

FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
HOBART STORAGE CONDOMINIUM, A
LAND ONLY CONDOMINIUM

3108043
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
10/09/2025 04:13 PM
REC FEE: 30.00
TRANS FEE:
EXEMPT #

PAGES: 6

Recording Area

Name and Return Address

Attorney Terry J. Gerbers
DeWitt LLP
2391 Holmgren Way
Green Bay, WI 54304

6 VS

THIS FOURTH AMENDMENT TO DECLARATION of Condominium for Hobart Storage Condominium filed March 5, 2019, as Document No. 2852485, including Condominium Plat in Volume 6, Page 203, as Document No. 2852484, and First Amendment filed June 5, 2019, as Document No. 2861603, and Second Amendment filed November 6, 2019, as Document No. 2880512, including First Addendum in Volume 6, Page 245, as Document No. 2880511, and Third Amendment filed September 23, 2022, as Document No. 3018039, including Second Addendum as Document No. 3018038, with the Brown County Register of Deeds, is made under and pursuant to Wis. Stats. Chap. 703, the Wisconsin Condominium Ownership Act (the "*Act*"), made this 18th day of September, 2025, by Hobart Storage Condominiums LLC, a Wisconsin limited liability company ("*Declarant*").

Article 1. shall be amended to provide as follows:

**ARTICLE 1.
STATEMENT OF PURPOSE**

Declarant is the owner in fee simple of the real property on N. Overland Road, in the Village of Hobart, Brown County, Wisconsin, described on **Exhibit A**, which is attached hereto and incorporated in this Declaration by reference (the "*Property*").

The purpose of this Fourth Amendment to Declaration is to subject the property and any improvements constructed thereon to the Condominium form of ownership in the manner provided by the Act and by this Declaration and to expand the Condominium from 28 to 44 units as provided in Article 4.06. The provisions set forth herein shall expand the Condominium and apply to the lands described as the Declared Areas on Exhibit A. It is intended that all provisions contained herein shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant and to its successors in interest. From and after the date on which the Declaration, as amended, together with the Condominium Plat and Plans described in this Declaration, are recorded in the Register of Deeds for Brown County, Wisconsin, the Property, together with all improvements located or to be constructed on the Property, shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged or otherwise encumbered, subject to all of the terms, provisions and restrictions of the Declaration as Amended and of the Act.

Article 3. shall be amended to provide as follows:

**ARTICLE 3.
CONDOMINIUM PLAT**

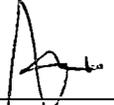
Article 3.01 The Declarant has prepared a Third Addendum to the Condominium Plat, attached as **Exhibit B**, consisting of a boundary survey of the property described in this Amendment, showing the location of the units for this Condominium, and common areas to the extent feasible.

All other provisions of the Declaration of Condominium for Hobart Storage Condominium, as previously amended, shall remain in full force and effect.

[Signature Pages Follow]

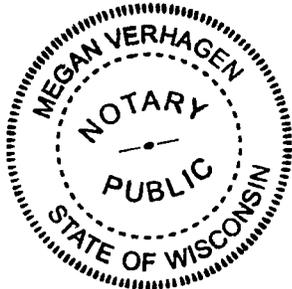
IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment of Declaration of Condominium to be executed this 18th day of September, 2025.

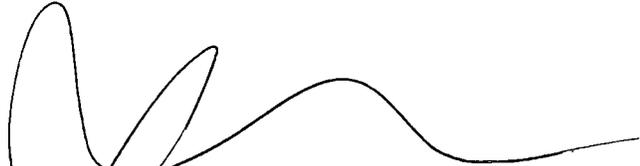
HOBART STORAGE CONDOMINIUMS LLC,
a Wisconsin limited liability company

By:  member
Steve Wenninger, Member

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 18th day of September, 2025, the above named Steve Wenninger, to me known to be the person, by and on behalf of Hobart Storage Condominiums LLC, a Wisconsin limited liability company, who executed the foregoing and acknowledged the same.




Name: Megan Verhagen
Notary Public, State of Wisconsin
My Commission expires: 04/09/2027

THIS DOCUMENT DRAFTED BY:
Attorney Terry J. Gerbers
DeWitt LLP
2391 Holmgren Way
Green Bay, WI 54304

EXHIBIT A
Legal Description

DECLARED AREA LEGAL DESCRIPTION

All of Hobart Storage Condominium, A Land Only Condominium, Second Addendum, Document Number 3018038, located in part of Lot 2, all of Lot 1 and all of Outlot 1, Certified Survey Map Number 9016, Document Number 2851068, all located in Lot 11, Section 22, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°51'28"W, 1317.87 feet on the south line of said Lot 11 to the East 1/16 corner on the East-West quarter line of said Section 22; thence N00°34'17"W, 393.27 feet on the west line of said Lot 11 to the POINT OF BEGINNING; thence continuing N00°34'17"W, 463.66 feet on said west line to the northwest corner of said Lot 11; thence S89°58'16"E, 1287.18 feet on the north line of said Lot 11 to the west right of way of North Overland Road; thence S00°08'03"W, 248.99 feet on said west right of way to the southeast corner of said Lot 1; thence N90°00'00"W, 906.13 feet on the south line of said Lot 1 and continuing on the south line of said Outlot 1; thence S00°00'00"E, 14.00 feet; thence N90°00'00"W, 83.00 feet; thence S00°00'00"E, 200.00 feet; thence N90°00'00"W, 292.83 feet to the Point of Beginning.

Said parcel contains 384,588 Square Feet (8.829 Acres) of land more or less.
Parcel subject to easements and restrictions of record.

EXPANSION AREA LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map Number 9016, Document Number 2851068, located in Lot 11, Section 22, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the East 1/4 corner of said Section 22; thence N89°51'28"W, 1317.87 feet on the south line of said Lot 11 to the East 1/16 corner on the East-West quarter line of said Section 22; thence N00°34'17"W, 35.00 feet on the west line of said Lot 11 to the north right of way of Trout Creek Road, the POINT OF BEGINNING; thence continuing N00°34'17"W, 358.27 feet on the west line of said Lot 11; thence S90°00'00"E, 292.83 feet; thence N00°00'00"E, 200.00 feet; thence S90°00'00"E, 83.00 feet; thence N00°00'00"W, 14.00 feet to the north line of said Lot 2; thence S90°00'00"E, 93.00 feet on the north line of said Lot 2 to the northeast corner thereof; thence S00°00'00"E, 573.40 feet on the east line of said Lot 2 to said north right of way; thence N89°51'28"W, 465.26 feet on said north right of way to the Point of Beginning.

Said parcel contains 204,089 Square Feet (4.685 Acres) of land more or less.
Said parcel subject to any and all easements and restrictions of record.

EXHIBIT B
Third Addendum to Condominium Plat

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HOBBART STORAGE CONDOMINIUM, A LAND ONLY CONDOMINIUM THIRD ADDENDUM

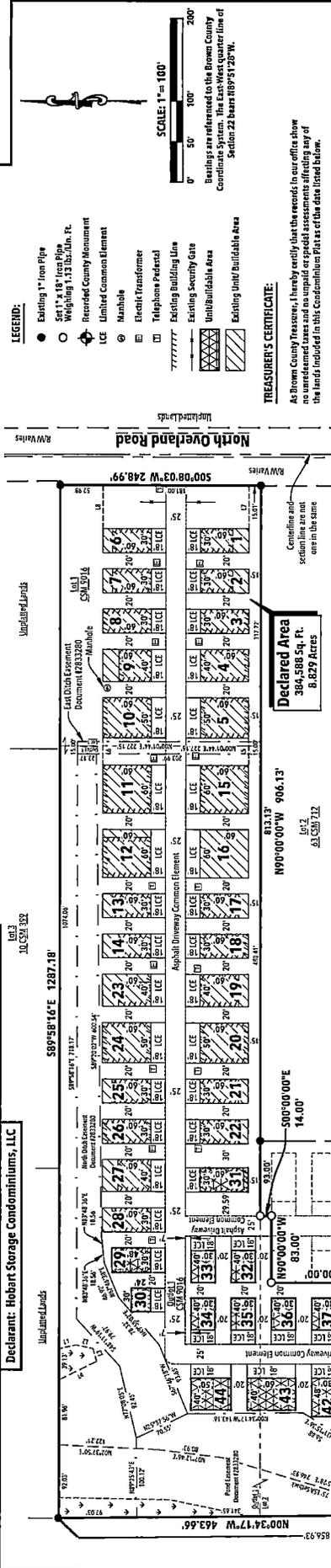
~AN EXPANDABLE CONDOMINIUM~
ALL OF HOBBART STORAGE CONDOMINIUM, A LAND ONLY CONDOMINIUM, SECOND ADDENDUM, DOCUMENT NUMBER 3018038,
LOCATED IN PART OF LOT 2, ALL OF LOT 1, AND ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 9016, DOCUMENT NUMBER
2851068, ALL LOCATED IN LOT 11, SECTION 22, T24N-R19E, VILLAGE OF HOBBART, BROWN COUNTY, WISCONSIN

Declarant: Hobart Storage Condominiums, LLC

UNIT SIZES:
30 = 720 Sq. Ft.
32-39 = 1,200 Sq. Ft.
4 = 1,680 Sq. Ft.
5 = 1,680 Sq. Ft.
6 = 1,680 Sq. Ft.
7 = 1,680 Sq. Ft.
8 = 1,680 Sq. Ft.
9 = 1,680 Sq. Ft.
10 = 1,680 Sq. Ft.
11-12 & 15-16 = 3,600 Sq. Ft.

TOTAL UNITS:
Declared Area = 44 Units
Expansion Area = 34 Units
Total Units = 78 Units

Line #	Length	Direction
1	21.97'	S127°46'12"E
2	21.33'	S122°10'08"W
3	16.62'	S74°01'16"W
4	52.31'	N26°39'24"W
5	33.42'	N89°59'06"E
6	33.33'	N89°59'06"E
7	53.15'	N90°00'00"E
8	53.58'	N90°00'00"E



LEGEND:

- Existing 1" Iron Pipe
- 5/8" x 1/2" x 1/8" W/Flagging 1.13' (3' Min. Rt.)
- Recorded County Monument
- Limited Common Element
- Manhole
- Electric Transformer
- Telephone Pedestal
- ~~~~~ Existing Building Line
- ~~~~~ Existing Security Gate
- ~~~~~ Unbuildable Area
- ~~~~~ Existing Unit/Buildable Area



Bearings are referred to the Brown County Coordinate System. The East-West quarter line of Section 22 bears N09°31'20"W.

TREASURER'S CERTIFICATE:

As Brown County Treasurer, I hereby certify that the records in my office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this Condominium Plat as of the date listed below.

Ray Susanna, Brown County Treasurer
Date _____

BROWN COUNTY PLANNING CERTIFICATE:

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Dated this _____ day of _____, 2025.

Ryan L. Dridant, Brown County Property Officer

SURVEYOR'S CERTIFICATE:

I, Troy E. Hovick, Professional Land Surveyor, do hereby certify that in accordance with State Statute § 703.115 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and units thereof.

This condominium plat is a correct representation of the HOBBART STORAGE CONDOMINIUM, A LAND ONLY CONDOMINIUM, THIRD ADDENDUM, an expandable condominium at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dated this _____ day of _____, 2025.

Troy E. Hovick, BLS #2331
Professional Land Surveyor
ROBERT E. LEE & ASSOCIATES, INC.
Original: 9/11/2025
Revised: 10/27/2025 - County Comments

- NOTES:**
1. All units within the condominium and outside the units, except those areas designated as limited common elements (LCE), are common elements.
 2. The developer reserves the right to vary the number and dimension of units in the expansion lands.
 3. Expansion Area shown herein is not part of the condominium until such a time the area is declared in an amendment to the declaration.

LEGAL DESCRIPTIONS:

Declared Area

All of Hobart Storage Condominium, A Land Only Condominium, Second Addendum, Document Number 3018038, located in part of Lot 2, all of Lot 1 and all of Outlot 1, Certified Survey Map Number 9016, Document Number 2851068, all located in Lot 11, Section 22, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:
Commencing at the East 1/4 corner of said Section 22; thence N89°51'28"W, 1317.87 feet on the south line of said Lot 11 to the East 1/4 corner of the East-West quarter line of said Section 22; thence N00°00'00"W, 390.27 feet on the west line of said Lot 11 to the POINT OF BEGINNING; thence containing N00°24'17"W, 403.66 feet on said west line to the northwest corner of said Lot 11; thence S89°28'16"E, 1287.18 feet on the north line of said Lot 11 to the west right of way of North Overland Road; thence S00°08'03"W, 248.99 feet on said west right of way to the southeast corner of said Lot 1; thence S90°00'00"W, 906.13 feet on the south line of said Lot 1 and continuing on the south line of said Lot 1; thence S00°00'00"E, 14.00 feet; thence N90°00'00"W, 200.00 feet; thence S00°00'00"E, 292.83 feet to the Point of Beginning.

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Parcel subject to easements and restrictions of record.

Expansion Area

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East 1/4 Corner of the East 1/4 Corner of Section 22, T24N-R19E
Mag. Mail with ID Washer
Conservancy Element
Document 1823262
315448.127

SHEET 1 OF 1

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com