

JEFFERSON COUNTY

Zoning Department

Annual Report for 2009

2009 DEPARTMENT STAFF

Rob Klotz Interim Planning and Zoning Director
(as of 2/14/09)

Vacant Zoning and Planning Technician
(as of 2/14/09)

Jeff Simes Onsite Waste Systems Technician

Michelle Staff..... Zoning/OnsiteWaste Systems Technician

Vacant Solid Waste/Zoning Technician
(as of 7/3/07)

Deb Magritz Administrative Clerk

Laurie Miller Zoning Assistant

Sharon Ehrhardt Zoning/Solid Waste-Air Quality Program
Assistant

2009 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees/Copies.....	\$ 145,843
Farmland Preservation Program Recertification.....	\$ 1,762
ZONING AND LAND USE REVENUES.....	\$147,605

2009 SANITATION REVENUES

SANITARY PERMITS

119 Sanitary Permits Issued in 2009..... \$ 47,300

SOIL TEST FILING FEE

134 Soil Tests Filed in 2009.....\$ 7,000

WISCONSIN FUND

County Fees Received in 2009 From Four Applicants.....\$ 400

State Grant Amount/Program Year 2008-2009.....\$ 21,150

TOTAL WISCONSIN FUND REVENUES.....\$ 21,550

Grant Monies Redistributed.....\$ 21,150

NET COUNTY RECEIPTS FROM WISCONSIN FUND.....\$ 400

TOTAL SANITATION REVENUES.....\$ 75,850

Grant Monies Redistributed.....\$ 21,150

**NET COUNTY SANITATION RECEIPTS-
PERMITS, SOIL TEST FILING & WISCONSIN FUND.....\$ 54,700**

NET COMBINED FUNDS

Zoning and Land Use Revenues.....	\$ 147,605
Sanitary Permits.....	\$ 54,300
Wisconsin Fund Net Receipts.....	\$ 400
TOTAL ZONING & SANITATION REVENUES.....	\$202,305

Jefferson County Zoning and Sanitation

MONTH	LU/OTHER 7101.4321	MUNICIPAL			SOIL TEST 7101.458	FARMLAN D 7101.458	WIS FUND 7102.421	REFUND	2010 TOTAL	2009 TOTAL	2009-2010 Difference
		COPIES/ MAPS 7101.451	COPIES/ PRINTING 7101.472	SANITARY (COUNTY) 7101.432002							
January	\$10,075.00	\$751.57	\$0.00	\$1,625.00	\$150.00	\$680.00	\$0.00		\$13,281.57	\$8,301.28	\$4,980.29
February	\$5,815.00	\$265.14	\$0.00	\$900.00	\$150.00	\$422.00	\$100.00		\$7,652.14	\$13,102.80	-\$5,450.66
March	\$11,130.00	\$74.03	\$0.00	\$2,150.00	\$200.00	\$320.00	\$0.00	-\$360.00	\$13,514.03	\$13,416.07	\$97.96
April	\$13,500.00	\$141.17	\$0.00	\$3,550.00	\$400.00	\$220.00	\$0.00		\$17,811.17	\$20,785.25	-\$2,974.08
May	\$10,891.30	\$51.81	\$0.00	\$2,550.00	\$300.00	\$40.00	\$0.00	-\$250.00	\$13,583.11	\$20,738.90	-\$7,155.79
June	\$10,375.10	\$57.00	\$0.00	\$3,950.00	\$1,100.00	\$0.00	\$0.00	-\$60.00	\$15,422.10	\$23,886.02	-\$8,463.92
July	\$8,036.00	\$36.37	\$0.00	\$5,100.00	\$250.00	\$0.00	\$0.00	-\$50.00	\$13,372.37	\$16,259.74	-\$2,887.37
August										\$21,037.93	
September										\$18,306.74	
October										\$21,623.46	
November										\$11,655.02	
December										\$7,580.11	
Total TYD	\$69,822.40	\$1,377.09	\$0.00	\$19,825.00	\$2,550.00	\$1,682.00	\$100.00	-\$720.00	\$94,636.49	\$196,693.32	-\$21,853.57

2009 Actual Zoning Deposit	\$196,693.32	2010 Budget Revenues	\$200,600
2009 Actual Clerks Deposit	\$202,305.48	2010 Deposits YTD	\$94,636
Difference	\$5,612.16		

Note: Sales tax and State Sanitary permit revenues are omitted from this table due to the fact that these revenues are returned to the State of Wisconsin.

Two-thousand nine proved to be a very challenging year for the Zoning and Sanitation Department. The severe economic downturn in construction activity which began in 2007 has continued, with revenues dropping \$31,771 by the close of 2009. The evaporation of new home construction with related permitting requirements accounted for the majority of this budget shortfall. Two-thousand nine saw 85 new single-family residences permitted compared with 102 for 2008 and 150 for 2007. Fee increases which were approved by County Board over the last several years have not yet helped the bottom line due to the lack of permits. This Department's revenues will not return until the economy and housing market rebound. Revenue numbers for the first half of 2010 demonstrate a continued weakness and may not meet 2010 revenue projections. This has and will continue to create severe hardship on our abilities to perform our responsibilities and maintain staffing levels.

The retirement of long-term Planning and Zoning Director Bruce Haukom in February 2009 created a huge hole in this office and left the remaining staff to cover his duties. Rob Klotz was named Interim Planning and Zoning Director in February 2009. He also continues to perform his duties as Zoning and Planning Technician with assistance from Michelle Staff. In addition, Michelle assumed many of the Zoning Technician duties previously assigned to the position vacated in 2007, as well as assisting the Farmland Preservation Easement Commission. Sharon Ehrhardt continues to guide the Solid Waste/Clean Sweep program under the direction of the Planning and Zoning Director and Solid Waste Committee. Jeff Simes continues to perform duties as the On-Site Waste Systems Technician, conducting the majority of on-site septic installation inspections as well as soil test evaluations, and also oversees the Wisconsin Fund Grant Program. Deb Magritz and Laurie Miller continue to provide administrative support for all programs as needed. This Department is extremely fortunate to have competent and veteran employees to help us continue meeting our mandated requirements of the multiple federal and state programs for which we are responsible. The entire staff has performed exceptionally well in 2009.

Two-thousand nine also saw a continued workload from the "Great Flood" of 2008, which continued to place additional responsibilities and burdens on the Department. As mandated by Federal Emergency Management Agency (FEMA), substantial damage inspections continued for residences located in the floodplain of Jefferson County. Rob Klotz and Michelle Staff issued permits and conducted reassessments throughout 2009 as county residents repaired, reconstructed, filed for buyout or removed damaged or substantially damaged residences. Two-thousand nine saw the issuance of 67 floodplain-related permits. Donna Haugom, Jefferson County Emergency Management Director, utilized our information to apply for federal and state buyout monies in her continuing effort to reduce future impacts of flooding. In other flood-related matters, the new FIRM (Flood Insurance Rate Maps) became effective in Jefferson County on June 2, 2009.

The Jefferson County Zoning Department and Planning and Zoning Committee continued implementation of the current Jefferson County Agricultural Preservation and Land Use Plan adopted by County Board in October of 1999, using it in daily work as well as in their decision-making processes and recommendations to County Board. From 2000 through 2009, under the current plan and ordinance, 31,419 acres have been protected from further A-3 Rural Residential zone requests with a total of 1,559 acres rezoned, allowing 797 single-family residences. That creates an average of 79 A-3 lots per year with an average lot size of 1.95 acres each for the ten-year period. In 2009, 34 A-3 lots were effectuated, averaging 2.23

acres each. The average town in Jefferson County, under our current plan and ordinance, has opportunity to allow approximately 500 A-3 lots. See the attached chart to find the number of lots already created in each town, now averaging 10% of the potential number. The Comprehensive/Smart Growth Plan (Economic Emphasis) update continued in 2009 with economic development plan work headed by Dennis Heling, Director of the Economic Development Consortium, with assistance from Steve Grabow, Community Development Educator of University of Wisconsin Extension-Jefferson County. This update is being done with an economic emphasis, which is one of the required elements of a Smart Growth Plan under Wisconsin Statutes 66.1001. A review of our current Comprehensive Plan/Farmland Preservation Plan and Ordinance continued as part of this process by Steve Grabow, with involvement of the Planning and Zoning Committee as well as the Towns and the public. The results of this review will be included not only in the Smart Growth/Comprehensive Plan update, but also in the Farmland Preservation Plan and Ordinance updates in 2010 and 2011 as required by Chapter 91 of the Wisconsin State Statutes. These updates are currently underway in Jefferson County with assistance from Vandewalle and Associates.

Our Department regulates and inspects the installation of all new and replacement private sewage systems in the county. Each installation is required by law to be inspected for proper installation. Two-thousand nine saw a total of 119 new and replacement systems. This compares to 117 in 2008, but was a significant drop from 2007 when we had 168 new and replacement systems. We also continue to administer the Wisconsin Fund Program, which makes money available to replace failing private sewage systems for those meeting income criteria. This year, four applicants received \$21,150. Since the program's inception in 1991, Jefferson County taxpayers have received approximately \$287,000 for septic system rehabilitation. The State of Wisconsin, through the Wisconsin Department of Commerce (DComm), has implemented a new law which will require us to adopt a new private on-site waste treatment system (POWTS) maintenance program for all septic systems in the county. Recently, legislation regarding this maintenance program was passed to allow counties to delay implementation for the septic inventory until 2013 and for having a functioning program until 2015.

The Solid Waste/Air Quality Committee continues its task of providing recycling education and holding clean sweep events which have not escaped the economic recession untouched. Tipping fee revenues received from Deer Track Park Landfill as part of the negotiated agreement have been severely reduced. This program continues under budgetary limitations going forward, but it seems to have weathered the storm and our hope is to restore the number of clean sweep events back to four per year. For the year 2009, Jefferson County Clean Sweeps accounted for 95,623 pounds of household, ag, electronic and pharmaceutical wastes being recycled instead of it ending up in the landfill. Five hundred eighty-seven people were served in 2009 at a cost of \$55,024. Jefferson County received \$26,425 in state grants in 2009; in 2010 however, the County will receive no money in clean sweep grants. The City of Watertown provided \$20,000 for 2010 to cover the cost of the Watertown clean sweep event, and the Towns of Jefferson County also responded to the need for funding by donating a total of nearly \$5,000 to help fund this program. Education efforts by the Committee continued in 2009 through newspaper articles and information posted on the Department's website. Two-thousand ten will likely see changes to the education element of the Solid Waste/Air Quality Committee's work due to economic changes as well as new

approaches being discussed. Two-thousand ten will also see the implementation of a pharmaceutical drug drop-off, located at the Sheriff's Office.

Two-thousand nine presented a multitude of challenges, obstacles and opportunities for the Zoning and Sanitation Department. We continue to do the best we can with what we have, and accept the challenges that lie ahead. Most of our time involves the implementation, operation and enforcement of federal or state-mandated programs including floodplain (FEMA, DNR), new NR115 shoreland/wetland regulations (DNR), septic installations and septic maintenance program (DComm) and Smart Growth and Farmland Preservation Program plan and ordinance updates and recertification (Sec. 59.69 & Ch. 91, 66.1001 Wis. Stats.). Looking ahead, 2010 and 2011 likely will remain a challenge in the area of revenues. Our charge going forward will be to provide the services our taxpayers are accustomed to with less money and less staff, but with additional programs and responsibilities.

2009 ZONING REPORT

LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction	85
Additions to Single Family Construction	137
 New Multi-Family Construction.....	 1 (2 units)
New (Or Moved/Relocated) Mobile Home Placements.....	3
Additions to Mobile Homes.....	0
Mobile Home in MH Park.....	0
Accessory Structures in MH Park.....	1
Mobile Home in Mobile Home Park – Additions, Alterations, Conversions	8
 Other Non-Housekeeping Shelter.....	 0
 New Attached or Detached Garages	 77
 New Amusement, Social or Recreational Buildings	 0
 New Churches and Other Religious Buildings.....	 0
 New Industrial Buildings.....	 1
 New Parking Garages	 0
 New Service Stations & Repair Garages.....	 0
 New Hospitals and Institutional	 0
 New Offices, Banks and Professional.....	 0
 New Public Works and Utilities.....	 0

New Public Works and Utilities.....	0
New Schools and Other Educational.....	0
New Stores and Customer Service	2
New Other Non-Residential Buildings.....	118
Structures Other than Buildings.....	34
Moved/Relocated Detached Structures	0
Additions to Any Non-Residential Buildings	30
Sign Permits.....	13
Shoreland/Wetland Permits	23
Floodplain Permits	22
Flood Damage Repair Permits	45
TOTAL.....	600

PUBLIC HEARING PETITION BREAKDOWN

Variances.....	31
Zoning Ordinance Map and Text Amendments.....	64
Conditional Use Permit Applications.....	67
TOTAL.....	162

2009 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	1
Replacement Aerobic Treatment Unit/Pressurized In-Ground Systems.....	0
Aerobic Treatment Unit/Mound Systems as Replacements.....	1
Addition of an Aerobic Treatment Unit to Existing System	1

New Construction Holding Tanks.....	0
Holding Tanks as Replacements for Existing Construction.....	7
Holding Tanks as Tank Replacements Only.....	1
New Construction Mound Systems	15
Mounds as Replacements for Existing Construction.....	24
Additions to Mound Systems	0
Tank Replacements for Mound Systems.....	0
System Repair to Mound Systems.....	4
New Construction Non-Pressurized In-Ground Systems	24
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction..	39
Non-Pressurized In-Ground Systems – Tank Replacements.....	0
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	119
TOTAL TRANSFER PERMITS.....	0
TOTAL PLUMBER TO PLUMBER (REVISION).....	0
TOTAL VOID PERMITS	0
TOTAL RENEWAL PERMITS.....	0
TOTAL REISSUE OF EXPIRED PERMIT	0
TOTAL PERMITS ISSUED	119
TOTAL PLAN REVISIONS	17
TOTAL SOIL TESTS SUBMITTED	134

(Permit Series - #527930 to #528048)

Acres Protected 2000-2009

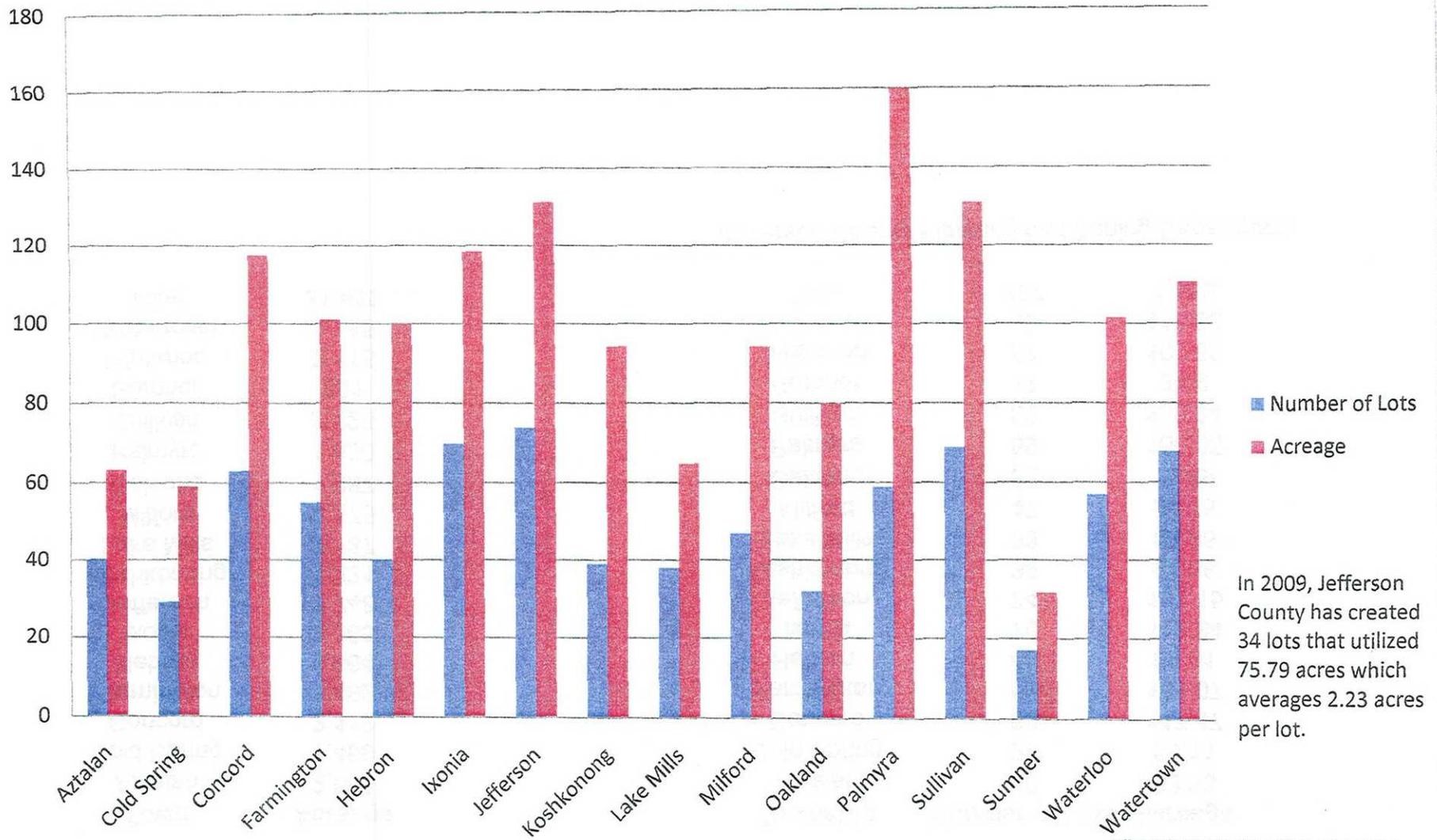
Town	Acres
Aztalan	2,003
Cold Spring	1,459
Concord	2,112
Farmington	1,492
Hebron	1,664
Ixonia	2,365
Jefferson	3,748
Koshkonong	1,221
Lake Mills	2,137
Milford	2,575
Oakland	1,987
Palmyra	1,430
Sullivan	2,126
Sumner	801
Waterloo	2,115
Watertown	2,185
Total	31,419

Rezoned A-3 Acres 2000-2009

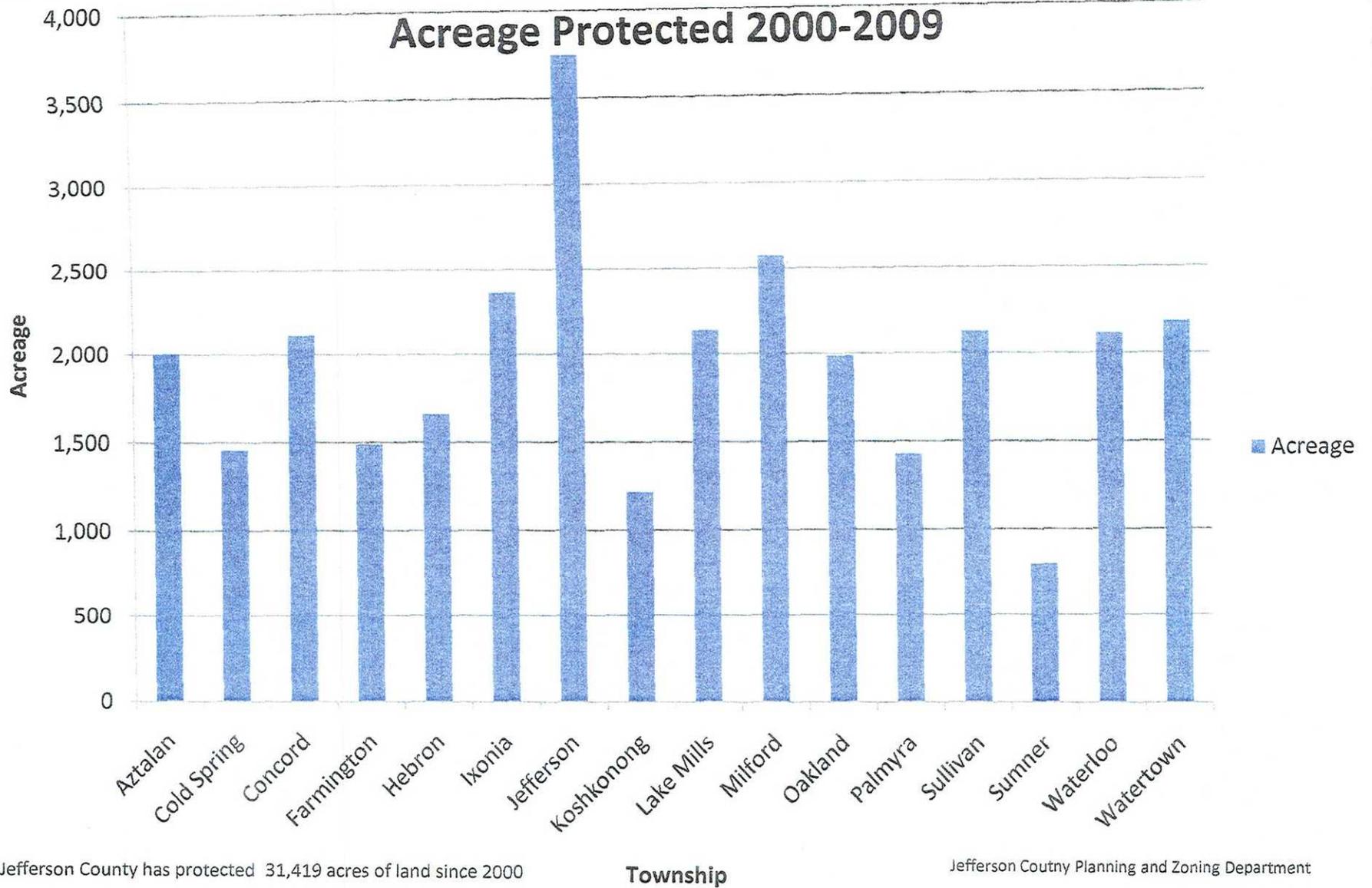
Township	Number of Lots	Acres
Aztalan	40	63.33
Cold Spring	29	59.11
Concord	63	117.47
Farmington	55	101.07
Hebron	40	99.91
Ixonia	70	118.34
Jefferson	74	131.15
Koshkonong	39	94.38
Lake Mills	38	64.96
Milford	47	94.38
Oakland	32	79.99
Palmyra	59	160.05
Sullivan	69	130.94
Sumner	17	31.8
Waterloo	57	101.52
Watertown	68	110.58
Total	797	1,559

Jefferson County Planning and Zoning Department

Number of Lots and Acreage from 2000 to 2009



Acreage Protected 2000-2009



Jefferson County has protected 31,419 acres of land since 2000

Jefferson County Planning and Zoning Department

2009 Hazardous Waste Collection Surveys

PARTICIPANTS	4-Apr	9-May	19-Sep	15-Oct	TOTALS
Household	157	212	159	Cancelled	528
AG	15	4	13	0	32
AG-Business	1	0	0	0	1
VSQG (Businesses)	8	6	1	0	15
Not Surveyed	2	9	0	0	11
TOTAL PARTICIPANTS	183	231	173	0	587
Total Pounds for each Event.	4-Apr	9-May	19-Sep	15-Oct	TOTALS
Household Waste Veolia	7,515	14,836	9,824.00	0	32,175.00
Household E-Waste Veolia	0	0	0	0	0.00
E-Waste CRT Processing Asset Management	15,616	25,989	9,824.00	0	51,429.00
Pharmaceutical Waste					
Non-Controlled	299	185	363	0	847.00
Controlled	7.5	8	15	0	30.50
Combined Household Waste	23437.5	41018	20,026.00	0	84,481.50
AG	2200	1498	3002	0	6,700.00
VSQG	1480.5	1480.5	1480.5		4,441.50
TOTAL POUNDS	27118.0	43996.5	24508.5	0.0	95,623.00

This Does Not Include FI tubes and ballasts

No Charge Hazardous Waste	4-Apr	9-May	19-Sep	15-Oct	TOTALS
Whitewater Participants	1	1	2	0	4
Whitewater Cost	\$48.91	\$47.92	\$87.54		\$184.37
DATCP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$48.91	\$47.92	\$87.54	\$0.00	\$184.37

Total Cost of Household Event	Veolia \$	CRT \$	Total Cost of Agriculture Event	\$	Total Cost of Ag & HH Events
April 4, 2009	\$12,436.02	\$125.00	April 4, 2009	\$2,611.00	\$15,172.02
May 9, 2009	\$17,642.30	\$125.00	May 9, 2009	\$4,003.06	\$21,770.36
September 19, 2009	\$13,265.49	\$2,362.37	September 19, 2009	\$1,448.12	\$17,075.98
October 15, 2009	\$0.00	\$0.00	October 15, 2009	\$0.00	\$0.00
Final Witness Burn	\$600.60				\$600.60
E-Waste MIS, May, 2009 (Veolia)					\$0.00
E-Waste MIS, December, 2009 (Veolia)		\$405.79			\$405.79
TOTAL	\$43,944.41	\$3,018.16	TOTAL	\$8,062.18	\$55,024.75

BUDGETED 2009 \$90,000.00
 Year to Date \$55,024.75
\$34,975.25

Cost for Jefferson County Departments	4-Apr	9-May	19-Sep	15-Oct	TOTALS
VSQG - Parks	0.00	0.00	0.00	0.00	0.00
VSQG - Countyside Home	190.00	0.00	0.00	0.00	190.00
VSQG - Health/Human Service	0.00	0.00	0.00	0.00	0.00
VSQG - Courthouse	0.00	0.00	0.00	0.00	0.00
Breakout/Cost of Non-Control Drugs	4-Apr	9-May	19-Sep	15-Oct	TOTALS
Non-Controlled Drugs	\$697.30	\$442.30	\$805.80	0.00	\$1,945.40
Metered Dose Inhalers	70.00	70.00		0.00	140.00
TOTALS					\$2,085.40

Blue-Fair Park
 Red - Fort Atkinson
 Green - Watertown

Jefferson County Clean Sweep History

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	\$0	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
					\$15,000	DNR Grant
2004	Household, Agricultural/ Business	69,397	\$70,950	415	\$22,000	DATCP Grant
					\$15,000	DNR Grant
2005	Household/Agricultural/ Electronic/Business	102,128	\$81,983	536	\$20,000	HHW Grant
					\$16,000	Ag Grant
2006	Household/Agricultural/ Electronic/Business	73,300	\$60,770	524	\$19,000	HHW Grant
					\$15,500	Ag Grant
2007	Household/Agricultural/ Electronic/Pharmaceutical/ Business	111,781	\$96,559	684	\$20,000	HHW Grant
					\$11,500	Ag Grant
2008	Household/Agricultural/ Electronic/Pharmaceutical/ Business	99,995	\$88,705	592	\$18,000	HHW Grant
					\$11,000	Ag Grant
					\$5,000	Pharmaceuical
2009	Household/Agricultural/ Electronic/Pharmaceutical/ Business	95,623	\$54,424	587	\$15,550	HHW Grant
					\$7,500	Ag Grant
					\$3,375	Pharmaceuical
TOTALS		887,752	\$1,025,700	6,640	\$192,269	

* The Jefferson County Solid Waste/Air Quality Committee annually sponsors the Clean Sweep Program, and contributions represent the difference between cost and grants.