



Zoning Department

Annual Report for 2007

DEPARTMENT STAFF

Bruce Haukom..... Planning and Zoning Director
Rob KlotzZoning and Planning Technician
Jeff SimesOnsite Waste Systems Technician
Michelle Staff..... Zoning/OnsiteWaste Systems Technician
Vacant as of July 3, 2007 Solid Waste/Zoning Technician
Deb Magritz Administrative Clerk
Laurie MillerZoning Assistant
Sharon Ehrhardt..... Zoning Assistant

Two-thousand seven continued a downward spiral in the nation's housing market which has continued through 2008, though we have seen some signs of encouragement toward the end of 2008. This has had a major impact on revenues since each home with associated private sewage system brings in an average of \$1,100. If you also count a land division that may go along with that proposed home, we realize another \$375, totaling just under \$1,500 for each dwelling unit. For 2007 we totaled 150 single-family homes compared to 178 in 2006 and 208 in 2005. In 2007 we increased fees that would have brought in an additional \$28,000 based upon 2006 housing starts. Fees were increased again for 2008 that might have realized an additional \$15,000 this year. The problem with this math, however, is that people must be active for the county to realize the revenue. That has not happened to date. We can only trust that the rebound effect will balance out the bottom line during those periods of growth. Our responsibilities associated with administration and enforcement issues have not decreased though revenues are down. As a consequence of the downturn, our department did not refill a position that served as our solid waste coordinator and zoning enforcement person which was vacated in July, 2007. That position also was not refilled for 2008 and likely will not be refilled for 2009. Our staff has absorbed these responsibilities to date. The year 2007 saw Federal Emergency Management Agency (FEMA) provide preliminary floodplain maps that were intended to provide a better product than those maps that currently exist. Certainly the digital format with an underlying aerial photo base would provide a more usable product. With the help of the Land Information Office, our department made an extensive evaluation of map quality to ascertain FEMA's and Department of Natural Resource's (DNR) effectiveness in following our 2-foot contours. We found many errors and provided FEMA and DNR with an extensive list of corrections for the final maps. We have yet to see the final product.

The Jefferson County Agricultural Preservation and Land Use Plan and subsequent ordinance have provided guidelines to the Zoning and Planning Committee and staff in their decision-making process and recommendations to the Jefferson County Board of Supervisors. Through 2007, over 30,000 acres have been protected from further A-3 zone requests as a consequence of land owners utilizing all of their A-3 zones allowed for their parcel of record. We have been averaging over 4,000 acres protected per year as a result of creating 125 home sites, which average 1.7 acres per lot. Of course, this has slowed over the last couple of years due to the economic downturn. In 2007, two subdivisions totaling 71 lots were created, one in an existing residential zone that predated the county plan and one rezoned within an urban service area described in our plan to be utilized for that purpose.

Two-thousand seven was the kick-off for the economic development plan headed by Dennis Heling. This is one of the elements of the comprehensive plan, and when completed, will serve as an important addition to the Jefferson County comprehensive planning process which began with the Agricultural Preservation and Land Use Plan.

Farmers in Jefferson County have continued to expand their livestock facilities, taking advantage of the new state rules for expansion that have been adopted by Jefferson County. Livestock expansion in Wisconsin is now required to be judged on rules that are

consistent statewide. Even though the process is more complex than previous county rules, it has provided consistency and assurances to farmers. Also, with oversight of state standards by the Jefferson County Land Conservation Department, the general public also has assurances of environmental protection based upon the state standards. In 2007, three expansions were approved. The Jefferson County Agricultural Preservation and Land Use Plan provides policies that help support agricultural viability by balancing possible conflicting uses.

Our department regulates the installation of each new and replacement private sewage system. Each installation is required by law to be inspected for proper installation. Also, effective in 2009, all new and old private sewage systems are required to be tracked for maintenance over their lifetime. This is an enormous responsibility imposed by state law. Previously only installations since 1990 were required to be tracked; now all private sewage systems are required to be serviced. This department was strongly opposed to this requirement when proposed; however, it has become law and we have five years to implement a program that will definitely increase workloads dramatically. We also administer the Wisconsin Fund Program providing state money to replace failing private sewage systems for those meeting income criteria. Three persons received grants totaling \$17,000 in 2007. Approximately \$240,000 has been provided to taxpayers in Jefferson County for this purpose since 1991.

Enforcement of the Jefferson County Floodplain Ordinance has taken an increasingly large chunk of this department's time. This has increased due to more flooding events and an emphasis by the federal government on the responsibilities of local governments. In August of 2007, flooding occurred in Jefferson County that required this department to perform substantial damage assessments. Our first such assessment was conducted in 2004. In 2008 we were all put to the test when many departments were involved in the effort to react to the highest flooding event on record. Our assessments evaluate each home in the floodplain in Jefferson County which totals approximately 480 homes and businesses in the unincorporated area. Damage assessments are generally limited to those with water above the first floor. We have created a file for each dwelling with information regarding these detailed assessments utilizing FEMA software. In 2004, seven weeks were spent by two of our staff with nearly their entire time spent on this project. In 2007, only two weeks were necessary. In 2008, a minimum of eight weeks were utilized by three staff averaging over 100 hours of staff time per week to complete our assessments. The work is hard and the results are many times what the people do not want to hear. Our responsibility is to make damage assessments, and if damaged over 50%, to have the structure removed if in the floodway or brought into full compliance if in the floodfringe. Many times that cannot be achieved. Consequently the county has also administered a buyout program managed by Donna Haugom through the Emergency Government Office within the Sheriff's Department utilizing federal and state funds with a county match to provide alternatives for those in harm's way.

The Solid Waste and Air Quality Committee's main focus has been to conduct household, agricultural and business clean sweeps. We had 684 participants and collected 114,700 pounds of hazardous waste at the 2007 events. The clean sweeps cost

\$96,559 for 2007. The costs must be carefully monitored to take into account the landfill tipping fees received from Deer Track Park Landfill totaling \$93,000 in 2007 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. Approximately \$882,571 has been spent in this effort since 1992, with a total hazardous waste collection of 692,134 pounds. The grant monies that we are seeking are funded through the Department of Agriculture from the segregated recycling fund, which is a separate, non-lapsing 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 2008 clean sweeps is \$80,000, and it will be close to that amount in 2009. 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 e-waste was \$3,422.02; 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 groundwater.

The second purpose of the Solid Waste and Air Quality Committee is to educate the residents of Jefferson County about recycling, reusing and reducing the waste stream and correctly disposing of unwanted materials. We spend \$15,000 a year by hiring a consultant from BeSMART to do a fourth grade conservation leadership program in approximately 95% of the fourth grade classrooms in public and private schools. This includes about 41 classrooms and 19 schools. The consultant also helps initially with the two Earth Week supplements in the Daily Jefferson County Union and the Watertown Daily Times. The supplements are 12 to 16 pages of conservation/waste reduction information for Jefferson County residents. Part of our contract with Deer Track Park Landfill was for educational programs in Jefferson County. In the fall of 2008 the consultant will work with a Jefferson County school on a pilot conservation/recycling program for green schools; the school expected to be selected is St. John the Baptist in Jefferson.

2007 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction	150
Additions to Single Family Construction	167
 New Multi-Family Construction	 2
New (Or Moved/Relocated) Mobile Home Placements	1
Additions to Mobile Homes	2
Mobile Home in MH Park	2
Accessory Structures in MH Park	3
Mobile Home in Mobile Home Park — Additions, Alterations, Conversions	4
 New Attached or Detached Garages	 105
 New Amusement, Social or Recreational Buildings	 1
 New Churches and Other Religious Buildings	 0
 New Industrial Buildings	 8
 New Parking Garages	 0
 New Service Stations & Repair Garages	 0
 New Hospitals and Institutional	 0
 New Offices, Banks and Professional	 1
 New Public Works and Utilities	 4
 New Schools and Other Educational	 0
 New Other Non-Residential Buildings	 214
 Structures Other than Buildings	 40
 Additions to Any Non-Residential Buildings	 41
 Sign Permits	 6
 Shoreland/Wedand Permits	 30
 Floodplain Permits	 6
 Review Permits	 7
 TOTAL	 794

2007 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees/Copies	\$ 198,954
Farmland Preservation Program Recertification	\$..... <u>1,742</u>
ZONING AND LAND USE REVENUES	\$200,696

2007 SANITATION REVENUES

SANITARY PERMITS

170 Sanitary Permits Issued in 2007	\$ 61,400
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WISCONSIN FUND

County Fees Received in 2007 From Five Applicants	\$ 500
State Grant Amount/Program Year 20062007	\$ 17,696
TOTAL WISCONSIN FUND REVENUES	\$ 18,196
Grant Monies Redistributed	\$ <u>17,696</u>
NET COUNTY RECEIPTS FROM WISCONSIN FUND	\$ 500

TOTAL SANITATION REVENUES	\$ 79,596
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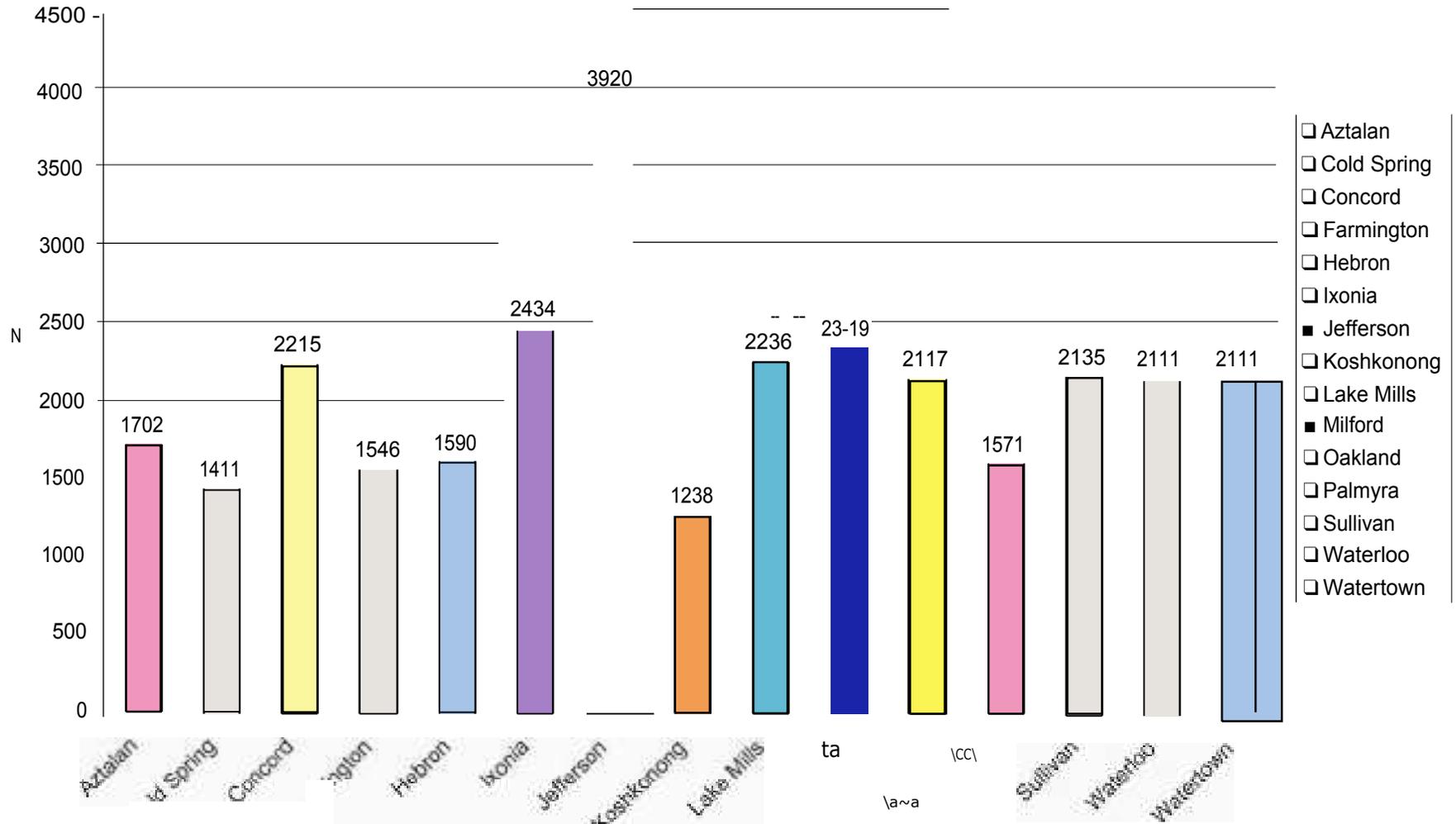
Less Redistribution	\$ 17,696
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NET COUNTY SANITATION RECEIPTS PERMITS & WISCONSIN FUND	\$ 61,900
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NET COMBINED FUNDS

Zoning and Land Use Revenues	\$ 200,696
Sanitary Permits	\$ 61,400
Wisconsin Fund Net Receipts	\$ <u>500</u>
TOTAL ZONING & SANITATION REVENUES	\$ 262,596

Acreege Protected 2000-2007



Jefferson County has protected 30,655 acres of land since 2000.

Township

Jefferson County Planning & Zoning

JEFFERSON COUNTY
CLEAN SWEEP HISTORY 1992 - 2007

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	00
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	
2007	Household/Agricultural/ Business	111,781	\$96,559	684	\$20,000 \$11,500	HHW Grant Ag Grant	
TOTALS		692,134	\$882,571	5,461			

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

2007 Hazardous Waste Collection Surveys

PARTICIPANTS	14-Apr	5-May	15-Sep	18-Oct	TOTALS
Household	186	122	136	122	566
AG	30	4	12	28	74
VSQG	18	5	2	11	36
Not Surveyed	5	0	2	1	8
TOTAL PARTICIPANTS	239	131	152	162	684

Total Pounds for each Event.	14-Apr	5-May	15-Sep	18-Oct	TOTALS
Household Waste Veolia	12501	6197.8	10913.2	9315	38,927.00
Household E-Waste Veolia	0	0	0	0	0.00
E-Waste Cascade Asset Management	17736	2728	6046	7744	34,254.00
Pharmaceutical Waste					
Non-Controlled	240	45	24	201	510.00
Controlled	5	5.8	6.159	8	24.96
Combined Household Waste	30482	8976.6	16989.4	17268	73,715.96
AG	16429	511	1086	5369	23,395.00
VSQG	7874.6	639	507	5649	14,669.60
TOTAL POUNDS	54785.6	10126.6	18582.4	28286.0	111,780.56

This Does Not Include PI tubes and ballasts

No Charge Hazardous Waste	14-Apr	5-May	15-Sep	18-Oct	TOTALS
Whitewater Participants	2	2	6	2	12
Whitewater Cost	\$173.77	\$173.77	\$463.68	\$167.32	\$978.54
DATCP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$173.77	\$173.77	\$463.68	\$167.32	\$978.54

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Total Cost of Household Event	Veolia \$	Cascade \$	Total Cost of Agriculture Event	\$
April 14, 2007	\$22,466.22	\$2,338.55	April 14, 2007	\$13,639.16
W1a75, s 07	\$10,847.47	\$589.45	5, 2.0 7	\$626.22
September 15, 2007	\$17,206.35	\$1,306.37	September 15, 2007	\$1,104.76
October 18, 2007	\$16,426.49	\$847.22	October 18, 2007	\$5,738.58
E-Waste MIS Maros 20 (Cascade)	\$0.00	\$2,071.91		
E-Waste MIS September 17 (Cascade)	\$0.00	\$1,350.11		
TOTAL	\$66,946.53	\$8,503.61	TOTAL	\$21,108.72

Total Cost of Ag & HH Events
\$38,443.93
\$12,063.14
\$19,617.48
\$23,012.29
\$2,071.91
\$1,350.11
\$96,558.86

BUDGETED 2007 \$80,000.00
Year to Date \$96,558.86
Remainder for Oct. 18 Clean Sweep **-\$16,558.86**

RED - DATES - FORT ATKINSON
 GREEN - DATES - WATERTOWN
 BLUE-DATES-JEFFERSON