

# JEFFERSON COUNTY

## Zoning Department

### Annual Report for 2000

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#### DEPARTMENT STAFF

Bruce Haukom ..... Zoning & Planning Administrator  
Rob Klotz ..... Environmental Programs Technician, Zoning  
Jeff Simes ..... Environmental Programs Technician, Sanitation  
Bob Mueller ..... Environmental Programs Technician, Zoning/Solid Waste  
Deb Magritz ..... Administrative Clerk  
Laurie Miller ..... Administrative Clerk  
Judy Statz ..... Secretary

The year 2000 was the first year to begin administration of the *Jefferson County Agricultural Preservation and Land Use Plan* and subsequent ordinances approved in October 1999 and February 2000 respectively. We've seen immediate results as a sequence of that county board action. Even though 2000 figures do not provide a full year analysis we can see the impact in reduced acreage for dwellings and protected acreage as a result of these rezoning requests. Approvals of 80 lots were rezoned from A-1 Agricultural to A-3 Rural Residential with only 100 acres utilized. Past policies could have utilized over 100-acres to create just 3 homesites when 35-acres was necessary to build a house in prime soils. With the practice of clustering the dwellings and combining lots to allow the flexibility of a larger lot we have begun to see positive impacts. As a result of rezoning from A-1 to A-3, over 1,500 acres of A-1 zoned lands has been protected as a consequence of a landowner creating all the available lots for their property. By the county board having made the modifications to allow the possibility of one to two 1-acre prime ag soil lots, this has also achieved removing some of the pressure from our vanishing wood lots, as well as achieving the towns association goal of reducing driveway lengths. In addition to these homesites created in the agricultural preservation area of the plan we also approved a 60-lot subdivision in a residential sewered area within the urban service area of the plan.

Generally, the county board has provided flexible options for limited rural residential growth with incorporation of measures that protect agricultural land and natural resource features. Our experience with citizens within the office has generally been positive to most of the plan elements.

The Private Sewage System Program changed in the year 2000 with a complete revision of the Wis. State Administrative Rule regulating such activities. Jefferson County has the responsibility to administer and enforce these rules. The new code has generally provided greater flexibility to homeowners in deciding on private sewage system alternatives. The administration and enforcement of this new performance based code has, however, provided greater challenges to our department. One item in particular that potentially creates an enormous workload increase is the requirement that every existing private sewage system must be inspected for surface discharge every 3-years, with the responsibility for tracking these inspections falling on the county. We are also required to adopt a new private sewage system ordinance to fill in the gaps left with the new state code adoption. That ordinance will be sent to the county board in the next few months. We have also continued to administer the Wisconsin Fund Grant Program for the rehabilitation of failing private sewage systems. Grant monies are based on the impact of failure on groundwaters of the state and income levels of the applicant. For the year 2000, grants totaling \$14,000 were distributed to 3 qualifying applicants versus \$38,000 and 11 applicants for 1999. To date, \$384,000 in grants were distributed to 118 families since the inception of the program in 1991.

Overall land use and sanitary permits were down approximately 20% in the year 2000 from 1999 numbers. The most significant reduction was in the total numbers of new homes from 199 in 1999 to 167 in the year 2000. The fluctuating economy effecting interest rates for new homes certainly had an impact on whether individuals would build or not. Our

revenues for land use and sanitary permits, however, went up from \$132,000 in 1999 to \$163,000 for 2000; which was reflective of an increased fee schedule for land use, rezoning, conditional uses, certified surveys and subdivisions.

The year 2000 was our first full year of administering the solid waste program. We are excited about the opportunities that this program provides. We have continued to work towards the completion of the solid waste plan produced predominantly in-house except for the landfill technical guide currently under development by our consultant. We have also pursued innovative partnerships with Waukesha County to enhance our educational opportunities for the public. This effort encourages further reductions in the overall waste stream therefore preserving our valuable landfill space as well as reducing the possibilities of hazardous materials from impacting our ground and surface waters. Beyond the purely educational role, the department and Solid Waste Committee is continuing its efforts to conduct household, agricultural and for the first time business clean sweeps. The costs of this program, as well as all of our efforts have been paid without a county tax levy. We utilize tipping fees from Deer Track Park Landfill that are generated based on the tonnage of waste entering the landfill. As a result of a negotiated agreement Jefferson County received \$80,000 in 2000 to be utilized for the solid waste program. The Town of Farmington received approximately \$300,000 from these fees. Last year over 87,000 pounds of hazardous waste were removed as a result of the combined clean sweeps at a cost of \$100,000 without the use of a tax levy.

Finally, the Farmland Preservation Program continued to provide tax relief to area farmers as a result of Jefferson County adopting a Farmland Preservation Plan recently approved by the Department of Agriculture Trade and Consumer Protection. We have participated in this program since 1978 with \$31 million of tax credits received by Jefferson County farmers and landowners to maintain their lands in agricultural productions. Landowners are required to have a land conservation plan for their property administered by the Jefferson Land and Water Conservation Department. The average tax credit per applicant is approximately \$1,000.

If you have any questions regarding our department please come and visit and we would be glad to discuss the issues.

**2000 ZONING REPORT**  
***LAND USE PERMIT BREAKDOWN***

<b>TYPE OF CONSTRUCTION</b>	<b>TOTAL PERMITS ISSUED</b>
New Single Family Construction .....	167
Additions to Single Family Construction .....	189
 New Multi-Family Construction .....	 1
New (Or Moved/Relocated) Mobile Home Placements .....	3
Addition to Mobile Homes .....	0
 Other Non-Housekeeping Shelter .....	 0
 New Attached or Detached Garages.....	 99
 New Amusement, Social or Recreational Buildings .....	 0
 New Churches and Other Religious Buildings .....	 0
 New Industrial Buildings.....	 2
 New Parking Garages.....	 0
 New Service Stations and Repair Garages.....	 0
 New Hospitals and Institutional .....	 0
 New Offices, Banks, and Professional .....	 6
 New Public Works and Utilities.....	 19
 New Schools & Other Educational .....	 0
 New Stores and Customer Service .....	 6
 New Other Non-Residential Buildings.....	 170
 Structures Other than Buildings.....	 54
 Moved/Relocated Detached Structures.....	 0
 Additions to Any Non-residential Buildings.....	 42
 Sign Permits.....	 24
 Shoreland/Wetland Permits .....	 16
 Floodplain Permits .....	 5
<b>TOTAL</b>	<b>803</b>

**2000 SANITATION REPORT**  
***PERMIT BREAKDOWN***

<b><u>TYPE OF SYSTEM</u></b>	<b><u>TOTAL PERMITS ISSUED</u></b>
New Construction At-Grade Systems.....	1
At-Grade Systems at Replacements for Existing Construction.....	1
New Construction Aerobic Treatment Unit Systems .....	1
Aerobic Treatment Unit Systems as Replacements for Existing Construction .....	1
New Construction Gravity Flow Systems .....	60
Gravity Flow Systems at Replacements for Existing Construction .....	40
Additions to Gravity Flow Systems .....	1
System Repair to Gravity Flow Systems .....	1
Tank Replacement of Gravity Flow System .....	4
New Construction Holding Tanks.....	3
Holding Tanks as Replacements for Existing Construction.....	7
New Construction Mound System .....	44
Mounds at Replacements for Existing Construction .....	28
Additions to Mound Systems.....	1
Tank Replacement of Mound Systems .....	3
New Construction Non-Pressurized In-Ground Systems.....	22
Non-Pressurized In-Ground Systems as Replacements for Existing Construction.....	27
New Construction Pressurized In-Ground Systems.....	1
<b>TOTAL NEW AND REPLACEMENTS SYSTEM PERMITS</b>	<b>246</b>
<b>TOTAL TRANSFER PERMITS</b>	<b>3</b>
<b>TOTAL VOID PERMITS</b>	<b>0</b>
<b>TOTAL PERMITS ISSUED</b>	<b>249</b>

**2000 ZONING REVENUES**

Permits Issued/Public Hearing Fees/Survey Review Fees, etc.	\$123,690
Farmland Preservation Program Recertification	\$ 1,817
<b>ZONING AND LAND USE REVENUES</b>	<b>\$125,507</b>

## 2000 SANITATION REVENUES

### SANITARY PERMITS

249 Sanitary Permits Issued in 2000 (Includes 3 Transfer Permits)	\$38,338
Sanitation Fees Due State	<u>\$18,450</u>
<b>TOTAL SANITARY PERMIT FEES</b>	<b>\$56,788</b>

### WISCONSIN FUND

County Fees Received in 2000 from 3 Applicants	\$ 300
State Grant PY 1999-2000	<u>\$13,944</u>
<b>TOTAL WISCONSIN FUND REVENUES</b>	<b>\$14,244</b>
Grant Monies Redistributed	\$13,944
<b>NET COUNTY RECEIPTS FROM WISCONSIN FUND</b>	<b>\$ 300</b>

**TOTAL SANITATION REVENUES** **\$71,032**

Less Redistribution and State Fees \$32,394

**NET COUNTY SANITATION RECEIPTS-PERMITS & WI FUND - \$ 38,638**

## NET COMBINED FUNDS

Zoning and Land Use Revenues	\$125,507
Sanitary Permits	\$ 38,338
Wisconsin Fund Net Receipts	<u>\$ 300</u>

**TOTAL ZONING & SANITATION REVENUES** **\$164,145**

**LANDS REZONED SUMMARY REPORT**  
**(BY MUNICIPALITY)**

<b><u>MUNICIPALITY</u></b>	<b><u>LOTS APPROVED</u></b>	<b><u>ACRES REZONED</u></b>
Aztalan	3	8.700
Cold Spring	1	1.000
Concord	7	5.699
Farmington	12	2.418
Hebron	3	2.010
Ixonia	10	8.980
Jefferson	13	13.355
Koshkonong	3	7.000
Lake Mills	5	8.333
Milford	8	11.560
Oakland	7	36.000
Palmyra	5	29.770
Sullivan	7	3.804
Sumner	3	4.000
Waterloo	7	28.270
Watertown	8	14.100
<b>TOTALS</b>	<b>102</b>	<b>184.999</b>

**LANDS REZONED SUMMARY REPORT**  
**(EXISTING ZONE TO PROPOSED ZONE)**

<u>EXISTING ZONE</u>	<u>PROPOSED ZONE</u>	<u>LOTS APPROVED</u>	<u>ACRES REZONED</u>
A-3	A-2	1	7.700
A-1	A-3	82	102.591
A-1	A-2	6	9.368
A-1	I	1	0.000
A-1	N/R	3	26.220
R-2	A-3	4	25.180
A-1	R-2	1	0.000
A-1	COM	1	0.900
A-1	R-1	1	2.490
A-3	A-1	1	0.650
R-2	A-2	0	0.000
I	B	1	9.900
	<b>TOTALS</b>	<b>102</b>	<b>184.999</b>

**JEFFERSON COUNTY  
CLEAN SWEEP HISTORY 1992 - 2000**

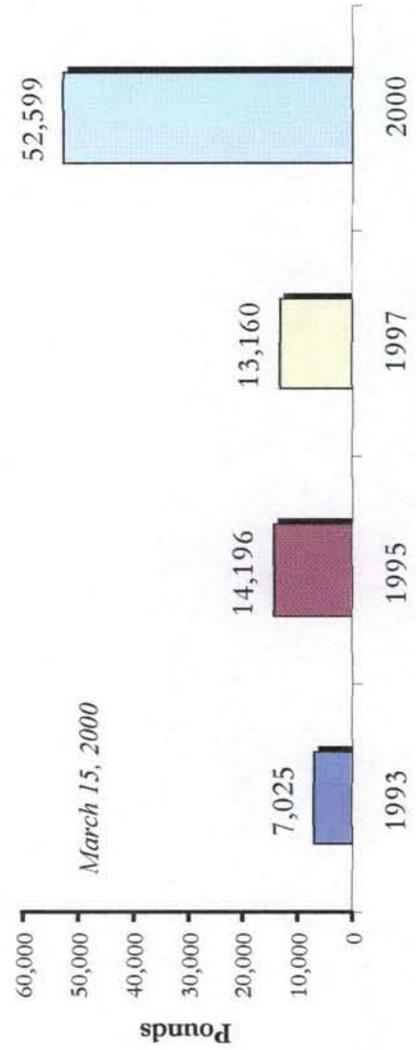
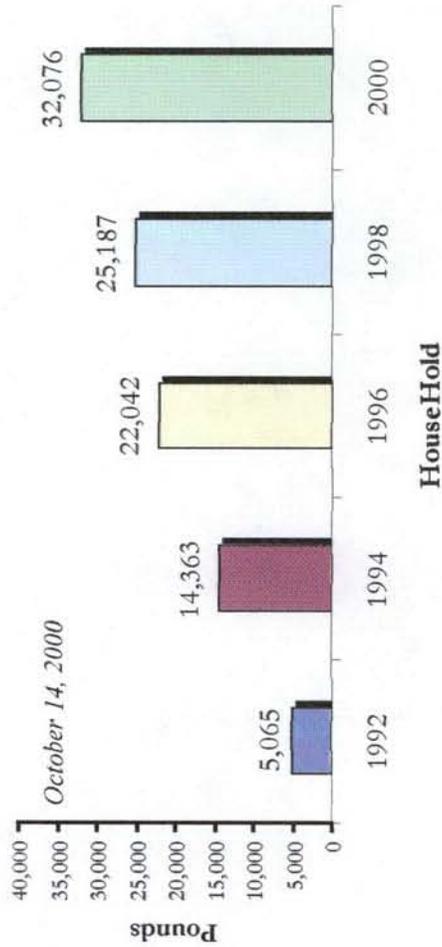
YEAR	TYPE	NET WT (lbs.)	COST	PARTICIPANTS	GRANT \$	TYPE OF GRANT
1992	Household	5,065	\$35,765	243	\$15,000	DNR Grant
1993	Agricultural	7,025	\$33,365	61	\$8,000	Donation
1994	Household	14,363	\$42,372	341	\$15,000	DNR Grant
1995	Agricultural	14,196	\$37,825	75	\$35,000	DATCP Grant
1996	Household	22,042	\$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
<b>TOTALS</b>		<b>185,713</b>	<b>\$344,941</b>	<b>2,215</b>	<b>\$144,555</b>	

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

° Includes 24,164.5 lbs. brought in by Jefferson County Businesses.

JEFFERSON COUNTY  
**Household Clean Sweep Results**  
 October 14, 2000

**CLEAN SWEEPS WEIGHT BY POUNDS**



**Agricultural & Business Clean Sweeps**

JEFFERSON COUNTY  
**Household Clean Sweep Results**  
 October 14, 2000

**Where were they from?**

