

Chapter 15.26
Storm Water Retention and
Storm Drainage Systems

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15.26.010 Finding and declaration of purpose.

The village board finds that urbanized land uses accelerate the process of runoff in the waters of the village of Oakfield and its environs. Therefore, it is declared to be the purpose of this chapter to control and minimize storm water runoff increases and thereby preserve the natural resources, control floods, protect the quality of public waters, protect and promote the health, safety and general welfare of the people of the village of Oakfield. (Ord. dated 8/13/97 [part])

15.26.020 General provisions.

This chapter applies to the use of lands within the incorporated boundaries of the village or subject to the village’s land use control under a joint zoning agreement. (Ord. dated 8/13/97 [part])

15.26.030 Definitions.

For the purpose of this chapter, the terms are defined as follows:

“Development” means the construction of agricultural, residential, commercial, industrial, public, or institutional buildings, other than accessory structures, or the expansion of such buildings, wherein the expansion

exceeds fifty (50) percent of the square footage of the existing structures on the premises. Excluded are parking facilities and structures.

“On site retention” means the temporary detaining or storage of storm water in reservoirs under predetermined and controlled conditions, with the rate of discharge there from regulated by installed devices.

“Runoff” means the portion of rainfall, melted snow, or irrigation water that flows across the ground surface.

“Storm water runoff” means the water derived from rains falling within a tributary drainage basin, flowing over the surface of the ground, or collected in channels, water courses, or conduits.

“Two year and one hundred year storms” means those rain storms of varying durations and intensities that have a fifty percent and one percent chance, respectively, to occur in any given year.

“Two year and one hundred year storm runoffs” means the storm water runoffs from these respective storms (Ord. dated 8/13/97 [part])

15.26.040 Storm drainage requirements.

A. Development on public and private lands shall be subject to on-site detention and runoff control of storm water if:

1. The land development activity will be a development having a gross aggregated area of three acres or more.

2. The land development activity will be a development having a gross aggregated area of at least one acre, but less than three acres, having fifty (50) percent or more of the area as impervious surfaces, including roads, buildings, parking facilities and other improvements, or

3. In the opinion of the director of public works or designee, the runoff from the development will exceed the safe capacity of the existing drainage facilities, or cause undue ditch erosion, or increase water pollution by scour and transport of particles,

or endanger the downstream property.

B. Peak runoff shall be calculated using the following standard procedures:

1. Rational method;
2. Hydrology for small watersheds, SCSC (TR-55);
- (3) Wisconsin Administrative Code.

C. Clear water wastes shall be as defined in the Wisconsin Administrative Code.

D. The post development peak runoff from a two-year storm up to and including a one-hundred (100) year storm from the development area shall not exceed the predevelopment peak runoff from a two-year storm from the development area.

E. Where onsite detention is used for runoff control, the detention facility shall safely contain the runoff volume to attenuate the peak discharge from up to and including a one-hundred (100) year storm as outlined in section 15.26.040D. Runoff in excess of the one-hundred (100) year storm must be safely passed.

F. Plans, hydrologic and hydraulic computations for all structural or nonstructural measures or other protective devices to be constructed in connection with the proposed work shall be submitted and shall include:

1. Predevelopment and post-development runoff computations at all structural and nonstructural measures and computations at the point of discharge from the site location for all required storm events; and

2. The storm event frequency discharge rates in cubic feet per second upon which the design of plans for the site location is based; and

3. Provisions to carry runoff to the nearest adequate outlet; and

4. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least thirty (30) feet wide and extend at least twelve (12) feet from the high water mark of a storm channel or basin.

5. Documentation of perpetual maintenance and control;

6. Certification by a professional engineer, registered in the state of Wisconsin, that states that the

plans as submitted will meet or exceed the requirements as outlined in this chapter.

G. The developer shall be required to prepare plans for reducing or detaining peak discharges and such plans will be reviewed by the village engineer and the director of public works. Compliance with Chapter NR 116, Wisconsin Administrative Code, shall be a factor considered in the review and approval of such plans and computations.

H. Approval of plans and calculations shall be by the director of public works or designee. (Ord. dated 8/13/97 (part))

1526.050 Application and issuance of permits.

A. Permit Required—Procedure and Fee.

1. Unless specifically excluded by this chapter, no owner, occupant or user may undertake an activity subject to this chapter without receiving a permit from the public works committee. Each owner, occupant or user desiring to undertake a regulated activity subject to this chapter shall submit an application for a permit, together with the required fee, if any, and all plans and computations required by this chapter to the director of public works. The village board may set a fee for such permit by ordinance.

2. The building inspector shall not issue any building permit for a covered activity unless the permit required by this chapter has been issued.

3. No permit fee shall be assessed against public and institutional lands.

B. All permits under this chapter shall be issued subject to the following conditions and requirements:

1. The permittee, property owner or occupant shall provide and install at their expense all drainage and runoff control improvements required by this chapter and the permittee, property owner or occupant shall provide perpetual maintenance of such runoff control improvements. Said maintenance shall include normal operational maintenance of all physical facilities, clean up of debris and litter and elimination of standing water within a reasonable time after cessation of a storm.

2. The director of public works or designee may enter onto land regulated by this chapter

prior to permit issuance for the purpose of determining whether to approve the permit, and after permit issuance to determine compliance with this chapter. (Ord. dated 8/13/97 (part))

15.26.060 Violation—Penalty.

Any person, firm, company or corporation, whether a permittee, property owner or occupant of the premises, who fails to comply with any of the provisions of this chapter, shall be subject to the penalty provisions of Section 8.44.060. Each day that a violation exists or continues shall constitute a separate offense. (Ord. dated 8/13/97 (part))

15.26.070 Appeals.

The village board shall:

A. Hear and decide appeals when it is alleged that there is error in any order, requirement, decision or determination, made by the public works committee or the director of public works or designee.

B. Authorize in specific cases such variances from the terms of this chapter as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this chapter will result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured, and substantial justice done. (Ord. dated 8/13/97 (part))

**Chapter 15.28
Grading and Drainage Regulations**

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15.28.030	Drainage Structures.
15.28.040	Responsibility.

15.28.010 Scope.

This chapter governs new grading and improvements. (Ord. dated 3/9/94 § 8.41)

15.28.020 Grading.

Grading of subdivisions and individual lot areas shall be accomplished which will effectively divert water from buildings and provide for disposal of water from the property to prevent standing water or soil saturation conditions. All areas shall be sloped to lower elevations off the lot or to drainage structures on the lot. For examples of typical grading designs, see Appendix "B" attached to the ordinance codified in this chapter and available in the office of the village clerk/treasurer. (Ord. dated 3/9/94 § 8.42)

15.28.030 Drainage structures.

A. Adequate concrete curb and gutters, subsurface drainageways, drain lines and inlets or other necessary drainage structures shall be installed where stormwater disposal cannot be obtained without their use, or where erosion cannot be prevented by finish grading and planting.

B. Design, construction and installation of drainage structures shall be in accordance with accepted engineering practice.

C. Curb and gutters, subsurface drainageways and drain lines and inlets or other necessary drainage structures shall be connected to adequate outfalls. Permanence and maintenance of off-site drainageways shall be assured by public right-of-way, by easements, or by other acceptable means. (Ord. dated 3/9/94 § 8.43)

15.28.040 Responsibility.

A. Any person creating a drainage problem on another property is responsible for correcting the situation either by surface or underground detention or drainage of his area.

B. It will be the responsibility of the owner or developer to provide adequate detention or drainage facilities to accomplish the objective of these provisions. (Ord. dated 3/9/94 § 8.44)