

THE TOWN OF WARREN

AMENDMENT TO ORDINANCE NO. 14-1-70

Required Design Standards; County Standards.

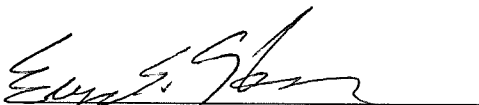
Section 14-1-70 of the Ordinance of the Town of Warren are hereby amended to read as follows:

Sec. 14-1-70 Required Design Standards; County Standards.


- (a) The St. Croix County Land Division Ordinance is comprehensive in character and contains many required design standards regarding, but not limited to, streets, lot and block design and drainage systems. Where required design standards are not specified in this Chapter, St. Croix County requirements shall apply.
- (b) Notwithstanding anything else contained in the St. Croix County Land Division Ordinance or the Town of Warren Ordinances, no new lot shall be approved that does not have road access as specified in this ordinance.
  - a. Each new lot shall front on, and have direct access to, a public road; provided, however, lots existing as of the adoption of this Ordinance Amendment may, instead of public road frontage, have recorded legal access via easement to a public road. For clarity, new lots may not be created with access to a public road via easement.
  - b. All new lots or parcels shall have a minimum of 66 feet of road frontage, however a new lot or parcel on the bulb of a cul-de-sac or loop end of a loop road shall have a minimum of 33 feet of road frontage.
  - c. Each lot shall have a driveway access that connects the contiguous buildable area to the road from which the lot takes access. The applicant shall demonstrate that the driveway access shall not disturb wetlands, ponds, lakes, other sensitive areas and slopes 25 percent and greater that existed prior to concept review.
  - d. Any private road existing prior to the effective date of this ordinance that had served two or more lots or parcels shall be brought up to Town road standards, as provided in the Town's ordinances, and dedicated in its entirety if any additional lots or parcels will take access from the private road.

Adopted: October 19, 2020 by the Town Board of the Town of Warren.

Signatures:

  
Gené Hanson, Chairman

Certified:

  
Deina Shirmer, Town Clerk/Treasurer