

ORDINANCE NO. 7

AN ORDINANCE TO UPDATE STANDARDS FOR NEW STREETS AND ROADWAYS IN THE TOWN OF OAKLAND

The Town Board of the Town of Oakland DO ORDAIN as follows:

Ordinance No. 7 of the Town of Oakland to Establish Standards for New Streets and Roadways in the Town of Oakland is hereby repealed and recreated as follows:

Section 1:

After the date hereof, the Town of Oakland will not accept any roads or rights of way as a town road to be maintained by the Town unless the proposed road meets all of the following minimum design standards for construction. In all respects, these design standards for construction conform with those standards set forth in sec. 86.50 Stats (2019-2020) or as thereafter amended.

- (a) All roads shall have a minimum right-of-way width of sixty-six (66) feet.
- (b) All streets and roadways shall have a minimum roadway width of twenty-six (26) feet with a surfacing area of twenty-two (22) feet and minimum shoulder widths of two (2) feet each.
- (c) The desirable maximum grade for all streets and roadways shall be eight (8) percent. No grade shall exceed eleven (11) percent in any event.
- (d) All structures on a street or roadway shall be constructed to bear a minimum highway load of H-15 and shall have a clear roadway width of at least twenty-six (26) feet.
- (e) Cul-de-sacs streets designed to have one end permanently closed shall not exceed one thousand (1,000) feet in length. Cul-de-sacs if used must have a diameter of seventy-five (75) feet. If a center island is included, it shall have a minimum diameter of fifteen (15) feet or a maximum diameter of twenty (20) feet including the curbing around the island. The material inside of the island shall be of permeable material to allow for absorption of rain and snow. The pavement around the center will be either twenty-seven and a half (27.5) feet or thirty (30) feet of paved road and two (2) feet of shoulder as required in Section 2(a), (b), (c), and (d), below. The Subdivider or the Homeowners' Association for the subdivision in which any cul-de-sac with an island is located shall be responsible for the maintenance of such island within the cul-de-sac in a manner such as to ensure adequate sight lines around and across such island and such responsibility shall be clearly delineated in the Homeowners' Association agreement for such subdivision. In the event that such maintenance is not performed in a satisfactory manner, the Town may perform such maintenance in order to ensure adequate sight lines and shall be entitled to assess the Subdivider, or the Homeowners' Association and individual homeowners in the subdivision as the case may be under the Homeowners' Association agreement at such time, for the expense of doing so.
- (f) Bike/Pedestrian Lane, if installed, shall have a minimum of four (4) feet of paved surface. The lane must be within the Town right of way and all the requirements of Section 1 (a)-(e), above, shall apply to the lane.

Section 2:

- (a) After the installation of block corners, if any, and establishment of the street grade, all streets and roadways shall be graded across the full right-of-way. The roadbed shall be cut to subgrade and shall be constructed of suitable material free of water bearing soil, unstable silty soils, topsoil, mucky soil, peat or other deleterious materials. A base course consisting of suitable graded

crushed lime rock shall be placed and compacted to not less than a twelve (12) inch depth. All bituminous materials shall meet with the specifications established by the Wisconsin Department of Transportation, Division of Highways.

- (b) Where public utilities are to be installed underground, the utility easements shall be graded to within six (6) inches of final grade prior to the installation of such utilities. Earth fill piles and mounds of dirt or other construction materials shall not be stored on such easement areas.
- (c) After the installation of all utility and storm water drainage improvements, all roadways shall be paved with a two inch (2") bituminous binder course and a two inch (2") asphaltic bituminous surface course. The surface course of asphalt pavement shall not be constructed until the year following construction of the underground utilities. Such surface course construction shall be preceded by a thorough cleaning and tacking of the asphalt binder course.
- (d) Shoulder gravel, limestone, or crushed blacktop must be placed on the shoulder of the road after paving in a way that it is flush with the paved surface.
- (e) Street signs, culvert posts and guard rails as required by the Town Board shall be obtained and placed by the Town, the cost of which shall be paid by the subdivider or owner.
- (f) Side slopes and ditches along roads or in easements shall be covered with at least four (4) inches of topsoil prepared, seeded (sodded where necessary), fertilized and maintained for a sufficient period to provide adequate grass cover prior to acceptance by the Town Board. The seed mixture is to be approved by the Town Board. Median strips shall be considered side strips unless paved. All culverts must be of sufficient size to handle the flow or drainage of all surface water near it. All ditches and culverts adjacent to any street or roadway shall have a minimum depth of eighteen (18) inches and shall have a 3-to-1 grade and shall be furnished at the owner's or applicant's expense, before final approval will be given.
- (g) The Town Board reserves the right to have samples tested of all materials used at the owner's expense by the State of Wisconsin or reputable testing laboratory, and to refuse to accept any roads where material does not meet the specifications.

Section 3:

In addition to the conditions and requirements for approval of preliminary or final plats pursuant to Ch. 236, Wis. Stats., the Town, as a further condition of approval of any plat submitted to the Town of Oakland, shall require that the subdivider make and install any public improvements reasonably necessary within said plat, and that said improvements strictly comply with the requirements of the Subdivider Agreement between the subdivider and the Town of Oakland, this ordinance, and the Jefferson County Subdivision Ordinance, (last amended December 14, 2010) Section 15.08, except for section 15.08(c)(2)3 regarding cul-de-sac specs. This ordinance 7 shall govern the requirements for cul-de-sacs.

The subdivider shall execute a letter of credit, at the discretion of the Town Board, to insure that he or she will make said improvements complying with this ordinance within a reasonable time pursuant to sec. 236.13(2)(am), Wis. Stats. (2019-2020) or as subsequently amended. If the subdivider is allowed to perform said improvements within a "reasonable time", said time shall not exceed one year, unless otherwise agreed to between the Town Board and said subdivider. The surety bond or letter of credit, if applicable, shall be for a sum of not less than 110% of the estimated cost of constructing or improving the roads so as to comply with the provisions in this ordinance and those of the Jefferson County Subdivision Ordinance. If the roads are not fully completed in workmanlike manner pursuant to the provisions of this ordinance within the stated time, then the penal sum set forth in said bond shall be paid forthwith to the Town of Oakland for its use in bringing the roads into conformance with this ordinance. The subdivider shall also by his or her guarantee be liable to the Town for any expense he or she reasonably incurs which exceeds the penal sum paid under said surety bond in

bringing the road or roads into conformance with the ordinance.

Section 4:

No building permits may be issued for lots in any subdivision until the roadway base course required herein has been completed and accepted by the Town Board. No occupancy permits shall be issued until the installation of the binder course of the asphalt pavement. The installation of the surface course of the asphalt pavement need not be completed prior to the issuance of such permits.

Section 5:

All charges including those for engineering, legal and financial services incurred by the Town of Oakland in the review of the plans and improvements or other matters arising for assuring compliance with this ordinance shall be paid by the subdivider. The cost for the services shall be guaranteed under bond or other security to the Town at the time of submittal of the Subdivision.

The Town Board DO FURTHER ORDAIN that this Ordinance shall be effective following its adoption and publication.

Town of Oakland, by:



Eugene Kapsner, Town Chairperson

Attest: Susan Dascenzo
Susan Dascenzo, Town Clerk

Dated this 21st day of June, 2022

Ayes: 3 Noes: 0

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