

TOWN OF RICHMOND
ORDINANCE NO. 2021-1

Required Road Design Standards; County Standards.

Whereas, St. Croix County is no longer enforcing most lot access standards and road design standards currently within St. Croix County Ordinance Chapter 13, Land Division, and

Whereas, authority to require public improvements is reserved only for cities, towns, and villages.

Therefore, the Town of Richmond resolves the following:

1. The St. Croix County Land Division Ordinance (Chapter 13) is comprehensive in character and contains many required design standards regarding, but not limited to, streets, lot and block design, and drainage systems. The Town of Richmond will continue to enforce the requirements as written, with the following exceptions:
 - a. The Town requires a roadway width of 22-feet paved surface (two 11-foot lanes) along with 3-foot shoulders on each side for a total roadway width of 28-feet.
 - b. The asphalt thickness shall be a minimum of 3-inches, the aggregate base thickness shall be a minimum of 6-inches of crushed and compacted limestone, and 12-inches of granular subbase coarse (or to a depth as certified by a geotechnical engineer).
2. Notwithstanding anything else contained in the St. Croix County Land Division Ordinance (Chapter 13) or the Town of Richmond Ordinances, no new lot shall be approved that does not have road access as specified in this ordinance.
 - a. Each new lot shall front on, and have direct access to, a public road; provided, however, lots existing as of the adoption of this Ordinance may, instead of a public road frontage, have recorded legal access via easement to a public road. For clarity, new lots may not be created with access to a public road via easement.
 - b. All new lots or parcels shall have a minimum of 66 feet of road frontage, however, a new lot or parcel on the bulb of a cul-de-sac or loop end of a loop road shall have a minimum of 33 feet of road frontage.
 - c. Each lot shall have a driveway access that connects the contiguous building area to the road from which the lot takes access. The applicant shall demonstrate that the driveway access shall not disturb wetlands, ponds, lakes, other sensitive areas and slopes 25 percent and greater that existed prior to concept review.
 - d. Any private road existing prior to the effective date of this ordinance that had served two or more lots or parcels shall be brought up to Town road standards, as provided within this ordinance, and dedicated in its entirety if any additional lots or parcels will take access from the private road.

Adopted this ____ day of _____, 2021 by a vote of ____ yes, and ____ no.

Signatures:

Gary Knutson, Town Chair

Attest: Pat Earley, Town Clerk