any non-agricultural use of the Property. Such subsequent purchasers or holders of the Property take their title subject to the acknowledgment that adjacent agricultural uses, whether conducted in the manner and to the extent in existence at the time this document was recorded, or changed, altered, increased in scope or made more intensive, are not a private or public nuisance, and are not actionable by the owner of the Property. Any subsequent purchaser of the Property takes title or possession subject to odors, dust, noise, particulate emissions, traffic, farm vehicle use of roads, manure spreading practices, silage storage (in silos, pits, or piles) and other agricultural practices which may, from time to time, offend an adjacent land owner.

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)

STATE OF WISCONSIN, County of _____

**Dane County
 Planning and Development Department**

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)

*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: _____

Title _____ Date commission expires: _____