

16.30.060 Private Streets and Private Drives

A. As used in this chapter, the following terms are defined:

Length - The entire driving surface is counted for the length, starting at public right-of-way to the portion of the private street or driveway farthest from the public right-of-way, regardless of where individual properties are positioned. The Dover Fire Department shall review all combined private street or driveway proposals with regard to width, length, driving surface, trees, hills, and turnarounds and radii of bends.

Private drive - All private routes of ingress and egress from any public right-of-way which provides access to one (1) residential unit or residential property.

Private street - All private routes of ingress and egress from any public right-of-way which provides access to two (2) or more residential units or residential properties. (Ord. dated 1/13/97 § 5.04(A)(1); prior code §5.04(A)(1))

B. Construction standards for private streets.

1. All private streets which will provide access to more than two (2) single-family residences shall be constructed in accordance with the Town's street design construction standards for local streets and the Town's

rural street section "Local Streets" construction and design standards all as set forth in Chapter 16 of this Code.

2. Private streets which will provide access to only two (2) single-family residences may be granted a variance from Chapter 16 construction standards. The Town shall determine if the proposed private street may require future expansions to access neighboring properties, such that it will be serving more than two single-family residences, in which case it shall be designed in accordance with 16.030.055 A, above. If it is determined the roadway is not likely needed for future expansion, at the property owner's request the construction standards for private drives in accordance 16.030.055 C and 16.030.055 E shall apply. In exchange, the property owner shall deed restrict the parcels so as to prevent further land division in perpetuity, and shall submit a driveway agreement for construction, repair and maintenance of the private street acceptable to the Town, both for recording with the register of deeds.

3. If Chapter 16 roadway construction standards are required on a two (2) single-family private street, as in 16.030.055 B, above, for a possible future expansion to neighboring properties, the property owner shall be entitled to a proportionate share of the cost of the private street construction from the neighboring property owner at

the time of expansion of the roadway. Such costs may be established by special assessment, at the Town Board's discretion.

4. A minimum of road ditch construction along these private streets shall be required in those areas where storm runoff would otherwise be forced onto the traveled surface due to the topography. All drainage easements necessary to construct these ditches shall be previously obtained by the property owner.

5. All costs necessary for the maintenance of the private street to conform to these requirements for the safe passage of emergency vehicles shall be at the property owner's expense.

C. Construction standards for private drives.

1. All private drives shall be constructed utilizing a compacted subgrade consisting of quality granular material suitable for standard highway loading.

2. Drainage structures or culverts, fifteen (15) inches in diameter with a minimum length of twenty (20) feet and a maximum length of forty (40) feet with end sections, shall be installed and the surface at the low points in grades, sloped to drain to the existing storm drainage outlet. These structures

or culverts shall be sized to drain their entire storm drainage contributing areas based on the ten-year (10) frequency storm design.

3. A minimum of road ditch construction along these private drives shall be required, if recommended by the engineering site evaluation, in those areas where storm runoff would otherwise be forced onto the traveled surface due to the topography. All drainage easements necessary to construct these ditches shall be previously obtained by the property owner.

4. The minimum depth of the stone base shall be ten (10) inches of crushed stone material, compacted in place, in accordance with the requirements of Section 305 of the latest edition of the Wisconsin DOT Standard Specifications for Highway and Structure Construction.

5. All vegetation, trees and shrubbery must be cut back so that a twelve-foot (12) clearance height is provided. All branches and shrubbery shall also be cut back to a distance on either side of the center line of the traveled surface portion of the private drive as follows: eight (8) feet for drives up to one hundred ninety-nine (199) feet long or nine (9) feet for drives two-hundred 200 feet long or longer.

6. All curves and bends in

the surface shall be constructed to safely transport a truck with cab and trailer so that this vehicle is confined to the surface width of the drive (minimum sixty-foot (60) radius).

7. At the end of the private drive, but not closer than twenty (20) feet from the end, a turn-around area shall be provided for emergency vehicle use, as determined necessary by the Town Engineer and Dover Fire Department chief, but at least with minimum dimensions of twenty (20) feet by thirty (30) feet or an in-back-out angle of at least ninety (90) degrees.

8. All costs necessary for the maintenance of the private drives to conform to these standards for safe passage shall be at the property owner's expense.

9. The plans for the drive and the appropriate fee of seventy-five dollars (\$75.00) for drives less than two hundred (200) feet and one hundred fifty dollars (\$150.00) for drives longer than one hundred ninety-nine (199) feet must be given to the building inspector. A building permit will be issued after the plans have been reviewed and approved by the Town Engineer and the building inspector. (Ord. 99-6 (part); amended during 1997 codification; Ord. dated 1/13/97 § 5.04(A)(3); prior code § 5.04(A)(3))

D. Construction standards for driveway widths and emergency pull-outs of driveways one hundred ninety-nine (199) feet or less in length. The minimum width for the traveled surface shall be fourteen (14) feet for driveways one hundred ninety-nine (199) feet in length or less, which driveways shall have a gravel, asphalt, or concrete surface not less than fourteen (14) feet in width. (Ord. dated 1/13/97 § 5.04(A)(4); prior code § 5.04(A)(4))

E. Construction standards for driveway widths and emergency pull-outs of driveways two hundred (200) feet or more in length.

The following table will be used to determine the minimum gravel surface required for driveways:

Length of driveway (feet)	Required width (feet)
0 – 199	14
200 – 999	16
1,000 and longer	16

If the finished surface of any driveway is more than one (1) foot above the final grade of the lot along the drive, the required width will be twenty-two (22) feet. This requirement may be waived if the slope to grade is less than 5:1. (example 6:1 is less).

Turn-around areas will be provided in 16.30.055 (C)(7) and emergency vehicle pull-off areas will be provided as determined necessary by the Town

Engineer and Town Fire Department Chief. (Ord. 99-6 (part): Ord. 98-1)

F. The portion of the driveway or agricultural field road within the right-of-way must be lower than the Town road grade at the point of intersection with the ditch line so that ordinary surface water drainage and debris does not flow onto the Town road and does not adversely affect shoulder grading. The grade shall not be greater than five (5) percent. The driveway shall be planned, constructed, and maintained in a manner that prevents diversion of surface water onto the public road and/or the lands of other persons.

G. The Town Board with the Town Engineer and the Town Fire Department Chief approval may consider variances to the Chapter 16 construction standards for Private drives.

16.30.070 Roadways

A. Installation, All roadways shall be installed and constructed according to the specifications of the applicable Town ordinances pertaining to the lay out, establishment, and construction of roads, and particularly to the specification of the Town ordinances relating to the roads and to any requirements of the Town Engineer as to the construction and drainage.

B. Completion of Roadway Work,

All roadway work shall be completed by the Developer pursuant to the requirements of a reasonable schedule provided by the Town. The Developer acknowledges that the Town shall require all roadway work to be completed prior to accepting dedication of the roadways and prior to release of the Bond. The Developer and Town agree that building permits may be issued once the Developer has installed the gravel base on the roadway. The final lift of asphalt shall be placed on all public streets after the construction of buildings on 80% of developable lots/units and after at least on winter season, but not later than September 15th of any given year, unless otherwise expressly permitted by the Town Engineer. Neither the binder layer nor final lift of asphalt shall be place on the roadway without the express consent of the Town Engineer.

C. Repair or Replacement of Roadway Work Deemed Defective, The Developer agrees that for a period of one (1) year, commencing on the date of completion of this roadway work and Town acceptance referred to in the Developer's Agreement, the Developer shall repair and replace any work required to be performed by the Developer pursuant to the Developer's Agreement and the road ordinance of the Town of Dover, and any work which proves to be defective in the reasonable opinion of the Town Engineer.

Introduced and adopted this 10th
day of September, 2025, by the Town
Board of the Town of Dover, Racine
County, Wisconsin.

TOWN OF DOVER BY:

A handwritten signature in black ink, appearing to read "S. S. Tule", written over a horizontal line.

Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Annelle M. Moore", written over a horizontal line.

Clerk

St. George

South Island