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904. CONDOMINIUMS

- 904.1. INTRODUCTION: This section specifies density requirements on all off water parcels of land not within the Shoreland Zoning District parcels of land to be covered by condominium declarations, and contains procedures for obtaining approval. For those parcels within the Shoreland Zonind District see Vilas County Shoreland Zoning Ordinance.
- 904.2. PRELIMINARY CONDOMINIUM PLAT COMPONENTS: A preliminary plat of a new condominium, a condominium conversion, or an expandable condominium shall be clearly marked ‘preliminary plat’, and shall contain the following information:
- 904.2.1. The name of the condominium
 - 904.2.2. The approximate boundary of the parcel to be dedicated as common area for the condominium complex, including any expansion area in case of an expandable condominium.
 - 904.2.3. The exact location of any existing buildings and general location of any proposed buildings to be constructed on the property.
 - 904.2.4. The area in square feet of the total parcel.
 - 904.2.5. The linear footage of lake, pond, stream, or watercourse frontage and the total square footage of all wetland areas.
 - 904.2.6. Every unit or proposed unit shall be designated by consecutive numbers.
 - 904.2.7. Computations (on the preliminary plat) which verify compliance with the parcel size required by this Ordinance.
 - 904.2.8. Proposed alternative sewage system areas.
 - 904.2.9. Roads which provide access to the condominium, and which meet other requirements of this Ordinance.
 - 904.2.10. Existing easements which affect the condominium property.
 - 904.2.11. A minimum of two off-street parking spaces per unit.
 - 904.2.12. First floor square footage of any existing structure(s)
 - 904.2.13. Limited common elements
 - 904.2.14. A boundary survey map, prepared by a registered land surveyor authorized to practice that profession in this State.
 - 904.2.15. An indication whether the condominium will be an expandable condominium.
- 904.3. FINAL CONDOMINIUM PLAT COMPONENTS: In addition to all sections of 904.2, the final plat shall contain the following:
- 904.3.1. Proof that these proposed areas conform to the requirements of the Vilas County Sanitary Ordinance and SPS 383 and other applicable regulations.
- 904.4. CONDOMINIUM PLAT APPROVAL PROCEDURES:
- 904.4.1. The preliminary plat shall be provided to the Town Zoning Administrator by registered mail, certified mail, or receipted delivery. The Zoning Administrator shall then place the proposal before the Presque Isle Zoning Committee for review and recommendations. The Zoning Committee shall forward its recommendations to the Town Board within sixty (60) days. The Town Board shall then act on the proposal within ninety (90) days of receipt of the plan by the Zoning Administrator. Failure of the Town Board to act within this time frame shall constitute approval of the preliminary plat. If the Town Board

rejects the preliminary plat, the minutes of the meeting shall include reasons for the decision, and shall be supplied to the developer of the proposed condominium.

904.4.2. The final condominium plat shall be provided to the Town Board within twenty-four (24) months of approval of the preliminary plat. The Town Board shall take action on the plat within sixty (60) days of receipt of same. If the final plat is rejected, the minutes of the meeting shall include reasons for the decision, and shall be supplied to the developer of the proposed condominium.

904.4.3. Amendments to any recorded condominium plat shall be made pursuant to the procedures listed in Wis. Stats.703, and shall be provided to the Town Zoning Administrator in the manner stated in 904.4.1. The procedure for approval of all such proposed amendments is identical to that specified in 904.4.1. Such amendments shall not be submitted to the Vilas County Zoning Committee for their approval until Town Board approval is obtained.

904.5. CONDOMINIUM STANDARDS:

904.5.1. COMMERCIAL CONDOMINIUMS: Commercial condominiums shall be subject to the filing requirements, and all units and parts thereof shall not be used for any residential purposes. Building sizes, setbacks, and construction shall conform to all other applicable provisions of this Ordinance.

904.5.2. EXPANDABLE CONDOMINIUMS: Expandable condominiums shall be subject to the 904.4.1 filing requirements, and must indicate the final total number and placement of units on the parcel so that it can be verified that parcel size is in accordance with other applicable Ordinances. The condominium plat must be drafted in accordance with Wis. Stats. 703.11 and 703.26 (2). The Town Board may give final approval to that portion of the expandable condominium which is to be recorded initially, and may also give tentative approval to the portion indicated for later expansion. Proof of availability of alternate sewage system areas, which conform to the Vilas County Sanitary Ordinance and ILHR and other regulations, shall be provided

and shown on the plat.

904.5.3. NEWLY CONSTRUCTED CONDO-MINIUMS OFF-WATER:

904.5.3.1. Condominiums containing only one dwelling unit per structure not within the designated limits of the Town business district shall meet the following standards:

904.5.3.1.1. The lot shall not be less than 87,120 square feet and shall have a minimum average width of 175 feet.

904.5.3.1.2. No more than 20% (8712 square feet per acre) of the required minimum square footage of the parcel shall be comprised of wetland.

904.5.3.1.3. Proof of the availability of alternate sewage system areas complying with the requirements of the Vilas County Sanitary Ordinance and Wisconsin Administrative Code Comm. 83 shall be provided and shown on the plat.

904.5.3.1.4. No structure shall exceed at the roof ridge thirty-five (35) feet in height.

904.5.3.1.5. No more than 30% of the area of the lot may be covered by impervious surfaces.

904.5.3.2. Condominiums containing more than one unit per structure, and not within 200 feet of a lake, pond, stream, or watercourse, and not within the designated limits of the Town business district shall meet the following standards:

904.5.3.2.1. Parcel size shall not be less than 87,120 square feet, plus 43,560 contiguous square feet for each additional contiguous unit.

904.5.3.2.2. No more than 20% (8712 square feet per acre) of the required minimum square footage of the parcel shall be comprised of wetland.

904.5.3.2.3. The parcel shall have a minimum average width of 200 feet over the 87,120 square foot minimum area.

904.5.3.2.4. Proof of the availability of alternate sewage system area complying with the Vilas County Sanitary Ordinance and Wisconsin Administrative

Code SPS 383 shall be provided and shown on the plat.

904.5.3.2.5. No structure shall exceed thirty-five (35) feet in height at the roof ridge.

904.5.3.2.6. No more than 30% of the lot may be covered by impervious surfaces.

904.5.4. CONDOMINIUM

CONVERSIONS:

904.5.4.1. Final plats shall contain the following:

904.5.4.1.1. A boundary survey of the condominium, the location of all structures, the size and location of any limited common elements, the area available in square feet, the water frontage width, and the size and location of alternate sewage system area(s).

904.5.4.1.2. All units shall be consecutively numbered on the plat. The plat shall be drafted in compliance with Wis. Stats. 703.

904.5.4.1.3. The limited common element surrounding each dwelling shall not exceed a distance of fifteen(15) feet measured at right angles from the protrusion of the dwelling.

904.5.4.1.4. All existing and new roads shall be located on the zoning permit. Each unit must be serviced by a private driveway. The total of the present and the future impervious area shall be labeled. If the impervious area exceeds the maximum allowed, a drainage plan shall be required.

904.5.4.2. Condominium conversions involving the disposition and sale of existing cabins in resorts licensed as of January 1, 1979 must meet the following procedures and standards:

904.5.4.2.1. Such resort shall not be converted until the final condominium plat is approved by the Vilas County Zoning Committee.

904.5.4.2.2. Approval shall be obtained before the first condominium plat is recorded with the County Register of Deeds.

904.5.4.2.3. No condominium plat shall be approved for a resort which was not constructed in compliance with the County zoning Ordinances applicable at the time such resort was constructed, and before such alterations, additions, or corrections as are necessary to bring such resort into compliance with the then applicable Ordinances have been completed.

904.5.4.2.4. Rental and non-rental resort buildings may be converted to condominium units provided that the existing number of bedrooms in each unit conforms with the number on the resort license (plus one non-rental home), and will not be increased.

904.5.4.2.5. No more than 20% (8712 square feet per acre) of the required minimum square footage of the parcel shall be comprised of wetland.

904.5.4.2.6. Proof of the availability of alternate sewage system areas complying with the requirements of the Vilas County Sanitary Ordinance and Wisconsin Administrative Code Comm. 83 shall be provided and shown on the plat.

904.5.4.3. Condominium conversions not involving the disposition and sale of existing cabins in resorts licensed as of January 1, 1979 shall meet the following procedures and standards:

904.5.4.3.1. Such conversion shall not take place until the final plat is approved by the Vilas County Zoning Committee

904.5.4.3.2. Such approval shall be obtained before the final condominium plat is recorded with the Register of Deeds.

904.5.4.3.3. The parcel size and other requirements shall be as specified in section 904.5.3.1 and/or 904.5.3.2 of this Ordinance. NOTE: See also Vilas County Zoning Ordinance Section 5.8, pages 5-8.