

TOWN OF MOSEL

SHEBOYGAN COUNTY, WISCONSIN

EST. 1853

W982 County Road FF
Sheboygan, WI 53083-5136
Phone: (920) 565-3700
Fax: (920) 565-2677
e-mail: townofmosel@wi.rr.com

RIGHT-OF-WAY REQUIREMENTS IN THE TOWN OF MOSEL

The Town of Mosel has a number of requirements regarding activities that can occur in the Town right-of-way. Following is an explanation of a number of these town requirements.

What is Town right-of-way?

Typically, the Town right-of-way describes a 66 foot swath of land deeded over to the Town for the purpose of constructing and maintaining a road. Generally, the Town road goes down the middle of this swath, and the Town right of way extends 33 feet each direction from the center line of the road.

What is the purpose of this right-of-way?

The primary purpose of right-of-way is to provide land upon which a road will be built. In most cases, the Town will construct ditches alongside the road. Ditches serve a number of purposes:

1. Maintain a dry road bed. Ditches allow water to drain away from the roadbed. Permitting a saturated roadbed for an extended period of time weakens the road.
2. Catch and collect snow. Snow is plowed into the ditch adjacent to a Town road, allowing it to be held until it melts and the water is carried away. Ditches also have the purpose of stopping and collecting blowing snow, thus preventing hazardous driving conditions. For this reason, Town ordinances limit the length of culverts and specify the minimum distance between culverts.
3. Provide drainage from saturated adjacent lots or fields. After severe rainstorms, there is often standing water on residents' property. One purpose of a ditch is to allow this water to drain out of the yards and fields and work its way to nearby waterways or ponds.
4. Create clear sight lines for motorists.
5. Create a safety barrier in case of accidents.
6. Provide passageway for public utilities. Telephone and utility poles are also allowed in the Town right-of-way subject to obtaining prior approval from the Town.

Can residents construct anything in Town right-of-ways?

Any construction activity in the Town right-of-way requires prior permission from the Town. In most cases, this construction activity would relate to driveways. The Town has several ordinances relating to the width of the driveway (16 to 24 feet), the length of a culvert, if one is required, (< 30 feet) and the type of material that can be used when a driveway crosses the Town right-of-way to attach to the adjacent road. An administrative building permit is required prior to the installation of a driveway in the Town right-of-way.

The Town also allows residential mailboxes to be placed in the right-of-way. These mailboxes shall be constructed in such a manner that they would cause minimal damage to a vehicle if there was an accident. The mailbox posts must be placed on the outermost edge of the road shoulder.

Some decorative landscaping immediately adjacent to the driveway culvert is allowed in order to stabilize and protect the embankment. However, this landscaping cannot be higher than the abutting driveway and shall not extend beyond the culvert.

What do I need to do if I would like to have something done in the right-of-way at the edge of my property?

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2. Catch and collect snow. Snow is plowed into the ditch adjacent to a Town road, allowing it to be held until it melts and the water is carried away. Ditches also have the purpose of stopping and collecting blowing snow, thus preventing hazardous driving conditions. For this reason, Town ordinances limit the length of culverts and specify the minimum distance between culverts.
3. Provide drainage from saturated adjacent lots or fields. After severe rainstorms, there is often standing water on residents' property. One purpose of a ditch is to allow this water to drain out of the yards and fields and work its way to nearby waterways or ponds.
4. Create clear sight lines for motorists.
5. Create a safety barrier in case of accidents.
6. Provide passageway for public utilities. Telephone and utility poles are also allowed in the Town right-of-way subject to obtaining prior approval from the Town.

Can residents construct anything in Town right-of-ways?

Any construction activity in the Town right-of-way requires prior permission from the Town. In most cases, this construction activity would relate to driveways. The Town has several ordinances relating to the width of the driveway (16 to 24 feet), the length of a culvert, if one is required, (< 30 feet) and the type of material that can be used when a driveway crosses the Town right-of-way to attach to the adjacent road. An administrative building permit is required prior to the installation of a driveway in the Town right-of-way.

The Town also allows residential mailboxes to be placed in the right-of-way. These mailboxes shall be constructed in such a manner that they would cause minimal damage to a vehicle if there was an accident. The mailbox posts must be placed on the outermost edge of the road shoulder.

Some decorative landscaping immediately adjacent to the driveway culvert is allowed in order to stabilize and protect the embankment. However, this landscaping cannot be higher than the abutting driveway and shall not extend beyond the culvert.

What do I need to do if I would like to have something done in the right-of-way at the edge of my property?

The first thing to do is contact the Town of Mosel Clerk-Treasurer for an administrative building permit. This must be done before you enter into any contractual agreement. The Clerk-Treasurer will discuss your proposed project with you, explain the costs of the permit, and point out any Town ordinances or state statutes that might pertain.