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3 ORDINANCE BY THE RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE  
4 PLANNING COMMITTEE AMENDING SECTION 18-2 AUTHORITY & SECTION 18-1  
5 DEFINITIONS & CREATING SECTION 18-19 LOCAL REVIEW OF CONDOMINIUM  
6 INSTRUMENTS OF CHAPTER 18, SUBDIVISIONS, RACINE COUNTY CODE OF  
7 ORDINANCES

8  
9 AN ORDINANCE TO AMEND that Certain Ordinance Entitled RACINE COUNTY  
10 SUBDIVISION ORDINANCE adopted June 11, 1985 by Ordinance 85-25 as  
11 recodified May 28, 1991, by Ordinance 91-196.

12  
13 The Racine County Board of Supervisors ordains as follows:

14  
15 CREATE SEC. 18-19. Local review of condominium instruments as  
16 follows:

17  
18 Sec. 18-19. Local review of condominium instruments.

19  
20 Racine County and any city, village or town located in whole or in  
21 part in Racine County may review the condominium instruments for a  
22 condominium development within their jurisdiction before the  
23 recording of said instruments, subject to the following:

- 24  
25 (a) The review must be completed within ten (10) working days  
26 after submission of the condominium instruments. If the  
27 review is not completed within this period, the condominium  
28 instrument is approved for recording.  
29  
30 (b) A condominium instrument may be rejected only if it fails to  
31 comply with the applicable requirements of W.S.A. §§703.095,  
32 703.11(2)(a), (c) and (d) and (3), 703.275(5) and 703.28(1m)  
33 or if the surveyor's certificate under W.S.A. §703.11(4) is  
34 not attached to, or included in, the condominium plat.  
35  
36 (c) If the person performing the review approves the condominium  
37 instrument, said person shall certify such approval in  
38 writing, accompanied by his or her signature and title.  
39  
40 (d) The county and affected municipality may charge a fee that  
41 reflects the actual cost of performing the review.  
42

43 AMEND SEC. 18-1. Definitions by adding the following in proper  
44 alphabetic sequence:

45  
46 *Condominium* shall mean property subject to a condominium  
47 declaration established under W.S.A. §703.  
48  
49

4 *Condominium instruments* shall mean the declaration, plats and  
5 plans of a condominium, together with any attached exhibits or  
6 schedules.

7  
8 *Correction instrument* shall mean an instrument drafted by a  
9 licensed land surveyor that complies with the requirements of  
10 W.S.A. §236.295 and that, upon recording, corrects a subdivision  
11 plat or a certified survey map; or for a condominium plat shall  
12 mean an instrument drafted by a licensed land surveyor that  
13 complies with the requirements of W.S.A. §59.43(2m) and that, upon  
14 recording, corrects an error in a condominium plat. For such  
15 condominium plat "correction instrument" does not include an  
16 instrument of conveyance.

17  
18 AMEND SEC. 18-2. Authority as follows:

19  
20 Sec. 18-2. Authority.

21  
22 This chapter is adopted under the authority granted by W.S.A., §§  
23 59.971692(3), ~~144.26-281.31~~, 236.45, 703.115, and 703.27, and  
24 amendments thereto.

25 ~~(Ord. No. 85-25, pt. II(8.011), 6-11-85)~~

26  
27  
28 The Racine County Clerk is directed to transmit duplicate copies of  
29 this ordinance by registered mail to all affected Municipal Clerks  
30 within seven (7) days after this ordinance is adopted.

31  
32 Respectfully submitted,  
33 ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

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37 \_\_\_\_\_  
38 Jeff Halbach, Chair

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43 Robert D. Grove, Vice Chair

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47 \_\_\_\_\_  
48 Q. A. Shakoor, II, Secretary

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51  
52 \_\_\_\_\_  
53 Karen A. Nelson

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57 \_\_\_\_\_  
58 Mark M. Gleason

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62 \_\_\_\_\_  
63 Ken Hall

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67 \_\_\_\_\_  
68 Thomas Pringle

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3  
4 VOTE REQUIRED: MAJORITY

BOARD ACTION:

5  
6 1st Reading \_\_\_\_\_

Adopted \_\_\_\_\_

7  
8 2nd Reading \_\_\_\_\_

For \_\_\_\_\_

Against \_\_\_\_\_

Absent \_\_\_\_\_

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10  
11  
12  
13 The Certificate of Publication, in compliance with State Statutes,  
14 is available at Racine County Planning.

15  
16 FISCAL NOTE - NOT APPLICABLE  
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