Town of Pleasant Valley
Eau Claire County

ORDINANCE NO. 21-15-03
Chapter 6 – Public Works and Infrastructure
SUBDIVISION STREET – ROAD CONSTRUCTION REQUIREMENTS

6.1 No person shall file a plat or certified survey map, pursuant to Chapter 236 of the Wisconsin Statutes, affecting lands in the Town of Pleasant Valley, 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 construction has been deferred in compliance with Section 6.15 below.

6.2 The Board will not accept dedication of any other street or road unless it was constructed and approved pursuant to this article or Section 6.15 below has been complied with.

6.3 No plat or survey map shall be approved by the Board unless the developer first submits a preliminary plat or preliminary certified survey map which shall be processed in accordance with Section 236.11(1) of the Wisconsin Statutes.

6.4 Road Plans

1. The following documents shall be submitted to the Board in triplicate (3) before approval of any road:
    a. A scale drawing of the location of the proposed road and the area it will serve. The drawing shall contain contours at vertical intervals of not more than two feet (2') showing the topography of the road and the area served, and shall indicate how runoff from the area served will be diverted from the road.
    b. If the proposed road is not located within a platted subdivision, a certified survey map of the location of the proposed road and the area served and a deed of all road right-of-ways must be offered for transfer to the Town.
2. In addition to the foregoing, the Board may require the submission of either or both of the following additional documents before construction of the road is undertaken:
    a. A profile drawing of the centerline of the proposed road, drawn to scale, showing the grade of the road.
    b. A cross-section drawing of the road, drawn to scale, showing the cut and fill areas.

6.5 Minimum Design Standards. The road shall conform to the minimum Town road standards and specifications contained in the Wisconsin Statutes, the Wisconsin Administrative Code and publications issued by the State Department of Transportation.

6.6 Required Standards. The following standards, or Town road standards established by the State of Wisconsin, shall be met or exceeded by all public highways, streets and roads, hereinafter constructed in the Town, unless modified by the Board for good cause shown. Whenever there is a conflict between any particular standard of the Town and a corresponding standard of the State of Wisconsin, the stricter 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)	22 feet
5.	Maximum Grade	10 percent

6. No road shall dead-end without a permanent or temporary cul-de-sac with at least a right-of-way radius of sixty feet (60') and a pavement radius of fifty feet (50')

6.7 Ditches

1. All ditches shall be seeded, sodded or provided with sodded check dams at the discretion of the Board.

2. 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.

3. No trees or stumps may be placed or left in any fill.

4. Any new road which is connecting to an existing road shall be designed and constructed to accommodate any drainage which may originate from the existing roadway and ditches. The developer is responsible for moving any utility pedestals required to facilitate proper drainage.

6.8 Curbs

1. Curbs shall only be constructed in areas where the contour of the land is not conducive to a ditch.
2. Curbs shall be set back 16 ft from the center of the roadway
3. All curb placement is subject to Highway department and Town Board approval.

6.9 Bridges and Culverts

1. Culverts shall conform to the minimum design standards contained in the Wisconsin Statutes, the Wisconsin Administrative Code, and publications issued by the State Department of Transportation. In addition, in every case the Board shall determine whether culverts are large enough to drain off the anticipated service area during heavy runoff and prevent ponding. The Board may require drainage calculations prior to the placement of any culvert.

2. The board may require drainage calculations for any culvert placement, costs of which shall be borne by the developer.

3. All bridges shall conform to those minimum design standards and specifications contained in the Wisconsin Statutes, the Wisconsin Administrative Code, and publications issued by the State Department of Transportation, but in no case shall any bridge be built which is less than twenty-eight feet (28') in width. All bridge designs must bear the seal of a certified civil engineer of the State of Wisconsin.

6.10 Road Construction Materials

1. Base course shall be compacted 8" minimum of virgin crushed limestone base or other such materials approved by the Board. Recycled base will not be accepted. Base course shall be allowed to season for one winter before application of the first layer of asphalt and said asphalt shall be applied no sooner than six months and no later than 36 months after application of base course.

2. If the base course is mechanically compacted and meets the Department of Transportation (WisDOT) Specifications, the asphalt shall not be applied sooner than 3 weeks after compaction.

3. Asphalt surfacing shall conform to the WisDOT specifications for local roads, but shall have a finished thickness of at least three inches (3") in all locations. The required three inches (3") of asphalt shall be applied using two (2) layers of one- and one-half inch (1 ½") asphalt. The Board may prescribe a greater or lesser requirement at their discretion.

4. The second layer of asphalt may not be applied until said subdivision is eighty percent (80%) occupied or five (5) years have passed since the first layer was applied.

5. The Town may sample paving material at the plant and also on the roadway for a period of 15 days after application to determine acceptability.

6. No trees, brush or stumps shall be buried within the right-of-way. Disposal of such unusable materials shall be in compliance with regulations issued by the Board or the State Department of Natural Resources.

6.11 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.

6.12 Spoilings. All spoilings must be removed from the subdivision prior to the final layer of asphalt being applied.

6.13 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 Chair or, in the Chair's absence, by the board. The Town shall bill the developer for the fabrication and installation of road signs at a rate to be agreed upon in the original agreement between the developer and the Town under 6.15 below. The obligation to pay said bill shall also be secured by the surety bond, pledge of deposit of funds or letter of credit.

6.14 Inspections and Acceptance The Board or its 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 Pleasant Valley. (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 Board 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.

6.15 Financial guarantees. As an alternative to required completed approved construction of streets and roads prior to approval of plat or certified map the 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 one of the following:

1. A surety bond issued by a bonding company licensed to do business in the State of Wisconsin; or

2. A pledge of 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

3. 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 of early withdrawal and the anticipated cost of enforcement of the contract, bond, pledge or letter of credit.

The amount of the surety bond, deposit or letter of credit shall not be withdrawn or reduced without the approval of the Town of Pleasant Valley Board.

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

6.17 Severability and Interpretation

1. Should any section, clause, provision or portion of this ordinance be adjudged unconstitutional or invalid, unlawful or unenforceable by a final order of a court of competent jurisdiction, including all applicable appeals, the remainder of this ordinance shall remain in full force and effect.

2. The provisions of this ordinance shall be liberally construed in favor of the Town shall not be construed to be a limitation or repeal of any other power now possessed or granted to the Town.

3. All other ordinances or parts of other ordinances in conflict with this ordinance are hereby repealed insofar as they conflict with this ordinance.

6.18 No Liability for Damages. This ordinance shall not be construed as an assumption of liability by the Town of Pleasant Valley for damages because of injuries sustained or property destroyed by any person's failure to comply with the requirements set forth herein.

6.19 Effective date.
This ordinance shall take effect upon passage and publication as required by law.

Passed on this 8th day of November 2021.
Town Board, Town of Pleasant Valley

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Dan Hanson, Town Chairman

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Dan Green, Town Supervisor

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Douglas Nelson, Town Supervisor Attested - Clerk