

CITY OF CHIPPEWA FALLS STORM WATER UTILITY CREDIT POLICY

A. Background

On the 2nd of August, 2005 the City Council approved Chapter 32 of the code of ordinances creating a storm water utility to finance the City's storm water management program. In addition, the utility will be utilized to finance compliance with the City's Wisconsin Pollution Discharge Elimination System permit and the requirements associated with it.

The utility provides for credits for use of storm water best management devices (BMPs) that reduce the amount discharged to the City's storm water conveyance system. Some examples of BMPs are storm water ponds, infiltration basins, green space, undeveloped property, and rain gardens. Credits must be applied for, and the Engineering Office will determine the amount of credit permitted. A property owner may appeal to the Board of Public Works regarding a determination of credit once per calendar year.

B. Commercial, Industrial, Institutional, Commercial-Multi-Family

A credit may be granted to a commercial, industrial, institutional, and commercial multi-family that can demonstrate a minimum reduction of 25% of the amount of storm water leaving the parcel via the use of an storm water best management practice (BMP). Credits can be combined to account for a total reduction of up to 75% of the storm water utility fee. Documentation must be provided to the City for evaluation of the claim for credit, and it is strongly suggested that the documentation be prepared by a licensed professional engineer and provide the necessary drawings and calculations to support the claim. It is the applicant's responsibility to prove the claim.

Examples of BMPs

1. Storm water retention and infiltration systems, grass swales, rain gardens, bio-filtration areas, and drainage from parking lots into sufficiently sized grassed areas.
2. Credits may be given to a parcel that is infiltrating storm water into approved best management practices. The percentage of storm water retained and managed based on a 100-year 24-hour storm event will be the basis for credit.. Gutter systems discharging to impervious surfaces are NOT eligible for this credit.
 - a. 0% - 25% No Credit
 - b. 25% - 50% 25% Credit
 - c. 50% - 75% 50% Credit
 - d. 75% - 100% 75% Max Credit

C. Vacant Land

Vacant land meeting the following criteria is to be excluded from the area used to calculate the monthly charge.

1. The property must not be developed in any way, or have been developed in the past ten years. The property must reflect land in an “undisturbed, natural state” with non-impacted soils.
2. The vacant land must represent at least 50% of the total parcel or be one acre or more in size.

D. Green Space Credit

Green space areas meeting the following criteria can receive up to a 75% reduction from the area used to calculate the monthly charge.

1. Green spaces shall be contiguous pervious vegetated areas incorporated into the developed parcel.
2. The space shall not have more than 25% impacted, compacted soils.
3. Green space must be 20 feet or more away from the nearest impervious surface or structure.
4. The green space must be a minimum of one acre in size and not less than 25% of the total parcel.
5. Grassed parking areas that are utilized more than 22 days per year are excluded from the green space credit, as these are impacted, compacted soils.

E. Industrial Storm Water Permits

Individual industries having their own Wisconsin Department of Natural Resources industrial storm water permit for all or a portion of their property may be eligible for a 75% credit from the storm water utility if the following criterion are met.

1. The industry’s storm water discharges directly into a water of the state and not through any portion of the city’s storm water conveyance system.
2. The industry receives no benefit from the city’s storm water conveyance system including curb and gutter.
3. The industry’s discharge meets all the requirements of the WPDES permit and Wisconsin Department of Natural Resources NR 216.
4. The city has no additional costs for storm water discharged from the industry.
5. The industry has the operation and maintenance responsibilities for all utilized BMPs.

Storm Water Utility

Best Management Practices Credit Form

Property Owner: _____

Street Address: _____

City _____ State _____
Zip _____

Parcel I.D. # _____

Contact Name: _____

Phone Number: _____

Email Address: _____

How should we contact you? Phone or Email? _____

When can we contact you with any questions?

Brief Description of the BMP or Land Use Credit:

For commercial, industrial and institutional properties only:
Estimated reduction in storm water volume: _____ %
Please attach any documentation supporting this claim to this application.
It is the applicant's responsibility to prove the claim.