

FIRST AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM FOR  
STORAGESHOPUSA – EAST  
DE PERE CONDOMINIUM

**3100623**  
**CHERYL BERKEN**  
**BROWN COUNTY**  
**REGISTER OF DEEDS**  
**GREEN BAY, WI**  
**RECORDED ON**  
**07/28/2025 03:39 PM**  
**REC FEE: 30.00**  
**TRANS FEE:**  
**EXEMPT #**

**PAGES: 11**

Document Number

Document Name

THIS FIRST AMENDMENT (this "Amendment") is executed as of this 20<sup>th</sup> day of July, 2025, by TOWN & COUNTRY DEVELOPMENT, LLC, a Wisconsin limited liability company (the "Declarant").

**RECITALS:**

A. Declarant has executed a Declaration of Condominium for STORAGESHOPUSA – EAST DE PERE CONDOMINIUM recorded with the Brown County Register of Deeds on February 12, 2019, as Document No. 2850781. Said declaration is referred to herein as the "Declaration." STORAGESHOPUSA – EAST DE PERE CONDOMINIUM is referred to herein as the "Condominium."

B. The condominium plat for the Condominium was recorded with the Brown County Register of Deeds on February 12, 2019, as Document No. 2850780. Said condominium plat is referred to herein as the "Condominium Plat."

C. The Declaration has created the following units within the Condominium.

UNIT NUMBER	TAX PARCEL NUMBER
1	ED-3074
2	ED-3075
3	ED-3076
4	ED-3077
5	ED-3078
6	ED-3079
7	ED-3080
8	ED-3081
9	ED-3082
10	ED-3083
11	ED-3084
12	ED-3085
13	ED-3086
14	ED-3087

Recording Area

Name and Return Address:

Mr. Mark A. Bartels  
 One Law Group, S.C.  
 2181 South Oneida Street  
 Green Bay, WI 54304

See Exhibit A.

Parcel Identification Number(s)

15	ED-3088
16	ED-3089
50	ED-3090

C. The legal description of the Condominium is described on Exhibit A attached hereto and made a part hereof.

D. Declarant desires to expand the Condominium pursuant to the terms of this Amendment.

E. Article XIII of the Declaration provides that until the conveyance of all Units, the Declaration may be amended by the Declarant alone for purposes of clarification and correction or errors and omissions. Declarant has not conveyed all Units and desires to clarify certain provisions in the Declaration concerning exterior lights and the Common Elements.

NOW, THEREFORE, Declarant does hereby declare as follows:

1. Expansion. The Condominium is hereby expanded by adding thereto twenty-six (26) additional Units within the area occupied by Unit 50. The Condominium shall be considered fully expanded under Article VI of the Declaration.

2. Twenty-Six New Units are Created. Twenty-six (26) new units of the Condominium are hereby created to be located within the area occupied by Unit 50. Such units are identified as follows: Units 17 - 42, inclusive. Such units shall be positioned as shown on Exhibit B attached hereto and made a part hereof, and, from and after the date of recording of this Amendment, shall be considered "Units" and "Building Units" for all purposes set forth in the Declaration. Furthermore, the buildings housing such units and shown on Exhibit B shall be, from and after the date of recording of this Amendment, "Buildings" for all purposes under the Declaration.

3. Replacement of Unit 50. Unit 50 of the Condominium shall no longer exist as an individual unit and shall be replaced by the newly created Units 17 - 42, inclusive. Where context requires, specific references in the Declaration to "Unit 50" shall no longer apply.

4. First Addendum to Condominium Plat. Contemporaneously herewith, Declarant is recording the StorageshopUSA – East De Pere Condominium - First Addendum. A copy of the StorageshopUSA – East De Pere Condominium - First Addendum is attached hereto as Exhibit B.

5. Listing of All Units. Attached hereto as Exhibit C is a list of all Units, including original Units as well as the Units added by this Amendment, together with the percentage interests appurtenant to each.

6. Sections Amended and Restated in Declaration. The following sections of the Declaration are amended and restated as follows:

A. **3.01. Identification of Units.** The Condominium shall consist of forty-two units (individually a "Unit" or "Building Unit" and collectively the "Units" or "Building Units") located in the buildings (individually a "Building" and collectively the "Buildings") identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV, whether constructed or not yet constructed. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. The Units shall be identified as Units 1 through 42, inclusive, as numbered on the Condominium Plat. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

B. **5.01. Percentage Interests.** The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be one divided by the total number of Units, which equals 2.381% for each Unit.

C. **5.03. Voting.** Each Unit (whether built or unbuilt) shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

7. Sections and Subsections Deleted from Declaration. The following sections and subsections are deleted from the Declaration in their entirety: Sections 3.04, 3.05, 4.02 (d), 4.02 (e), and 6.06.

8. Amendment of Section 7.01 of the Declaration. The last sentence of Section 7.01 of the Declaration is deleted in its entirety.

9. Amendment of Section 7.06 of the Declaration. The last paragraph of Section 7.06 of the Declaration is deleted in its entirety.

10. Amendment of Section 7.07 of the Declaration. The last sentence of Section 7.07 of the Declaration is deleted in its entirety.

11. Amendment of Section 3.03 (b) of the Declaration. Section 3.03(b) of the Declaration is amended and restated as follows:

(b) Exterior and interior lights and light fixtures.

12. Amendment of Section 4.01(d) of the Declaration. Section 4.01(d) of the Declaration is amended and restated as follows:

(d) That part of the fire protection system and its associated piping and operating mechanisms serving more than one Unit (including all fire hydrants and underground piping to them), water mains, and water main shed.

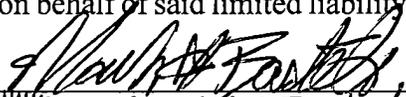
IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

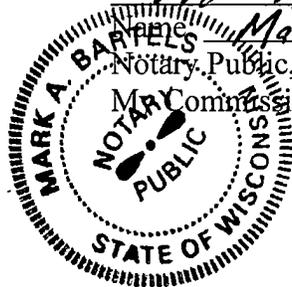
**DECLARANT:**  
**TOWN & COUNTRY DEVELOPMENT,**  
**LLC**

By:   
Name: David A. Anderson  
Title: Member

STATE OF WISCONSIN    )  
                                  )    ss.  
COUNTY OF BROWN    )

Personally came before me this 26<sup>th</sup> day of July, 2025, David A. Anderson, Member of Town & County Development, LLC, a Wisconsin limited liability company, who acknowledged the foregoing document for the purposes recited therein on behalf of said limited liability company.

  
Name: Mark A. Bartels  
Notary Public, State of Wisconsin  
My Commission: is permanent



This document was drafted by:  
Attorney Mark A. Bartels  
One Law Group, S.C.  
2181 South Oneida Street  
Green Bay, WI 54304  
(920) 336-5766

**EXHIBIT A**  
**LEGAL DESCRIPTION**

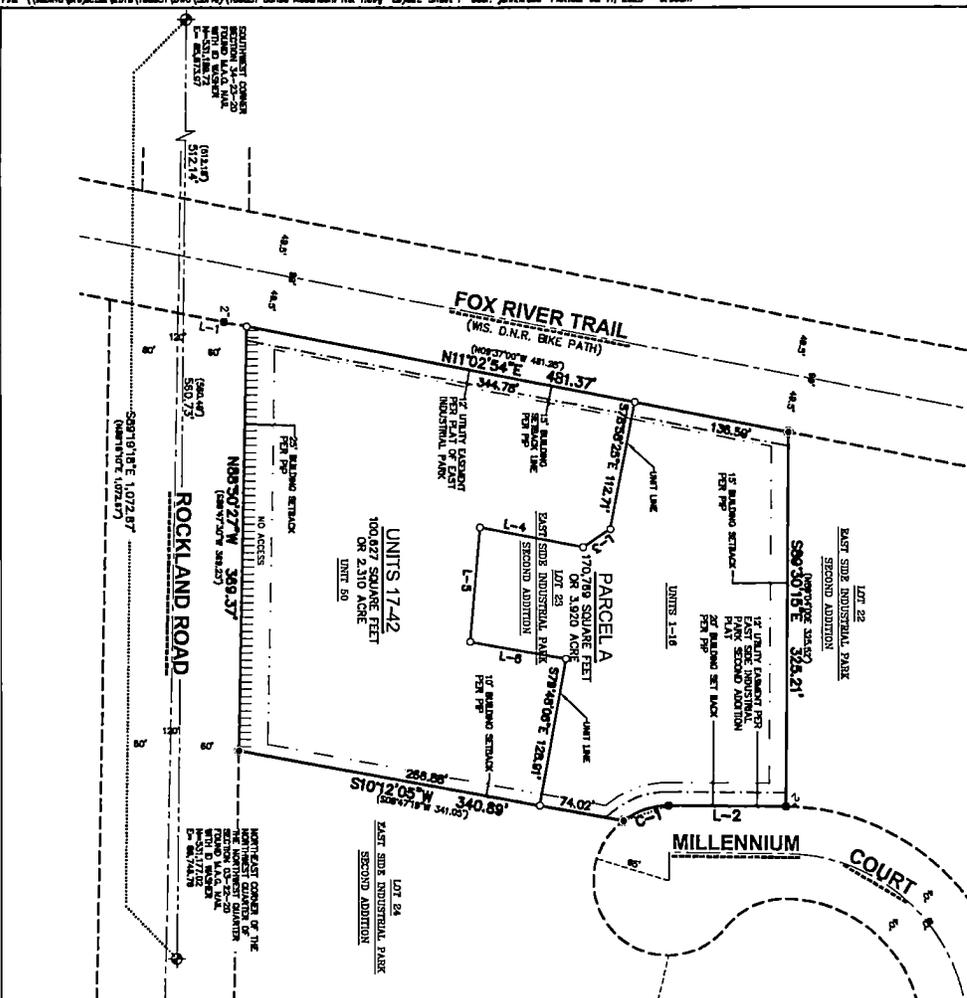
All of STORAGESHOPUSA-EAST DE PERE CONDOMINIUM recorded as Document No. 2850780, Brown County Records, being all of Lot 23, East Side Industrial Park Second Addition, located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

Tax Parcel Nos.: ED-3074, ED-3075, ED-3076, ED-3077, ED-3078, ED-3079, ED-3080, ED-3081, ED-3082, ED-3083, ED-3084, ED-3085, ED-3086, ED-3087, ED-3088, ED-3089 and ED-3090

**EXHIBIT B  
PLAT MAP FIRST ADDENDUM**

# STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

ALL OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2850780, BROWN COUNTY RECORDS, BEING ALL OF LOT 23, EAST SIDE INDUSTRIAL PARK SECOND ADDITION, LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L-1	N11°02'54"E	56.14'
( )	N09°37'00"E	56.18'
L-2	S02°29'45"W	102.50'
( )	S05°00'00"E	102.50'
L-3	S33°45'38"E	28.39'
L-4	S11°01'32"W	91.80'
L-5	S85°03'37"E	100.11'
L-6	N10°11'54"E	64.64'

**LEGEND**

- ⊕ GOVERNMENT CORNER
- 2" ⌀ 2" IRON PIPE FOUND
- 1" ⌀ 1" IRON PIPE FOUND
- MAG NAIL SET
- 3/4" x 24" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- SETBACK LINE
- ▨ BUILDING (EXISTING)
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRAVED BY THIS SURVEY
- 25 UNIT NUMBERS
- PP PRECISE IMPLEMENTATION PLAN

**ADDRESS OF CONDOMINIUM**

701 MILLENNIUM COURT  
DE PERE, WI 54115

**PREPARED FOR:**

TOM & COUNTRY DEVELOPMENT LLC  
1835 COTTAGEWOOD COURT  
DEPERE, WISCONSIN 54115

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C-1	41.97'	65.00'	38°59'42"	41.24'	S18°31'35"E	S00°14'E	S37°01'28"E
( )	42.08'	65.00'	37°05'50"	41.35'	S19°29'33"E	-	-

**NOTES**

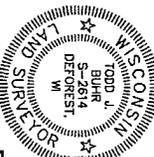
1. SEE SHEET 2 FOR UNIT LAYOUT.
2. SEE SHEETS 2, 3 AND 4 FOR UNIT DETAILS AND LEGAL DESCRIPTIONS.

**BROWN COUNTY TREASURER'S CERTIFICATE:**

I, RAYMOND STENNEN, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE BROWN COUNTY BOARD OF SUPERVISORS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 2025 AFFECTING THE LANDS INCLUDED IN THE PLAT OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM-FIRST ADDENDUM.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT, IN COMPLIANCE WITH CHAPTER 703.11 AND 703.13(7) OF WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PLAT DESCRIBED AND FURTHER THAT THE EXISTING BUILDINGS IN UNITS 1 THRU 16 HAVE BEEN FIELD VERIFIED AND THE SURVEYING DATA AND CALCULATIONS HAVE BEEN FIELD VERIFIED AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.



TODD J. BLUM  
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2614

DATE: \_\_\_\_\_

THESE ARE NO OBJECTIONS TO THIS CONDOMINIUM WITH RESPECT TO SECTION APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

RYAN DUCKWANT, PROPERTY USER

**PROJECT LOCATION:**  
TOWNSHIP 23 NORTH  
RANGE 20 EAST  
SECTION 34  
STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

**PREPARED BY:** JSD  
DESIGNED BY: JSD  
DRAWN BY: JSD

**DATE:** JULY 29, 2025

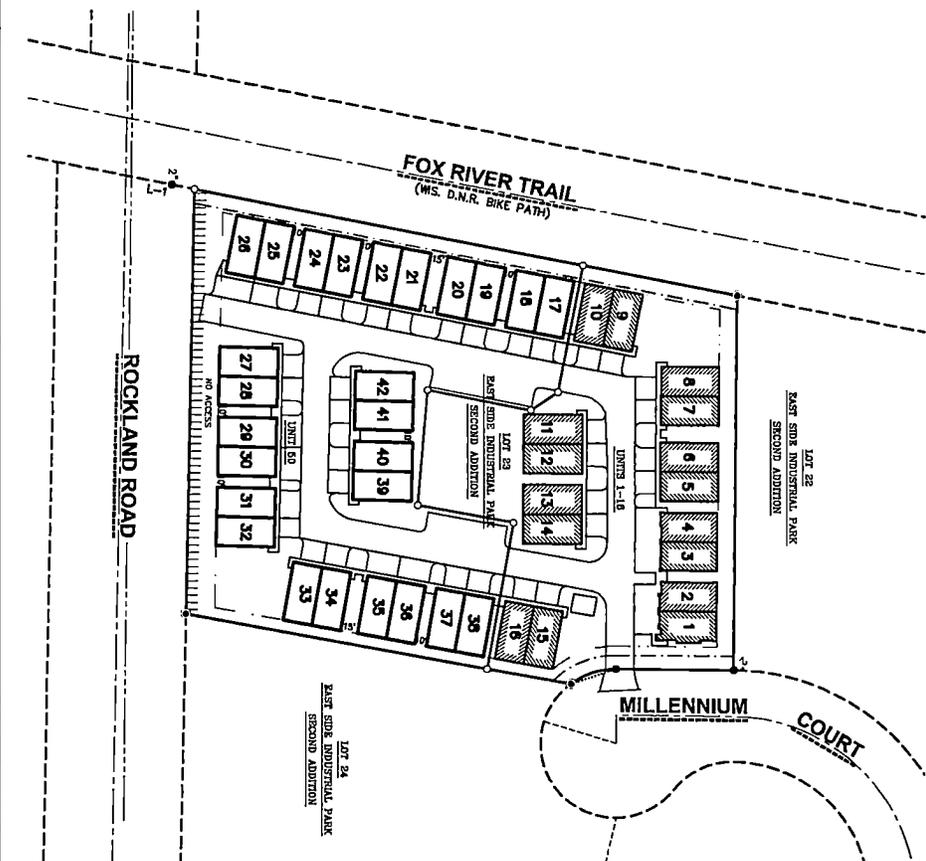
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	JULY 29, 2025	ISSUED FOR RECORD

**SHEET 1 OF 4**

# STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

ALL OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2850780, BROWN COUNTY RECORDS, BEING ALL OF LOT 23 EAST SIDE INDUSTRIAL PARK SECOND ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



### LEGAL DESCRIPTION

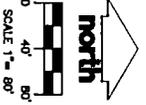
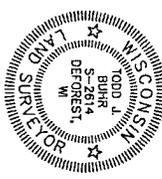
ALL OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2850780, BROWN COUNTY RECORDS, BEING ALL OF LOT 23 EAST SIDE INDUSTRIAL PARK SECOND ADDITION, RECORDED ON JULY 21, 2023 AS DOCUMENT NO. 1701364, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

### LEGEND

- ◆ GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- UAC MAIL SET
- 3/4" x 24" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- ..... CENTERLINE
- CHORD LINE
- PLANTED LOT LINE
- EASEMENT LINE
- SETBACK LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- 25 UNIT NUMBERS
- LEC LIMITED COMMON ELEMENTS

### NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.
2. FIELD WORK PERFORMED BY L&S PROFESSIONAL SERVICES, INC. ON OCTOBER 9, 2018.
3. ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
4. LIMITED COMMON ELEMENTS INCLUDE:
  - a. UNITS
  - b. PARKING SPACES ATTACHED TO, LEADING DIRECTLY TO OR FROM, OR ADJACENT TO EACH UNIT;
  - c. ALL AREAS DEPICTED ON THE CONDOMINIUM PLAN AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM, DOCUMENT NO. 2850780.



**PROJECT LOCATION**  
SECTION 34  
TOWNSHIP 23 NORTH  
RANGE 20 EAST  
CITY OF DE PERE  
BROWN COUNTY, WI

**PROJECT NAME**  
STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

PROJECT NO. **JL-2841** DRAWN BY: **JL** DATE: **JULY 26, 2023**

REVISIONS:  
REVISION RESUBMITTAL DATE: **JULY 26, 2023**  
REVISION RESUBMITTAL DATE: **JULY 26, 2023**

**JLSD** TELL THE STORY  
jladine.com

SHEET 2 OF 4

**CITY OF DE PERE APPROVAL**

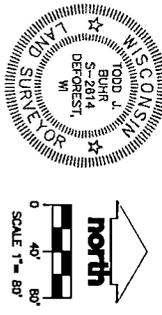
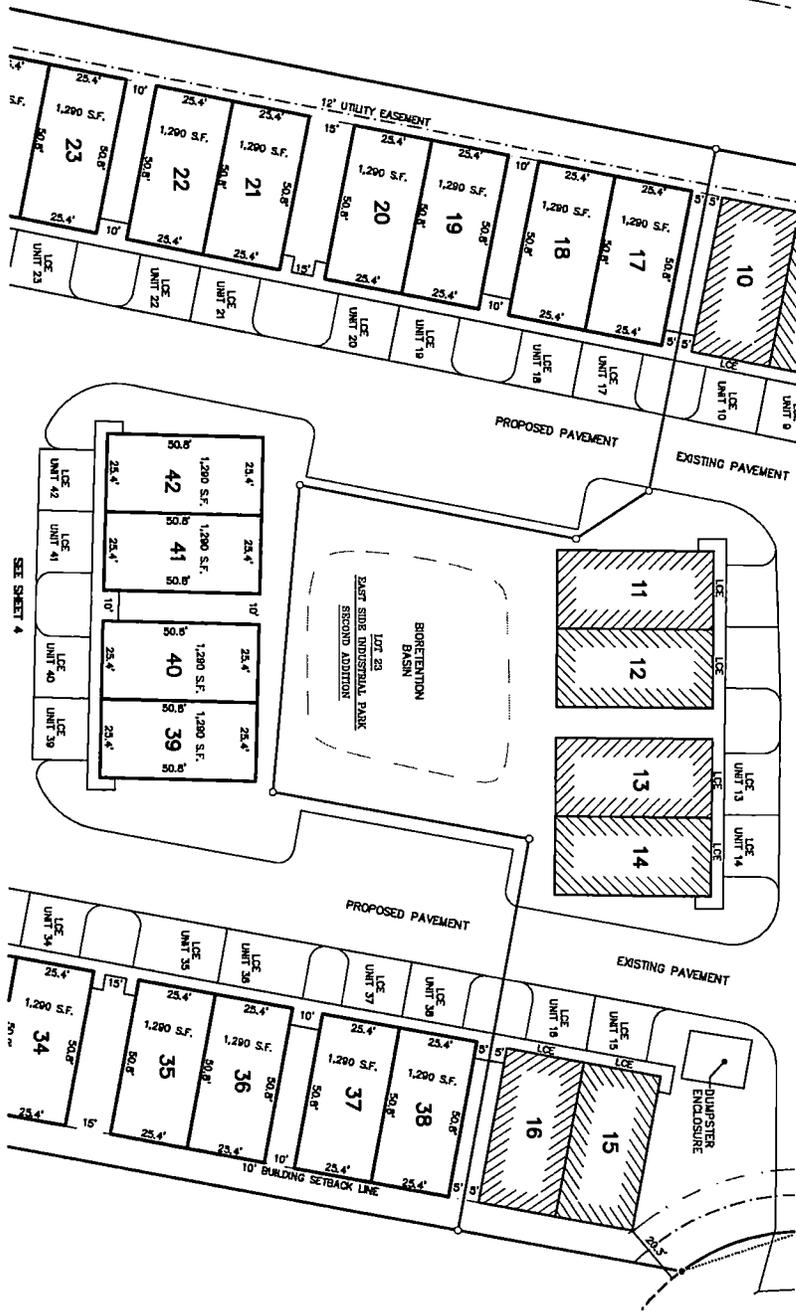
APPROVED FOR RECORDING BY THE CITY OF DE PERE ON \_\_\_\_\_, 2023.

DATE

DANIEL LINDSTROM, AICP  
DEVELOPMENT SERVICES DIRECTOR

# STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

ALL OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2850780, BROWN COUNTY RECORDS, BEING ALL OF LOT 23, EAST SIDE INDUSTRIAL PARK SECOND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



### LEGEND

- ◊ GOVERNMENT CORNER
- 2" 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- MAG NAIL SET
- 3/4" x 24" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING (EXISTING)
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETAINED BY THIS SURVEY
- 25 UNIT NUMBERS
- LCE LIMITED COMMON ELEMENTS

### NOTES

1. BEARINGS FOR THE SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, SECTION 34-23-20, BEARS S89°19'18"E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 8, 2018.
3. ELEMENTS, OTHER THAN OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
4. ALL UNITS ARE BUILDING ENVELOPES.
5. LIMITED COMMON ELEMENTS INCLUDE: ALL SIDEWALKS, STAIRS AND PARKING SPACES ATTACHED TO, LEADING DIRECTLY TO OR FROM, A PARTICULAR UNIT.
6. ALL AREAS DEPICTED ON THIS CONDOMINIUM PLAN AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.

PROJECT LOCATION:  
SECTION 34  
TOWNSHIP 23 NORTH  
RANGE 20 EAST  
CITY OF DE PERE  
BROWN COUNTY, WI

STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

PROJECT No. 18-0851 SURVEY BY: JSD  
REVISION No. 01 DRAWN BY: JSD

DATE: JULY 20, 2023  
REVISION RESUBMITTAL DATE: APRIL 20, 2024  
REVISION RESUBMITTAL DATE: -

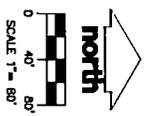
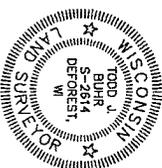
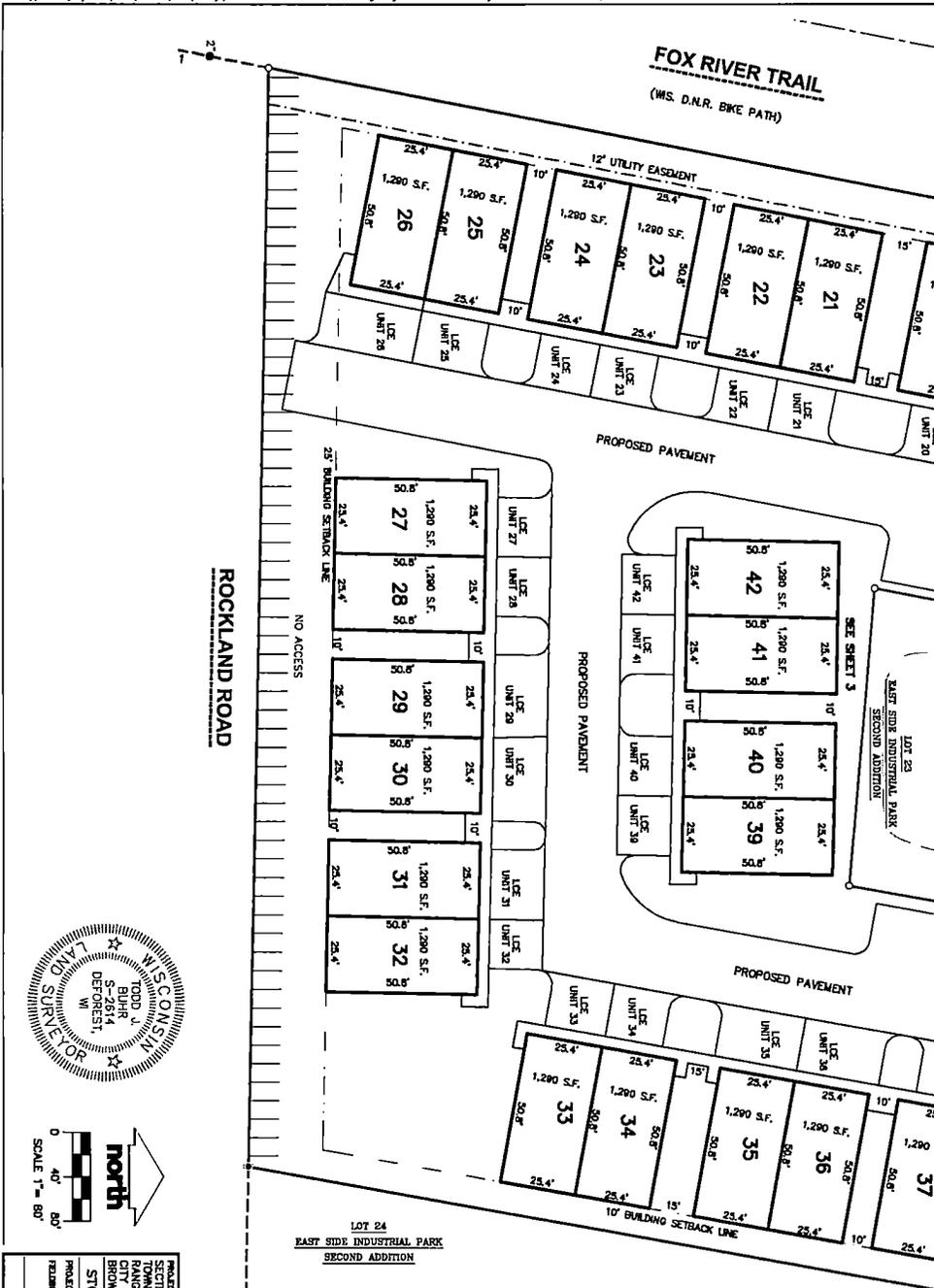
JSD  
jshubbs.com

SCALE 1" = 80'

SHEET 3 OF 4

# STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM

ALL OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2850789, BROWN COUNTY RECORDS, BEING ALL OF LOT 23, EAST SIDE INDUSTRIAL PARK ALL OF SECOND ADDITION, LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



**PROJECT LOCATION:**  
 SECTION 34  
 TOWNSHIP 23 NORTH  
 RANGE 20 EAST  
 CITY OF DE PERE  
 BROWN COUNTY, WI

**STORAGESHOPUSA-EAST DE PERE CONDOMINIUM - FIRST ADDENDUM**

PROJECT NO. JSD-2020-001  
 DRAWN BY: JSD  
 DATE: JUL 11, 2020

REVISIONS:  
 REVISION NO. DATE DESCRIPTION  
 1. 07/11/2020 INITIAL SUBMITTAL DATE  
 2. 07/20/2020 REVISION RESUBMITTAL DATE  
 3. 07/20/2020 REVISION RESUBMITTAL DATE

**JSD** CREATE THE RECORDS. TEL: 96.8887  
 jsdinc.com

SHEET 4 OF 4

- NOTES**
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM BROWN COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34-23-20, BEARS S89°17'47"E.
  2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 2, 2019.
  3. ALL UNITS ARE BUILDING ENVELOPES. NOTED AS UNITS.
  4. ELEMENTS IN RED OTHERWISE NOTED AS COMMON.
  5. LIMITED COMMON ELEMENTS INCLUDE: ALL SIDEWALKS, STAIRS AND PATIO SPACES ATTACHED TO, LEADING DIRECTLY TO OR FROM, COMMON AREAS.
  6. ALL AREAS DEPICED ON THE CONDOMINIUM PLAN AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.

- LEGEND**
- Government Corner
  - 2" Iron Pipe Found
  - 1" Iron Pipe Found
  - Map Nail Set
  - 3/4" x 24" Rebar Found
  - Parcel Boundary
  - Section Line
  - Right-of-Way Line
  - Centerline
  - Chord Line
  - Platted Lot Line
  - Easement Line
  - Setback Line
  - Building (Existing)
  - Denotes Record Data Depicting the Same Line on the Ground as Retraced by this Survey
  - Unit Numbers
  - LCE Limited Common Elements

**EXHIBIT C  
LIST OF ALL UNITS**

<b>UNIT NUMBER</b>	<b>PERCENTAGE INTEREST</b>
1	2.381
2	2.381
3	2.381
4	2.381
5	2.381
6	2.381
7	2.381
8	2.381
9	2.381
10	2.381
11	2.381
12	2.381
13	2.381
14	2.381
15	2.381
16	2.381
17	2.381
18	2.381
19	2.381
20	2.381
21	2.381
22	2.381
23	2.381
24	2.381
25	2.381
26	2.381
27	2.381
28	2.381
29	2.381
30	2.381
31	2.381
32	2.381
33	2.381
34	2.381
35	2.381
36	2.381
37	2.381
38	2.381
39	2.381
40	2.381
41	2.381
42	2.381