

TOWNSHIP CLERKS

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Madge Alberts 254-5545

Ripley

Patricia Simonette 951-0419

Vernon

Wendy Edgar 251-7621

Wasioja

Robert Scherger 374-6476

Westfield

John Fouarge 208-3759



SPLITTING OF LAND AND LAND USE ORDINANCES

ENVIRONMENTAL SERVICES	507-635-6273
SOLID WASTE	507-635-6273
TRANSFER STATION	507-634-7875
ZONING	507-635-6272
SEWAGE TREATMENT	507-635-6272
WATER QUALITY	507-635-6273
FEEDLOTS	507-635-6272

SPLITTING OF LAND AND LAND USE ORDINANCES

WHAT TO KNOW BEFORE YOU SPLIT LAND

Dodge County
Environmental Services
Zoning Department
721 Main St N Dept. 123,
Mantorville, MN 55955



Phone: 507-635-6272

In County Toll Free: 888-600-5169

Before splitting property in Dodge County...

All land within the unincorporated areas of Dodge County is regulated according to Ordinances administered by the Environmental Services Department. **Prior to the creation of new parcels through surveys or recording of deeds splitting property, check with the Environmental Services Department.**

1. Splitting land without existing buildings or other structures, where the intent is never to build, is not required to meet the minimum LOT SIZE requirements of the Ordinance.
2. Before splitting bare land with the intent to build, see the Brochures titled "New Buildable Lots in Dodge County" and "Basic Guidelines to Building in Rural Dodge County"
3. Splitting a parcel where the remaining parcel is less than 53 acres and contains a dwelling will close the quarter section of land to a new dwelling on less than 53 acres in the same quarter section.
4. Splitting land containing structures served by an existing Sewage Treatment System may initiate the requirement that a Compliance Inspection be performed upon the system. *Contact the SSTS Coordinator at 635-6272 for all information pertaining to septic requirements.*
5. The lot must be able to meet any PERFORMANCE STANDARDS for the existing USE of the .

property after the SPLIT.

6. Before splitting land containing a registered FEED-LOT, please contact the County Feedlot Officer at (507) 635-6272 for information on obtaining a Certificate of Compliance and other requirements.

The creation of a new parcel through a split of land that does not meet Ordinance requirements is considered to be NONBUILDABLE, regardless of the presence of on-site structures. Generally, the minimum requirements are:

- 1. MINIMUM LOT SIZE**—The SPLIT must meet minimum LOT SIZE of the Primary and/or Overlay Zoning District in which it is located and any PERFORMANCE STANDARD for the current USE of the property. Currently, the minimum LOT SIZE is three (3) acres, all of which must be located outside of the Right-Of Way. The land included must be suitable for development to be considered BUILDABLE, which excludes the following:

FLOODPLAIN—New structures cannot be placed within any regulatory Floodplain. Areas identified as "Floodplain" should be kept as open space.

WETLAND— Structures cannot be placed within any areas identified as wetland without a wetland permit. Dwellings are prohibited in wetlands. Please be advised that there are several types of wetland in Minnesota. Activities in wetlands are regulated under federal, state and local law. Please contact Environmental Services to determine if wetlands may be present on your site.

STEEP SLOPES— Land disturbing activities, including grading, filling or construction are prohibited on slopes of 18% or more. Dwellings are not permitted on land which has a slope of 12% or greater unless the application for the Zoning Permit is accompanied

by an engineer's report showing adequate footings can be constructed and erosion control is addressed.

THE PRESENCE OF FLOODPLAIN, WETLAND AND STEEP SLOPES MAY NECESSITATE AN INCREASE IN THE MINIMUM LOT SIZE.

- 2. PERFORMANCE STANDARDS—SUSTAINABILITY**—Can the USE of the lot be sustained on the minimum lot size or is an increase in lot size necessary? Can all performance standards be met? If not, an increase in the lot size is necessary.

- 3. SETBACKS**—The location of the new property line resulting from the SPLIT should not create NONCONFORMITIES. NONCONFORMITIES would include:

- A. Structures or sewage treatment systems that would not meet the SETBACKS of the Primary and/or Overlay District in which it is located.

OR

- B. Situations in which the on-site USE of the property would not be able to meet any PERFORMANCE STANDARD for the USE as required in the Dodge County Zoning Ordinance

- 5. LOT WIDTH**- The new lot created by the SPLIT must meet minimum LOT WIDTH of 150 feet at the building setback line.

- 5. ON-SITE SEWAGE TREATMENT**—The new lot created from the SPLIT of the property containing a USE which requires sewage treatment must be able to support **two (2)** Type I Sewage Treatment Systems. *Contact the SSTS Coordinator at 635-6272 for all information pertaining to septic requirements.*

- 6. ACCESS**—All newly created lots must front a public road or provide an Ordinance compliant access through a permanent recorded easement.