

CHAPTER 8

CONSTRUCTION OF NEW ROADS

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8.001 – TITLE

NEW ROAD CONSTRUCTION

8.002 – APPLICATION

The developer or person requesting road construction must submit to the Town Board an application in writing, and an approved final plat or certified survey for lands to be serviced.

8.003 – CONSTRUCTION

The Town will construct the roads in accordance with the following conditions.

A. DESIGN CREDIT ACCOUNT

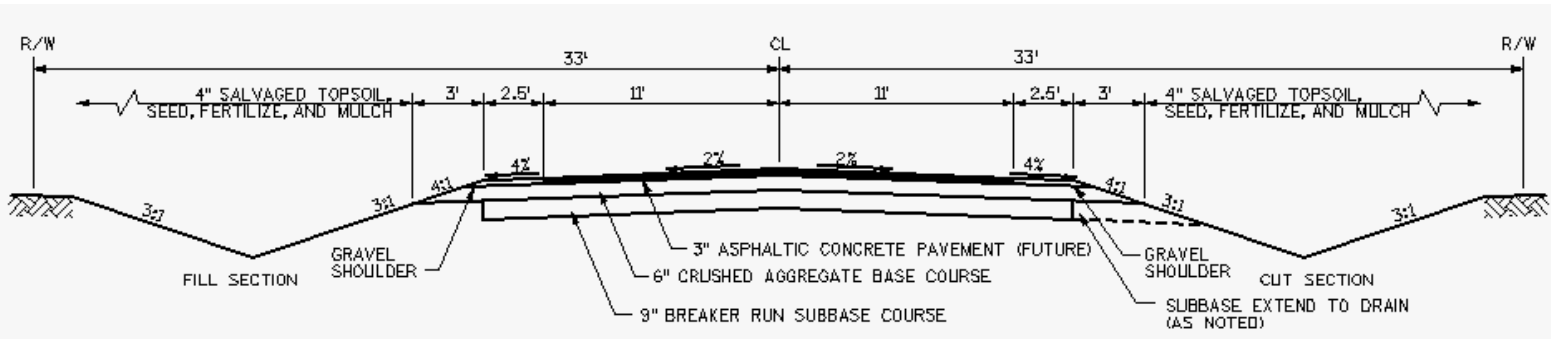
The Town's engineer shall design and set grades on all proposed road plans and bidding specifications, including storm water management issues. All cost and expenses incidental to the design and bidding, including engineering, permits, and other fees associated with the project shall be borne by the person requesting the roadway.

Prior to the Town's involvement, the person requesting the roadways, shall submit to the Town, an "IRREVOCABLE LETTER OF CREDIT", in the amount of one-hundred twenty-five (125) percent of the estimated amount of the design, review and approval costs, as determined by the Town Board.

This amount shall be so arranged and a special agreement executed between the Developer, the financial institution, and the Town of Pittsfield, to allow the latter to withdraw monthly costs to cover Town payments to all parties under contract with the Town for the road design. The used portion of this money will not be refunded if the project does not proceed to construction.

B. BIDDING/CONSTRUCTION

Construction of the road will be done by the contractor selected by the Town Board, and built to current Town road specifications. The Town shall publicly bid the work. The Town's minimum wage rate standards shall be in affect unless State of Wisconsin Department of Workforce Development wage rates prevail. The Town's engineer will coordinate construction administration and construction observation for the road project.



TYPICAL ROADWAY SECTION
NOT TO SCALE

C. CONSTRUCTION CREDIT ACCOUNT

The person who requests the roads shall pay the entire cost of the construction, including all administration, engineering, observation, legal and miscellaneous fees. No later than two weeks after the Bid Date, and prior to the Town signing contracts for the project construction, the persons requesting the roads shall provide an “IRREVOCABLE LETTER OF CREDIT” in the amount of one-hundred twenty-five (125) percent of the awarded bid amount until the town declares the road project completed. This account shall be so arranged and a special agreement executed between the Developer, the financial institution and the Town of Pittsfield to allow the latter to withdraw monthly amounts from the account sufficient to cover monthly costs to the contractor under contract with the Town. This money will not be refunded if the project doesn’t proceed to construction. **Rev 08/08**

D. BUILDING PERMITS

Building permits will not be issued until the road is constructed to a gravel surface and accepted by the Town Board.

E. SPECIAL AGREEMENTS

The person requesting the road construction shall execute any other special agreements deemed necessary by the Town Board.

F. PENALTY

Any person or organization that fails to comply with provisions of this ordinance or the order of the Town Board or Town Engineer, when that order directs the party to comply with this ordinance, shall be subject to penalty. The Town may withhold payment on the project until the problem is corrected to the Town’s satisfaction. Failure to comply with the provisions of this ordinance can also result in a forfeiture of not less than \$75.00 nor more than \$1,000.00 for each day of noncompliance. **Rev 0707**

8.004 – ROAD CONSTRUCTION SPECIFICATIONS

- A. Complete construction specifications are required as put forth by the town’s engineer and which are on file with the Town’s Clerk.

- B. Minimum depth of stone shall be fifteen (15) inches and is to consist of nine (9) inches of compacted breaker run, not greater than five (5) inches in diameter, over the compacted sub-grade free of topsoil and other debris and topped with six (6) inches of compacted three quarter (3/4) inch crushed stone, or as required by specifications put forth by the Town Engineer. Compaction to be ninety-five (95) percent of Standard proctor.
- C. Minimum finished width of paragraph A., above, shoulder point to shoulder point, shall be twenty-seven (27) feet as shown in the typical cross section attached within this chapter.
- D. Pavement to be hot mixed MV bituminous asphalt surface laid with a paver to a minimum compacted thickness of three (3) inches consisting of one (1) layer of binder course, one and three-fourths (1-3/4) inches, and one (1) layer of finish course one and one-fourth (1-1/4) inches, bonded with tack coat and a width of twenty-two (22) feet, plus a two and one-half (2 1/2) foot shoulder of three-fourth (3/4) inch gravel. The slope shall be three (3) to one (1), with the back slope variable, or as required by specifications put forth by the Town's Engineer.

Compaction of the binder course to be ninety-three (93) percent of Standard, and the compaction of the finished surface course to be ninety-five (95) percent of the Standard.

- E. Gravel road to settle for at least one year, with asphalt binder to be laid after one year, or upon the Town Board discretion based upon development, and not later than three (3) years after the Town approves and conditionally accepts the roadway. The finished surface being laid the following year. All costs associated with the placement of the bituminous asphalt pavement shall be borne by the persons requesting the roads. This work shall be let under the direction of the Town Board.
- F. If a turn around is required, it shall have a green space in the center, with a fifty (50) foot outside pavement radius and shall have a minimum 65 foot right-of-way radius.
- G. All roads shall have a minimum of seventy (70) feet of right-of-way in width.
- H. No dead-end roads shall be constructed, unless a written agreement, approved by the Town Board, is reached with an adjoining property owner whereby the road shall be ultimately extended to an existing Town road upon future development of the adjoining land.

- I. Culverts for newly constructed driveways must be furnished by property owners. Minimum size required is eighteen (18) inch diameter by twenty-four (24) feet long plus end walls. During the process of road construction, if a culvert is required for an existing driveway, all cost associated with this culvert shall be borne by the person requesting the road. The responsible party shall first apply to the Town Board for a permit. The Town Board may place restrictions on a permit as it deems necessary for the safety of its residents, for the prevention of water damage and for the prevention of drainage problems.
- J. The developer will be responsible for any road damage, for a one (1) year period beginning at the Town's final acceptance of the completed road.

8.005 – MODIFICATIONS

The Town Board reserves the right to change or add to any of the above provisions.