

CITY OF FITCHBURG
REDEVELOPMENT GUIDANCE DOCUMENT

Last updated: March 5, 2020 (Resolution R-56-20)

Q Is an erosion control plan required?

A If the site disturbance exceeds 4,000 square feet, a plan with Universal Soil Loss Equations (USLE) is required, as well as an Erosion Control Permit.

Q When are stormwater management practices required on a redevelopment site?

A If the disturbed area on a developed site exceeds 4,000 square feet, redevelopment stormwater management practices are required, as well as a Stormwater Management Permit.

Q When do redevelopment requirements apply?

A Redevelopment performance standards apply if development results in an **equal amount** or a **net decrease** of impervious area on the site. If development results in a net increase, a mix of redevelopment and new development standards may apply. If the cumulative addition of impervious area after August 22, 2001 is 20,000 square feet or more, new development standards would apply to **all** new impervious areas since that time; otherwise, redevelopment standards would apply to new impervious areas. (See the attached figure for guidance on how to determine what is considered a “new impervious surface”).

Q If stormwater management is required for redevelopment, what components are required and when?

A Redevelopment has four (4) stormwater management requirements: **sediment control** (60% or 20-micron particle), **thermal control**, and **oil & grease control**. If new development standards are triggered (i.e., the cumulative addition of 20,000 sf or more of new impervious areas), **stormwater detention** and **infiltration** are also required.

Q When are those specific requirements triggered?

- **Sediment control** applies for all redevelopment. This requirement shall be considered met if the eighty percent (80%) reduction requirement is met for the entire site **or** all redeveloped exposed parking areas and drives reach a sixty percent (60%) total suspended solids reduction, as compared to no controls.
- **Oil & grease** control applies to all parking areas and drives if the exposed parking area has ten (10) or more parking spaces, or if there is a drive-thru facility on the property.

- **Thermal control** applies to thermally sensitive areas (a map is available at the end of this document).
- **Stormwater detention** is required as part of a redevelopment that creates 20,000 sf or more of new impervious area since August 22, 2001.
- **Infiltration** is required as part of a redevelopment that creates 20,000 sf or more of new impervious area since August 22, 2001.

Q When these practices are mandated, what are the goals that must be met?

A

- **Sediment control** – Eighty-percent 80% control of sediment from the entire site, or a 60% control of sediment from the paved areas of the site is required.
- **Oil & Grease control** – Using the best available technology, oil and grease must be trapped from the first ½” of runoff from the paved areas. The best available technology must be approved by the Dane County Land Conservation Department.
- **Thermal control** –The applicant must show that they are making an effort to reduce the temperature of the storm water discharging from the site. This is typically done with rock cribs, rain gardens, or other infiltration devices. Using lighter-colored surfaces (such as concrete instead of asphalt) would also be acceptable.
- **Infiltration** – If new development requirements are triggered, the following standards apply to new impervious surfaces since August 22, 2001: Infiltrate 90% of the pre-development infiltration volume based upon average annual rainfall (additional requirements for internally drained watersheds are available in **Sec. 30-28(b)(6)(b)** of the City of Fitchburg Ordinances).
- **Stormwater detention** – If new development requirements are triggered, maintain or reduce the peak runoff discharge rates, 1, 2, 10, 100-year, 24-hour design storm (compared to pre-development conditions). Pre-development conditions shall assume existing conditions as of August 22, 2001 where the pervious areas are in "good condition."

Guidance for What is Considered “New Development” on a Redevelopment Site

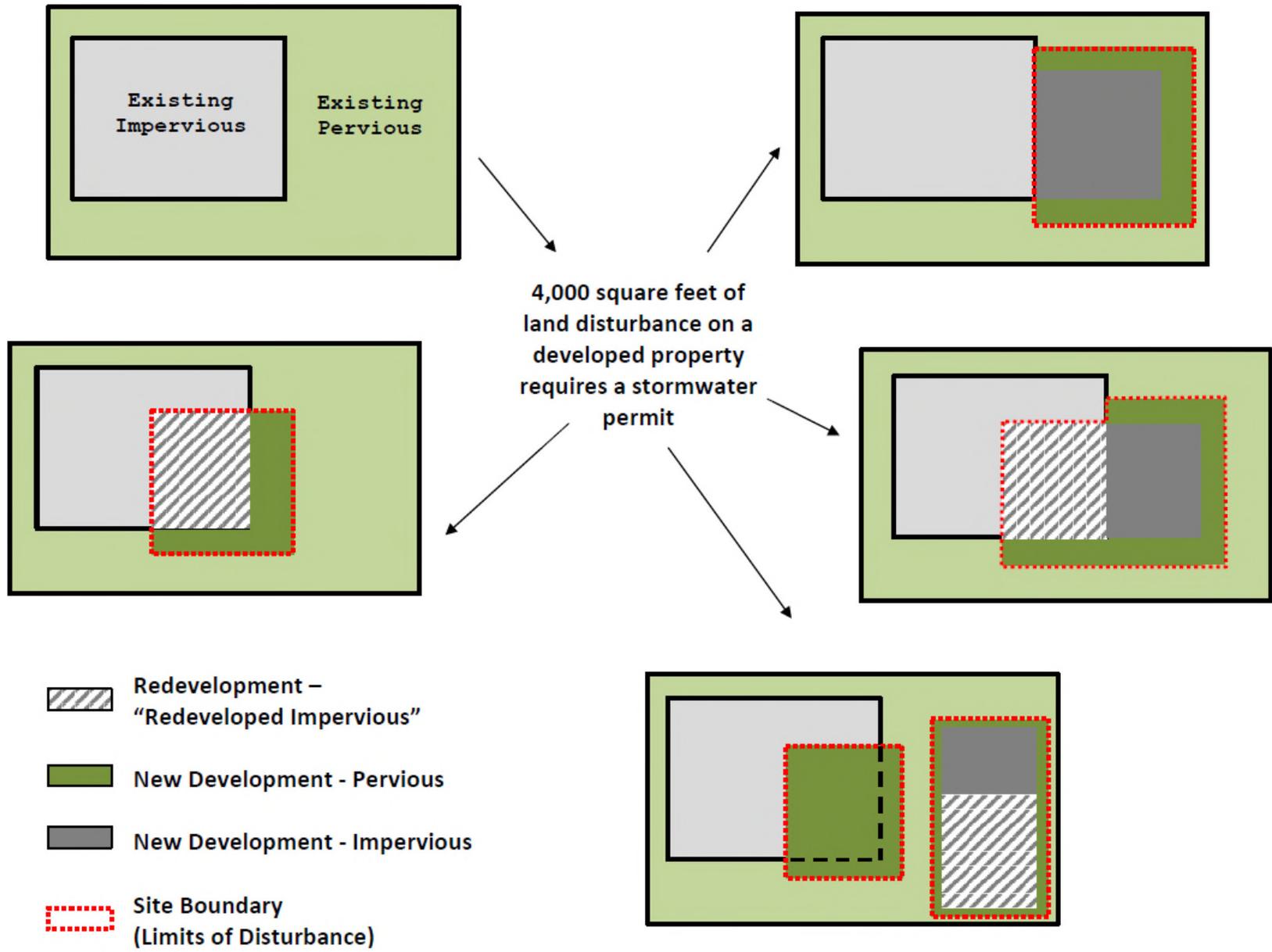
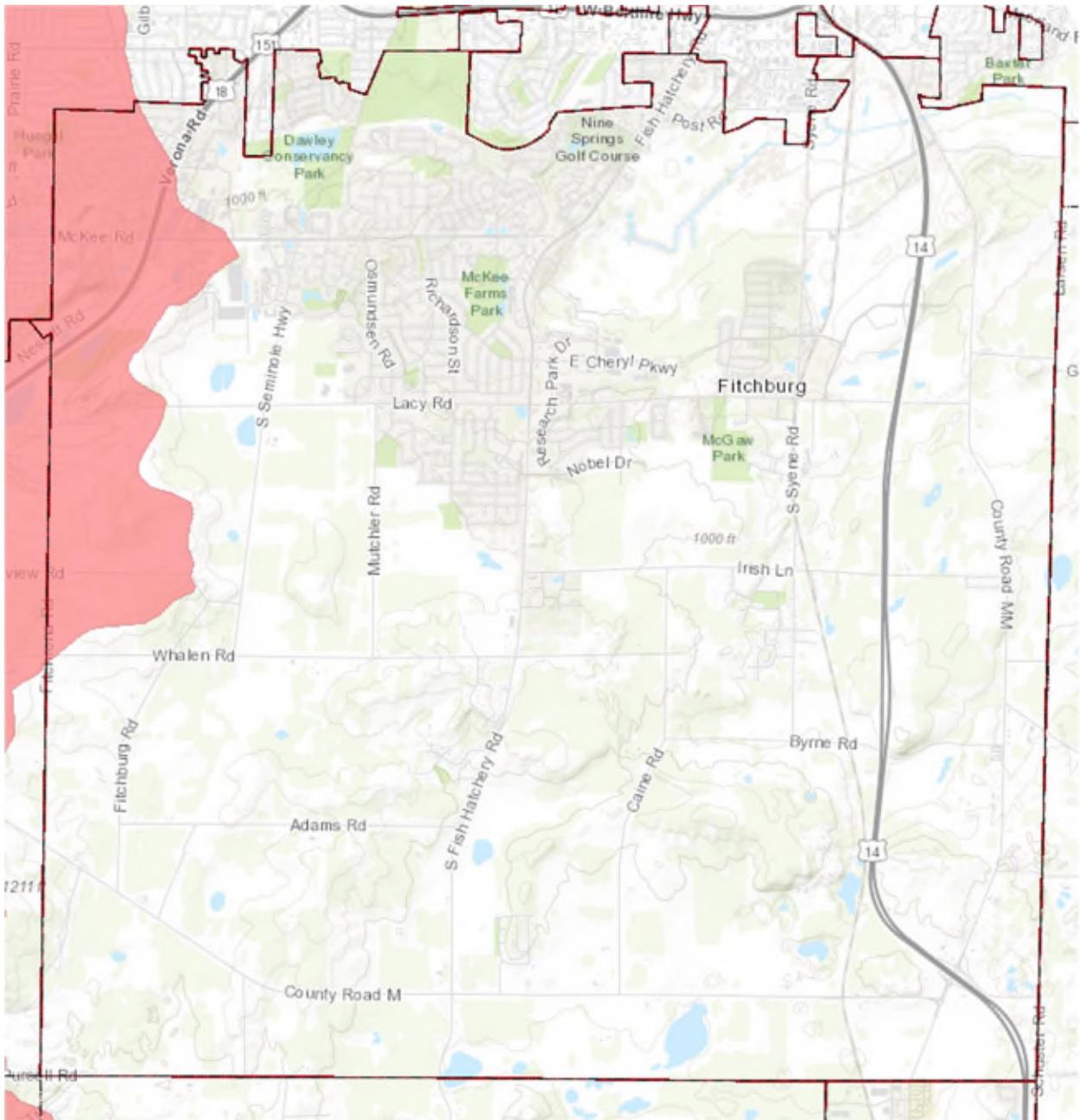


Figure Source: “Redevelopment Guidance” by the Dane County Land and Water Resources

Thermally Sensitive Areas in the City of Fitchburg*



* This map is current as of January 2020. Please verify extents of thermally sensitive areas using Dane County's Land and Water Resources viewer available at: <https://dcimapapps.countyofdane.com/lwrviewer/>