

ORDINANCE NO. 7

AN ORDINANCE TO ESTABLISH 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Ordinance No. 7 of the Town of Oakland fixing requirements for roads to be taken over by township is hereby repealed and recreated to read as follows: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. 86.26 Stats. (1991-92) or as thereafter amended.

- (a) All roads shall have a minimum right-of-way width of 4 rods.
- (b) All streets and roadways shall have a minimum roadway width of twenty-six feet (26') with a surfacing width of twenty (20) feet and minimum shoulder widths of three (3) 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-four (24) feet.

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 or other deleterious materials. A base course consisting of suitably graded crushed lime rock shall be placed and compacted to not less than an eight (8) 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. Earthfill 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 one inch (1") 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 or limestone 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 sidestrips 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 a 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 in



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 in this ordinance and the Jefferson County Subdivision Ordinance, or that said subdivider execute a surety bond or letter of credit, at the discretion of the Town Board, to insure that he will make said improvements complying with this ordinance within a reasonable time pursuant to sec. 236.13(2)(a), Wis. Stats. (1991-92) 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 road or roads into conformance with this ordinance. The subdivider shall also by his guarantee be liable to the Town for any expenses it reasonably incurs which exceed the penal sum paid under said surety bond in bringing the road or roads into conformance with this 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 from assuring compliance with this ordinance shall be paid by the subdivider. The cost for these 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.

Dated this 17 day of May, 1994.

TOWN OF OAKLAND, by:

Raymond C. Brown  
Chairman

Attest:

Linda L. Dieckhoff  
Town Clerk

Passed: May 17, 1994

Vote:

Ayes: 3 Noes: 0

Published: June 2 1994.

AN ORDINANCE OF THE TOWN OF OAKLAND

JEFFERSON COUNTY, WISCONSIN

FIXING REQUIREMENTS FOR ROADS TO BE TAKEN OVER BY TOWNSHIP

THE TOWN BOARD OF THE TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN,  
DOES ORDAIN AS FOLLOWS:

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, including a minimum right-of-way width of 4 rods for all roads. In all other respects, these design standards for construction conform with those standards set forth in sec. 86.26 Stats. (1975) or as thereafter amended.

ROD =  $16\frac{1}{2}'$  (3 RODS =  $49\frac{1}{2}'$  MINIMUM FOR STATE AID)

	Local Service, Intermittent Traffic	Under 100 ADT	100-250 ADT	251-400 ADT	401-1000 ADT	1001-2400 ADT	Over 2400
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
A. Right of Way Width	4 rods	4 rods	4 rods	4 rods	4 rods	4 rods	State Trunk Standards
B. Roadway Width	20'	24'	26'	32'	34'	44'	
C. Surface Width	16'	18'	20'	22'	22'	24'	
D. Maximum Grads		9-11%	8-11%	6-8%	5-8%	5-7%	
E. Curvature				6-12.5°	5-12.5°	4.5-7.5°	
F. Bridge Design Load	H-15	H-15	H-15	H-20	H-20	H-20	
G. Bridge Width	24'	24'	26'	30'	30'	44-30'	

2. In addition to the above specifications, before acceptance by the Town, the proposed road must be constructed to meet the following requirements:

A. Topsoil, mucky soil, peat, and unstable materials shall be removed below the subgrade of roads, and replaced with suitable, sound fill materials placed and compacted as directed by the Town Board.

B. All roads shall be constructed with six inches of crushed limestone. All roads must be surfaced with bituminous material laid to a depth of approximately two inches for compaction and one and one-half inches after compaction. All bituminous materials shall meet with the specifications established by the Wisconsin Department of Transportation, Division of Highways.



C. Shoulder gravel or limestone must be placed on the shoulder of the road after paving in a way that it is flush with the paved surface.

D. 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.

E. Side slopes and ditches along roads or in easements shall be covered with 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. All culverts must be of sufficient size to handle the flow or drainage of all surface water near it. The size of the culvert shall be approved by the Town Board, and furnished at the owner's or applicant's expense, before final approval will be given.

F. 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 a reputable testing laboratory, and to refuse to accept any roads where material does not meet the specifications.

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 it may require that the subdivider make and install any public improvements reasonably necessary within said plat, and that said improvements strictly comply with the requirements in this ordinance, or that said subdivider execute a surety bond to insure that he will make said improvements complying with this ordinance within a reasonable time pursuant to sec. 236.13 (2) (a) Wis. Stats. (1975) 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, if applicable, shall be for a sum of not less than 75% of the estimated cost of constructing or improving the roads so as to comply with the provisions in this ordinance. If the roads are not fully completed in workman-like 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 road or roads into conformance with this ordinance. The subdivider shall also by his guarantee be liable to the Town for any expenses it reasonably incurs which exceeds the penal sum paid under said surety bond in bringing the road or roads into conformance with this ordinance.

4. Effective date. This ordinance shall take effect and be in force upon passage and publication as provided by law.

TOWN BOARD OF OAKLAND

BY Raymond C. Kisow  
Raymond C. Kisow Town Chairman

BY Edward M. Jensen  
Edward M. Jensen Town Clerk

Dated at the Town of Oakland this 17th day of October 1978.

Date of Publishing: October 26, 1978

We certify that the above ordinance was passed by the Town Board of the Town of Oakland on the 17th day of October 1978, and published in accordance with the law in the Cambridge News.

Dated October 17th 1978

Raymond C. Kisow  
Raymond C. Kisow Town Chairman

Edward M. Jensen  
Edward M. Jensen Town Clerk