

DEED RESTRICTIONSCOMPREHENSIVE ZONING
REVISION

Use black ink & print legibly

WHEREAS,

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

*Recording area*Name and return address:

Parent Parcel Number(s):
0707-213-9500-2

LEGAL DESCRIPTION:

SEC 21-7-7 PRT SE1/4 SW1/4 COM SWC E ALONG S LINE 340 FT; N 175 FT TO POB; N 300 FT;
W 175 FT; S 300 FT; E 175 FT TO POB.

WHEREAS, the County of Dane desires to place certain restrictions and notice on the above-described real estate and Owner has agreed to place such restrictions and notice on the above-described real estate, to bind the Owner and those who may acquire title hereafter. Restrictions allow continuation of historical uses as a conforming use under Dane County zoning in an area not recommended for such zoning and uses in Town land use plan.

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 Cross Plains, 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 property is limited to the following uses:

- (a) Indoor sales
- (b) Outdoor sales, display or repair and storage not to exceed 50 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.

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.

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 and Development Department**

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: _____

*Names of persons signing in any
capacity must be typed or printed
below their signature.

Title _____ Date commission expires: _____

DEED RESTRICTIONS

COMPREHENSIVE ZONING
REVISION

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WHEREAS,

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

Recording area

Name and return address:

Parent Parcel Number(s):

LEGAL DESCRIPTION: SEC 15-7-7 PRT SW1/4NW1/4 COM SEC NW COR
FT TH S 292 TO POB TH CON S 143.6 FT TH S87DEGE 287 FT TH NORTHEASTERLY AL
140 FT TH N90W 149.79 TH N 21.78 TH N90W 181.29 FT TO POB

WHEREAS, the County of Dane desires to place certain restrictions and notice on the above-described real estate and Owner has agreed to place such restrictions and notice on the above-described real estate, to bind the Owner and those who may acquire title hereafter. Restrictions allow continuation of historical uses as a conforming use under Dane County zoning in an area not recommended for such zoning and uses in Town land use plan.

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 Cross Plains, 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. Uses on the property are limited to:
 - (a) Indoor entertainment and assembly, specifically limited to a restaurant
 - (b) Accessory uses, such as parking and incidental indoor storage, typically associated with a restaurant use
2. All buildings, parking lots and other improvements on the site shall not exceed 15.75% of the general commercial zoning parcel.
3. Outdoor dining & seating is limited to 30 people.

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.

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 and Development Department**

STATE OF WISCONSIN, County of _____

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

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