

ORDINANCE #2002-02
CONDOMINIUM ORDINANCE
TOWN OF PRAIRIE LAKE

Ordinance regulating the creation of condominiums in the Town of Prairie Lake.

The Town Board of the Town of Prairie Lake, Barron County, Wisconsin, does hereby ordain as follows, hereby revoking all other ordinances relating to condominiums:

Section 1.0 Definitions

- a) Common elements - all of a condominium except its units
- b) Condominium - a property subject to a condominium declaration under this ordinance
- c) Condominium instruments - the declaration, plats and plans of a condominium
- d) Conversion condominium - a structure, or structures, which, before the recording of a condominium declaration, was wholly or partially occupied by persons other than those who have contracted for the purchase of condominium units and those who occupy with the consent of the purchasers
- e) Declaration - the instrument by which a property becomes subject to this ordinance
- f) Unit - a part of a condominium intended for any type of independent use

Section 2.0 Introduction and Requirements

- a) Intent - condominiums are regulated by Town of Prairie Lake to:
 - 1) Protect residents and non-residents and their use, values and enjoyment of property
 - 2) Protect public health, safety, comfort and general welfare
 - 3) Minimize traffic congestion through proper ingress and egress
- b) Condominium creation - a condominium may be created within the Town of Prairie Lake pursuant to the procedures set forth in Chapter 703 of Wisconsin Statutes and provided that the condominium has preliminary approval of the Town of Prairie Lake Town Board and is approved by the Barron County Zoning Committee
- c) Condominium approval - preliminary condominium plats, final condominium plats and condominium plat amendments shall be submitted to and approved by the Town of Prairie Lake Board prior to submittal to the Barron County Zoning Committee

Section 3.0 New Construction

- a) Newly constructed units are subject to town building permits and town driveway permits

Section 4.0 Expansion Requirements

- a) All expandable condominiums must indicate the final total number and the approximate placement of the condominium units anticipated for the parcel

Section 5.0 Conversion Condominiums

This section pertains to the disposition and sale of existing cabins in resorts

- a) Rental and non-rental resort buildings may be converted to condominium units provided that:

- 1) Proof of the fact of the existing resort can be shown
- 2) The existing number of bedrooms conform with the number on the resort license and the number on the license plus the number within the non-rental home will not be increased
- 3) The means of ingress and egress are adequate for the converted usage and meet the minimum standards of the town driveway ordinance

Section 6.0 Platting Requirements

The following information shall be provided upon application for preliminary town approval:

- a) Name of condominium
- b) Legal description of the property
- c) Name and address of property owner(s)
- d) Site vicinity drawing showing location of all buildings on property and of all access roads

- e) Area of total parcel
- f) Soil and site evaluation report
- g) Report of water supply systems
- h) If an expandable condominium, the areas of expansion

Section 7.0 Town Reserves Right Of Final Approval

Be it now known that the Town Board of the Town of Prairie Lake reserves unto itself the right of final approval of any and all condominium plats that may exist within the boundaries of the said Town of Prairie Lake, and also that the signatures of its Chairperson and its Clerk shall be placed upon the final plat for recording in the Barron County Register of Deeds Office.

This ordinance incorporates conditions for local review as set forth in - 703.115 Wis. Stats.

Section 8.0 Effective Date

This Ordinance shall be effective after adoption by the Town Board and publication or posting as provided by law.

The foregoing ordinance was adopted at a regular meeting of the Town Board of the Town of Prairie Lake on May 14, 2002.

Filed this ____ day of _____, 2002 in the
Office of the Town Clerk.

Kenneth Hoefs, Chairman

Karn Moe, Clerk

Allan Morley, Supervisor

Almar Larson, Supervisor