

## CHAPTER 50

### STREET LAYOUT AND CONSTRUCTION

**50.01 Purpose.** It is the purpose of this Chapter to promote the public health, safety, convenience and general welfare; to encourage planned and orderly land use and development; to permit the careful planning and efficient maintenance of streets; to insure adequate street, utility, health, educational, and recreational facilities; to recognize the needs of the Town and to promote its efficient and economical use of public funds. The Town Board of the Town of Wilson has determined that it is in the public health, safety, and general welfare of all Town residents and property owners to mandate that all new construction comply with Master Site Grading Plans approved for all Town subdivisions and/or land developments.

**50.02 Master Plan Required.** Any person, corporation, association, or developer who desires to subdivide an area within the township, whether the lots resulting therefrom be residential, commercial, industrial or any other category, and no matter what the purpose of the intended land use, such person shall first present to the Town Board a Master Plan of the area involved showing conformity to the Town street plan policy and such other information as may be hereinafter required. If only a portion of the area is to be developed at the present time, the details with regard to the total area may be general in nature, but the details with regard to the immediate area involved in the present development shall be set forth in detail according to the requirements of this ordinance.

**50.03 Wisconsin State Requirements.** All subdivisions and the plats thereof shall be in accordance with the requirements of the Wisconsin Statutes, except where the herein ordinance or any other Town or County requirements provide a greater requirement.

**50.04 Street Names.** The Town reserves the right to name or approve the name of all streets involved in any development so that the same shall conform to the Town's street name policy.

**50.05 Plot Plans.** All descriptions and plat plans shall be prepared by a certified land surveyor and shall be in conformance with all Town and County Ordinances.

a) Development on a single lot basis shall not be approved except in those instances where property ownership limitations by an individual requires the same.

b) All survey expenses necessarily incurred to be in compliance with Town and County Ordinances shall be borne by the owner or developer.

**50.06 Access to Streets.** All parcels indicated in any subdivision must have proper access to streets whose right-of-way has been deeded to the Town of Wilson, and said right-of-way shall have been first approved as being in conformance with the Town of Wilson Plan.

a) The dedication of property for street purposes shall be done at no charge to the Town.

b) any alterations or additions to present approved streets must be first approved by the Town Board.

c) No street right-of-way shall be dedicated for street purposes unless the same shall have a minimum of sixty feet (60') in width, except that the Town Board may from time-to-time increase the minimum width herein set forth where projected traffic density may require such action.

d) The Town Board by a two-thirds (2/3) vote may permit the dedication of a substandard right-of-way for a non-through street in those areas where existing structures and availability is so restricted that a wider dedication would create an extreme hardship, but said dedication shall include a cul-de-sac for turnabout of street maintenance equipment.

**50.07 Construction of Streets.** The construction of a street within any development shall be in accordance with a base street grade establishing the elevation for said street. This elevation shall be set forth in any subdivision plan and shall be at such levels as directed by the Town Board. The construction of any street shall be the responsibility and at the cost of the subdivider. All grades and construction shall conform to the following minimum standards:

a) Building Grade. The grade level at building site, whether it be residential, agricultural, industrial, or commercial, shall be at least one foot (1") higher than the center of the abutting hard surface finished street grade based on a thirty (30') setback from the right-of-way calculation. If the setback is greater than thirty feet (30'), the grade level shall be increased or decreased accordingly on a proportionate basis.

b) Base Pitch. All street grades shall be graded at their base so as to pitch four (4) to five (5) inches from the center of the street to the future gutter. A thirty-six foot (36') street shall have a minimum four inch (4") grade from center to curb-gutter line; a forty-four foot (44') street at five inches (5"); and greater or lesser widths shall be based proportionately.

c) Base Construction. The unfinished base grade of any street shall make provision for a minimum of nine inches (9") of gravel or granular fill in residential and agricultural areas, and twelve inches (12") in commercial and industrial areas and such other areas as shall have been designated as permanent truck routes. If the streets involved are county, state or federal road roadways, the base, fill and surface requirements shall be in conformity with the respective municipal requirements.

d) Hard Surface Construction. On top of the base construction, there shall be a minimum of three inches (3") single aggregate bituminous asphalt type A.C. surface. This asphalt cement shall be homogeneous and free from water. For commercial, industrial, and permanent truck routes, a four inch (4") surface shall be required and must be laid in two (2) separate passes of two inches (2") thickness. In lieu of bituminous, eight inches (8") of concrete pavement of Portland Cement may be substituted.

**50.08 Utilities.** Utility services and easements therefor shall be provided by the subdivider or developer at no expense to the Town of Wilson. All utility facilities shall be installed underground and all plats shall indicate this requirement.

**50.09 Storm Drainage.** Storm drainage facilities where needed shall be designed to permit the unimpeded flow of natural watercourse; insure the drainage of all points along the line of streets; and provide positive drainage away from the on-site sewage disposal facilities. In designing storm drainage facilities special consideration shall be given to protection against shoreland erosion and siltation of surface waters and preventing excess run-off on adjacent property. The County Planning Department may require that easement or drainage ways of widths sufficient to accommodate present and future stormwater run-off be provided.

**50.10 As-Built Surveys to Confirm Compliance with Master Site Grading Plans.** The owner, builder, or developer responsible for home construction within a subdivision having a Master Site Grading Plan shall prepare at their expense and provide to the Town at or before the issuance of an Occupancy Permit an "as-built" survey of the building foundation elevation, lot corner finish grades, and stormwater drainage facilities (ditches) located within street right-of-way adjacent to said building lot that demonstrate compliance with the applicable Master Site Grading Plan. The "as-built" survey must be

completed by a Wisconsin registered land surveyor. In the event winter weather conditions in the opinion of the Town Building Inspector prohibit final lot grading at the time that an Occupancy Permit is requested, the Town Building Inspector may authorize a reasonable extension of time not to exceed six (6) months within which the owner, builder, or developer shall complete the final lot grading and provide the "as-built" survey as required above.

**Effective Date.** This Ordinance shall take effect upon enactment and publication.

Enacted this 7th day of June, 1999.

Town of Wilson by Keith Schachel, Chairman

This is to certify that the foregoing Ordinance was duly enacted by the Town Board of the Town of Wilson on the 7th day of June, 1999. Catherine Conrad, Clerk

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