

## ARTICLE 19 ENGINEERING AND ENVIRONMENTAL STANDARDS

### 490-2400 Site restrictions

- A. Generally.** If the Zoning Administrator determines that a parcel of land, whether vacant, partially developed, or fully developed, contains one or more development constraints that would preclude the normal use of the parcel for a use that is otherwise permitted in the zoning district in which it is located, they may render a written determination that states the best available facts related to the development constraint and other reasoning as may be appropriate. Examples of development constraints include unfavorable topography, rock formations, shallow depth to bedrock, unstable or otherwise unsuitable soils, stormwater runoff, inadequate drainage, high groundwater, or any other constraint that is harmful to the public health, safety, and welfare.
- B. Effect.** Once such a determination has been made, the Zoning Administrator, Building Inspector, or other governmental official or body may not issue a development order or other approval authorizing the development in the area subject to the development constraint.
- C. Reconsideration.** The Zoning Administrator may reconsider their determination at any time and render a new determination if new or additional facts become known or if the facts upon which the determination was made are not accurate.
- D. Appeals.** The property owner has the right to appeal such administrative decision consistent with the procedures and requirements in Article 5.

### 490-2401 Establishment of building grades

Every building hereafter erected, structurally altered, or relocated must be at a grade approved by the City Engineer.

### 490-2402 Groundwater separation

No principal building shall be erected, structurally altered, or relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is less than 3 feet above the highest anticipated seasonal groundwater level.

### 490-2403 Sanitation and water supply

Except for legal nonconforming uses which existed before May 19, 2023, no principal building involving human use or occupancy shall be permitted on a lot unless provision is made and ensured for safe and adequate facilities for water supply and disposal of sewage by means of connection to the public water service and public sewer system.

### 490-2404 Construction site erosion control

All land-disturbing activities authorized by this chapter must comply with the erosion control requirements in Chapter 446 of the municipal code.

### 490-2405 Floodplain requirements

Development authorized by this chapter must comply with the floodplain regulations in Chapter 450 of the municipal code.

**490-2406 Stormwater management**

Development authorized by this chapter must comply with the stormwater management requirements in Chapter 473 of the municipal code.

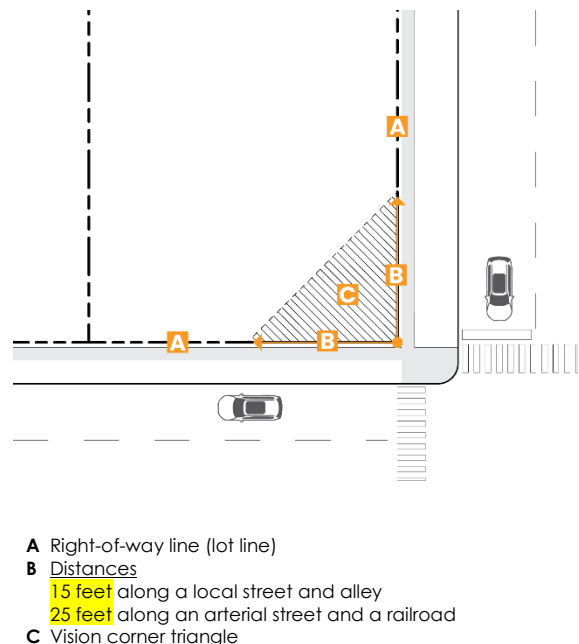
**490-2407 Traffic impact analysis**

- A. When required.** A traffic impact analysis is required when the anticipated number of trips per day of the proposed development at build-out is 500 or more. When the number of trips is 300 or more but less than 500, the City may in its sole discretion require a traffic impact analysis when circumstances warrant such review.
- B. Purpose.** A traffic impact analysis evaluates the adequacy of the existing transportation system to serve the proposed development and determine the expected effects of the proposed development on the transportation system. The traffic impact analysis must provide adequate information for City staff to evaluate the development proposal and to provide recommended conditions of approval in the event approval is recommended.
- C. Preparation.** When a traffic impact analysis is required, the applicant must hire an engineer as approved by the zoning administrator to prepare the report. The approved engineer shall have expertise in transportation planning.
- D. Trip generation rates.** Trip generation rates for various land uses must be based on the manual titled "Trip Generation" (latest edition) published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if it can be shown that the alternative source better reflects local conditions.
- E. Form and content.** A traffic impact analysis must be completed consistent with the most current revision of the Traffic Impact Analysis Guidelines published by the Wisconsin Department of Transportation.

**490-2408 Traffic visibility**

- A. Intent.** Vision corner triangles are established at the intersection of existing and proposed streets, alleys, and railroads to help ensure that motorists
- B.** are able to see pedestrians and cross traffic.
- C. Description.** The vision corner triangle is formed by two lines along the right-of-way for the distances listed in Exhibit 24-1 and a chord connecting the end of those two lines.
- D. Restriction.** Buildings, vehicle parking, fences, signage, berms, retaining walls, dense vegetation, and any other obstructions are not allowed within a vision corner triangle between the heights of 2.5 feet and 7 feet above the mean curb grades. A flagpole, a utility pole, and a single-stem tree (without any branches up to 7 feet), and other similar features, as determined by the Zoning Administrator, are not an obstruction for the purposes of this section

Exhibit 24-1. Vision corner triangle



- E. Exemptions.** All buildings existing within the vision triangle at the time of adoption of the ordinance codified in this section are exempt from the requirements of this section.

#### **490-2409 Preservation of topography**

In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than two horizontal to one vertical, within 20 feet from the property line, except where retaining walls are built as allowed in this chapter or with the written consent of the abutting property owner and with the approval of the Plan Commission, or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion.

**490-2410 through 490-2499 reserved**