

JEFFERSON COUNTY

Zoning Department

Annual Report for 2006

DEPARTMENT STAFF

Bruce Haukom Planning and Zoning Director
Rob Klotz Zoning and Planning Technician
Jeff Simes Onsite Waste Systems Technician
Michelle Staff Zoning/Onsite Waste Systems Technician
Vacant as of July 3, 2007 ... Solid Waste/Zoning Technician
Deb Magritz Administrative Clerk
Laurie Miller Zoning Assistant
Sharon Ehrhardt Zoning Assistant

Toward the end of 2005, the housing market began a slide that is continuing through 2007. The consequence to this department has been a substantial decrease in revenues. Each new home with associated private sewage system provides an average of \$1,100 in permit fees. Therefore, losses can mount up quickly. Single family residence permits totaled 178 in 2006 compared to 208 in 2005. When reporting last year, we remained somewhat optimistic because of historic low interest rates; however, other outside factors have influenced the housing market negatively and our optimism regarding a quick recovery has faded. Fees were increased by \$28,000 in 2007 and will be increased an additional \$15,000 for 2008. Revenues, however, are dependent upon these areas of housing activity to be realized. Currently we are not expecting to refill a vacant zoning enforcement and solid waste position through 2008 to also buffer the impacts of these difficult times. Responsibilities associated with our zoning ordinance, shoreland provisions, floodplain ordinance, subdivision and land division ordinance and private sewage system ordinance have not decreased. These mandated ordinances are complex and each year provide new challenges as new areas of emphasis emerge. As an example, in 2006 we experienced our first full year of enforcing new shoreland provisions, which are meant to better protect shoreline areas as a consequence of certain activities or development. This has necessitated a focus on planning for native vegetation plantings within 35 feet of the ordinary high water mark for certain activities. Ensuring proper planting and maintenance of these sites will be an increasing responsibility as we become more involved in enforcing this requirement for proposed structural change along the shoreline and proposed removal of native vegetation. Wisconsin Department of Natural Resources is in the process of holding public hearings for an even increased role for local enforcement if proposed NR115 Wisconsin Administrative Rules are approved, enormously impacting our daily responsibilities.

We continue to monitor the overall impacts of the county Agricultural Preservation and Land Use Plan. As a consequence of persons having utilized all possible land divisions on their property (A-3 rezoning requests), or by selling off a part of their farm for other open space type uses such as agriculture, we have documented that approximately 27,000 acres are currently protected under the current plan through 2006. We have been averaging over 4,000 acres protected per year with approximately 125 homesites created in the agricultural preservation plan area. These lots utilize approximately 225 acres annually, but also annually protect the over 4,000 acres identified previously. Approximately 50 of these lots occur in prime agricultural soils, but due to one acre limitations per lot in prime soils, we have only impacted 60 acres of agricultural land in the process. Two-thousand six activity has been slower as a consequence of the uncertainty in the housing market. In 2006, two subdivisions totaling 70 lots were created in an existing residential zone that predated the county plan, and one in an urban service area. The Zoning and Planning Committee has the responsibility to review each of these rezoning requests and subdivision proposals, and they spend a great deal of time with inspections of these sites, conducting the public hearing and deliberating another half day making decisions on rezonings and conditional uses and making their recommendations for rezonings to the county board. Prior to these actions, staff spends a great deal of time with each applicant and/or consultant and then prepares each file for the review process. Similar processes also occur with the petitions for the Zoning Board

of Adjustments for variances and appeals. These deliberations are time consuming, but are made efficiently as a consequence of a sound county plan that guides the Committee, Board and staff in their day-to-day decisions.

Two-thousand six has also seen the activity in livestock expansion increase. New county rules were adopted in 2006 that incorporated Wisconsin Administrative Rules (ATCP 51). The process of expanding livestock facilities in Wisconsin is now a process that, if adopted by a local government, must be consistent with the state rules. The actual process is more complex for all involved and has required a great amount of time from the Land and Water Conservation Department to review the required worksheets from the operator. Additionally, the Zoning and Planning Committee acts on the "completeness" of the application as well as conducting the conditional use process. The procedure, however, has provided certainty to the agricultural producers while at the same time providing standards that will better protect the environment and utilize the nutrients from the livestock operation to improve soil conditions. Two applications were reviewed in 2006.

The county plan again has provided a piece of the puzzle to help support agriculture in Jefferson County. Over four years were utilized in its development, with emphasis on providing an environment for farmers to better be able to continue their agricultural activity by balancing where development should occur and to what degree, so as to allow farmers to have reduced conflicts in producing their products for the increasing needs of the county, state and nation.

Our department also regulates each new and replacement private sewage system installation. We work with the plumbers and soil testers in plan and soils evaluations. Permits are issued after plan review and inspections are conducted for compliance. We also participate in the Wisconsin Fund for the rehabilitation of private sewage systems. This provides financial help for replacements if the applicant meets financial and technical requirements. This program has provided approximately \$220,000 to eligible participants. Each year this program has been under scrutiny when budget cuts are proposed at the state level, and that is no different this year. We also are required to regulate the maintenance on approximately 4,000 systems every three years. This required that we notify persons of the need to service their systems, and citations are issued if the owner fails to do so after three attempts to notify them of their responsibilities. Legislation is now being proposed to extend this program to all systems. Currently only systems installed after 1991 are affected. If the legislation passes, we would have three times the number of systems to monitor and we are very concerned over the responsibility.

The Solid Waste and Air Quality Committee's main focus has been to conduct household and agricultural clean sweeps. We had 524 participants and collected 73,300 pounds of hazardous waste at the 2006 events. The clean sweeps cost \$60,770 for 2006. Two of the four events planned for this year had a total of 370 participants and collected 64,585.40 pounds of hazardous waste in April and May. The cost of these two events was \$52,578.98. These costs must be carefully monitored to take into account the landfill

tipping fees received from Deer Track Park Landfill totaling \$103,369.85 in 2006, and state grants necessary to pay for this beneficial activity as well as for our educational activities. Since 2000 we have removed an average of over 68,000 pounds of hazardous wastes per year from our landfill. Over \$786,012 has been spent in this effort since 1992, with a total hazardous waste collection of 580,353 pounds. The grant monies that we are seeking are funded through the Department of Agriculture from the segregated recycling fund, which is a separate, nonlapsing trust fund created in 1989. This fund receives revenues from a recycling surcharge established in 1991 and recycling tipping fees effective January 1, 2000. The budgeted money for the 2007 clean sweeps is \$80,000 and will be close to that amount in 2008. Out of this budgeted money the clean sweep program also pays for the disposal of all the hazardous waste that comes from the county's facilities like fluorescent lamps, ballasts, batteries, chemicals, pharmaceuticals and e-waste. Last year's cost for disposal of county facilities waste was \$4,814.53; this year's cost increased because of additional e-waste from our MIS Department and pharmaceuticals that will come from the County Coroner, Health Department, and Countryside. The clean sweeps provide a service to the residents of Jefferson County for the proper disposal of hazardous materials that might otherwise illegally be placed in the landfill or dumped indiscriminately, potentially contaminating our ground water.

2006 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction.....	178
Additions to Single Family Construction.....	146
 New Multi-Family Construction	 3
New (Or Moved/Relocated) Mobile Home Placements	1
Additions to Mobile Homes	1
 Other Non-Housekeeping Shelter	 0
 New Attached or Detached Garages	 94
 New Amusement, Social or Recreational Buildings	 0
 New Churches and Other Religious Buildings	 0
 New Industrial Buildings	 14
 New Parking Garages.....	 0
 New Service Stations & Repair Garages	 0
 New Hospitals and Institutional.....	 0
 New Offices, Banks and Professional	 3
 New Public Works and Utilities	 4
 New Schools and Other Educational	 0
 New Stores and Customer Service.....	 0
 New Other Non-Residential Buildings	 165
 Structures Other than Buildings	 37
 Moved/Relocated Detached Structures	 0
 Additions to Any Non-Residential Buildings	 29
 Sign Permits	 9
 Shoreland/Wetland Permits.....	 14
 Floodplain Permits.....	 21
 TOTAL	 719

2006 SANITATION REPORT
PERMIT BREAKDOWN

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems	0
At Grade Systems as Replacements for Existing Construction.....	1
New Construction Aerobic Treatment Unit Systems.....	0
Aerobic Treatment Unit Systems as Replacements for Existing Construction.....	0
New Aerobic Treatment Unit/Mound Systems.....	0
Replacement Aerobic Treatment Unit/Pressurized In-Ground Systems	1
Aerobic Treatment Unit/Mound Systems as Replacements.....	0
Addition of an Aerobic Treatment Unit to Existing System.....	0
New Construction Holding Tanks	4
Holding Tanks as Replacements for Existing Construction	7
Holding Tanks as Tank Replacements Only	0
New Construction Mound Systems	37
Mounds as Replacements for Existing Construction	18
Additions to Mound Systems.....	0
Tank Replacements for Mound Systems.....	2
System Repair to Mound Systems (Recore)	1
New Construction Non-Pressurized In-Ground Systems.....	57
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction .	31
Non-Pressurized In-Ground Systems – Tank Replacements	2
Additions to Non-Pressurized In-Ground Systems	0
System Repair to Non-Pressurized In-Ground Systems.....	1
Reconnection of Septic Tank to Non-Pressurized In-Ground Systems	0
New Construction Pressurized In-Ground Systems	0
Addition to Pressurized In-Ground Systems.....	0
System Repair to Pressurized In-Ground Systems	0
TOTAL NEW & REPLACEMENT SYSTEMS.....	162
TOTAL TRANSFER PERMITS	1
TOTAL VOID PERMITS	0
TOTAL RENEWAL PERMITS	3
TOTAL PERMITS ISSUED	167
TOTAL REVISIONS	16

2006 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees/Copies..... \$198,146

Farmland Preservation Program Recertification..... \$ 1,844

ZONING AND LAND USE REVENUES.....\$199,990

2006 SANITATION REVENUES

SANITARY PERMITS

167 Sanitary Permits Issued in 2006.....\$ 56,750

WISCONSIN FUND

County Fees Received in 2006 From Two Applicants..... \$ 200

State Grant Amount/Program Year 2005-2006..... \$ 9,833

TOTAL WISCONSIN FUND REVENUES.....\$ 10,033

Grant Monies Redistributed.....\$ 9,833

NET COUNTY RECEIPTS FROM WISCONSIN FUND.....\$ 200

TOTAL SANITATION REVENUES.....\$ 66,783

Less Redistribution.....\$ 9,833

**NET COUNTY SANITATION RECEIPTS-
PERMITS & WISCONSIN FUND.....\$ 56,950**

NET COMBINED FUNDS

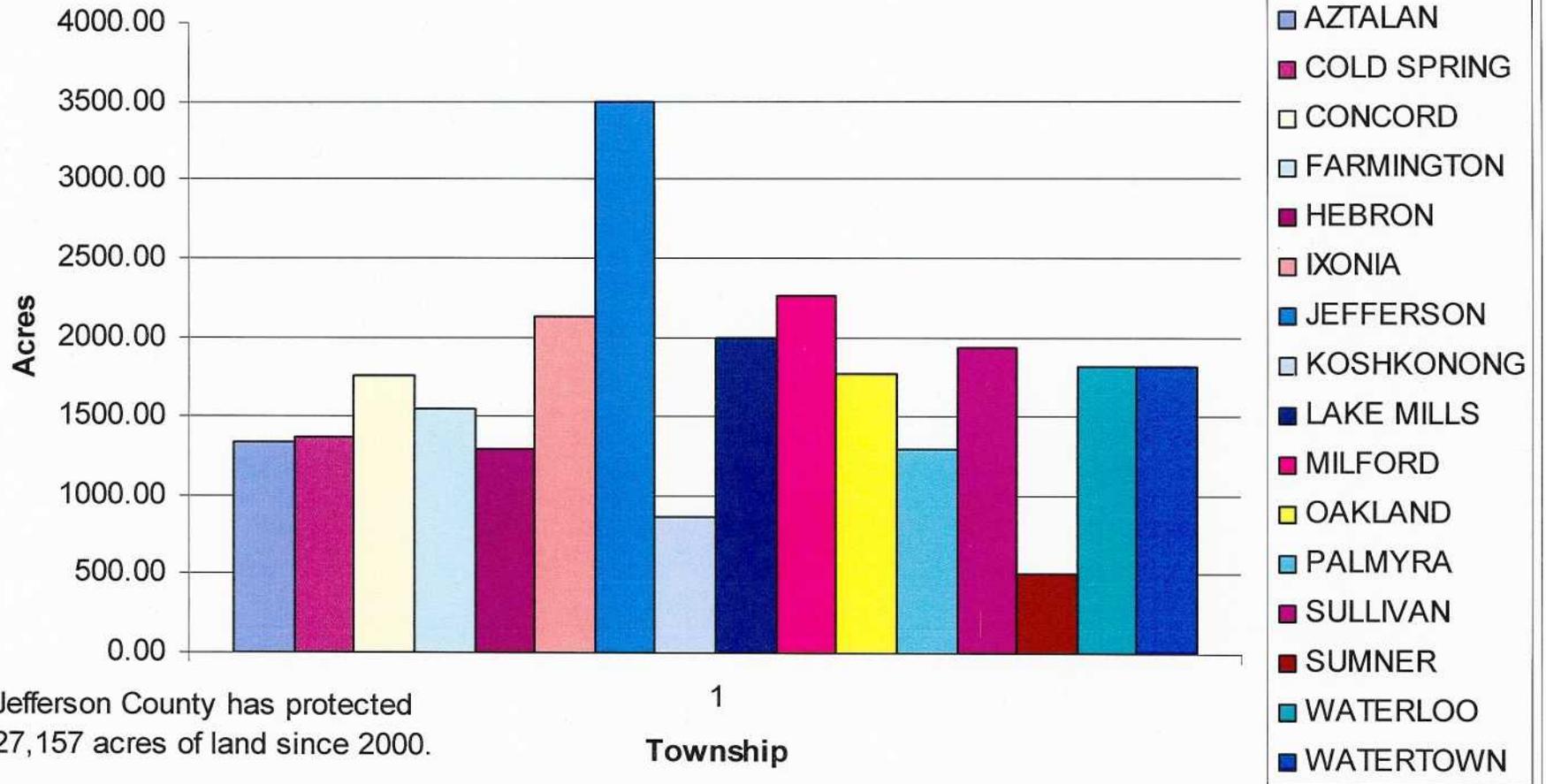
Zoning and Land Use Revenues.....\$199,990

Sanitary Permits.....\$ 56,750

Wisconsin Fund Net Receipts.....\$ 200

TOTAL ZONING & SANITATION REVENUES...\$256,940

Total of Acreage Protected 2000 - 2006



**JEFFERSON COUNTY
CLEAN SWEEP HISTORY 1992 - 2005**

YEAR	TYPE	NET WT (lbs.)	COST (w/o grants)	PARTICIPANTS	GRANT \$	TYPE OF GRANT
1992	Household	5,065	\$35,765	243	\$15,000	DNR Grant
1993	Agricultural	7,025	\$33,365	61	\$8,000	Donation
1994	Household	14,363	\$42,372	341	\$15,000	DNR Grant
1995	Agricultural	14,196	\$37,825	75	\$35,000	DATCP Grant
1996	Household	22,042	\$34,573	429		None
1997	Agricultural	13,160	\$26,853	45	\$15,958	DATCP Grant
1998	Household	25,187	\$34,273	413	\$15,000	DNR Grant
2000	Agricultural/Business	52,599	\$60,774	188	\$25,597	DATCP Grant
2000	Household	32,076	\$39,141	420	\$15,000	DNR Grant
2001	Agricultural/Business	36,303	\$63,913	136	\$23,714	DATCP Grant
2002	Household, Agricultural/ Business	50,304	\$67,509	488	\$24,000	DATCP Grant
2003	Household, Agricultural/ Business	63,208	\$95,945	463	\$42,698	DATCP Grant DNR Grant
2004	Household, Agricultural/ Business	69,397	\$70,950	415	\$22,000 \$15,000	DATCP Grant DNR Grant
2005	Household/Agricultural/ Business	102,128	\$81,983	536	\$20,000 \$16,000	HHW Grant Ag Grant
2006	Household/Agricultural/ Business	73,300	\$60,770	524	\$19,000 \$15,500	HHW Grant Ag Grant
TOTALS		580,353	\$786,012	4,777		

* The Jefferson County Board annually sponsors the Clean Sweep Program, and County contributions represent the difference between cost and grants.



