

Ordinance XX-18

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: Amend section of Chapter 114, Section 114-1 (b) 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 all surfaces incapable of penetration by moisture including Portland cement, Bituminous concrete, and structural roofing materials.

Private storm sewer means a storm sewer line built on private property whose function is to pick up downspouts, sump pumps, and other clear water sources and convey the water by means of an underground system to the public storm sewer, river, lake, or other accepted drainage facility.

Public nuisance means any downspout, sump pump, or other clear water source whose flow could discharge onto any area (public or private) that serves vehicular or pedestrian traffic.

Public storm sewer means a City of Racine storm sewer whose systems are designated to convey storm water which would drain from upstream lands as a result of a storm which could be expected to occur in ten (10) years.

Part 2: Amend section of Chapter 114, Section 739, Surface drainage by repealing and recreating 114-739 (a) with the following text:

114-739 (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, the applicant shall submit to the chief building inspector a site drainage plan which shall be in sufficient detail to assure that the following conditions will be met.

Part 3: Amend section of Chapter 114, Section 739, Surface drainage by repealing 114-739 (b) and replacing it with the following:

114-739(b) Review process and submittal requirements.

- (1) Site drainage plans shall be submitted to the building inspector as part of an application for a building permit.
- (2) The site drainage plans shall be routed by the building inspector to the city engineering department, the department of city development planning division, and the department of public works for review.
- (3) On said site drainage plans each department will record their comments within three working days of the plans submittal to the building inspector.
- (4) The following items of information are required to be shown or indicated on the site drainage plans which have been submitted for review:
 - a. The plan shall be submitted and stamped by a registered land surveyor or professional engineer.
 - b. The site drainage plan shall be drawn to scale with the scale size and north arrow indicated on the plan.
 - c. The location of the new structure or addition on the plan with lot and structure dimensions.
 - d. All driveway locations, parking areas, and other paved areas shown and dimensioned.
 - e. Existing and proposed grade at all lot corners and all proposed site contours.
 - f. Existing sidewalk grades and/or curb grades or street centerline grades.
 - g. Proposed yard grades at all building corners of the proposed structure.
 - h. Proposed first floor building elevation.
 - i. Proposed truck loading dock locations and elevations.
 - j. Existing grades at grade level of existing buildings on all adjacent properties and first floor elevations.

- k. 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.
- l. All elevations are to be in United States Coastal and Geodetic and Stat Survey Datum.
- m. 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.
- n. Adherence to City of Racine storm sewer policies.

Part 4: Renumber 114-739 (c) to be 114-739 (d).

Part 5: Recreate 114-739 (c) with the text as follows:

114-739 (c) City of Racine storm sewer policies.

- (1) 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.
- (2) 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 of other accepted drainage facility without crossing any adjacent property lines.
- (3) 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 where they are considered to be an on-site public nuisance or as directed by the city engineer, building inspector or plumbing inspector.
- (4) Site runoff calculations and private storm sewer line design shall be made available to the city upon request. If public storm sewer is not of

adequate size or is in the best interest of the City of Racine, on-site storm water retention can be required.

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

- (6) 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 or it is in the best interest of the city, a direct connection to the public storm sewer system may be required.

- (7) The City of Racine may, upon request, ask for a site erosion control plan, which shall be available for all site drainage 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.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A