

CHAPTER 18

SUBDIVISION AND PLATTING

18.10 Dedication of Town Roads

18.12 DRIVEWAY ORDINANCE

18.10 DEDICATION OF TOWN ROADS. (1) TOWN ROAD REQUIREMENTS. Before any road can be dedicated to the Town of Concord to be treated as a town road, said road must meet the following minimum standards. The right of way must be no less than sixty-six (66) feet in width. The traveled portion of the road shall be at least twenty (20) feet wide and shall have at least a five (5) foot shoulder on each side. The road and shoulders shall have an eight (8) inch base of good compacting crushed gravel and shall have at least three (3) inches of blacktop applied to the traveled portion of the road. There shall be at least a two (2) foot ditch on each side of the road and the banks of the ditches shall be seeded.

(2) DEADEND ROADS. Wherever a road shall end in a deadend, the Board may require the use of a cul de sac at the end of such road. The Board shall determine the feasibility of using a cul de sac as opposed to a further continuation of the road through adjoining land if they feel that further development may be coming in that particular area. The Board shall also have the right and discretion to determine the location of the cul de sac upon the roadway and real estate involved. Such a cul de sac shall have a minimum diameter of One hundred twenty-five (125) feet.

(3) CULVERTS AND DRAINAGE OF ROADS. The Town Board may require culverts and proper drainage on all roadways to be dedicated to town use. The minimum culvert size for service roads shall be fifteen (15) inches by twenty (20) feet.

18.12 DRIVEWAY ORDINANCE

THE TOWN BOARD of the Town of Concord, Jefferson County, Wisconsin does ordain as follows:

SECTION 1. PURPOSE. The purpose of this ordinance is to establish driveway standards that will provide for better and safer access from private development to a public right-of-way and for entrance for emergency vehicles.

SECTION 2. JURISDICTION. Jurisdiction of those regulations shall include all driveways on parcels or building sites that are located within the Town of Concord.

SECTION 3. AUTHORITY. The Town Board of the Town of Concord has the specific authority, powers, and duties pursuant to Sec. 60.61 and 60.62 of the Wisconsin Statutes, pursuant to the specific statutory sections noted in this ordinance and/or by its adoption of the village powers under Sec. 60.10 to zone certain areas in the Town of Concord and to regulate, prohibit, and restrict construction, alteration, erection and enlargement of certain structures and buildings in the Town of Concord and to regulate and control certain uses, activities, businesses and operations in the Town of Concord.

SECTION 4. MINIMUM REQUIREMENTS.

A. All new driveways proposed to be installed, or any driveway alleged to be existing and serving open land without improvements, and proposed to be converted to a driveway to serve one or more structures, shall be subject to an inspection by the Building Inspector prior to the start of any construction on a new driveway and prior to the issuance of a building permit. An approved driveway shall be in place before a building permit can be issued. Existing driveways remain with lot and will not be changed unless owner applies for a driveway application to change existing driveway.

B. The applicant, who may be the owner, agent, or contractor, shall submit a location construction plan showing specifications including grade, slope, width, and length of the driveway and erosion control procedure.

C. Authorization for a driveway is subject to the approval of the Town Board wherein located and, when so approved, the Town Board shall notify the Jefferson County Zoning office. If there is a dispute on the adequacy of an alleged existing driveway, the decision of the Town Board will be the deciding factor. If there is not clear evidence as determined by the Jefferson County Zoning administrator, that the driveway has been used during the last twelve (12) months, the Town Board review process is required.

D. The following specifications shall apply:

Minimum road surface width	12 feet
Minimum width clearance	20 feet
Minimum height clearance free of trees, wires, etc.	16 feet
Minimum culvert length	20 feet
Maximum grade	10 percent
End Caps On all culverts	

The Town Board reserves the right to consider specifications with a maximum grade exceeding ten percent (10%), in which case the Town Board may require an alternative access plan.

At least one 25 feet in length and 18 feet in width segment of road surface shall be provided for each 300 feet of driveway length to provide for the safe passage of meeting vehicles.

The driveway within the area of the public right of way shall slope away from the public road at a minimum of one percent (1%) and a maximum of five percent (5%) to prevent erosion on the public road and to permit proper drainage.

An adequate roadbed base of suitable material to support the projected traffic and any requirements for the culvert shall be determined by the Town Board in considering an application for driveway approval. If culverts are required, the minimum diameter shall be 15 inches, round or oval. The Town Board may require a larger culvert to accommodate above normal runoffs if deemed necessary.

At the dead end of all new driveways, a turn around space of at least 25 feet radius, or some other method, such as a site determination to allow vehicles to turn around shall be provided as stated by the Town Board. Illegal culverts will be removed at the landowner's expense.

All driveways must be surfaced and have a safe shoulder in such manner that they will support and afford unrestricted access to emergency vehicles in all weather conditions and during all seasons of the year. For public safety all drive ways must maintain clearance for emergency vehicles, if not maintained those driveways determined by emergency authorities may be denied service.

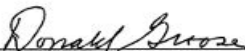
All driveway surfaces should extend to and be level with, the town road surface. No obstructions or monuments shall be installed with in the road right of way.

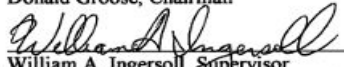
If property changes ownership and driveway is not accessible for emergency vehicles, new property owners must maintain driveway to comply with ordinance standards.

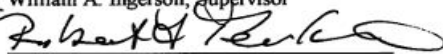
SECTION 5. DEFINITIONS. Driveway/access refers to any area where travel occurs from a public road over land (whether by easement or ownership) not considered to be a part of the public road for the purpose of gaining access to land or improvements.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after passage and publication as provided by law.


TOWN OF CONCORD


Donald Groose, Chairman


William A. Ingersoll, Supervisor


Robert Perkins, Supervisor

Attest:


Lloyd Zastrow, Clerk

Date adopted: 5-12-2003
Date published: 5-15-2003
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