

CHAPTER 4

MINOR SITE CONDOMINIUMS

4.01 Minor Site Condominium Plats Required. Establishment of condominium plats that create 4 or fewer units that are 10 acres or less in size shall follow the procedures contained in this chapter.

4.02 Submittal. The condominium plat shall be submitted to the Planning Department. The condominium plat shall be prepared according to s. 703.11, Wis. Stats., and shall show clearly on its face the following:

- (1) All existing buildings, driveways, and access and utility easements. Additionally, building setbacks shall be shown, if the Door County Zoning Ordinance is applicable to the property.
- (2) Date the condominium plat was prepared.

4.03 Requirements for Minor Site Condominiums. Minor site condominiums shall comply with the following:

- (1) S. 1.09(2) of this Ordinance.
- (2) The minimum unit area, minimum unit width, and minimum building setback requirements of the Door County Zoning Ordinance, if the Door County Zoning Ordinance is applicable to the subject property.
- (3) Chapter 6, Design Standards, Improvements and Dedications, of this Ordinance.

4.04 Review and Approval.

- (1) Review. The Planning Department shall review the minor site condominium for compliance with this Ordinance and shall approve or reject the condominium plat within 15 working days of its submission, unless such time is mutually extended by both parties, or unless the approval of the governmental entity(ies) is required under s. 4.05, Minor Site Condominiums Involving Dedication of Land. Failure of the Planning Department to act within the time limits imposed in this subsection shall constitute an approval.
- (2) Approval. If approved, a written statement certifying approval shall be affixed to the condominium plat.
- (3) Rejection. If rejected, the applicant shall be notified, in writing, of the reasons for rejection.

4.05 Minor Site Condominiums Involving Dedication of Land. Minor site condominiums that involve the dedication of public rights-of-way or other dedications of public lands shall require approval of the applicable governmental entity(ies). The Planning Department shall not approve the condominium plat until approval of the applicable governmental entity(ies) has been obtained.