

Impervious Surface Summary

What is impervious surface?

An area that releases as runoff all or a majority of the precipitation that falls on it. Examples include, rooftops, driveways, patios, decks, sidewalks, swimming pools.

Why are impervious surface regulations being proposed?

- Required by State law in order to reduce amount of sediment and pollutants entering lake.
- Protect water quality and fish and wildlife habitat.
- Economic analysis concluded that water quality directly relates to property values.

Where do impervious surface rules apply?

- Within 300' of the ordinary high water mark (OHWM) of a navigable water on any riparian (shore) lot or any non-riparian lot that is entirely within 300' of the OHWM.

How is impervious surface coverage calculated?

Divide the surface area of existing and proposed impervious surface on a riparian lot or a non-riparian lot fully within 300' of the OHWM by the total surface area of the lot and then multiply by 100.

Impervious Surface Limitation Recommendations	
<i>General Standard</i>	<i>Highly Developed Shorelines</i>
15% (without mitigation)	30% - residential use (without mitigation)
30% (with mitigation)	40% - residential use (with mitigation)
	40% commercial/industrial use (without mitigation)
	60% - commercial/industrial use (with mitigation)

*Existing IS can be maintained, repaired, replaced, relocated or modified.

*Treated impervious surfaces are exempt.

Advisory Committee Recommendation:

- Employ General Standard for shorelines that do not meet highly developed criteria (i.e. Ashippun Lake, Willow Spring Lake, Mukwonago River, Oconomowoc River, etc.)
- Employ Highly Developed Shoreline Standard for all areas that meet qualifying criteria (i.e., most large lakes (Okauchee, Pewaukee, Lac La Belle, North and other densely settled shorelines (i.e., Keesus, Pretty, parts of Eagle Spring, Phantom and Beaver Lakes).

- Highly Developed Shoreline option favored by committee after consideration of existing impervious surface conditions on various lakes:
 - 40 properties of all sizes sampled on various lakes- average impervious surface = 30.1%.
 - 59.6% of North Lake properties contain more than 25% impervious surface.
 - 53% of Pretty Lake properties contain more than 25% impervious surface.

Can impervious surface be treated to avoid inclusion in calculations?

Yes, State law allows impervious surfaces that are treated by storm water facilities or other special measures to be excluded from impervious surface calculations. The Advisory Committee developed the following standards:

Treated Impervious Surface

- ***Proposed Performance Standard***

- The first 1/2 inch of runoff from the area of impervious surface (IS) to be excluded from the IS calculation must either infiltrate or be treated according to the IS coverage standards of NR 115 and State Shoreland law.
- The calculation of the runoff volume is simply the area of the IS to be excluded multiplied by the runoff depth (1/2 inch or 0.04 ft.). For example: (1,000 sq. ft.)(0.04 ft.) = 40 cubic feet
- The stormwater infiltration or treatment system shall comply with an adopted County or State post-construction stormwater management technical standard or guidance document.

- ***Proposed Exclusion Standard***

The County may exclude an impervious surface from the IS calculation provided the property owner can demonstrate that one or more of the following general standards apply, and that all applicable stormwater BMP technical standards are met:

1. One half inch of runoff from the impervious surface is treated by a stormwater BMP* (defined); or
2. One half inch of runoff from the surface is discharged to an internally drained pervious area that retains the runoff on or off the parcel to allow infiltration into the soil.

- ***Proposed County permitting standard***

A County Stormwater Permit shall be issued and all technical standards of the County Stormwater Management & Erosion Control Ordinance be met. This will include application materials, financial assurance, and recorded maintenance agreement.