

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DEED RESTRICTION
11867

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WHEREAS,

Zachary Brumm

Is/are owner(s) of the following described real estate in the Town
of Burke, Dane County, Wisconsin further described as
follows:

Name and return address:

Zachary Brumm
4290 Hoepker Rd
Madison, WI 53704

Parent Parcel Numbers
0810-084-9440-3

LEGAL DESCRIPTION: The East 124.5 feet of Lot 3, Certified Survey Map 816, recorded in Vol. 4 of Certified Survey Maps, page 31, as #1325421, in the Town of Burke, Dane County, Wisconsin. ALSO described as: Part of Lot 3, Certified Survey Map 816, recorded in Vol. 4 of Certified Survey Maps, page 31, as #1325421, in the Town of Burke, Dane County, Wisconsin, described as Section 8, Town 8 North, Range 10 East, part of the Southwest 1/4 of the Southeast 1/4 commencing at Section Southeast corner; thence North 855.82 feet; thence North 86° West, 1312.16 feet; thence South 361.88 feet; thence North 86° West, 190 feet to point of beginning; thence continuing North 86° West, 124.5 feet; thence North 329.36 feet; thence South 86° East, 124.5 feet; thence South 329.17 feet to point of beginning.

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 Burke, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;

THEREFORE, the following restrictions are hereby imposed:


1. Land uses on the property shall be limited exclusively to the following: Contractor, landscaping or building trade operations; Indoor storage and repair; Indoor sales; Light industrial uses; Off-site parking lot or garage; Office uses; Outdoor sales, display or repair; Outdoor storage; Personal or professional service; Utility services; Vehicle repair or maintenance services; Salvage recycling operations.
2. Any signage on the property shall comply with both section 10.800 of the Dane County Code of Ordinances (Dane County Sign Ordinance) and applicable city of Madison sign regulations, as specified in the Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison Cooperative Plan. In the event of a conflict between the Madison and Dane County sign regulations, the more restrictive regulations shall apply.

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.
2. 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.
3. 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.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

11-23-2022
Date

Date


Signature of Grantor (owner)

Signature of Grantor (owner)

Zachary Brunn
*Name printed

*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 11-23-2022 by the above named person(s).

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

Print or type name: Robert C. Procter

Title Notary Public Date commission expires: is permanent

This document was drafted by:

Dane County
Planning and Development Department

