



CITY OF NEENAH
Department of Community Development
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DRAINAGE AND GRADING REQUIREMENTS

The City of Neenah Municipal Code has several sections regulating drainage and grading of new lots and subdivisions. The purpose of these requirements is to assure that no water will pond within a development or on individual lots in new subdivisions, creating aesthetic, health, or other problems. As a property owner, you should be aware of these regulations, both for your own protection and for the protection of neighboring properties.

In older neighborhoods, the City of Neenah is often requested by property owners to investigate and assist regarding drainage or flooding problem, which has been caused, by the action of a neighboring property owner. One example is the diversion of standing storm water unto the property of Owner A by the re-grading and/or filling of a low area on the property of Owner B. These matters are usually civil matters between adjacent owners, and not a matter that requires enforcement by the City of Neenah. Community Development staff or Department of Public Works staff may be able to provide advice in an attempt to resolve such disputes amicably, but must be careful not to interfere with the legal rights and responsibilities of property owners involved in a dispute. The City of Neenah may however take corrective action in the following situations:

1. The intentional discharge of roof or sump pump water directly onto neighboring property.
2. The intentional filling or altering of a known existing drainage ditch or swale.
3. Filling or grading that does not match the neighboring grade at the lot lines, which would create a visible drop off at the property line.

Drainage and grading requirements are found in Chapter 14, the Building Code (Section 14.07) and Chapter 21, the Subdivisions and Platting Code (Section 21.31). Below is a summary of the regulations found in those sections of the Municipal Code:

New lawns and lots shall be graded so as to meet the sidewalk grade and the grade of any existing neighboring lawns. The owner or builder must grade his lot so that surface water will not be impounded on his or adjacent lots, or else he must provide adequate storm sewer, drain tile or other facilities to conduct ponded water from his lot to the City storm sewer or street where available and practical.

Using a minimum slope of 1/4 inch per foot, the builder or owner shall take necessary physical and legal steps to insure that water will flow from any point within a lot to a street right-of-way, a natural or constructed drainage right-of-way or easement, or a storm sewer system, and that the grading of the lot does not conflict with the drainage plan for the subdivision. The City's Engineering Department will determine the sidewalk elevation at the time the street is opened.

Grading Plans: When required, plans shall show the present and proposed grades of the lot on which a building is proposed and of the immediately adjoining property, in detail sufficient to indicate the surface water drainage before and after the completion of grading.

No building permit shall be issued if the erection of the building and the proposed grades shall

unreasonably obstruct the flow of water from the surface of adjoining property or obstruct the flow of any existing ravine, ditch, drain, or storm water sewer draining neighboring property.

Storm Water Drains: No storm water or surface water drains may be connected with the sanitary sewer system, whether installed above or below the surface of the ground.

Storm water, clear water, surface water, and ground water on the properties of 1 & 2 family dwellings may be discharged onto flat areas of streets or lawns, so long as the water flows away from the buildings and not onto neighboring lots and does not create a nuisance such as ponding of water or build-up of ice on a public right-of-way. Clear water from other buildings shall be discharged in accordance with ILHR 82.36 of the State Uniform Plumbing Code.