

AMENDED AND RESTATED ROAD ORDINANCE

Town of Little Suamico
Oconto County, Wisconsin

January 2026

Town of Little Suamico Road Ordinance

AN ORDINANCE to establish street and/or road right-of-way standards including, but not limited to, width, materials of construction, grades, drainage, and names.

The Town Board of the Town of Little Suamico, Oconto County, being duly authorized under Section 60.20(27), Statutes, does ordain as follows:

All streets and roads hereafter constructed in the Town of Little Suamico shall be constructed in accordance with terms and conditions of a Development Agreement and shall meet all of the requirements as provided in this Ordinance. Failure to do so shall prohibit the Town Board from accepting any portion of such road or street in the Town of Little Suamico and shall prohibit the Town of Little Suamico from expending any funds on said street or road for maintenance purposes.

That all proposed roads and/or existing private roads that are to be dedicated or otherwise given or conveyed to the Town of Little Suamico, and all new road rights-of-way developed in the Town of Little Suamico shall conform to the following:

Article 1 Right-of-Way Width

1.1 The minimum width of a right-of-way in a residential area shall be 66 feet (4 rods). The minimum width of a right-of-way in areas zoned (or petitioned to be zoned) commercial or industrial shall be 80 feet.

1.2 No roads shall terminate without provisions for a cul-de-sac (turn around) with a minimum radius of 50 feet. The paved portion being a single lane with 2 feet shoulders both sides. The total radius of right-of-way being 72 feet.

Article 2 Specifications

2.1 All trees, stumps, brush, boulders and buildings shall be removed from the entire width and length of the right-of-way. None of the same is to be buried in the right-of-way.

2.2 The side slopes in cut and in fill areas shall conform to those shown in Figure 1.

2.3 The centerline grade shall not exceed 7%.

2.4 All side slopes shall be covered with topsoil and seeds with grass and/or clover capable of being within the right-of-way.

2.5 If sand lift is required, a minimum of 8 inches must be used.

Article 3 Roadway Width

3.1 Residential. The driving width of residential roads shall be 11 feet with a shoulder of 2 feet per lane. The total driving width shall be 22 feet.

3.2 Commercial. The driving width of commercial roads shall be 13 feet with a shoulder of 2 feet per lane. The total driving width shall be 26 feet.

Article 4 Roadway Material Specifications

4.1 The driving portion of the roadway shall be surfaced with 12 inches of 1 ¼ inch aggregate crushed base.

4.2 The gradation of the roadway gravel shall conform to Wisconsin Department of Transportation, Division of Highways, Specification 305.

4.3 After gradation, the roadway shall have a bituminous asphalt hot mix application 3 inches deep minimum in residential subdivisions, and 22 feet wide in conformance with the Wisconsin Department of Transportation, Division of Highway Requirements.

4.4 The Developer shall include a bid, letter of credit, and Improvement list and cost estimate as established through execution of a Development Agreement between the Town and Developer. The Town may require additional asphalt or base material depending on road function and average daily traffic. Any modifications to the asphalt surface or base requirement will be determined prior to execution of a Development Agreement.

Article 5 Roadway Drainage

5.1 Water Accumulation. The road shall not impede the general flow of surface water or stream water in any unreasonable manner so as to cause either an unnecessary accumulation of waters flooding or water soaking uplands, or an unreasonable accumulation and discharge of surface waters flooding or water soaking lowlands.

5.2 All roads intersecting other roads shall have a minimum of a 24-inch culvert. Larger culverts may be required at the discretion of the Town Board. Culverts shall extend 1 foot beyond the toe of the shoulder slope.

Article 6 Road Names

6.1 The name of a Town road shall be submitted to and subject to approval by the Town Board and the Property Listing Office for Oconto County.

Article 7 Road Signs

7.1 All stop signs, traffic control signs and road name signs shall be erected and maintained by the Town Board. Any of the above signs required for a recorded subdivision or similar development shall be paid for by the developer and not the Town.

Article 8 Right-of-Way Description

8.1 All rights-of-way shall be a part of a recorded subdivision or recorded as Certified Surveys, with all survey irons in place.

8.2 All rights-of-way shall be dedicated to the Town for Town road purposes regardless of whether or not said rights-of-way are included in a recorded subdivision or Certified Survey Map.

Article 9 Roads in Subdivisions

9.1 The Developer shall enter into a Development Agreement with the Town to ensure town road standards and specifications are met.

9.2 The Town Board shall not approve any subdivision unless and until the Subdivider has posted financial security (cash or irrevocable letter of credit) meeting approval of the Town Board as a guaranty that all road improvements will be made in accordance with the Development Agreement. Such financial security shall be in an amount of 120% of the estimated cost of said improvements.

9.3 All subbase improvements shall be completed within one year after the effective date of the Development Agreement. Final surface application/paving shall occur within two years of the effective date of the Development Agreement. If Developer is unable, for reasons beyond its reasonable control, to complete the road improvements within the allotted time period, the Town, at its sole discretion, may allow Developer an additional period of time to complete the improvements.

9.4 Area Development Plans (ADP) shall be submitted by the Subdivide to display the potential for road connectivity. The Area Development Plans shall consist of a map that displays the potential layout and connectivity of roads on parcels adjacent to a permanent or temporary cul-de-sac.

9.5 The Subdivider shall comply with the following minimum requirements regarding vehicular exits:

9.5.1 The Subdivider shall provide each subdivision with a minimum of two independent vehicular exits from the subdivision to the adjoining public or approved private road(s).

9.5.2 The independent vehicular exits shall be located such that if one becomes obstructed (e.g., due to accident, snow, fire, etc.), the alternate exit will provide safe, direct access for emergency services and resident egress.

9.5.3 The second exit may be constructed as a full-width public road meeting Town standards or, where specifically approved by the Town Board (upon recommendation from the Town Engineer and local Fire chief) the second exit may follow more relaxed standards provided that in the judgment of the town it remains capable of emergency vehicle access, turning capability, and is constructed of an all-weather surface.

9.5.4 In limited circumstances (for example, in appropriate circumstances involving phased development), the Town may allow interim use of only one access if the Subdivider demonstrates to the satisfaction of the Town that the second exit will be constructed within a specified timeframe and that adequate interim safety measures have been provided (e.g., improved turnaround, fire lane, restricted lot counts) sufficient to protect public safety. The Development Agreement shall provide a deadline and financial security for the construction of the second exit.

9.5.5 Independent vehicular exits shall be constructed to meet the following minimum standards (unless Town establishes stricter standards in the Development Agreement):

9.5.5.1 Minimum paved width of: See Article 3

9.5.5.2 Minimum turning radius at entrance of 25'

9.5.5.3 Minimum roadway grade of 0.50%

9.5.5.4 Minimum sight distance from centerline of exit onto public road of 150 feet in each direction.

9.5.5.5 Roadway surfaces shall be all-weather, paved, or similarly engineered to support emergency vehicles year-round.

9.5.5.6 Drainage, signage, lighting, and maintenance responsibility shall be addressed in the Development Agreement.

9.5.5.7 The second exit shall be properly maintained by the Subdivider until formally accepted by the Town (if ever).

9.6 The Town shall not grant final plat approval, record the plat, or issue building permits for lots within the subdivision until the requirements of this Ordinance are met or until a binding Development Agreement guaranteeing them has been executed.

Article 10 Cul-de-sacs

10.1 Proposed roads shall extend to the boundary lines of the tract being divided. In the event the proposed roadway cannot be connected to an existing road, such roads shall terminate with a temporary cul-de-sac (turnaround) of 72 feet right-of-way radius and a roadway pavement of not less than 50 feet in radius.

10.2 the unrestricted use of cul-de-sacs or courts will not be acceptable, in particular, cul-de-sacs and courts designed to simply meet minimum frontage requirements and maximize the number of parcels within a subdivision will not be accepted.

10-3 Cul-de-sacs shall be restricted within the Town in order to promote connectivity between subdivisions, and to allow for the efficient delivery of Town services, such as snowplowing, garbage pick-up, emergency calls, and bus routing.

10-4 The Town Plan Commission or Town Board may allow a permanent cul-de-sac upon review of an Area Development Plan (ADP) and determination that a through road is not desirable due to the presence of wetlands, topography, or other physical conditions.

10-5 At such time as a private party seeks to extend a Town road from a cul-de-sac on an existing Town road, that party shall comply with all other provisions of this Ordinance and in addition thereto shall work with the Town to abandon the existing cul-de-sac. The private party shall pay all costs of abandonment, including, but not limited to, the following: surveying, site preparation, landscaping, and legal costs. Legal title to any abandoned cul-de-sac shall revert to the adjoining landowners.

Article 11 Effective Date

11.1 This Ordinance shall take effect upon passage and publication.

Dated this 12th day of January 2026.

TOWN OF LITTLE SUAMICO

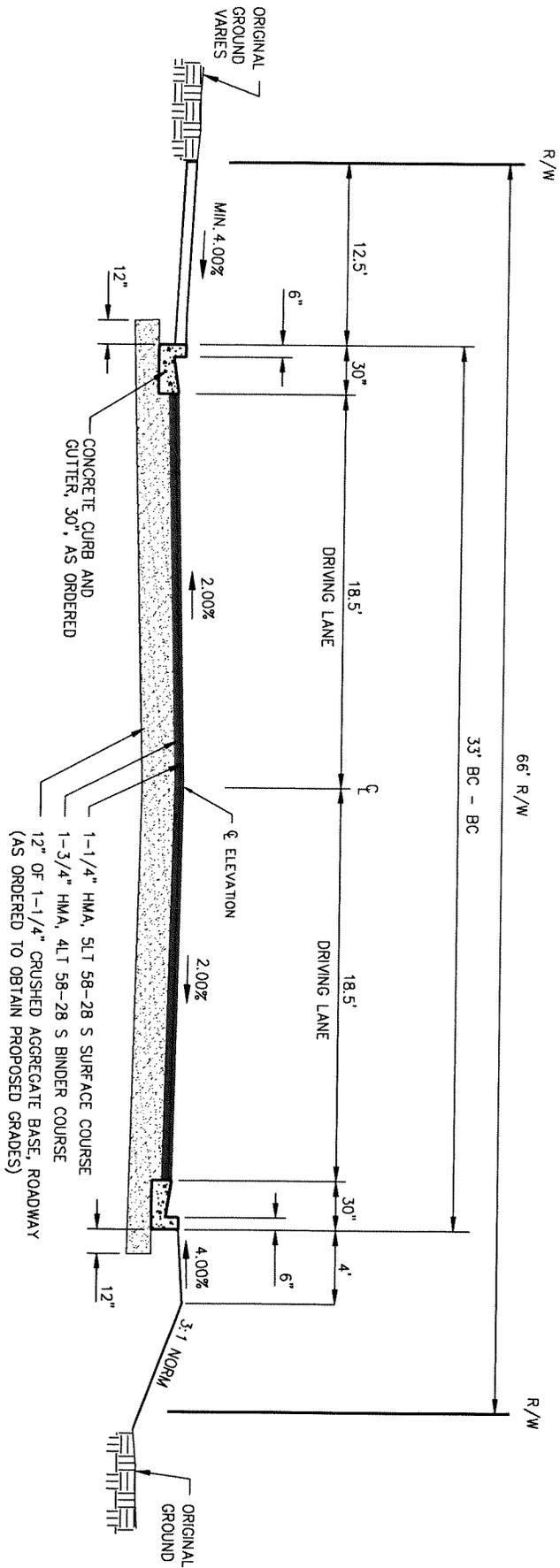


Town Chairperson

Attest:



Town Clerk



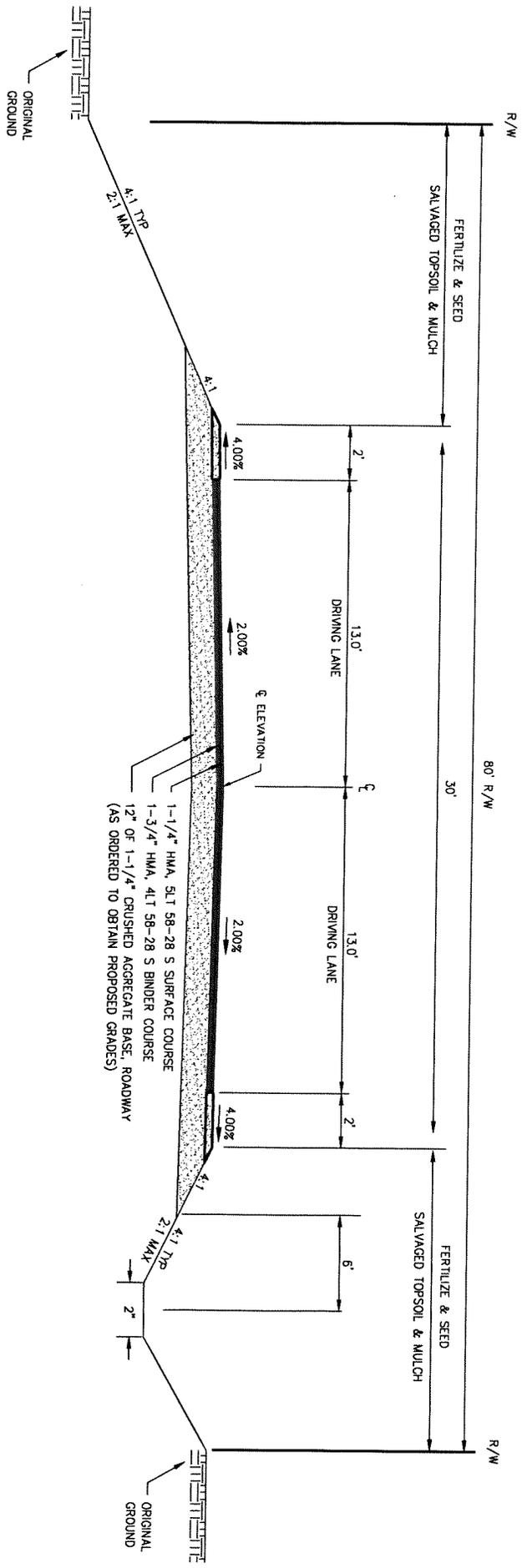
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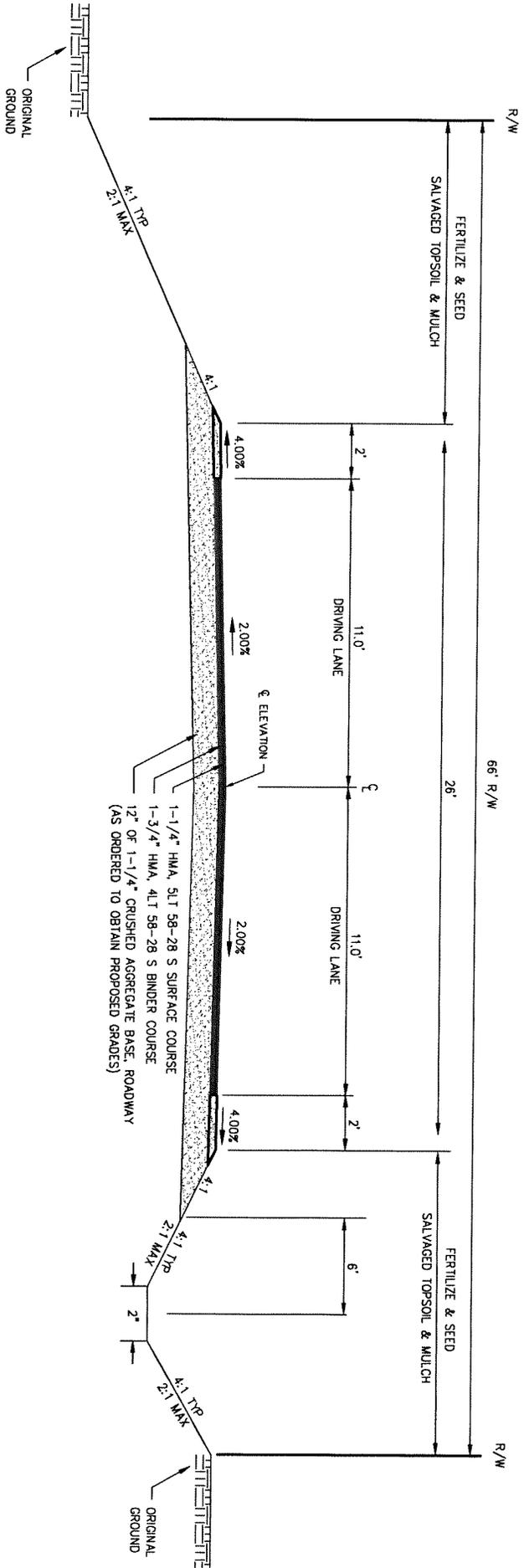
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