

ARTICLE VII. DESIGN STANDARDS

Sec. 7.1. Conformance to Applicable Rules and Regulation.

- (a) In addition to the design standards established herein, all subdivision plats shall comply with the following laws, ordinances, rules and regulations:
- (1) **Compliance With Statutes.** In laying out a subdivision, the subdivider shall conform to the provisions of Chapter 236 Wis. Stats. and all applicable code sections. In all cases where the requirements of the code section are different from the requirements of Chapter 236 Wis. Stats. the more restrictive provision shall apply.
 - (2) **Village Ordinances.** The Village of Kronenwetter Code of Ordinance, the Kronenwetter Zoning Ordinance and all other applicable ordinances of the Village.
 - (3) **Master Plans.** The Comprehensive Plan, Transportation Plan, Public Utilities Plan, Community Facilities Plan and official map of the Village or any portion thereof.
 - (4) **Lot Not Served by Sewer.** The rules of the Department of Administration, the Village of Kronenwetter Code of Ordinances, Kronenwetter Zoning Ordinance and all other applicable Ordinances of the Village relating to lot size and lot elevation, if the subdivision is not served by a public sewer and provision for such service has not been made.
 - (5) **Trunk Highway Access.** The rules of the State Highway Commission, the Village of Kronenwetter Code of Ordinances, Kronenwetter Zoning Ordinance and all other applicable Ordinances of the Village relating to safety of access and the preservation of the public interest and investment in the streets if the subdivision or any lot contained therein abuts a state trunk highway or connecting street.

Sec. 7.2. Street and Road Design Standards.

- (a) **General Considerations.** Streets shall be designed and located in relation to existing and planned streets, to topographical conditions and

natural terrain features such as streams and existing tree growth, to public convenience and safety and in appropriate relation to the proposed uses of land to be served by such streets.

- (b) **Dedication.** The subdivider shall dedicate land as provided in this section. Streets shall be located with due regard for topographical conditions, natural features, existing and proposed streets, utilities and land uses and public convenience and safety. Streets shall conform to the Comprehensive Plan and Master Road Plan for the Village. Areas for future road right-of-way shall be reserved for future dedication.
- (b) **Sufficient Frontage.** All lots shall have frontage on a public street and shall conform to the Kronenwetter Zoning Ordinance and this Ordinance.
- (c) **Areas Not Covered by Official Map.** In areas not covered by the official map, the layout of streets shall conform to the plan for the most advantageous development of adjoining areas of the neighborhood. Streets shall be designed and located in relation to existing and officially planned streets, topography and natural terrain, streams and lakes, and existing tree growth, public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets.
- (d) **Street Requirements.**
- (1) All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way.
 - (2) The rigid rectangular gridiron street pattern need not be adhered to and the use of curvilinear streets, cul-de-sacs or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
 - (3) **Collector Streets.** Collector streets shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the major street and highway system and shall be properly related to special traffic generators such as schools, churches, shopping centers and other concentrations

of population, to the pattern of existing and proposed land uses, and to the major streets into which they feed.

- (4) **Minor Streets.** Minor streets shall be arranged to conform to the topography, to discourage use by through traffic, to permit efficient storm sewer and sanitary sewerage systems and to require the minimum street area necessary to provide convenient and safe access to abutting property.
 - (5) **Proposed Streets.** Proposed streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Village Board, such extension is not necessary or desirable for the coordination of the layout of the subdivision or land division or for the advantageous development of the adjacent tracts.
 - (6) **Reserve Strips.** Reserve strips shall not be provided on any plat to control access to streets or alleys, except where control of such strips is placed with the Village under conditions approved by the Village Board.
- (f) **Access to Major Streets.** Where a subdivision borders on or contains an existing or proposed major street, the Village Board may require that access to such streets be limited by one of the following means:
- (1) A parallel street supplying frontage for lots backing onto the major street.
 - (2) A series of cul-de-sacs, U-shaped streets or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the major street.
 - (3) The number of residential streets entering a major street shall be kept to a minimum.
 - (4) The Village of Kronenwetter Zoning Ordinance.
- (g) **Continuation.** Streets shall be laid out to provide for possible continuation wherever topographic and other physical conditions permit. Provision shall be made so that all proposed streets shall have a direct connection with, or be continuous and in line with, existing, planned or platted streets with which they are to connect.
- (a) **Minor Streets.** Minor streets shall be so laid out so as to discourage their use by through traffic.
 - (b) **Number of Intersections.** The number of intersections of minor streets with major streets shall be reduced to the practical minimum consistent with circulation needs and safety requirements.
 - (c) **Tangents.** A tangent at least 100 feet long shall be required between reverse curves on arterial and collector streets.
 - (d) **Visibility.** Streets shall afford maximum visibility and safety and shall intersect at right angles, where practical.
 - (e) **Grades.** The grade of arterial streets and collector streets shall not exceed six percent unless necessitated by exceptional topography and approved by the Village Board. Grades of local streets shall not exceed ten percent. The minimum grade of all streets shall be one-tenth of one percent.
 - (f) **Horizontal Curves.** A minimum sight distance with clear visibility, measured along the centerline, shall be provided of at least 500 feet on major thoroughfares, 200 feet on collector-distributor streets, and 120 feet on all other streets or as approved by the Village.
 - (g) **Radii of Curvature.** When a continuous street centerline deflects at any one (1) point by more than ten (10) degrees, a circular curve shall be introduced having a radius of curvature on said centerline of not less than the following:
 - (1) Arterial streets and highways: 450 feet.
 - (2) Collector Streets: 250 feet.
 - (3) Minor streets: 150 feet.
 - (h) **Vertical Curves.** All changes in street grades shall be connected by vertical curves of a minimum length in feet equivalent to thirty (30) times the algebraic difference in grade for major thoroughfares and twenty (20) times this algebraic difference for all other streets.

(i) **Half Streets.** Street systems in new subdivisions shall be laid out so as to eliminate or avoid half streets. Where a half street is adjacent to the subdivision, the subdivider shall dedicate the other half street. Where a new subdivision abuts an existing street of inadequate right-of-way width, additional right-of-way width shall be required to be dedicated by the subdivider to meet the requirements of this section.

(j) **Street Intersections.** Intersecting streets should not be less than an angle of 85 degrees.

(1) Property lines at street intersections of major thoroughfares shall be rounded with a radius of 15 feet or of a greater radius.

(2) Street jogs with centerline offsets of less than 125 feet shall be avoided. Where streets intersect major streets, their alignment shall be continuous.

(3) Vision triangles outlined in the Kronenwetter Zoning Ordinance, with respect to traffic visibility at street intersections shall also apply here.

(k) **Alleys.** Alleys are not permitted in the Village of Kronenwetter.

(l) **Street Names.** New street names shall not duplicate the names of existing streets in the Village or Marathon County. Streets that are the continuation of already existing and named streets shall bear the names of the existing streets. Street names shall be subject to approval by the Village Board and Marathon County.

(m) **Private Streets.** All streets, highways or other ways to be located within any subdivision, plat or other land division shall be dedicated as public roads, lands, highways and rights-of-way, unless the Village Board approves private rights-of-way within the subdivision, certified survey or other land division. In determining whether or not to allow for private rights-of-way, the Village Board may impose conditions upon the subdivider relative to the private roadways, which the Village Board believes to be in the best interest of the public and promote the public health, welfare and safety.

(1) No private road shall be subsequently conveyed to the Village, without the road

first being brought up to standards applicable to public roads within the Village, unless the Village determines otherwise.

(u) **Street Design Standards.** The minimum right-of-way and roadway width of all proposed streets shall be as follows:

(1) **Street widths.**

<u>Type of Street</u>	<u>R.O.W. Width To Be Dedicated</u>	<u>Pavement Width</u>
Arterial streets	80 feet	30 to 34 feet
Collector streets	66 feet	24 to 28 feet
Minor street	66 feet	22 feet

(2) **Cul-de-sacs.** Cul-de-sac streets are designed to have one end permanently closed.

a. Cul-de-sacs shall not exceed 500 feet in length measured along its centerline from the intersecting right-of-way to the beginning of the cul-de-sac bulb.

b. All cul-de-sac streets designed to have one end permanently closed shall terminate in a circular turnaround having a minimum right-of-way radius of 60 feet and a minimum pavement radius of 38 feet. Radiuses for hammerhead cul-de-sac shall be the same as for standard cul-de-sacs.

c. The use of cul-de-sacs in street layouts may be limited to portions of developments, which, due to unusual shape, size, location or topography, may better be served by cul-de-sacs than continuous streets.

d. Teardrop cul-de-sacs are prohibited.

e. Roads or streets which end in a cul-de-sac shall have posted at their junction with a main road a sign indicating they are dead end roads or streets.

(3) **Temporary Cul-de-sacs or Dead Ends.**

Temporary cul-de-sacs or dead-ends may be permitted by the Village Board upon meeting standards determined by the Village Board.

Sec. 7.3. Block Design Standards.

- (a) **Length.** Unless approved by the Village Board, the lengths, widths and shapes of blocks shall be appropriate for the topography and the type of development contemplated, but block length in residential areas shall not exceed 1,500 feet nor have less than sufficient width to provide for two tiers of lots of appropriate depth between street lines. As a general rule, blocks shall not be less than 600 feet in length.

Sec. 7.4. Lot Design Standards.

- (a) Size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development contemplated, provided that no residential lot shall be smaller in area than the minimum lot size for the appropriate zoning district and as established by the Kronenwetter Zoning Ordinance. Each lot shall be located within one (1) zoning district.
- (b) Lot dimensions shall conform to the requirements of the Kronenwetter Zoning Ordinance, but in no case shall a lot have frontage of less than the minimum lot width abutting a dedicated public street.
- (c) Depth and width of properties reserved or laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated and as required by the Kronenwetter Zoning Ordinance.
- (d) Residential lots fronting on major streets and highways shall be platted with extra depth or designed to alleviate the effect of major street traffic on residential occupancy.
- (e) Corner lots for residential use shall have extra width to permit building setback from both streets and as required by the Kronenwetter Zoning Ordinance.
- (f) Side lot lines shall be substantially at right angles to or radial to abutting street lines.
- (g) Double frontage and reversed frontage lots shall

be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

Sec. 7.5. Flood Protection.

Filling of all lots in each subdivision is required for flood protection for the particular area as specified in Wisconsin Statutes, Marathon County, Kronenwetter Code of Ordinances, the Kronenwetter Zoning Ordinance and any other ordinance.

Sec. 7.6. Drainage System.

- (a) **Required.** A drainage system shall be designed and constructed by the subdivider to provide for the proper drainage of the surface water of the subdivision and the drainage area of which it is a part. A Final Plat shall not be approved until the subdivider shall submit plans, profiles and specifications as specified in this Ordinance, which have been prepared by a registered professional engineer and approved by the Village Board.
- (b) **Plans.**
 - (1) The subdivider shall submit to the Village, a report on the ability of existing watercourse channels, storm sewers, culverts and other improvements pertaining to drainage or flood control within the subdivision to handle the additional runoff which would be generated by the development of the land within the subdivision. Additional information shall be submitted to adequately indicate that provision has been made for disposal of surface water without any damage to the developed or undeveloped land downstream below the proposed subdivision. The report shall also include:
 - a. Estimates of the quantity of stormwater entering the subdivision naturally from areas outside the subdivision.
 - b. Quantities of flow at each inlet or culvert.
 - c. Location, sizes and grades of required culverts, storm drainage sewers and other required

appurtenances.

- (2) A grading plan for the streets, blocks and lots shall be submitted by the subdivider for the area within the subdivision.
 - (1) Materials and construction specifications for all drainage projects (i.e., pipe, culverts, seed, sod, etc.) shall be in compliance with specifications of this Ordinance.
- (c) **Grading.** The subdivider shall grade each subdivision in order to establish street, block and lot grades in proper relation to each other and to topography as follows:
- (1) The subdivider shall grade the full width of the right-of-way of all proposed streets in accordance with the approved Public Improvements, Plans and Specifications.
 - (2) Block grading shall be completed by one or more of the following methods:
 - a. Parts of all lots may be graded to provide for drainage to the street or to a ditch along the rear lot line.
 - b. Draining across rear or side lot lines may be permitted, provided that drainage onto adjoining properties is skillfully controlled.
 - (3) Lot grading shall be completed so that water drains away from each proposed building at a minimum grade of one (1) percent and provisions shall be made to prevent excessive drainage onto adjacent properties.
 - (4) The topsoil stripped by grading shall not be removed from the site and shall be uniformly spread over the lots when rough grading is finished.
- (d) **System Requirements.** The subdivider shall install all the storm drainage facilities indicated on the Public Improvements, Plans and Specifications and the requirements of this Ordinance.
- (1) **Street Drainage.** All streets shall be provided with adequate storm drainage system. The street storm system shall serve as the primary drainage system and

shall be designed to carry street, adjacent land and building stormwater drainage. No stormwater shall be permitted to be run into the sanitary sewer system within the proposed subdivision.

- (2) **Off-Street Drainage.** The design of the off-street drainage system shall include the watershed affecting the subdivision and shall be extended to a watercourse or ditch adequate to receive the storm drainage. When the drainage system is outside of the street right-of-way, the subdivider shall make provisions for dedicating an easement to the Village to provide for the future maintenance of such system. Easements shall be a minimum of twenty (20) feet, but the Village Board may require larger easements if more area is needed due to topography, size of watercourse, etc.
- (e) **Protection.** The subdivider shall adequately protect all ditches to the satisfaction of the Village Board. Ditches and open channels shall be seeded, sodded or paved depending upon grades and soil types.

Sec. 7.7. Extra-Size or Off-Site Improvements.

- (a) **Design Capacity.** All improvements shall be installed to satisfy the service requirements for the service or drainage area in which the subdivision is located and the improvements shall be of sufficient capacity to handle the expected development of the overall service or drainage area involved.
- (b) **Off-site Extensions.** When streets or utilities are not available at the boundary of the proposed subdivision, the Village Board, shall require, as a prerequisite to approval of a Final Plat, a Developer's Agreement which shall include assurances that such improvement extensions shall be provided as follows:
 - (1) Extensions of utilities onto the property involved shall be adequate to serve the total development requirements of the service or drainage area. Utilities leaving the property shall be constructed in such a manner as to make their extension practical for servicing the adjacent areas of the service or drainage area and be in conformance with approved Sanitary Sewer Master Plans.

- (2) If the Village Board finds that extensions across undeveloped areas would not be warranted as a special assessment to the intervening properties or as a governmental expense, the subdivider shall be required to obtain necessary easements or rights-of-way and construct and pay for such extensions. Such improvements shall be available for connections by subdividers of adjoining land and the subdivider may contract with adjacent property owners and/or subdividers of adjacent land for reimbursement of the oversize and/or off-site improvements constructed. Alternatively, the Village Board may enter into a Developer's Agreement with the subdivider which includes off-site extension.
- (c) **Lift Stations and Forcemains.** Where sanitary sewer lift stations and forcemains are required to lift sewage to the gravity system, the subdivider shall have plans, profiles and specifications prepared for the installation of such facilities. The installation, inspection, supervision and engineering fees for lift stations and/or the subdivider shall pay for forcemains unless otherwise determined and agreed upon by the Village Board. Lift stations and forcemains shall be installed in conformance with the Sanitary Sewer Master Plan.

Sec. 7.8. Nonresidential Subdivisions.

- (a) **General.**
 - (1) A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Village and shall conform to the proposed land use standards established in the Comprehensive Plan, official map and Kronenwetter Zoning Ordinance.
- (b) **Standards.** In addition to the principles and standards in this Ordinance, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Village that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be

observed:

- (1) Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- (2) Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- (3) Special requirements may be imposed by the Village with respect to street, curb, gutter and sidewalk design and construction.
- (4) Special requirements may be imposed by the Village with respect to the installation of public utilities, including water, sewer and stormwater drainage.
- (5) Every effort shall be made to protect adjacent residential areas from potential nuisances from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for permanently landscaped buffer strip when necessary.
- (6) Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.