



Document Number

**AMENDMENT NO. 1 TO DECLARATION OF
CONDOMINIUM FOR WAUBESA SHORES
CONDOMINIUMS**

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

Re: Lot 1, Certified Survey Map No. 14604, recorded in Volume 101 of Certified Survey Maps of Dane County, on pages 99-105, as Document No. 5357398, Dane County Registry, Village of McFarland, Dane County, Wisconsin.

**DOCUMENT #
5439494
09/07/2018 10:29 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 20**

Recording Area

Name and Return Address

Attorney Chris Jenny
von Briesen & Roper, s c.
10 East Doty Street, Ste. 900
Madison, WI 53703

Parcel Identification Number (PIN)

154/0610-032-2080-1

DANE COUNTY APPROVAL CERTIFICATE

There are no objections to this Amendment with respect to Chapter 703 Wis. Stats. and it is hereby approved for recording.

Dane County Planning & Development

Print: JAMES CZAPLICKI JR.

Date

20

**AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM
FOR WAUBESA SHORES CONDOMINIUMS**

THIS AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM FOR WAUBESA SHORES CONDOMINIUMS (this "Amendment") is made this 30th day of August, 2018, pursuant to the Condominium Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (the "Act"), and the Declaration of Condominium of Waubesa Shores Condominiums (the "Declaration") on December 1, 2017, recorded December 7, 2017 as Document No. 5376832 in the office of the Dane County Register of Deeds. The condominium is known as Waubesa Shores Condominiums (the "Condominium").

Pursuant to the provisions of Section 14.11 of the Declaration, and the provisions of the Act, the undersigned being the owners of one-hundred percent (100%) of the Residential Units and one-hundred percent (100%) of the Commercial Units on the date hereof, with the consent of the mortgagee of such Units, does hereby amend the Declaration to conform with changes made to the Unit boundaries during the design and/or construction of the Units in the following respects:

1. Definitions. In Section 1.2 to the Declaration, the definition for "*Storage Unit*" or "*Storage Units*" shall be superseded and replaced by the following:

"*Storage Unit* or '*Storage Units*' means the storage units identified on the Plat as 401 thru 439."

2. Description of Building and Units. In Section 2.1 of the Declaration, "thirty-seven (37) Storage Units" shall be replaced with "thirty-nine (39) Storage Units".

3. Section Reference. In Section 15.2 of the Declaration, the reference to "Section 15.01" shall be deleted and replaced with "Section 15.1".


4. Condominium Plat. Exhibit B to the Declaration, the Condominium Plat, is superseded and replaced in its entirety by Exhibit B attached hereto.

5. Percentage Interests. Exhibit C to the Declaration, which describes General Assessment Percentage, Residential Assessment Percentage, Commercial Assessment Percentage and Parking Assessment Percentage, is superseded and replaced in its entirety by Exhibit C attached hereto. Pursuant to Section 703.13(4) of the Wisconsin Statutes, Exhibit C to this First Amendment sets forth the proportionate allocation to each Unit of the undivided interests in the Common Elements appurtenant to each Unit.

6. Ratification. Except as amended herein, all terms and conditions of the Declaration continue to be in full force and effect and are hereby ratified and confirmed.

Executed this 30th day of August, 2018.

**DECLARANT:
BEACH HOUSE PROPERTIES, LLC**

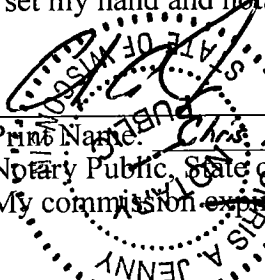
By: 
Kristopher Sturman, Member

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

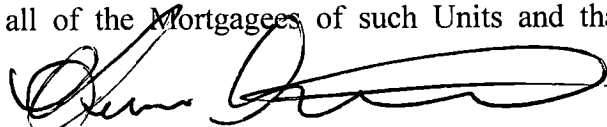
On this 30th day of August, 2018, before me personally appeared Kristopher Sturman, a member of Beach House Properties, LLC, who acknowledged himself to be such member of such company, to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

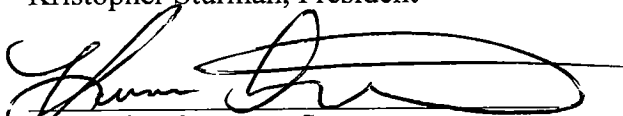

Print Name: Chris A. Jenny
Notary Public, State of Wisconsin
My commission expires: is permanent
CERTIFICATION

The undersigned President and Secretary of Waubesa Shores Condominium Association, Inc., certify that the aforesaid Amendment No. 1 to Declaration of Condominium for Waubesa Shores Condominiums was adopted by a vote of all of the Unit Owners and by all of the Mortgagees of such Units and that such Amendment is in full force and effect.

Dated: 8/30/18


Kristopher Sturman, President

Dated: 8/30/18


Kristopher Sturman, Secretary

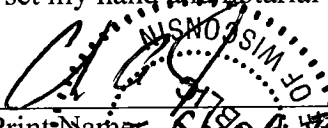
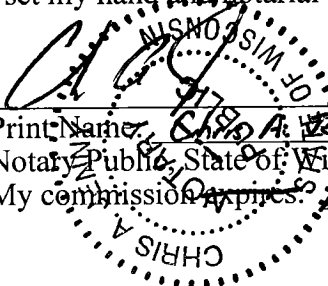
ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

On this 30th day of August, 2018, before me personally appeared Kristopher Sturman, President of Waubesa Shores Condominiums, Inc., and ~~Cory B.~~ Kristopher Sturman, Secretary of Waubesa Shores

Condominiums, Inc., to me known to be the persons who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.


Print Name: Chris A. Jenny
Notary Public, State of Wisconsin
My commission expires: is permanent


This instrument is drafted by:
Attorney Chris A. Jenny
von Briesen & Roper, s.c.
10 East Doty Street, Suite 900
Madison, WI 53703

EXHIBIT B

Condominium Plat

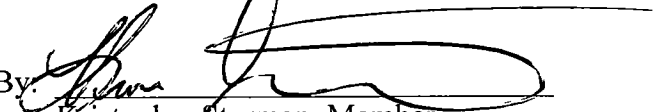
[See Attached.]

NOTE: Please be advised that the Declarant, Beach House Properties, LLC, hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit B. Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

DECLARANT

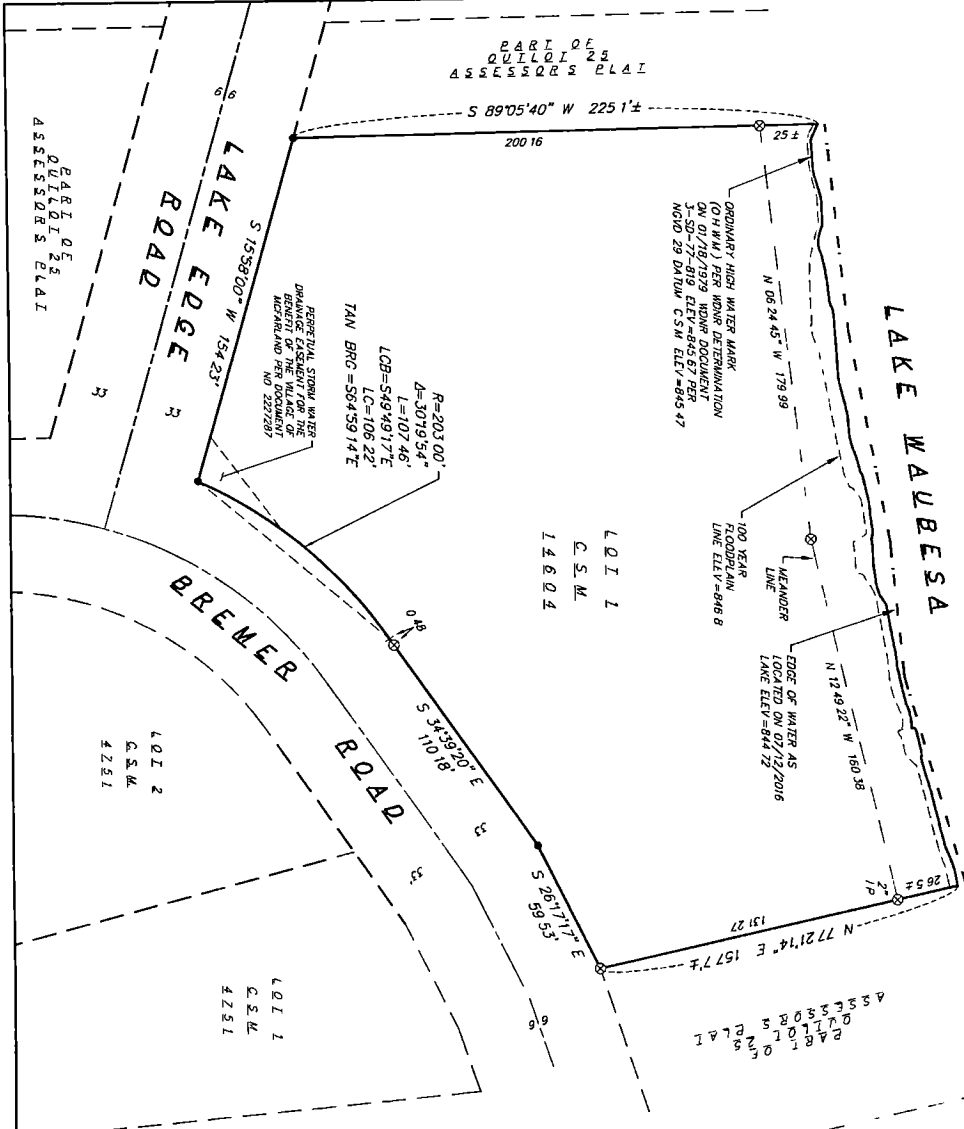
BEACH HOUSE PROPERTIES, LLC, a
Wisconsin limited liability company

Date: 8/30/18

By: 
Kristopher Sturman, Member

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398, DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

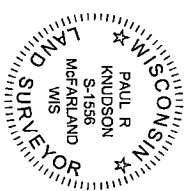


NOTE:
Addendum No. 1 reflects the change in the designations of 3 utility rooms to trash rooms, 3 storage units, the addition of 2 storage units, the addition of 1 telecommunications room, the addition of 1 trash room and 1 janitor room, the revised configuration of common areas, the addition of 1 common area, and the revised location of the northwest walkway/path.

LEGAL DESCRIPTION:
Lot 1, Certified Survey Map Number 14604, as recorded in Volume 101 of Certified Survey Maps, on Pages 99-105, as Document Number 5357398, Dane County Registry, located in Government Lot 1 of the Fractional NW 1/4 of the NW 1/4 of Section 3, Township 06 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, containing 781,225 square feet or 17.8 acres more or less to the ordinary high water mark.

SURVEYOR'S CERTIFICATE:
I, Paul R. Knudson, Professional Land Surveyor, No. 1556, hereby certify that the foregoing Survey Map and Plat are true and correct copies of the original Survey Map and Plat as shown to me by the client, and that I am a duly licensed and qualified Professional Land Surveyor in the State of Wisconsin.

Dated this 6th day of July, 2018
By: Paul R. Knudson
Signature: *Paul R. Knudson*
Paul R. Knudson, P.L.S. No. 1556



LEGEND
● FOUND 3/4" ø IRON ROD
⊗ FOUND 1-1/2" ø IRON PIPE (I.P.)
(UNLESS NOTED OTHERWISE)

PREPARED FOR:
Beach House Properties, LLC
5020 Koyes Road
Madison, WI 53718

PREPARED BY:
Verbicher Associates, Inc.
By: Paul R. Knudson
599 Fauer Drive
Madison, WI 53717
(608) 826-0532
pkrnu@verbicher.com

Drafted by: NDNR
Checked by: PKNV
Date: 7/6/2018
FN: 150252
Sheet 1 of 11

DANE COUNTY REGISTRY CERTIFICATE:
There are no objections to this condominium or condominium addendum with respect to Section 703 Wisconsin Statutes and it is hereby approved for recording.

Date: _____ 20__

Dane County Planning & Development

CERIFICATE OF REGISTER OF DEEDS:
Received for recording this _____ day of _____, 20__ at _____ o'clock _____ M and recorded in Volume _____ of Condominium Plats on Pages _____ as Document Number _____

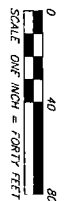
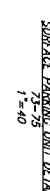
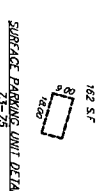
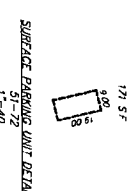
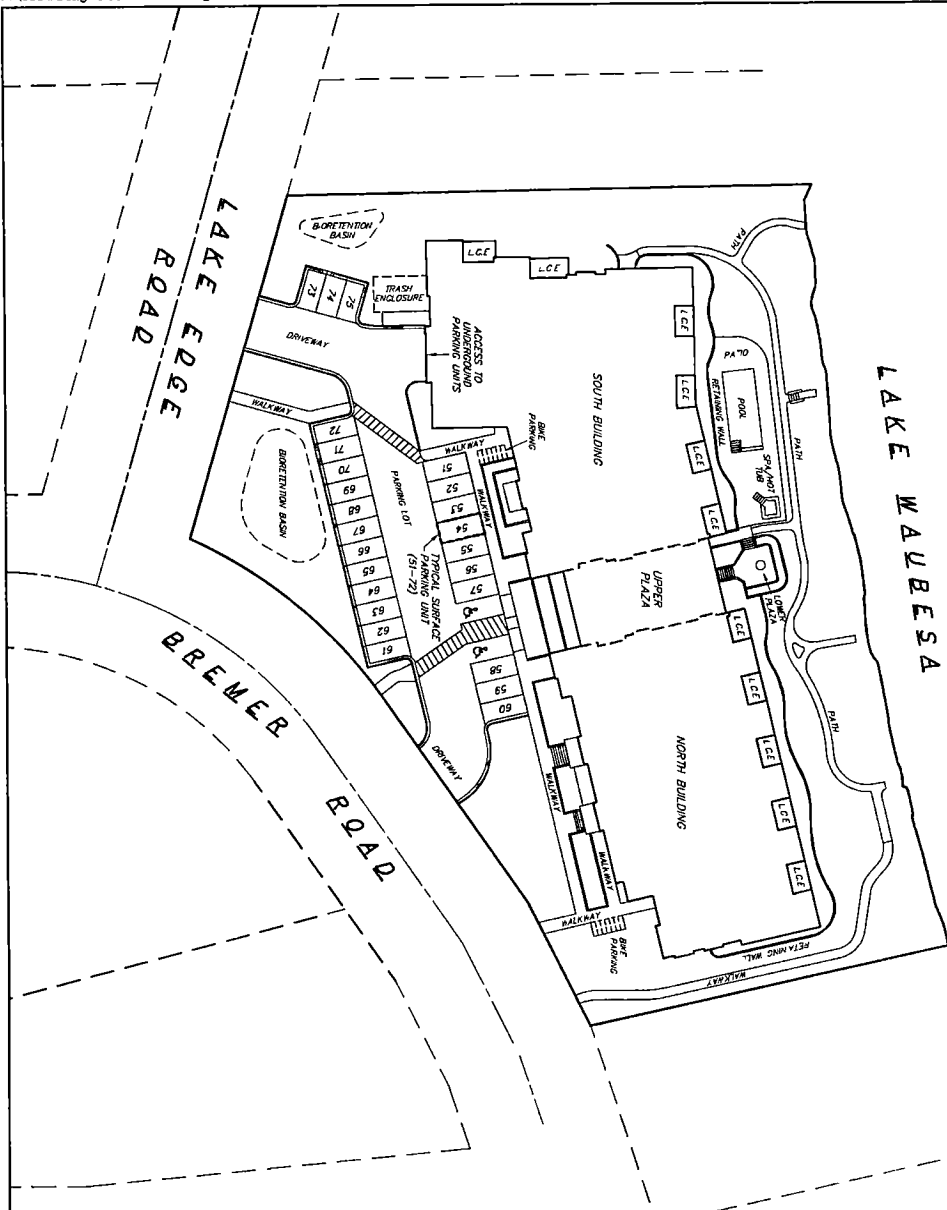
FILED CHICAGO:
Dane County Register of Deeds

verbicher
PLANNERS | ENGINEERS | ADVISORS

1400 E. JOHNSON ROAD, SUITE 200 (NORTH)
MADISON, WISCONSIN 53704

WAUBESA SHORES CONDOMINIUMS, A CONDOMINIUM PLAT, ADDENDUM NO. 1

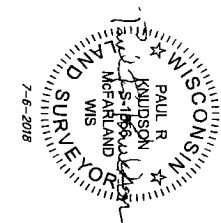
LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



RENDERING ARE REFERENCED
TO CERTIFIED SURVEY MAP
NUMBER 14604

LEGEND
LIMITED COMMON ELEMENT (L.C.E.)

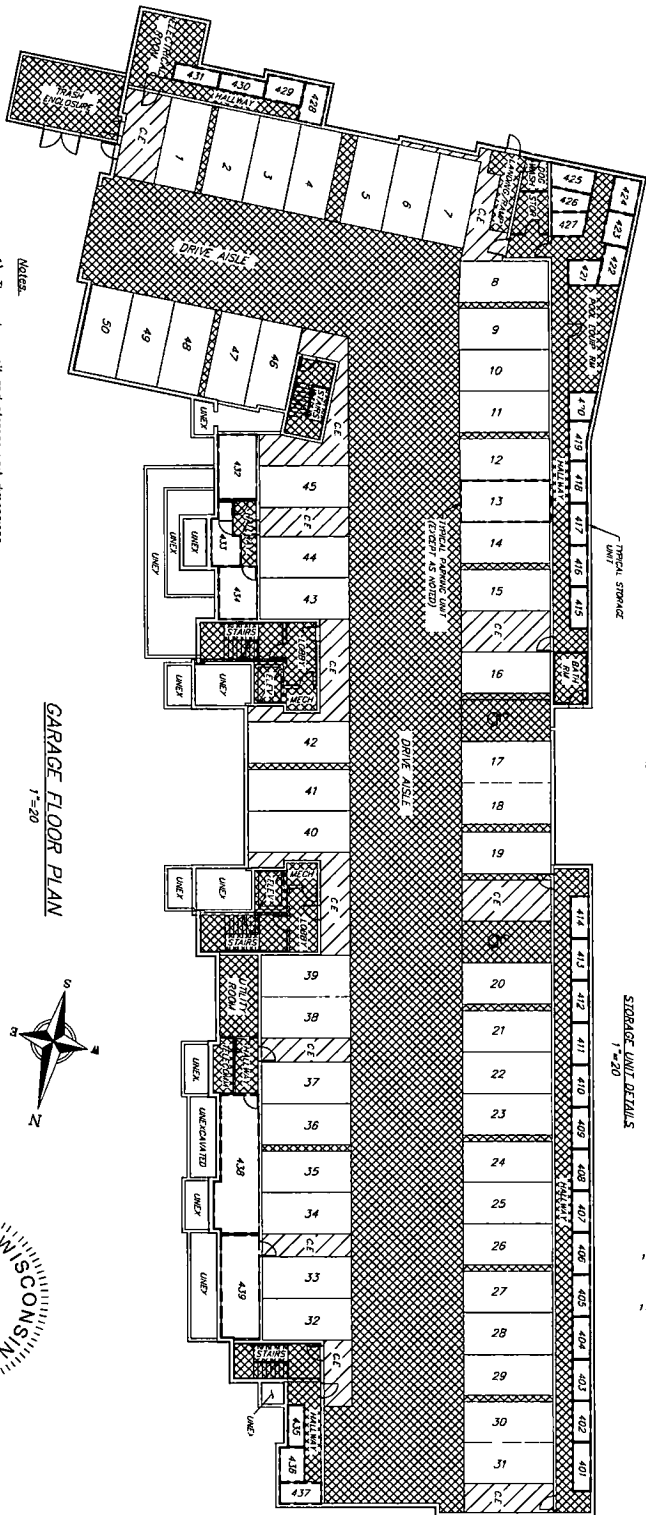
NOTES
EVERYTHING OUTSIDE OF THE
UNITS PARKING UNITS AND UNIT
DESKTOPS ARE REFERENCED
AS LIMITED COMMON
ELEMENTS (L.C.E.) CONSTITUTE
COMMON ELEMENTS (C.E.)
SURFACE PARKING UNITS ARE
DESIGNATED AS 51-75



	PREPARED FOR: Beach House Properties, LLC 1000 Wisconsin Ave Madison, WI 53718
	PREPARED BY: Paul R. Knudsen 999 Paul R. Knudsen Drive Suite 201 W 53717 Madison, WI 53717 (608) 828-8844 paul.knudsen@viebichler.com
Drafted by: WZE Checked by: PXNU Date: 11/15/2018 Sheet 2 of 11	viebichler owners 4800 S. MADISON AVENUE, SUITE 111 WISCONSIN 53748 WWW.VIEBICHLER.COM

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO 1**

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DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

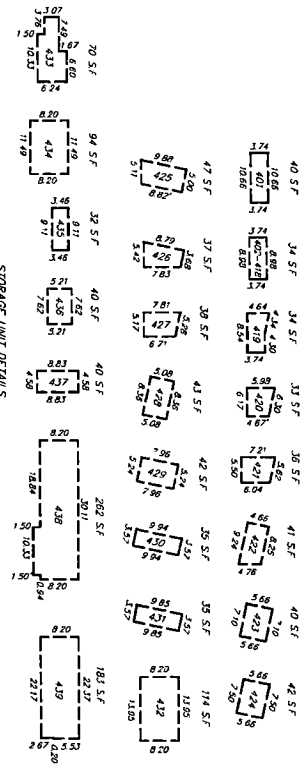


GARAGE FLOOR PLAN
1"=20'



- LEGEND**
- COMMON ELEMENT (CE)
 - NO PARKING

- NOTES:**
- 1) The parking unit and storage unit dimensions are approximate and do not represent the parking unit and storage unit boundaries as set forth in the condominium declaration amendment.
 - 2) The floor plans shown herein are approximate and are based on drawings provided by the Architect.
 - 3) Underground parking units are designated as 401-419.

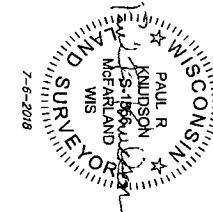


STORAGE UNIT DETAILS
1"=20'

PARKING UNIT DETAIL
40-42
1"=20'

PARKING UNIT DETAIL
40
1"=20'

PARKING UNIT DETAIL
1"=20'



PREPARED FOR:
Beach House Properties, LLC
1500 Lakeside Drive
Madison, WI 53718

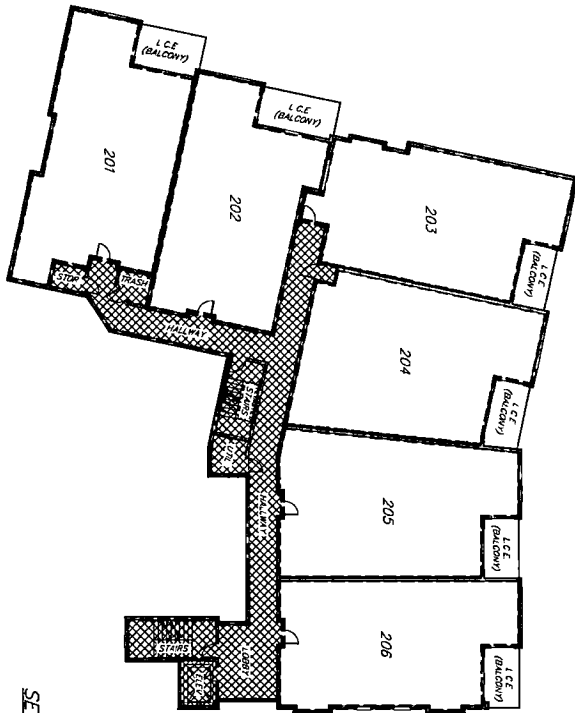
PREPARED BY:
Viebicher B.L., Inc.
Paul R. Knudson
599 Faurer Drive
Suite 201 W 53717
(608) 226-0242
pk@viebicher.com

Drawn by: WZE
Checked by: PRNU
Date: 11/26/2018
Sheet 3 of 11

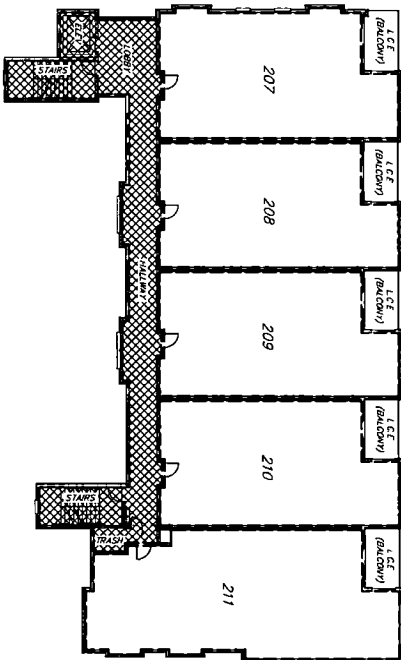
viebicher
Blomann | engineers | planners
4800 W. LAMAR AVENUE, SUITE 111
MADISON, WISCONSIN 53706
www.viebicher.com

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

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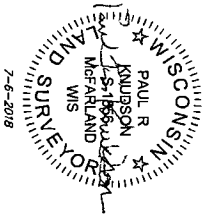


SECOND FLOOR PLAN
1"=20'



Note
1) The floor plans shown herein are approximate
and are based on drawings provided by the
Architect

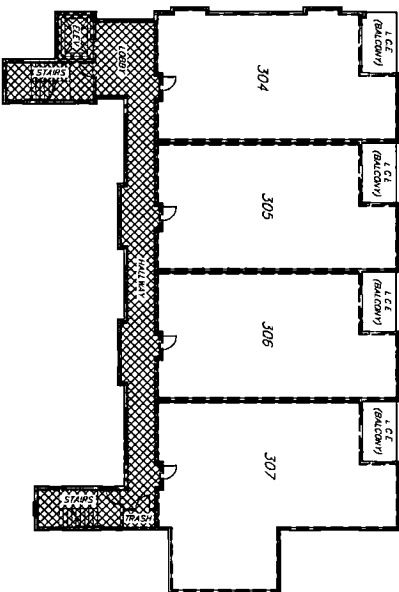
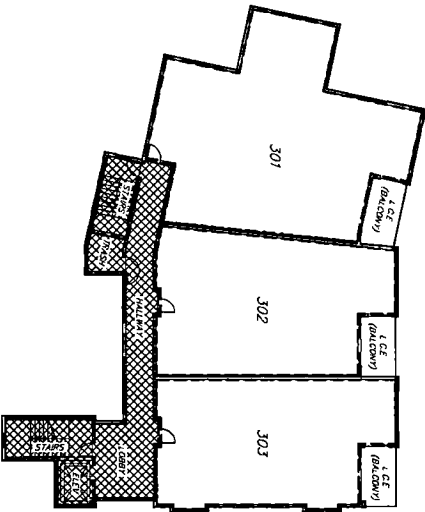
LEGEND
COMMON ELEMENT (C.E.)



<p>PREPARED FOR: Beach House Properties, LLC 5020 Wages Road Madison, WI 53718</p> <p>PREPARED BY: Vierbicher Associates, Inc. Paul R. Knudson 1901 W. Center Drive Suite 201 Madison, WI 53717 (608) 826-0532 pknw@vierbicher.com</p> <p>Drafted by: MZE Checked by: PKNW Date: 7/6/2018 FN: 150252 Sheet: 3 of 11</p>	<p>vierbicher planners engineers architects</p> <p>1000 W. JANTZEN PARKWAY, SUITE 201 MADISON, WISCONSIN 53703 TEL: 608.826.0532 FAX: 608.826.0532</p>
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**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

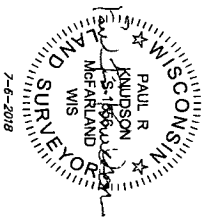
LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
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DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



THIRD FLOOR PLAN
1"=20'

Note.
1) The floor plans shown herein are approximate and are based on drawings provided by the architect.

LEGEND
COMMON ELEMENT (C.E.)



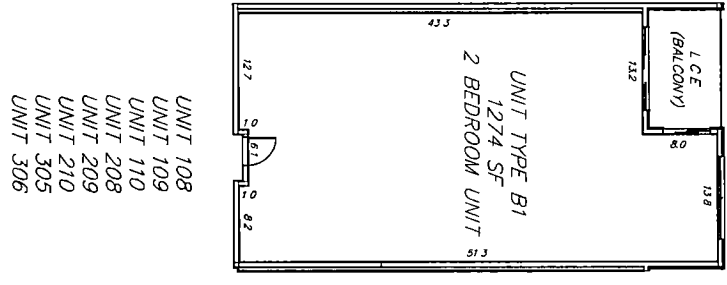
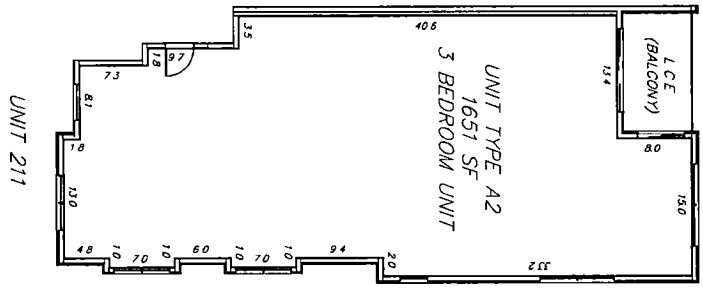
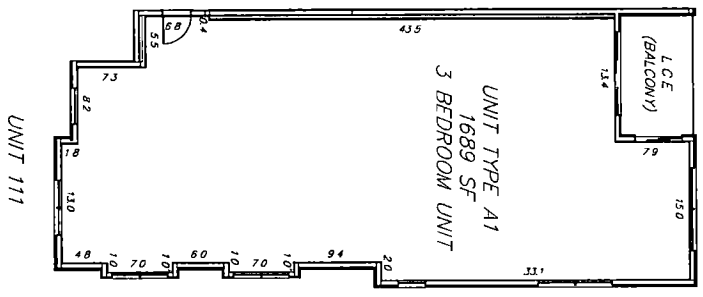
<p>PREPARED FOR: Beach House Properties, LLC 5020 Wages Road Madison, WI 53718</p> <p>PREPARED BY: Vierbicher Associates, Inc. 997 Paul R. Madison Suite 201 Madison, WI 53717 (608) 846-0532 pknu@vierbicher.com</p>	<p>Drafted by: MZE Checked by: PKNU Date: 7/6/2018 PN: 150252 Sheet: 6 of 11</p>
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vierbicher
planners | engineers | architects

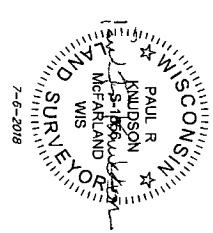
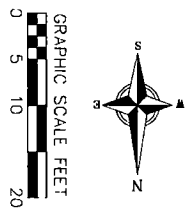
PETER C. VIERBICHER, LICENSED PROFESSIONAL ENGINEER, STATE OF WISCONSIN, NO. 10487
PAUL R. KAUSDON, LICENSED LAND SURVEYOR, STATE OF WISCONSIN, NO. 12424

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

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DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



- UNIT 108
- UNIT 109
- UNIT 110
- UNIT 208
- UNIT 209
- UNIT 210
- UNIT 305
- UNIT 306



- Notes:**
- 1) The Unit dimensions and Unit areas shown on this condominium plat are approximate and do not constitute a warranty of accuracy or constitute a declaration in the condominium declaration.
 - 2) The Unit floor plans shown hereon are approximate and are based on drawings provided by the architect.
 - 3) All balconies attached to the Units shown hereon are limited Common Element (L.C.E.) and are appurtenant to their respective residential Unit.

PREPARED FOR:
Beach House Properties, LLC
1500 Wisconsin Avenue
Madison, WI 53718

PREPARED BY:
The Architects
By: Paul R. Kwadson
599 Faurer Drive
Suite 201, WI 53717
Madison, WI 53718
(608) 262-3032
pkw@pkrn.com

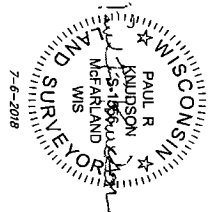
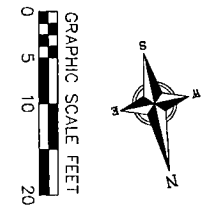
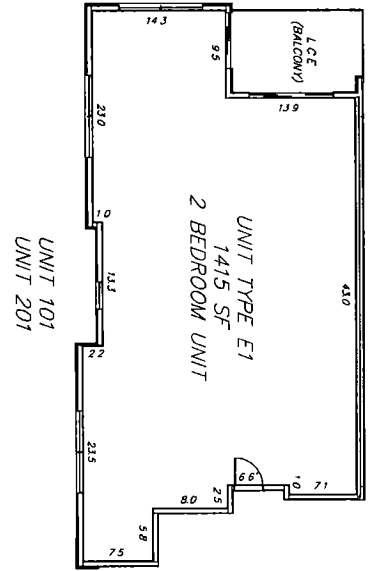
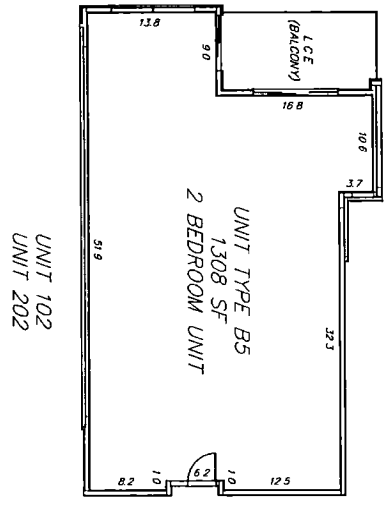
Drawn by: SCJR
Checked by: PKRU
Date: 12/28/2018
File: 150252.dwg
Sheet 7 of 11

vierbichler
architects | engineers | planners

REGULATED PROFESSIONAL CORPORATION
490 North Halsted Street, Suite 200
Madison, WI 53706

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



- Notes.**
- 1) The Unit dimensions and Unit areas shown on this condominium plat are approximate and do not constitute a warranty of accuracy or set forth in the condominium declaration.
 - 2) The Unit floor plans shown hereon are approximate and are based on drawings prepared by the architect.
 - 3) All balconies attached to the Units shown hereon are limited Common Element (L.C.E.) and are appurtenant to their respective residential Unit.

PREPARED FOR:
Beach House Properties, LLC
1500 Wisconsin Avenue, Suite 100
Madison, WI 53716

PREPARED BY:
The Architect: **VERBICHER**
By: Paul R. Knudson
599 Faurer Drive
Suite 201 W 53717
Madison, WI
(608) 263-8444
pnu@verbicher.com

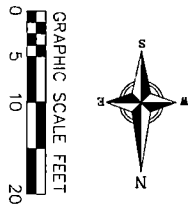
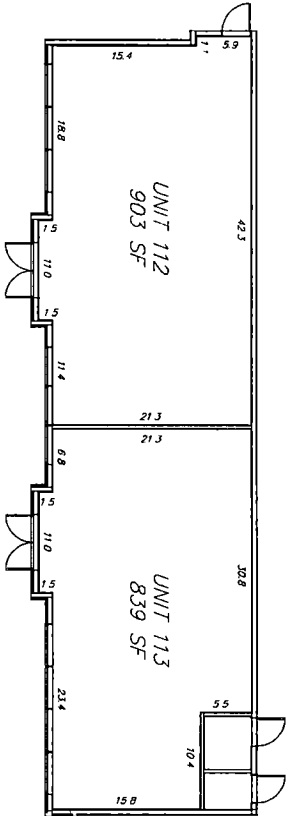
Checked by: SCAR
Date: 7/20/18
By: 150252
Sheet: 9 of 11

verbicher
planning | engineers | architects

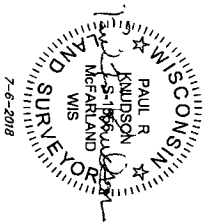
1500 Wisconsin Avenue, Suite 100
Madison, WI 53716
Phone: (608) 263-8444 Fax: (608) 263-2222

**WAUBESA SHORES CONDOMINIUMS,
A CONDOMINIUM PLAT, ADDENDUM NO. 1**

LOT 1, CERTIFIED SURVEY MAP NUMBER 14604, AS RECORDED IN VOLUME 101 OF
CERTIFIED SURVEY MAPS, ON PAGES 99-105, AS DOCUMENT NUMBER 5357398,
DANE COUNTY REGISTRY, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



- Notes.**
- 1) The Unit dimensions and Unit areas shown on this condominium plat addendum are approximate and do not supersede the Unit boundaries as set forth in the condominium declaration amendment.
 - 2) The Unit floor plans shown herein are approximate and are based on drawings provided by the Architect.



veribichler
planning | engineering | interiors

1820 S. WISCONSIN AVENUE, SUITE 100
MADISON, WISCONSIN 53706
TEL: 608.261.1111 FAX: 608.261.1112
WWW.VERIBICHLER.COM

PREPARED FOR:
Beach House Properties, LLC
5020 Vegas Road
Madison WI 53718

PREPARED BY:
Veribichler Associates Inc
By: Paul R. Knudson
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Designed by: SCAR
Checked by: PTRNU
Date: 7/6/2018
FN: 150252
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EXHIBIT C

General Assessment Percentage

<u>Unit</u>	<u>General Assessment Percentage</u>
101	3.39%
102	3.13%
103	3.26%
104	3.49%
105	3.37%
106	3.08%
107	3.08%
108	3.05%
109	3.05%
110	3.05%
111	4.04%
201	3.39%
202	3.13%
203	3.26%
204	3.49%
205	3.37%
206	3.08%
207	3.08%
208	3.05%
209	3.05%
210	3.05%
211	3.95%
301	4.52%
302	3.37%
303	3.08%
304	3.08%
305	3.05%
306	3.05%
307	3.81%
112	2.16%
113	2.01%

Residential Assessment Percentage

<u>Unit</u>	<u>Residential Assessment Percentage</u>
101	3.53%
102	3.27%
103	3.40%
104	3.64%
105	3.52%
106	3.21%
107	3.21%
108	3.18%
109	3.18%
110	3.18%
111	4.22%
201	3.53%

202	3.27%
203	3.40%
204	3.64%
205	3.52%
206	3.21%
207	3.21%
208	3.18%
209	3.18%
210	3.18%
211	4.12%
301	4.72%
302	3.52%
303	3.21%
304	3.21%
305	3.18%
306	3.18%
307	3.97%

Commercial Assessment Percentage

<u>Unit</u>	<u>Commercial Assessment Percentage</u>
112	51.84%
113	48.16%

Parking Assessment Percentage

<u>Unit</u>	<u>Parking Assessment Percentage</u>
1	1.34%
2	1.34%
3	1.34%
4	1.34%
5	1.34%
6	1.34%
7	1.34%
8	1.34%
9	1.34%
10	1.34%
11	1.34%
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36	1.34%
37	1.34%
38	1.34%
39	1.34%
40	1.51%
41	1.51%
42	1.51%
43	1.34%
44	1.34%
45	1.34%
46	1.27%
47	1.30%
48	1.34%
49	1.34%
50	1.34%
51	1.32%
52	1.32%
53	1.32%
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66	1.32%
67	1.32%
68	1.32%
69	1.32%
70	1.32%
71	1.32%
72	1.32%
73	1.25%
74	1.25%
75	1.25%