

CHAPTER 15
SECTION 2

SUBDIVISION ORDINANCE – WINSTED, MINNESOTA

TABLE OF CONTENTS

Subsection	Title of Section or Subdivision	Page
1502.001	Title	15:2-1
1502.002	General Provisions	15:2-1
A	Purpose	15:2-1
B	Scope	15:2-1
C	Approvals Necessary for Acceptance of Subdivision Plats	15:2-1
D	Building Permits	15:2-1
E	Conveyance by Metes and Bounds	15:2-1
F	Severability	15:2-2
G	Conflict	15:2-2
1502.003	Rules and Definitions	15:2-2
A	Rules	15:2-2
B	Definitions	15:2-2
1502.004	Subdivision Application: Procedure and Approval	15:2-6
A	Classification of Subdivision	15:2-6
B	Official Submission Date	15:2-6
C	Sketch Plan	15:2-6
D	Minor Subdivisions: Applications	15:2-7
E	Preliminary Plat	15:2-8
F	Final Plat	15:2-13
1502.005	Design Standards	15:2-15
A	General	15:2-15
B	Blocks	15:2-15
C	Pedestrian Corridors	15:2-16
D	Lots	15:2-16
E	General Street and Alley Design	15:2-17
F	Easements	15:2-19
G	Erosion and Sediment Control	15:2-20
H	Drainage	15:2-20
I	Wetland Systems	15:2-22
J	Environmental Preservation/Protection Measures	15:2-23
1502.006	Public Land Dedication	15:2-25
A	Findings	15:2-25
B	Dedication of Land	15:2-25
C	Payment in Lieu of Land	15:2-26
D	Delayed Dedication Payment	15:2-26

Subsection	Title of Section or Subdivision	Page
1502.007	Required Improvements	15:2-27
A	General	15:2-27
B	Improvements May Be Partial	15:2-27
C	Maintenance of Improvements	15:2-28
D	Deferral or Waiver of Required Improvements	15:2-28
E	Issuance of Building Permits	15:2-28
F	Street Improvements	15:2-29
G	Sanitary Sewer and Water Distribution Improvements	15:2-29
H	Public Utilities	15:2-30
1502.008	Off-Tract Improvements	15:2-30
A	Purpose	15:2-30
B	Definition and Principles	15:2-30
C	Cost Allocation	15:2-30
D	Escrow Accounts	15:2-33
1502.009	Documentation Requirements	15:2-33
A	Purpose	15:2-33
B	Requirements	15:2-33
1502.010	Variances	15:2-37
A	General	15:2-37
1502.011	Violations & Penalties	15:2-37
A	Sale of Lots from Unrecorded Plat	15:2-37
B	Receiving or Recording Unapproved Plat	15:2-37
C	Misrepresentation as to Construction, Supervision or Inspection of Improvements	15:2-37
D	Penalty	15:2-38
E	Repealer and Signatures	15:2-38