

**TITLE 4 - PUBLIC WORKS**

**CHAPTER 2 - STREETS**

**ARTICLE 5 - STREET CONSTRUCTION**

**4-2.0505 STANDARDS.**

A. No person shall file a plat or certified survey map, pursuant to Chapter 236 Stats., affecting lands in the Town of Washington, Eau Claire County, Wisconsin, unless all streets and roads to be dedicated to the public have been constructed and approved pursuant to this Article or Paragraph H below has been complied with.

B. The Town Board will not accept dedication of any other street or road unless it was constructed and approved pursuant to this Article or Paragraph H below has been complied with and the bond for road has been received.

C. No person shall file a plat or certified survey map, pursuant to Chapter 236 Stats., affecting lands in the Town of Washington, Eau Claire County, Wisconsin, containing private roads unless the private roads have been constructed and approved pursuant to this Article or Paragraph H below has been complied with.

D. No plat or certified survey map shall be approved by the Town Board unless the subdivider first submits a preliminary plat or preliminary certified survey map which shall be processed in accordance with §236.11(1) Stats.

E. The following standards, or Town road standards established by the State of Wisconsin, shall be met or exceeded by all streets and roads, public or private, hereinafter constructed in the Town, unless modified by the Town Board for good cause shown. Whenever there is a conflict between any particular standard of the Town and a corresponding standard of the State, the more strict standard shall apply.

1. Road Right-of-Way ..... 66 feet (4 rods)
2. Right-of-Way Width (sub grade) ... 28 feet
3. Roadway Width (base course) ..... 26 feet
4. Traffic Lanes (surfaced area) .... 22 feet
5. Maximum Grade ..... 10 percent
6. No road shall end without a permanent or temporary turn around or connection to an existing road. At the time of plat review or certified survey map the Town Board will consider specifications for cul-de-sac location and construction or connection with existing Town road.
7. Ditches.
  - (a) All ditches shall be seeded, sodded or provided with sodded check dams at the discretion of the Town Board.
  - (b) All portions of the right-of-way beyond the edge of the base course that are disturbed at the time of construction shall be properly seeded or sodded to prevent erosion.
8. No trees or stumps may be placed or left in any fill.
9. Bridges and Culverts.
  - (a) Culverts shall be adequate to handle maximum vehicle load expected and shall be of sufficient size and diameter to adequately drain the area it serves without subsequent ponding during heavy runoff and shall be approved by the Town Board.
  - (b) The Town Board may require drainage calculations for any culvert placement, costs of which shall be borne by the subdivider.

- (c) Bridges shall be constructed according to designs which bear the seal of a Registered Professional Civil Engineer of the State of Wisconsin.
10. Road Construction Materials.
- (a) Base course shall be compacted 8" minimum of crushed gravel, crushed lime rock or other such materials as approved by the Town Board. Base course may be allowed to season for one winter before application of asphalt.
  - (b) Unless the base course is mechanically compacted and meets Wisconsin Department of Transportation (WIS DOT) Specifications, asphalt shall be applied no sooner than six months and no later than thirty-six months after application of base course.
  - (c) Asphalt surfacing shall conform to Wis DOT Specifications and applied to a minimum depth of 3.0" compacted. The minimum required 3.0" of asphalt shall be applied using 2 layers; the 1<sup>st</sup> layer at 1.5" and the 2<sup>nd</sup> layer a minimum of 1.5" of asphalt. A tackifier must be applied prior to the 2<sup>nd</sup> layer. The Town may sample paving material at the plant and also on the roadway for a period of fifteen days after application to determine acceptability.

11. Shoulders. Shoulders shall be constructed by the developer. Shoulders shall be constructed no sooner than 30 days after the hot mix is applied and shall conform to the Wis. DOT specifications for local roads.

12. Signs. Street and road signs at all intersections created by a newly constructed road shall be fabricated and erected by the Town. Fabrication shall be in accordance with then prevailing Town Road Sign Standards, and installation shall be as directed by the Administrator. The Town shall bill the developer for the fabrication and installation of road signs. The obligation to pay said bill shall also be secured by the surety bond, pledge of deposit of funds or letter of credit.

13. Road Plans

- (a) The following documents shall be submitted to the Town Administrator, in electronic form and one printed copy, before approval of any road.
  - 1. A project plan set of the proposed road and the area it will serve. The plan set shall contain a grading plan with contours at vertical intervals of not more than 2', a road plan and profile and an erosion control plan,. Cross-section drawing(s) may be required.

**F. Inspection and Acceptance.** The Administrator or designee shall inspect any road before acceptance and if the improvement passes inspection the Town will issue a letter of acceptance. The developer will within ten (10) days submit a deed of the said improvement to the Town of Washington. (Note: Subdivisions automatically transfer road right-of-way when plat is properly recorded.) It shall be the responsibility of the developer to obtain acceptance by the Town by correcting any problems or deficiencies if acceptance is not gained by the first inspection. The developer shall be allowed one (1) year from inspection date to correct the problem after which the Town may proceed to correct the problems or deficiencies and assess the developer the proper charges.

- G. In addition to the foregoing, all private roads shall comply with the following:
  - 1. The roads are part of a planned development;
  - 2. Adequate provisions are made in the plat, certified survey map or recorded

- restrictive covenants to provide for maintenance of, upkeep of, ownership of and responsibility for said roads;
3. Private roads for primary access to parcels of land shall be at least three rods wide;
  4. Private alleys shall be at least twenty feet wide; and
  5. No private road may be located in such a manner that it will match with existing public roads in such a manner that it may become or be used as part of a through street.

H. **Financial Guarantees.** As an alternative to requiring completed approved construction of streets and roads prior to approval of a plat or certified survey map the Town Board may, in its sole discretion, permit a subdivider to enter into an agreement with it providing for the future construction of said streets and roads. Full performance of the agreement shall be secured by a surety bond issued by a bonding company licensed to do business in the State of Wisconsin, by the pledge of a deposit of funds in a financial institution insured by the Federal Deposit Insurance Corporation assigned in such a way that the Town can receive the funds without action or further consent of the subdivider or by an unconditional letter of credit from a financial institution insured by the Federal Deposit Insurance Corporation. The amount of the surety bond, deposit or letter of credit shall be in the amount of the Town's estimate of the full cost of engineering and constructing the road or roads by the deadline stated in the contract, adjusted upward for estimated inflation between the time the contract is signed and the deadline plus the anticipated cost of penalties for early withdrawal and enforcement of the contract, bond, pledge or letter of credit.

I. **Time Limits.** The developer and the Town shall agree upon a deadline for the completion of all required improvements. Extensions may be made between the developer and the Town only upon mutual agreement.

J. **Development Agreement.** A development agreement for the construction of roads referencing this ordinance and an additional provisions shall be signed and on file in the Town office.