

**DEED RESTRICTION**

11526

Use black ink & print legibly

**WHEREAS,**

**CLEO I. BROCKMANN REVOCABLE LIVING TRUST**

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

**LEGAL DESCRIPTION:**

Lot 1 of Certified Survey Map No. 15470, located in part of the Northwest ¼ of the Southwest ¼ of Section 12, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin.



9 6 3 3 0 5 1

Tx:9159618

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5628068  
08/21/2020 12:54 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 3

Name and return address:

**RANDALL BROCKMANN  
120 W. DIVISION ST.  
MAZOMANIE, WI. 53560**

Parent Parcel Numbers

0806-123-8501-0

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**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 Mazomanie, 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 construction of a duplex is prohibited on the TFR-08 Two Family Residential zoned lot.
2. Land division is prohibited on the TFR-08 Two Family Residential zoned lot.

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.

8-14-20  
Date

*RM* Trustee  
Signature of Grantor (owner)

Randall Brockmann Trustee  
\*Name printed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Grantor (owner)

\_\_\_\_\_  
\*Name printed

STATE OF WISCONSIN, County of Sauk

Subscribed and sworn to before me on 8/14/20 by the above named person(s).

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

Print or type name: Lori M. Harder

Title \_\_\_\_\_ Date commission expires: 8/1/23

This document was drafted by:

Dane County  
Planning and Development Department

