

**Town of Somerset
Ordinance 2006-05
Amending Ordinance 2000-01
(Subdivision Ordinance)**

An ordinance amending Ordinance 2000-01 (A previous ordinance amending Subdivision Ordinance 76-01).

The Town Board of the Town of Somerset do ordain as follows: Ordinance 76-01 (Subdivision Ordinance) shall be amended as follows:

Section I: Ordinance Revisions: That portion of Ordinance 76-01 designated as Section C. (Minimum Lot Standards) shall be repealed in its entirety and replaced by the following:

C. Minimum Lot Standards

1. The size, shape and orientation of all lots shall meet all St. Croix County standards and be appropriate to the uses intended.
2. All buildings, structures or improvements on any lot shall be set back the following manner:
 - a. Setbacks on that portion of the lot adjacent to or abutting a town road shall be a minimum of 50' from road right-of-way.
 - b. Setbacks on that portion of the lot designated as "back" shall be a minimum of 25'.
 - c. Setbacks on that portion of the lot designated as "sides" shall be a minimum aggregate of 25' but no less than 10' on any side.
3. In addition to containing sufficient area to satisfy all applicable Setbacks, minimum widths, and sanitary requirements for the uses intended, all lots shall conform to the following minimum area requirements:

<u>Intended Use of Lot</u>	<u>Sewerage System</u>	<u>Minimum Lot Area</u>
Single Family Residence	Sewered	Two (2) acres excluding road right-of-ways.
Single Family Residence	Unsewered	Three (3) acres excluding road right-of-ways.
Multiple Family Residence (Two or more families)	Sewered	Two (2) acres plus one (1) additional acre for each additional unit over two, excluding road right-of-ways.
Multiple Family Residence (Two or more families)	Unsewered	Three (3) acres for each dwelling unit. Six (6) acres for duplex, nine (9) acres for triplex, etc. excluding road right-of-ways.

4. The minimum width of lots with areas of three (3) acres or more shall be 250' at the building line. Lots under three (3) acres (sewered) shall have a minimum width of at least 150' at the building line.
5. No well shall be located within 1250' of any property which is being or has been used as a licensed or unlicensed landfill.

Section II: Effective Date:

This ordinance shall take effect upon passage and publication as provided by law.

Adopted this _____ day of _____, 2006 by the Somerset Town Board:

_____, Ed Schachtner, Chairperson

_____, Douglas Plourde, Supervisor

_____, Shane Demulling, Supervisor

_____, Denise Gunderson, Supervisor

_____, Lenny Germain, Supervisor

Attest: _____, Jeri Koester, Clerk/Treasurer

Adopted: October 4, 2006

Published: October 11, 2006