

ZOrd. 0001-19 – Ch. 114 Surface Drainage

To amend Chapter 114 – Zoning of the Municipal Code of the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: To amend section 114-1 (b) of Chapter 114, by adding the following definitions where alphabetically appropriate:

Available storm sewer means storm sewer which is in the street, alley or easement right-of-way that is directly adjacent to the property to be served.

Direct connection means a mechanical connection to the public storm sewer system by an underground private storm sewer system.

Impervious surface means a horizontal surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by rainwater. It includes, but is not limited to, semi-impervious surfaces such as compacted gravel or clay, as well as streets, roofs, sidewalks, parking lots and other similar surfaces.

Private storm sewer means a storm sewer owned by a private party, and located on private property or in the public right-of-way by permit; and that carries stormwater, surface water, drainage, unpolluted industrial water discharges, such as cooling and air conditioning water, but excludes sewage.

Public nuisance means any downspout, sump pump, or other clear water source that discharges onto any area (public or private) that serves vehicular or pedestrian traffic and is deemed to be a safety hazard by the commissioner of public works or the chief building inspector.

Public storm sewer means a storm sewer owned by the city, and located in the right of-way, utility easement, or prescriptive easement on private property; and that carries stormwater, surface water, drainage, unpolluted industrial water discharges, such as cooling and air conditioning water, but excludes sewage.

Part 2: To amend section 114-739(a) of Chapter 114, Surface drainage by repealing and recreating it to read as follows:

(a) Prior to the granting of a building permit for new construction or additions (except single or two family lot additions), and effective for all building permits issued after January 1, 1989, all applicants shall submit to the chief building inspector as part of the permit application a site drainage plan. Site drainage plans shall be routed to the city engineer, city development and department of public works for review prior to approval.

Part 3: To amend section 114-739(b) of Chapter 114 Surface drainage by repealing and recreating it to read as follows:

(b) All site drainage plans shall include or abide by the following:

(1) A stamp or certificate of approval by a registered land surveyor or a professional engineer licensed in the State of Wisconsin.

(2) The site drainage plan shall be drawn to scale with the scale size and north arrow indicated on the plan.

(3) The location of the new structure or addition on the plan with lot and structure dimensions.

(4) All driveway locations, parking areas, and other paved areas shown and dimensioned.

(5) Existing and proposed grade at all lot corners and all proposed site contours.

(6) Existing sidewalk grades and/or curb grades or street centerline grades.

(7) Proposed yard grades at all building corners of the proposed structure.

(8) Proposed first floor building elevation.

(9) Proposed truck loading dock locations and elevations.

(10) Existing grades at grade level of existing buildings on all adjacent properties and first floor elevations.

(11) Existing grades at the top and bottom of any significant topographic feature such as a ditch, ravine or slope or within 25 feet of the lot line.

(12) All elevations are to be in United States Coastal and Geodetic and Stat Survey Datum.

(13) Indications as to how drainage will be conveyed and the ultimate disposition of all storm water shown including downspouts, sump pumps, catch basins, yard drains, loading dock trench drains and all on-site private storm sewer lines.

(14) Adherence to City of Racine storm sewer policies.

Part 4: To renumber the (current) section 114-739 (c) of Chapter 114 as “114-739 (d)”.

Part 5: To create the (new) section numbered 114-739 (c) of Chapter 114 to read as follows:

(c) City of Racine storm sewer policies.

All sites which include over 10,000 square feet of total impervious surface (total to include existing and proposed areas) shall be designed to convey the storm water drainage to the public storm sewer system (where available), river, lake or other accepted drainage facility by making a direct connection.

When a storm sewer is not available, the city can be petitioned to extend the existing public storm sewer system to any property development that is required to make a direct connection. If the extension of the public storm sewer system is deemed to be not in the public interest, the city may permit overland surface drainage under the condition that the flow shall be directed to the city street or other accepted drainage facility without crossing any adjacent property lines.

When a direct connection to the public storm sewer is required, all downspouts, sumps pumps, or other clear water sources shall be mechanically connected to a private storm sewer line or as directed by the city engineer, building inspector or plumbing inspector.

Site runoff calculations and private storm sewer line design shall be prepared by a professional engineer licensed in the State of Wisconsin and made available to the city upon request. If public storm sewer is not of adequate size or deemed by the city engineer to be non-compliant with the post- construction stormwater management plan in accordance with Chapter 98, Article VII, the city can require on-site storm water retention.

The property owner shall be responsible for the cost of all private storm sewer lines including the connection to the public storm sewer system.

Sites, which include less than 10,000 square feet of total impervious surface, may not necessarily be required to convey the storm water drainage to the public storm sewer system. However, where the overland drainage causes a public nuisance, the city may require a direct connection to the public storm sewer system.

The City of Racine shall require an erosion and sediment control plan in accordance with Chapter 98, Article VI, which shall be available for all site drainage plans, submitted for approval.

The City of Racine may require a post construction stormwater management plan in accordance with Chapter 98, Article VII, which shall be available for all site plans, submitted for approval.

Part 6: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A