

Driveway Requirements: Shared and Long Residential

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Town of Middleton

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The following requirements shall be followed for residential driveways in excess of one hundred feet (100') in the Town of Middleton as measured from the edge of street pavement to the face of the residential structure. The face of the residential structure is also known as the driveway termination point.

A. Materials

1. The travel lane must have a depth of at least six (6) inches of two (2) inch sized crushed stone on the roadbed, covered with an additional two and one-half (2 ½) inches of three-quarter (¾) inch gravel or hard-surface such as asphalt or concrete.
2. Any portion of a driveway travel lane located in a right-of-way shall be constructed in accordance with the Town Driveway ordinance and in compliance with any other Town policies.

B. Grade

1. The maximum grade of private residential driveways shall be ten (10) percent. This will include area both inside of and outside of the public right-of-way.
2. The maximum slope for areas adjacent to the driveway resulting from driveway construction should be no more than one (1) foot of vertical rise in each four (4) feet within public right-of-ways when the posted speed limit is less than 45 mph. When posted speeds exceed 45 mph, the maximum slope resulting from driveway construction should be no more than one (1) foot of vertical rise in each six (6) feet within public right-of-ways.

C. Turning Radii

1. Curves in the driveway shall have an inside radius of no less than twenty five (25) feet and an outside radius of no less than forty five (45) feet as required for vehicles of forty five (45) feet in length, which would have similar characteristics to fire vehicles serving the Town of Middleton.

D. Travel Lane

1. Long residential driveways in excess of one hundred (100) feet shall be constructed with one of the following two options:
 - a. The width of pavement or crushed stone shall be twenty (20) feet for the entire length of the driveway, or
 - b. The width of the pavement or crushed stone shall be twelve (12) feet wide and for each three hundred (300) feet of driveway, there shall be at least one section that is fifty (50) feet in length that is twenty (20) feet in width, to allow for the safe passage of meeting vehicles.

E. Turnarounds

1. All driveways over one hundred fifty (150) feet in length shall additionally demonstrate that a vehicle of up to forty five (45) feet in length can safely reverse direction within one hundred (100) feet from the termination point. The intent of this turnaround is to serve as a point of staging set-up for emergency service apparatus. This turnaround shall be built to one of the standards identified in (E)(3) below.
2. In addition to the set-up standards outlined above, all driveways in excess of three hundred (300) feet in length shall provide a second turnaround and demonstrate that a vehicle of up to forty-five (45) feet in length can safely reverse direction within two hundred (200) feet from the driveway termination point. This turnaround shall be built to one of the standards identified in (E)(3) below.
3. All turnarounds shall be constructed to one of the following standards:
 - a. A cul-de-sac with a minimum diameter of seventy (70) feet.

- b. A forty-five (45) degree wye with a minimum length of sixty (60) feet per side and minimum width of twenty (20) feet.
- c. A ninety (90) degree tee with a twenty eight (28) foot radius, minimum length of sixty (60) feet per side, and a minimum depth of twenty (20) feet.
- d. Refer to Attachment A for exhibits of these standards.

F. **Clear Zone**

- 1. A volume of three (3) feet of width on each side of the travel lane and thirteen and one-half (13.5) feet in height shall be cleared and continuously maintained along the entire length of driveway in order to permit the safe passage of emergency vehicles. In cases where such clearing would be environmentally damaging, the Town of Middleton may approve a smaller clearance volume dimension provided that it will not prevent or interfere with emergency service or create a safety hazard.

G. **Sight Distance**

- 1. Sight distance at the intersection of the driveway and street should be higher for higher speed limits. Three hundred feet is adequate for speeds less than 35 mph. However, the required sight distance will be increased for higher speeds as follows:

2. <u>Posted Speed</u>	<u>Minimum Required Sight Distance</u>
35 mph or less	300 feet
40 mph	325 feet
45 mph	350 feet
50 mph	400 feet
55 mph	450 feet

H. **The following requirements shall be followed for all shared residential driveways in the Town of Middleton:**

- 1. All items listed in the requirements for long residential driveways greater than one hundred (100) feet in length, as outlined in (D)(1) above.
- 2. The Town of Middleton shall not be party to shared driveway agreements for items outside of the dedicated right-of-way. However, the Town shall be party to those portions within the right-of-way. If the Town identifies deficiencies for the portion in the right-of-way, the Town Clerk shall notify the property owners in writing, describing the conditions, stating the steps necessary to correct the conditions and establishing a reasonable timeframe within which the corrective steps shall be taken. In the event that effective steps are not taken within the time specified, it shall be lawful for the Town to abate these conditions to the extent necessary to ensure compliance with the foregoing requirements. The costs of such corrective measures shall be assessed to the owners of the properties.
- 3. For shared driveways that access more than two lots, the required width of the driveway at the right-of-way shall be twenty-two (22) feet and will increase to twenty-eight (28) feet wide at the pavement edge of the roadway. The driveway shall be constructed of asphalt inside the right-of-way.
- 4. Shared driveway agreements shall be recorded with the Dane County Register of Deeds for every shared driveway. Such agreements shall detail rights and responsibilities of each benefiting property, including the sharing of expenses for initial installation and/or maintenance, snow removal, vegetation management, etc.

I. **Process for approving shared driveways and long residential driveways in excess of one hundred (100) feet in length.**

- 1. Upon receipt of a driveway permit application, the Town Building Inspector will forward a copy to the Town Engineer. The Town Engineer shall submit a letter of approval, approval with conditions or denial to the Town Building Inspector. The Town of Middleton shall issue a driveway permit only after all conditions placed on the applicant by the Town Engineer are met.

J. **Fee**

Applicant shall deposit \$1,000 with the driveway application. The Town will retain this minimum fee for review as indicated on the Town Fee Schedule. However, the actual fee may be higher than the minimum and will be based on actual cost incurred by the Town.

If the costs begin to approach, \$1,000, the Applicant shall make an additional \$1,000 deposit.

After the driveway is constructed and the Town verifies that permit conditions have been met, any unused deposit shall be returned to the Applicant. However, in no case shall the Town return any portion of the minimum review fee noted on the Town Fee Schedule.

K. **Variance Disclaimers**

Applicants are required to discuss their proposals with Town Staff and the Middleton Fire District if any requirements contained herein cannot be met. Town Staff and the Middleton Fire District will provide guidance to help Applicant meet these requirements or minimize the variance from them.

Applicant acknowledges that, regardless of the driveway slope, width, configuration, etc., there may be times when emergency vehicles may be unable to serve a particular site due to rain, snow, ice, tree limbs, etc.

Specific requests for a variance to the maximum driveway grades shall be reviewed under the following guidelines:

1. The Town can approve a variance on maximum slope to 12% if the Town determines the proposed grade is necessary. At 12%, there is a reasonable expectation that the driveway will be safe and accessible to emergency vehicles.
2. The Town can approve a variance on maximum slope from 12% to 15% if the Town determines the proposed grade is necessary and provided the Applicant/Owner holds the Town and Fire District harmless and indemnifies the Town and Fire District from any problems associated with a steeper driveway which inherently creates greater risk that emergency vehicles may not be able to serve the site from time to time.
3. Slopes greater than 15% will not be considered.