

TOWN OF BLACK WOLF
WINNEBAGO COUNTY, WISCONSIN

ORDINANCE AMENDING LAND DIVISION ORDINANCE

The Town Board of the Town of Black Wolf, upon proper notice and with a quorum present, does hereby ordain the following amendments to the Town of Black Wolf Land Division Ordinance:

Section 20.65 is renumbered to Section 20.66.

Section 20.65 is created to read:

(1) Introduction.

- (a) Purpose. The purpose of these specifications is to establish minimum construction standards for public roads in the Town. Unless the Town Engineer recommends otherwise, and the Town Board concurs, these specifications shall apply to construction, reconstruction or repair of all roads regardless of whether they are in a plat.
- (b) Other specifications. For the purposes of these Town of Black Wolf road specifications, the latest editions of the State of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction and Supplemental Specifications, both as amended from time to time, shall be called the "state specifications."
- (c) Plan approval, construction inspection, and project approval.
 1. Reference to the "Town Board" in this and the following sections means that formal action by that body is required. Reference to the "Town" in these specifications means the Town agent designated by the Town Board.
 2. "Town Engineer" shall mean the engineer or other agent designated by the Town Board
 3. Unless waived by specific action of the Town Board, plans and specifications must be submitted and accepted before road construction commences. The developer's engineer is responsible to prepare plans and specifications that are adequate to ensure construction of a sufficient roadway. Required plans and specifications will be reviewed and accepted or rejected by the Town Engineer. This acceptance does not constitute an approval and does not relieve the developer's engineer or the developer of

any liability he would otherwise have. On roads which are being constructed by private developers, the developer's engineer shall submit grade sheets which show the comparison of actual field measurements to plan measurements for all subgrades, ditches, and base courses. Town Board action is required to accept roads into the Town road system.

4. Plans, profile sheets and cross sections shall be drawn to a minimum scale of one inch to 40 feet. Cross sections shall be included every 50 feet. A typical section shall show the width and depth of materials, existing ground elevations, erosion control measures and other matters the Town or Town Engineer deems appropriate. Plan and profile sheets shall be signed and sealed by a professional engineer. They shall show edges of pavement, curve data, curve radii, erosion control, culvert locations, sizes and depths of culverts, spot elevations and other matters the Town Engineer deems necessary to facilitate thorough review and construction.
5. Job specifications shall accompany the plans and shall be signed and sealed by a professional engineer. They shall conform to Town ordinances and include additional items the Town Engineer feels are needed to complete road construction. Shop drawings are required for base course, gradations, asphalt mix and other items the Town Engineer deems necessary.
 - (d) Construction dates. Road construction shall occur only upon authorization of the Town Board. It shall occur only between May 15 and November 15 each year, unless the Town Board specifically approves construction dates falling outside this time frame. Such approval shall be granted only with the concurrence of the Town Engineer.
 - (e) Road classifications. Local roads are to be those with the lowest traffic count, with access to private property being their principal function. Collector roads are intended to collect traffic from local roads to higher priority roads or developed areas. Roads shall also be classified as residential, commercial, or industrial, depending on the characteristics of traffic anticipated. Town roads shall be classified as local residential roads, unless otherwise designated by the Town Board. Classification of roads shall be at the discretion of the Town Board and shall be based on anticipated traffic counts, character of anticipated traffic, and relation of the proposed road to traffic patterns and other highway systems.

(2) Right-of-way requirements.

- (a) Local streets. Local Town streets shall have a sixty-six-foot dedicated right-of-way.
- (b) Arterial streets. Town arterial streets shall have an eighty-foot right-of-way or other width designated by the Town Board. Arterial streets shall be designed as through streets.
- (c) Collector streets. Town collector streets shall have an eighty-foot right-of-way

or other width designated by the Town Board. Collector streets shall be designed as through streets.

- (d) Termination of roads. All road terminations shall have a cul-de-sac bulb with a minimum right-of-way radius of 66 feet. Where termination is due to phasing, a temporary turnaround shall be installed. When possible, this shall be outside the plat. This may be a cul-de-sac or other configuration determined adequate by the Town Board. Temporary turnarounds shall be removed when no longer needed at the expense of the developer extending the road. This shall include restoration or construction of yards fronting on the road and drainage facilities to match the new road.

(3) Design.

- (a) Responsibility. In private developments, the developer is responsible for the design of the public roads. The design shall meet the site-specific conditions but in no case shall be less than the minimum standards. The Town Board may require higher construction standards if, in the opinion of the Town Board, such increased standards are warranted. Unless waived in writing, plans shall be submitted to the Town Engineer for review prior to the commencement of construction.
- (b) Alignment standards.

	Residential	Commercial/Industrial
Maximum grade (percentage)		
Local**	10%	8%
Collector**	8%	6%
**Minimum grade 0.5%		
Minimum radius of horizontal curve (in feet)		
Local	100	200
Collector	200	200
Corner radius at intersection (in feet)	25	30

Local: 20 feet for each 1% algebraic difference in grade, in percent; none required for under 2% algebraic difference in grade.

Collector: 50 feet for each 1% algebraic difference in grade.

(4) Earthwork.

- (a) Standards. Unless otherwise indicated below or specified by the Town Board, all earthwork shall comply with Part II of the state specifications.
- (b) General. Earthwork shall consist of excavating, filling, and grading operations which shape the right-of-way to the appropriate cross section. The subgrade under future

graveled and/or paved areas shall be free from topsoil and other deleterious materials. Subgrade shall be compacted to a degree that no further appreciable consolidation is evidenced under the action of compaction equipment. Prior to the placement of crushed aggregate base course, the road contractor shall demonstrate the degree of compaction to the Town by "proof rolling" with loaded trucks or by other means acceptable to the Town. Proof rolling shall occur only when the Town Engineer or his or her designee is present to observe.

(5) Crushed aggregate base course.

- (a) Standards. Unless otherwise indicated below or specified by the Town Board, materials and construction for crushed aggregate base courses shall conform to Section 304 of the state specifications.
- (b) Gradation requirements:
 - 1. Aggregates shall be well graded and conform to the gradation requirements of Section 304 of the state specifications, except an additional gradation shall also be included. This additional gradation shall be uniformly graded from coarse to fines with a maximum particle size of 2 1/2 inches to three inches.
 - 2. Base courses 12 inches thick shall have six inches of breaker run stone as the bottom layer and six inches of three-fourths-inch stone (Gradation No. 2 per the state specifications) as the top layer. Base courses 15 inches thick shall have nine inches of breaker run stone as the bottom layer and six inches of three-fourths-inch stone (Gradation No. 2 per the state specifications) as the top layer. Base courses 18 inches thick shall have 12 inches of breaker run stone as the bottom layer and six inches of three-fourths-inch stone (Gradation No. 2 per the state specifications) as the top layer. Shoulder material used after paving shall be three-eighths-inch crusher run (Gradation No. 3 per the state specifications). Unless otherwise approved by the Town, base courses shall be placed in lifts with a maximum compacted thickness of six inches.
- (c) Minimum width and depth. Minimum base course widths and depths per road classifications shall be as indicated below. Unless otherwise directed by the Town Board, all Town roads will have a rural cross section with ditches.

Classification	Width (top)	Depth
	(feet)	(inches)
Residential		
Local	28	12
Collector	34	15
Commercial		

Local	28	15
Collector	34	15
Industrial		
Local	28	18
Collector	34	18
Cul-de-sac	45-foot radius	Per class

(6) Seal coat (chip sealing).

- (a) Standards. Unless otherwise indicated below or specified by the Town Board, all seal coat materials and construction shall conform to Section 408 of the state specifications.
- (b) General. When called for in the plans and specifications, two layers of asphaltic seal coat with a covering of aggregate (double chip seal) shall be installed. The width of the seal coat shall be the same as the final pavement width.

(7) Asphaltic pavement.

- (a) Standards. Unless otherwise indicated below or specified by the Town Board, final asphaltic paving shall be per Part IV of the state specifications.
- (b) General. Asphaltic pavements shall be constructed per the approved plans and specifications, if any. All pavements shall be placed in a minimum of two lifts, with the bottom lift being the binder course and the top lift being the surface course. The Town Board may require pavement design to be submitted to the Town prior to paving and shall include mix designs and thickness for both binder and surface courses. Prior to paving, the developer shall be required to raise all sewer manholesto be flush with final road grades. The cost will be included in assessment of final paving.
- (c) Minimum widths and thicknesses. Minimum pavement widths and thicknesses per road classifications shall be indicated as below.

Classification	Width (top) (feet)	Depth (inches)
Residential		
Local	20	3
Collector	30	4
Commercial		
Local	24	3 1/2
Collector	30	4

Industrial		
Local	24	4 1/2
Collector	30	4 1/2
Cul-de-sac	42-foot radius	Per class

(8) Cross Sections

- (a) Cross-section drawings showing the construction standards for residential collector roads and residential local roads are attached to this section in Table 2. To the extent that those drawings may be inconsistent with any text of this chapter, the text shall control.

(9) Pipe culverts.

- (a) Application. This section shall apply to pipe culverts under Town roads and pipe culverts at private entrances to public roadways in new subdivisions.
- (b) Standards. Pipe culverts shall conform to the provisions found on the Town of Black Wolf.
- (c) Materials. Shall conform to the provisions found on the Town of Black Wolf.
- (d) Sizing. Shall conform to the provisions found on the Town of Black Wolf Driveway Culvert Installation Permit.

(10) Erosion control.

- (a) Permanent erosion control.
 1. Ditches and major drainage swales shall, at the minimum, be top soiled, seeded, fertilized, and have erosion control blanket placed along their flow lines. Where expected flow velocities are greater than five feet per second, where ditches or drainage swales are subjected to continuous low flow conditions, or where other conditions exist which make the establishment of vegetation difficult or impossible, ditch bottoms shall be paved, riprapped, or reinforced with geotextile fabric as determined to be appropriate by the Town Engineer.
 2. Where ditches and drainage swales are to be seeded, a minimum of three inches of topsoil shall be placed. Topsoil salvaged during construction may be used for this purpose. Fertilizer shall be formula 13-25-12 no burnable type and shall conform to state fertilizer laws. Fertilizer shall be applied at a rate of seven pounds per 1,000 square feet. Seed mixtures shall conform to State of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, seed mixture No. 40, as amended from time to time.

3. Mixture to be used. The selection of the seed mixture or mixtures for use on the project shall meet with the approval of the Engineer, and unless otherwise provided in the contract, shall be seed mixture No. 40 set forth above.
 4. Seed shall be applied at the rate of five pounds per 1,000 square feet.
 5. Material to be used for erosion control blanket shall be manufactured for that purpose and shall be approved by the Town prior to installation. Erosion control blanket shall be a minimum of four feet wide and shall be installed per the manufacturer's recommendations. Areas that are not covered by erosion control blanket shall have weed-free hay or straw mulch placed to a depth of one inch to 1 1/2 inches. Mulch shall then be crimped into the topsoil. Mulch shall be placed within three days after seeding has been completed. All bare or sparse areas shall be reseeded. Hydro-seeding is a permitted alternative to conventional seeding methods.
- (b) Temporary erosion control. Engineering plans shall identify the location, materials, and methods to be used to provide temporary erosion control on the project. Regardless of whether plans are required, the Town may require that other devices be installed if sediment is found to be leaving the site or if the potential exists for sediment to leave the site. Temporary erosion control may consist of silt fences, erosion control bales, sedimentation basins, water diversions, gravel access roads to prevent sediment tracking, or other methods and materials which may be appropriate for a particular site. These measures are to be installed as a first item of construction and shall be maintained until vegetation or other permanent erosion control is established and the potential for sediment leaving the site no longer exists. After permanent erosion control is established, temporary erosion control materials such as silt fences and erosion control bales shall then be removed from the site and disposed of properly, while other temporary measures such as sedimentation basins and water diversions shall be properly abandoned and restored. The methods and materials used for temporary erosion control shall be in conformance to the latest edition of the Wisconsin Construction Site Best Management Practice Handbook.

All other provisions of the Land Division Ordinance remain unchanged.

The Town Clerk and Town Attorney are authorized and directed to make all changes necessary to the Land Division Ordinance in order to implement this Amendment.

Adopted this 11th day of April, 2022.

TOWN OF BLACK WOLF

By: 
Frank Frasetto, Town Chairperson

Attest:

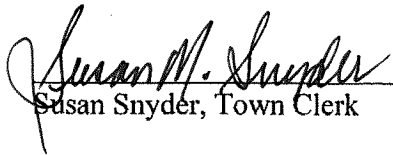

Susan Snyder, Town Clerk

Table 2

RESIDENTIAL LOCAL ROAD CROSS SECTION

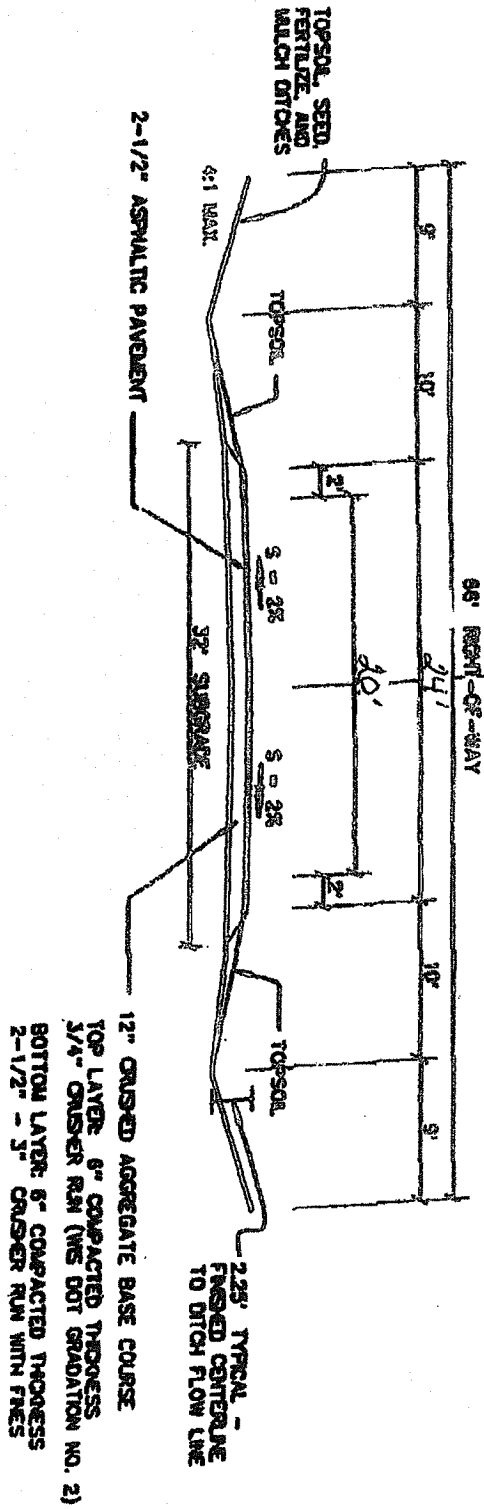


Table 2

RESIDENTIAL COLLECTOR ROAD CROSS SECTION

