



## Request for Zoning Information & Permitted Uses • Adjoining Parcels: 11042-50 & 11042-915 (Town of Wyocena)

3 messages

John David Vásquez <johndavid@mattwinz.com>  
To: planning.zoning@columbiacountywi.gov, townofwyocena@frontier.com

Fri, Aug 29, 2025 at 1:31 PM

Dear Town and County Zoning,

My team and I are the listing agents for Sheep Island, and I am writing to request clear documentation regarding the current zoning designation for adjoining **Parcel Numbers 11042-50** and **11042-915**, located in the **Town of Wyocena, Columbia County**.

Specifically, I am seeking:

1. The official zoning classification for these parcels.
2. A summary of permitted and conditional uses under that zoning district, including any dimensional or setback requirements.
3. Guidance on what types of structures may be built on these parcels (e.g., residential, commercial, recreational, agricultural).

Additionally, because the properties are adjacent to water, I would love clarification on regulations related to shoreline improvements, including:

- Whether the parcels are eligible for a dock, pier, or boat house,
- Any permitting processes, approvals, or restrictions that apply,
- Whether DNR approval is required for such structures.

Please provide any ordinance excerpts, zoning maps, or relevant documentation that would help confirm these details.

- [Click here](#) to view the **MLS listing** for the BOGO lots

Thank you in advance for your assistance. I look forward to your guidance so that I can ensure compliance with both town and county requirements.

--



John David Vásquez  
Realtor®  
Matt Winzenried Real Estate Partners  
Realty Executives

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Planning Zoning <Planning.Zoning@columbiacountywi.gov>

Fri, Aug 29, 2025 at 1:40 PM

To: John David Vásquez <johndavid@mattwinz.com>, "townofwyocena@frontier.com" <townofwyocena@frontier.com>

Cc: "Horton, Thomas" <Thomas.Horton@columbiacountywi.gov>

John David, I have added Thomas from our office on this email to help you.

Thomas, Please see the email below.

Thank you!

*Candace Smit*

**Administrative Assistant II**

**Columbia County**

Planning & Zoning Department

[112 E Edgewater Street](#)

[Portage, WI 53901](#)

Phone:608-742-9660

[Quoted text hidden]

Notice: This email is on a publicly owned system, subject to open records (sec. 19.21, et seq.) and archival (sec. 16.61, et seq.) requirements under Wisconsin State Law.

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**John David Vásquez** <johndavid@mattwinz.com>

Wed, Sep 10, 2025 at 4:57 PM

To: Planning Zoning <Planning.Zoning@columbiacountywi.gov>

Cc: "townofwyocena@frontier.com" <townofwyocena@frontier.com>, "Horton, Thomas" <Thomas.Horton@columbiacountywi.gov>

Hi Thomas,

Do you have an update on this request?

[Quoted text hidden]



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## 11042-915 and 11042-50

1 message

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**Lee, Colton** <colton.lee@columbiacountywi.gov>  
To: "johndavid@mattwinz.com" <johndavid@mattwinz.com>

Thu, Sep 11, 2025 at 11:46 AM

Hello John,

Hope all is well! Regarding the two parcels that you were inquiring about 11042-915 and 50 are both zoned as R-1, single family residence. Being zoned R-1, a primary structure is permitted on the property, the properties would also be a shoreland property as well. Accessory structure are permitted as well, but need to have a primary structure built first as well as the accessory structure needs to be subordinate to the primary structure. Setbacks are going to be 63 ft from the center line, 30 ft from the Right of Way, 10 ft from interior side and 75 ft from the Ordinary High Water Mark. Docks and piers are not regulate by our department, but the DNR I believe, as it relates to boat houses we do regulate them and they can't exceed 600 sq ft. Being both properties are shoreland properties impervious surfaces need to be accounted for as well, and shoreland permits would need to be obtained.

Regards,

*Colton M. Lee*

**Zoning and Land Use Specialist**

**Columbia County**

Planning & Zoning Department

[112 E. Edgewater Street](#)

[Portage, WI 53901](#)

Phone: (608) 742-9660

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### 2 attachments



**Shoreland.pdf**

200K



**\_Impervious surfaces and mitigation.pdf**

217K

## **SUBSECTION 510: SHORELAND-WETLAND DISTRICT**

### **Sec. 12.510.01 Purpose.**

This district is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control building and development in wetlands whenever possible. When development is permitted in a wetland, the development should occur in a manner that minimizes adverse impacts upon the wetland.

### **Sec. 12.510.02 Designation.**

- (1) This district shall include all shorelands within the jurisdiction of this ordinance which are designated as wetlands on the most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer.
  - (a) **Locating Shoreland-Wetland Boundaries.** Where an apparent discrepancy exists between the shoreland-wetland district boundary shown on the Wisconsin Wetland Inventory and actual field conditions, the County shall contact the Department to determine if the map is in error. If the Department determines that a particular area was incorrectly mapped as wetland or meets the wetland definition but was not shown as wetland on the map, the County shall have the authority to immediately grant or deny a shoreland zoning permit in accordance with the applicable regulations based on the Department determination as to whether the area is wetland. In order to correct wetland mapping errors on the official zoning map, an official zoning map amendment must be initiated within a reasonable period of time.

### **Sec. 12.510.03 Permitted Uses.**

- (1) The following uses shall be allowed, subject to general shoreland zoning regulations contained in this ordinance, the provisions of Wis. Stats. chs. 30, 31, and § 281.36, and the provisions of other applicable local, state and federal laws.
  - (a) Activities and uses which do not require the issuance of a zoning permit, but which must be carried out without any filling, flooding, draining, dredging, ditching, tiling, or excavating:
    1. Hiking, fishing, trapping, hunting, swimming, and boating;
    2. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
    3. The pasturing of livestock;

4. The cultivation of agricultural crops;
  5. The practice of silviculture, including the planting, thinning, and harvesting of timber; and
  6. The construction or maintenance of duck blinds.
- (b) Uses which do not require the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling, or excavating, but only to the extent specifically provided below:
1. Temporary water level stabilization measures necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on silvicultural activities if not corrected;
  2. The cultivation of cranberries, including flooding, dike and dam construction, or ditching necessary for the growing and harvesting of cranberries;
  3. The maintenance and repair of existing agricultural drainage systems, including ditching, tiling, dredging, excavating and filling necessary to maintain the level of drainage required to continue the existing agricultural use. This includes the minimum filling necessary for disposal of dredged spoil adjacent to the drainage system provided that dredged spoil is placed on existing spoil banks where possible;
  4. The construction or maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction or maintenance;
  5. The construction or maintenance of piers, docks or walkways built on pilings, including limited excavating and filling necessary for such construction and maintenance; and
  6. The maintenance, repair, replacement or reconstruction of existing town and County highways and bridges, including limited excavating and filling necessary for such maintenance, repair, replacement or reconstruction.
- (c) Uses which require the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically provided below:

1. The construction and maintenance of roads which are necessary to conduct silvicultural activities or agricultural cultivation, provided that:
  - a. The road cannot as a practical matter be located outside the wetland;
  - b. The road is designed and constructed to minimize adverse impact upon the natural functions of the wetland enumerated in [Section 12.510.05\(2\)](#);
  - c. The road is designed and constructed with the minimum cross-sectional area practical to serve the intended use; and
  - d. Road construction activities are carried out in the immediate area of the roadbed only.
2. The construction or maintenance of nonresidential buildings, provided that:
  - a. The building is essential for and used solely in conjunction with the raising of waterfowl, minnows or other wetland or aquatic animals; or some other use permitted in the shoreland-wetland district;
  - b. The building cannot, as a practical matter, be located outside the wetland;
  - c. Such building is not designed for human habitation and does not exceed 500 sq. ft. in floor area; and
  - d. Only limited filling or excavating necessary to provide structural support for the building is authorized.
3. The establishment of public and private parks and recreation areas, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, fish hatcheries, and public boat launching ramps and attendant access roads, provided that:
  - a. Any private development is used exclusively for the permitted use and the applicant has received a permit or license under Wis. Stats. ch. 29, where applicable;
  - b. Filling or excavating necessary for the construction or maintenance of public boat launching ramps or attendant access roads is allowed only where such construction or maintenance meets the criteria in [Section 12.510.03\(1\)\(c\)1.](#), and;

- (e) Fill shall be stabilized according to accepted engineering standards.
- (f) Filling shall comply with any local floodplain zoning ordinance and shall not restrict a floodway or destroy the flood storage capacity of a floodplain.
- (g) Channels or artificial watercourses shall be constructed with side slopes of two (2) units horizontal distance to one (1) unit vertical or flatter which shall be promptly vegetated, unless bulkheads or riprap are provided.

## **SUBSECTION 535: IMPERVIOUS SURFACES**

### **Sec. 12.535.01 Purpose.**

Impervious surface standards shall be established to protect water quality and fish and wildlife habitat and to protect against pollution of navigable waters. Impervious surface standards shall apply to the construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high-water mark of any navigable waterway.

### **Sec. 12.535.02 Calculation of Percentage of Impervious Surface.**

- (1) The percentage of impervious surface shall be calculated by dividing the surface area of the 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 lot or parcel, and multiplied by 100. Impervious surfaces described in [Section 12.535.05](#) shall be excluded from the calculation of impervious surface on the lot or parcel. If an outlot lies between the ordinary high-water mark and the developable lot or parcel and both are in common ownership, the lot or parcel and the outlot shall be considered one lot or parcel for the purposes of calculating the percentage of impervious surface.
- (2) In any condominium development, impervious surface calculations shall apply to the entire property. Mitigation requirements shall also apply to the entire property, and not the individual unit.

### **Sec. 12.535.03 General Impervious Surface Standard.**

The maximum impervious surface percentage for a riparian lot or parcel or a non-riparian lot or parcel located entirely within 300 feet of the ordinary high-water mark of any navigable waterway shall be 15 percent, except as allowed in Sections [12.535.04](#) and [12.535.05](#).

#### **Sec. 12.535.04 Maximum Impervious Surface Standard.**

A property may exceed the impervious surface standard under [Section 12.535.03](#) up to 30 percent impervious surface provided a permit is issued for development with a mitigation plan that meets the standards of [Section 12.555](#).

#### **Sec. 12.535.05 Treated Impervious Surface.**

- (1) Impervious surfaces that can be documented to show they meet either of the following standards shall be excluded from the impervious surface calculations under [Section 12.535.02](#):
  - (a) The impervious surface is treated by devices such as stormwater ponds, constructed wetlands, infiltration basins, rain gardens, bio-swales or other engineered systems.
  - (b) The runoff from the impervious surface discharges to an internally drained pervious area that retains the runoff on or off the parcel and allows infiltration into the soil.
- (2) To qualify for the statutory exemption under [Section 12.535.05\(1\)](#), property owners shall submit a complete permit application that is reviewed and approved by the Planning and Zoning Department. The application shall include the following:
  - (a) Calculations showing how much runoff is coming from the impervious surface area.
  - (b) Documentation that the runoff from the impervious surface is being treated by a proposed treatment system, treatment device or internally drained area.
  - (c) An implementation schedule and enforceable obligation on the property owner to establish and maintain the treatment system, treatment devices or internally drained area.
    1. The enforceable obligations shall be evidenced by an instrument recorded in the office of the Register of Deeds prior to the issuance of the permit.

#### **Sec. 12.535.06 Existing Impervious Surfaces.**

- (1) For existing impervious surfaces that were lawfully placed when constructed but that do not comply with the impervious surface standard in [Section 12.535.03](#) or the maximum impervious surface standard in [Section 12.535.04](#), the property owner may do any of the following:
  - (a) Maintain and repair the existing impervious surfaces;
  - (b) Replace existing impervious surfaces with similar surfaces within the existing footprint;



## **SUBSECTION 550: STRUCTURES AUTHORIZED BY VARIANCE**

### **Sec. 12.550.01 Maintenance, Repair, Replacement, or Vertical Expansion of Structures Authorized by Variance.**

A structure of which any part has been authorized to be located within the shoreland setback area by a variance granted before July 15, 2015 may be maintained, repaired, replaced, restored, rebuilt or remodeled if the activity does not expand the footprint of the authorized structure. Additionally, the structure may be vertically expanded unless the vertical expansion would extend more than 35 feet above grade level.

## **SUBSECTION 555: MITIGATION**

### **Sec. 12.555.01 Purpose.**

Mitigation standards shall be established to protect and restore water quality, near-shore aquatic habitat, upland wildlife habitat, and natural scenic beauty that is otherwise lost through development and human activities.

### **Sec. 12.555.02 Permit Requirements.**

- (1) When the County issues a permit requiring mitigation under Sections [12.525.02\(2\)\(b\)](#), [12.535.04](#), [12.545.03](#), or [12.545.05](#), the property owner must submit a complete permit application that is reviewed and approved by the Planning and Zoning Department which includes the following:
  - (a) A site plan that describes the proposed mitigation measures.
    1. The site plan shall be designed and implemented to restore natural functions lost through development and human activities.
    2. The mitigation measures shall be proportional in scope to the impacts on water quality, near-shore aquatic habitat, upland wildlife habitat and natural scenic beauty.
  - (b) An implementation schedule and enforceable obligation on the property owner to establish and maintain the mitigation measures. The enforceable obligations shall be evidenced by an instrument recorded in the office of the Register of Deeds prior to the issuance of the permit.

### **Sec. 12.555.03 Mitigation Requirements.**

- (1) Mitigation shall be required for the following activities:
  - (a) **Lateral Expansion of Nonconforming Principal Structure within the Setback.** Lateral expansion of a nonconforming principal structure as allowed under [Section 12.545.03](#) shall require a minimum of 5 mitigation points. See Section [12.555.04](#) for approved mitigation options.
  - (b) **Relocation of Nonconforming Principal Structure.** Relocation of a nonconforming principal structure as allowed under [Section 12.545.050](#) shall require a minimum of 3 mitigation points. See Section [12.555.04](#) for approved mitigation options.
  - (c) **Exceeding Impervious Surface Standards.** To exceed the impervious surface standards listed under [Section 12.535.03](#), 2 points of mitigation shall be required for every 5 percent increase above the standard. The total increase shall not exceed the maximum impervious surface standards under [Section 12.535.04](#). Properties that exceed the maximum impervious surface standards under [Section 12.535.04](#) may be redeveloped, provided that the project does not make the property exceed the existing impervious surface coverage. See [Section 12.555.04\(7\)-\(15\)](#) for approved mitigation options.

### **Sec. 12.555.04 Mitigation Options.**

- (1) Removal of nonconforming accessory structures. **1 point per 100 square feet of accessory structure, not to exceed 3 points.**
- (2) Removal of shoreland structures, such as, but not limited to: artificial beaches, seawalls, or and bulkheads. **1 point per 25 lineal feet or 1 point per 100 square feet of structure, whichever is greater, not to exceed 3 points.**
- (3) Replacement of private on-site wastewater treatment system (POWTS) or connection to a public sanitary sewer service (PSSS) or private group wastewater treatment system (PGWTS) serving five or more lots. **2 points.**
- (4) Reduction of impervious surface coverage to less than 15 percent of lot. **2 points per 5% reduction.**
- (5) Proposed structure will utilize earth tone exterior colors or replacement of an existing structure's unnatural exterior hue with earth tone colors. **1 point.**
- (6) Removal of existing shore lighting or replacement with downcast lighting within 75' of the ordinary high-water mark. **1 point.**

- (7) Establishment of primary vegetative buffer zone. Must follow minimum standards outlined in [Section 12.530.03](#). **1 point per 7' (depth) of buffer establishment, not to exceed 5 points.**
- (8) Reduction of existing viewing and access corridor. **1 point per 25% reduction, not to exceed 3 points.**
- (9) Establishment of secondary vegetative buffer zone. Must be located between 35 and 75 feet of the ordinary high-water mark and must be established after primary vegetative buffer zone. **1 point per 300 square feet.**
- (10) Installation of stormwater management system such as, but not limited to: rain gardens, rainwater gutter collection systems, and water diversions of overland flow. **2 points.**
- (11) Installation of a subsurface dispersal system, practice, or structure, designed by an engineer to contain the rainfall minimum sizing standard per Section 12.555.06(1) for impervious surfaces on the lot. **3 points for the first 15 percent impervious surface runoff captured and/or 2 points for every 5 percent captured above 15 percent, not to exceed 9 points.**
- (12) Installation of a bio-retention system, rain garden, or other stormwater system, designed by an engineer to contain the rainfall minimum sizing standard per Section 12.555.06(1) for impervious surfaces on the lot. **3 points for the first 15 percent impervious surface runoff captured and/or 2 points for every 5 percent captured above 15 percent, not to exceed 9 points.**
- (13) Installation of rip rap, as permitted by the Department. **1 point per 50 lineal feet, not to exceed 2 points.**
- (14) Other shoreland stabilization, as determined necessary by the Zoning Administrator. Stabilization must be within 75 feet of the ordinary high-water mark. **1 to 3 points.**
- (15) Other practices as approved by the Zoning Administrator.

### **Sec. 12.555.05 Mitigation Sizing Requirements.**

- (1) **Mitigation Surface Dispersal System Limits.** Structures and/or components designed for storm water infiltration which disperse collected stormwater on or near the ground surface shall be accomplished per Columbia County Surface Dispersal System Supplemental Work Sheet.