

## CHAPTER 6

### DESIGN STANDARDS, IMPROVEMENTS AND DEDICATIONS

**6.01 Roads.** As tracts of land are divided, sold, transferred, and developed, roads are being created to provide access to lots and units. Door County has determined that it is in the best interest of public safety and welfare to regulate the construction, improvement, extension, and use of such roads.

- (1) Requirements for All Private and Public Roads.
  - (a) Proposed road names shall conform to the Door County Uniform Addressing System Ordinance.
  - (b) Ingress to and egress from all lots and units shall be via the lowest class road available.
- (2) Private Roads.
  - (a) Requirements for Roads Serving 4 or Fewer Lots or Units.
    1. Roads that terminate within at least one of the lots of a land division or units of a condominium such that the road may not be extended to serve more than 4 lots or units shall have a minimum right-of-way width of 30 feet and a minimum travel surface width of 16 feet. Roads that do not terminate within at least one of the lots or units shall possess the characteristics as described in s. 6.01(2)(b)5.;
    2. The centerline radius shall be a minimum of 50 feet at all changes in direction of roads, except at T-intersections and crossroad intersections.
  - (b) Requirements for Roads Serving 5 or More Lots or Units.
    1. A design/construction plan shall be submitted by a professional engineer registered in the State of Wisconsin;
    2. The road shall be designed with width, surface, and grade to assure safe passage and maneuverability of private vehicles and police, fire, ambulance, and other safety vehicles;
    3. The road shall be designed to comply with the requirements of this chapter; the recommended specifications of the American Association of State Highway Transportation Officials (AASHTO); and town road standards, if applicable;
    4. The road shall be constructed of suitable materials to ensure minimal maintenance and safe passage;
    5. The road shall not have less than 66 feet of right-of-way width, 22 feet of roadway width, and 18 feet of travel surface width;
    6. Spacing of private road intersections along arterial roads shall be at least 2,640 feet, wherever practicable;

7. Road intersections with centerline offsets shall not be less than 250 feet between intersections;
8. Not more than 2 roads shall intersect at one point;
9. The intersection angle of a road to a road shall not be less than 75 degrees;
10. Intersection vision clearance corners shall be required and shall be designed in accordance with the Wisconsin Department of Transportation Facility Development Manual standards;
11. A cul-de-sac shall not exceed 1,000 feet in length, unless a greater distance is approved by the Planning Department;
12. The outside travel surface within the bulb of a cul-de-sac shall have a minimum radius of 45 feet;
13. The road shall be constructed in a manner to provide effective storm water drainage and to minimize soil erosion;
14. An adequate subgrade shall be prepared by removing topsoil or other surface material to a suitable subsurface condition;
15. The road shall have a vertical clear zone of 14 feet and a horizontal clear zone of 22 feet;
16. The road rights-of-way shall be platted as an outlot in case of major land divisions or as a common element in case of major site condominiums. Each lot or unit abutting the road shall have a perpetual easement for ingress from and egress to the road. A statement regarding the perpetual easement for each abutting lot or unit shall be affixed to the face of the plat;
17. The centerline radius shall be a minimum of 50 feet at all changes in direction of the road, except at T-intersections and crossroad intersections;
18. The Committee may require that provision be made for the extension of a cul-de-sac to the boundary of a major land division or major site condominium;
19. Joint driveways shall be required when practicable;
20. A recorded and binding private road agreement shall be required. This agreement shall contain the following provisions:
  - a. The owner(s) of lots and units that benefits from the road are solely responsible for:
    - Compliance with s. 6.01(1)(a) and (b), s. 6.01(2)(a)1. and 2., and s. 6.01(2)(b)1.-19.;
    - Road construction;
    - Road maintenance and repair, including dust control, snow and ice removal, and elimination of potholes and rutting;

- Providing passage by law enforcement vehicles, fire trucks, ambulances and other emergency vehicles, and vehicles for sanitation purposes (trash, recycling, and private septic system maintenance and repair).

b. The County is not obliged to accept the road into the county-maintained road system and that County is not responsible for road construction or road maintenance and repair, as described in a. above.

c. The County may, at County's sole discretion, maintain and/or repair the road as described in a. above and then levy a special assessment or charge for any and all associated costs against the owner(s) of lots and units that benefits from the road. Said special assessment or charges shall be a lien against the real property and units and collected in the same manner as taxes.

(3) Public Roads.

(a) Roads that are to be dedicated as public roads shall be constructed according to the standards established by the governmental entity(ies) accepting the roads.

(b) Roads that are to be dedicated as public roads shall require acceptance of the dedication by the governmental entity(ies) to receive the dedication.

**6.02 Utility Easements.**

(1) For major land division plats and major site condominium plats, the subdivider or declarant shall provide the Planning Department with correspondence from all relevant utility companies identifying their needs, if any, for easements. Easement areas shall be identified on such plats.

(2) For major land division plats and major site condominium plats, lots and units shall be served by underground electric, gas, telephone, and cable television lines, if available, unless waived by the Committee. Land disturbed by installing the underground lines shall be stabilized by the subdivider or declarant.

**6.03 Lots.** The following requirements shall apply to minor and major land divisions and minor and major site condominiums, unless otherwise specified.

(1) No lot or unit shall be approved that does not have road access.

(2) Lot and unit width and area requirements:

(a) Lot and unit width and lot and unit area shall conform to the requirements of the Door County Zoning Ordinance, if applicable.

(b) Where the lot or unit is not under the jurisdiction of the Door County Zoning Ordinance, the lot or unit area shall not be less than 1.5 acres.

(3) The ratio of lot or unit depth to lot or unit width shall not exceed 3.5:1, unless approved by the Committee

(4) Side lot or unit lines shall be at least 75 degrees to the road right-of-way.

(5) Lot or unit lines shall follow municipal boundary lines rather than cross them.

(6) For major land divisions and major site condominiums, double frontage lots and units shall be disallowed, except where lots and units abut an existing or proposed arterial road or where necessary to overcome specific disadvantages of topography and orientation. The Committee may require a planting screen easement of at least 15 feet in width and within a non-access reservation along the property line abutting such arterial road or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

(7) All lots and building sites created that fall under county zoning jurisdiction shall depict the building zone for each lot or building site, based on all applicable setbacks, or, if more restrictive, the building zone designated by the developer. The building zone shall be clearly designated as the "building zone" and the following written statement shall be prominently displayed on the CSM or plat: "Caveat: Building zones depicted are based on zoning setbacks in effect at time of final plat approval and should not be relied upon without first obtaining written verification thereof from the Door County Planning Department."

(Added: April 17, 2007; Ord. No. 2007-08 – Effective: April 26, 2007)

**6.04 Blocks.** When blocks are used, the following shall apply:

(1) The length, width, and shape of blocks shall be appropriate to the need for convenient access, control, and safety of street traffic and the limitations and opportunities of the topography.

(2) Width. Blocks shall generally have sufficient width to provide for 2 tiers of lots or building sites of appropriate depth, except one tier of lots or building sites is sufficient where blocks abut a lake, stream, plat boundary, park, or an arterial street.

(3) Within blocks, pedestrian rights-of-way of at least 15 feet in width may be required by the Committee to provide improved circulation or access to schools, playgrounds, parks, shopping centers, waterways, and other community facilities.

(4) Blocks adjoining arterial streets shall be so oriented that the long dimension of the block shall front on the arterial street in order to create as few intersections as possible along the arterial street.

**6.05 Storm Water Runoff Control Plans.**

(1) For major land divisions and major site condominiums, storm water runoff control plans, as approved by the Door County Soil and Water Conservation Department, shall be presented at the time of preliminary plat submittal. The Door County Soil and Water Conservation Department shall notify the subdivider or declarant in writing of the decision to approve or deny the submitted plan and forward a copy of the decision to the Planning Department.

(2) If required by the County, a "Storm Water Runoff Control Easement" shall be recorded in the Register of Deeds office with Door County listed as the grantee. The easement shall include covenants, terms, conditions and restrictions to ensure proper installation and the long-term operation and maintenance of such storm water runoff control plan.

**6.06 Public Water/Sanitary Sewer Systems.** In areas that have a public water and/or sanitary sewer system on or near the proposed major land division or major site condominium, the local municipality furnishing such service shall determine the feasibility of serving the land division. The Committee may require the subdivider to join the water and/or sanitary district.