

PRICE COUNTY SUBDIVISION ORDINANCE

Summary of Requirements

APPROVALS/DOCUMENTS REQUIRED:

No approval required:

Lots > 10 acres

- Property exchanged between adjoining landowners
(lots cannot be reduced below minimum lot size)

Subdivision approval required: (Co. Zoning)

- Lots < 10 acres

Certified Survey Map required: (Co. Zoning, Contract Surveyor)

- Lots in Shoreland Zoning District
(w/ 300' of stream or creek, w/ 1000' of lake, river or flowage)

County plat required: (Co. Zoning, Contract Surveyor, Town Board)

- 5 or more lots < 10 acres created within 5 years

State plat required: (Co. Zoning, Contract Surveyor, Town Board, DATCP, Dept. of Commerce)

- 5 or more lots < 1 ½ acres created within 5 years
All subdivisions are recorded with the Register of Deeds

DESIGN STANDARDS:

All lots:

- Must have 40' of frontage on public road OR 66' driveway easement;
- Should not exceed 4:1 length to width ratio
(May be waived by Zoning Committee)
- Must be designed so all zoning setbacks can be met
- Must be designed to minimize erosion, wetland impacts, damage to fragile natural resources, etc.
- Streets, roads and cul-de-sacs must meet County and Town standards

Lots abutting navigable water:

- Minimum area: 20,000 square feet
Minimum width: 100' *(measured at both high water mark and building site)*
- Public access to water must be provided every ½ mile

Lots in sanitary district OR w/ ½ mile of incorporated city limits:

- Minimum area: 20,000 square feet

All other lots:

- Minimum area: 1 acre
- Minimum width: 100'

PRICE COUNTY APPLICATION
FOR SUBDIVISION REVIEW

FILE NO. _____
DATE: _____
PARCEL ID NO: _____
COMPUTER NO: _____
FEE PAID _____

SUBJECT TO REVIEW: All parcels or building sites less than 10 acres in size. All divisions of land are subject to provisions of the Price County Subdivision Control Ordinance; effective date of publication—July 3, 1975.

I do hereby make application to divide land and ask approval of the Price County Planning Agency or its duly authorized staff.

The land to be divided is described as follows:

Govt. Lot _____ or _____ ¼ _____ ¼, Sec. _____ T _____ R _____ Town
of _____ on _____ Rd. or Hwy.

Owners Name and
Address _____ presently own _____ acres
_____ I am creating _____ lot(s)

| | | |
|---------------------------|-----------------|------------------|
| Dimension(s) of | Width _____ ft. | Length _____ ft. |
| New lot(s): | Width _____ ft. | Length _____ ft. |
| <u>Specify dimensions</u> | Width _____ ft. | Length _____ ft. |
| <u>on drawing below.</u> | Width _____ ft. | Length _____ ft. |

Indicate area for 66 ft. right-of-way for easement and/or road on drawing below.

During the last 5 years, how many _____ *

Lots have you created in this _____ *

Property? _____ *

Signed _____ owner/agent

Address _____

Do not write below this line

Date approved/denied _____

Signed _____
Zoning Committee or Zoning Administrator