

Langlade County
Summary of 2011 Major Shoreland Zoning Revisions
Required by NR115 Statewide Minimum Zoning Standards
(Italics are revised language)

Impervious Surface Standards

Definition:

Impervious surface. Any area that releases as runoff all or a majority of the precipitation that falls on it. "Impervious surface" excludes frozen soil but includes rooftops, sidewalks, driveways, parking lots, and streets unless specifically designed, constructed, and maintained to be pervious.

17.30(15) IMPERVIOUS SURFACES:

The construction, reconstruction, expansion, replacement or relocation of any impervious surface within 300 feet of the ordinary high-water mark of any navigable waterway shall comply with the following standards:

(a) The property owner shall submit the calculation of percentage of impervious surfaces on the Impervious Surface Calculations Form provided by the county. Percentage of impervious surfaces shall be calculated by dividing the surface area of existing and proposed impervious surfaces on the portion of a lot or parcel that is within 300 feet of the ordinary high-water mark by the total surface area of that portion of the lot or parcel that is within 300 feet of the ordinary high-water mark, and multiplied by 100.

(b) Impervious surface standard. 15% or less of the total lot area that is within 300 feet of the ordinary high-water mark of a navigable water body may be covered by impervious surfaces.

(c) Maximum impervious surface. Between 15% and 20% of the total lot area that is within 300 feet of the ordinary high-water mark of a navigable water body may be covered by impervious surfaces provided:

- 1. A zoning permit or soil disturbance (fill and grade) permit has been issued.*
- 2. The mitigation requirements of Section 17.12(3)(d)4 are implemented.*
- 3. A stormwater runoff control plan approved by the Land Records and Regulation Department is implemented. A plan may be approved if it provides that erosion will be controlled and that runoff from the lot will be infiltrated on the lot or detained to prevent pollutants from reaching nearby waters.*

(d) Existing impervious surfaces. For existing impervious surfaces that were lawfully placed but do not comply with the standards of this section, the property owner may do any of the following:

- 1. Maintenance and repair of all impervious surfaces;*
- 2. Relocate impervious surfaces to a location that would meet applicable setback requirements and a stormwater runoff control plan is implemented in accordance with (c)3.;*
- 3. Replacement of existing impervious surfaces provided the impervious surfaces conform to the other provisions of this chapter including applicable setback requirements and a stormwater runoff control plan is implemented in accordance with (c)3.*

Expansion of Nonconforming (Legal pre-existing) Structures

Principal structures less than 50 feet from the ordinary highwater mark are permitted ordinary maintenance and repair (see definition of ordinary maintenance and repair in section 17.03(3)), provided that:

Internal Improvement. Internal improvement is confined to the perimeter of the existing principal structure including attached garages and screened and unscreened roofed porches; *lateral expansion or accessory construction outside of the perimeter of the existing principal structure is not permitted except for lateral expansions of 100 square feet or less that are 75 feet or greater from the ordinary high water mark;*

Basements. *If the structure is at least 35 feet from the ordinary high water mark, new basements or expansion of existing basements are allowed only where it is not possible due to limited lot size, steep slopes, or high-quality natural features to move the structure back from the water in compliance with section d. except for a below grade expansion of 100 square feet or less;*

Principal structures 50-75 feet from the ordinary highwater mark are permitted ordinary maintenance and repair, and expansion provided that;

Location of Expansion. The structure may be expanded *vertically upward and may be expanded horizontally provided that the horizontal addition is a minimum of 75 feet to the ordinary high water mark and to the landward side of the structure.*

Mitigation Plans and Recording Affidavits in the Register of Deeds office

Upon approval of the mitigation plan, *the Land Records and Regulations Department shall prepare a Mitigation Affidavit which the property owner shall complete and record in the County Register of Deeds office* prior to issuance of a zoning permit or a soil disturbance (fill and grade) permit.

Permits Required for some Vegetation Removal

Removal of dead and diseased trees which are an imminent safety hazard or which threaten structures, *removal of vegetation to manage exotic or invasive species and removal of vegetation to control disease*, provided that any vegetation removed be replaced by replanting in the same area as soon as practicable as authorized by a *Shoreland Buffer Vegetation Removal and Replacement Permit* pursuant to Section 17.62(5).

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