

DEED RESTRICTION

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

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WHEREAS,

Skaar Pit LLC

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

Name and return address:

Parent Parcel Number

0711-284-9210-0

0711-331-8580-6

0711-331-8501-1

0711-331-9001-4

0711-331-8012-0

Legal Description

Lots 1, 2, and 4 through 7 of the Skaar Pit Subdivision Plat, Section 28 and Section 33,
T7N, R11E, Town of Cottage Grove, Dane County, WI

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.

THEREFORE, the following restrictions are hereby imposed:

- a. Land uses on the property shall be limited exclusively to the following permitted uses:
 - i. Agricultural uses (livestock not permitted)
 - ii. Agricultural accessory uses (livestock not permitted)
 - iii. Contractor, landscaping or building trade operations
 - iv. Freight and bus terminals
 - v. Governmental, institutional, religious, or nonprofit community uses
 - vi. Indoor entertainment or assembly
 - vii. Indoor sales
 - viii. Indoor storage and repairs
 - ix. Light industrial
 - x. Off-site parking
 - xi. Office uses
 - xii. Outdoor sales, display or repair
 - xiii. Outdoor storage
 - xiv. Personal or professional service
 - xv. A transportation, utility, communication, or other use required by law
 - xvi. Undeveloped natural resource and open space areas
 - xvii. Utility services
 - xviii. Vehicle repair or maintenance service
 - xix. Warehousing and distribution facilities
- b. Land uses on the property shall be limited exclusively to the following conditional uses:
 - i. Communication towers
 - ii. Outdoor Storage
 - iii. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above
 - iv. Vehicle repair or maintenance service
- c. Residential and associated accessory uses are prohibited.
- d. Each lot must have a principal building.

e. Outdoor display of equipment and vehicles immediately available for direct sale or lease to customers is permitted without screening from public rights-of-way, provided that:

- i. Such display area shall be clearly indicated on a site plan approved by the Town of Cottage Grove.
- ii. All such display shall be located on an asphalt, concrete, or other hard surface not including gravel, and set back at least 10 feet from all lot lines.
- iii. All vehicles and equipment within such display area shall be maintained in working and operable condition.
- iv. No other materials or equipment may be stored or kept in such display area, unless it is first screened as an outdoor storage area.
- v. If displayed equipment or vehicles are removed from the display area, all support fixtures used to display such equipment or vehicles shall be removed at the same time.
- vi. Any temporary signage in or around the display area shall be on the vehicles or equipment being sold or leased.
- vii. All lighting shall meet Town of Cottage Grove requirements. No upward spot lighting is permitted.
- viii. ~~Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, materials not immediately available for direct sale or lease to customers shall be kept within outdoor storage yards that are:~~
- ix. ~~Clearly indicated on a site plan approved by the Town of Cottage Grove.~~
- x. ~~Not within 200 feet of the rights of way for Highways 12-18 or N.~~
- xi. ~~Gravel or hard surfaced.~~
- xii. ~~Fully screened from all adjacent public rights of way by buildings, landscaped berms, walls, and/ opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.~~

f. Outdoor storage of trash, scrap, pallets, recyclables, fuel tanks, inoperative vehicles, materials not immediately available for direct sale or lease to customers shall be kept within outdoor storage yards that are:

- i. Clearly indicated on a site plan approved by the Town of Cottage Grove.
- ii. Not within 200 feet of the rights-of-way for Highways 12-18 or N.
- iii. Gravel or hard surfaced.
- iv. Fully screened from all adjacent public rights-of-way by buildings, landscaped berms, walls, and/ opaque fences. Chain link fences with slatted inserts or mesh coverings are not considered opaque fences.