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KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
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DEED RESTRICTIONS

2022 LD-012

Use black ink & print legibly

WHEREAS,

Todd Wolf is owner of the following described real estate in the Town of Rutland, Dane County, Wisconsin further described as follows:

Recording area

TODD WOLF
520 SHERMAN ST
STOUGHTON WI 53589

Parcel Number
0510-304-8550-1;
0510-304-8530-5

LEGAL DESCRIPTION:

Lot 1, Certified Survey Map # 16189, located in part of the NW 1/4 of the SE 1/4, Section 30, Township 5 North, Range 10 East, Town of Rutland, 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 Rutland, 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. Residential development on the property is prohibited until such time as a development right is transferred to the property in accordance with town of Rutland plan policies.

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.

11-1-22

 Date

Todd B. Wolf

 Signature of Grantor (owner)

Todd B. Wolf

 *Name printed

 Date

 Signature of Grantor (owner)

 *Name printed

This document was drafted by:
 (print or type name below)

**Dane County
 Planning and Development Department**

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 11/1/22 by the above named person(s).

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

Print or type name: Jonathan A. Kotwitz

Title Bank Manager Date commission expires: 07/12/2026

