

# 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/i 300' of stream or creek, w/i 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: 30,000 square feet  
Minimum width: 150' *(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/i 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.  
Specify dimensions Width \_\_\_\_\_ ft. Length \_\_\_\_\_ ft.  
on drawing below. 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