

JEFFERSON COUNTY

Zoning Department

Annual Report for 2001

DEPARTMENT STAFF

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Two thousand-one was the first full year of administering the Jefferson County Agricultural Preservation and Land Use Plan. The Plan became effective in March of 2000 with the adoption by County Board of the implementing ordinances. We have already seen significant impacts as a result of the policies in the agricultural preservation areas that were hammered out with the assistance of the Jefferson County Towns' Association, Farm Bureau, Environmental Network and the Board of Realtors. Since the inception of the plan and ordinances two years ago, approximately 200 lots have been created, each averaging about 1.5 acres and utilizing approximately 300 acres. Approximately 4,500 acres of A-1-zoned land has been subsequently protected as a result of landowners utilizing their available lots and A-1 zone transfers. In comparison, the previous plan and ordinances were allowing approximately 800 acres per year to be converted to residential-type uses as a result of larger A-3 zone lot sizes and 35-acre land divisions for homes. In comparison, farmers are receiving about the same amount of money by creating two, 1-acre lots versus selling off 35 acres previously for a dwelling, and maintaining their land base as well.

About 100 lots were also created within the urban service areas or existing residential zone areas. These locations, for the most part, were designated in the plan as being able to accept a higher density of land divisions as a result of their proximity to public services. This plan has provided flexible options for limited rural residential development in the farmland preservation areas, higher density residential and commercial use in the urban service areas, coupled with protection for agricultural lands and natural resource features.

Jefferson County adopted a new private sewage system ordinance in 2001 as a result of major changes to the Wisconsin Administrative Code, Comm 83, that regulates statewide the installation of private sewage systems. The code and subsequent ordinance creates a more flexible performance-based code versus the previous prescriptive code. This has opened the prospects for new and more innovative methods for waste treatment. A performance-based code increases our responsibility in maintaining a level of expertise for alternative system designs. Maintenance of existing systems has become emphasized to a greater degree, requiring monitoring at the county level for new and older systems. It has yet to be determined whether counties in general will be able to effectively track all these systems in light of staff and monetary shortages. In addition to our responsibilities for inspecting new installations, monitoring old systems, investigating complaints and failures, and providing oversight for the local soil testers we also continue to administer the Wisconsin Fund Grant Program. To date, over \$375,000 in grants have been provided to 120 families that meet the funding requirements to assist in the replacement of failed private sewage systems.

New home construction numbers increased slightly over suppressed numbers in 2000. By comparison, in 1999, 199 permits were issued for single-family construction. In 2000, 167 permits were issued and in 2001, 177 permits were issued for new single-family construction. Additional fee changes have taken effect on January 1, 2002 which should increase revenues for the private sewage system program significantly.

The Farmland Preservation Program continued to provide tax relief to area farmers as a result of Jefferson County having maintained an agricultural preservation plan approved by the Department of Agriculture, Trade and Consumer Protection. Jefferson County has participated in this program since 1978 with \$32 million of tax credits received by area farmers. Landowners are also required to maintain a conservation plan for their property, with this portion of the program being administered by the Land and Water Conservation Department. The average tax credit is about \$1,000 per farmer per year.

Our revenues for land use and sanitary permit programs were \$149,000 for 2001, down from \$164,000 in the year 2000. The decrease was due to a decrease in activity for land divisions as a direct result of a slower market.

The year 2001 provided significant advances to the solid waste program as a result of work by the Solid Waste Committee and staff. For the year 2001, Jefferson County received an additional \$100,000 in tipping fees from Deer Track Park Landfill to be utilized for solid waste programming as prescribed by negotiated agreement between Jefferson County, Town of Farmington and Deer Track Park. These annual fees fund the county program without the need for a tax levy. Removal of hazardous wastes from the county waste stream has been of primary importance. To date, 222,000 pounds of hazardous waste has been removed, utilizing \$408,000 from the annual tipping fees.

CLEAN SWEEPS SET FOR 2002

The Jefferson County Solid Waste Committee is about to kick-off its tenth year of conducting hazardous waste removal events in the county. In 2002 the events will, for the first time ever, include households, farms and businesses (with agricultural waste) to participate simultaneously. Another first is that the county will now offer "permanent" sites located in Fort Atkinson and Watertown, at which, participants will be able to drop off hazardous materials on eight specified Saturdays throughout the year. The schedule and locations will be as follows: March 2 in Fort Atkinson – April 6 in Watertown – May 4 in Fort Atkinson – June 1 in Watertown – July 13 in Fort Atkinson – August 3 in Watertown – September 7 in Fort Atkinson – October 5 in Watertown. The drop-off location in Fort Atkinson is at the Superior Services facility at 1215 Klement St., and in Watertown at the Watertown Recycling Center at 727 W. Cady St. Appointments will be limited and registration is mandatory. Register for the Fort Atkinson drop-off by calling the Zoning Department at (920) 674-7430 and for the Watertown drop-off by calling the Watertown Recycling Center at (920) 262-4070. All events will run from 8 am to noon.

The Jefferson County Solid Waste Committee and its associated staff have also begun a new initiative by partnering with the Southeast Wisconsin Waste Reduction Coalition (SEWWRC). The coalition is a unique and successful public/private partnership between more than 45 businesses, government, non-profit organizations, community groups and educators to reach common goals relating to waste minimization and recycling. Considered nationally as a model program for communities around the country to replicate, the Be Smart (Save Money and Reduce Trash) Waste Reduction Education Campaign uses a strategy that incorporates the use of e-mail, a telephone hotline (414-272-3334) and a website at www.besmart.org to link all partners and programs. Programs include: 1) Green Pages, an annual supplement in the Milwaukee Journal Sentinel; 2) Education and outreach, focusing on the Be Smart Scholarship competition for high school and college students; 3) Festival and special event waste reduction and recycling.

Jefferson County solid waste staff, in concert with the coalition, are now available to help area businesses get involved in increasing their participation/exposure in waste reduction activities, including scholarship participation. Coalition members are also available to give presentations to prospective students interested in projects to reduce waste in their community and participate in the scholarship opportunities. Coalition members are also available to offer presentations depicting successful reduction programs for festival and

special event organizers. These services are available to all persons, schools, organizations and businesses throughout Jefferson County.

If you have any questions on the eight scheduled clean sweep events for 2002 or the activities associated with the Be Smart Campaign, please contact Robert Mueller at the Jefferson County Zoning Department at (920) 674-7130.

2001 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction.....	177
Additions to Single Family Construction.....	155
 New Multi-Family Construction	 4
New (Or Moved/Relocated) Mobile Home Placements	4
Additions to Mobile Homes	0
 Other Non-Housekeeping Shelter	 0
 New Attached or Detached Garages	 123
 New Amusement, Social or Recreational Buildings	 0
 New Churches and Other Religious Buildings	 0
 New Industrial Buildings	 7
 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	 9
 New Schools and Other Educational.....	 1
 New Stores and Customer Service.....	 2
 New Other Non-Residential Buildings	 146
 Structures Other than Buildings	 40
 Moved/Relocated Detached Structures	 0
 Additions to Any Non-Residential Buildings.....	 30
 Sign Permits	 9
 Shoreland/Wetland Permits.....	 13
 Floodplain Permits	 16
 TOTAL	 736

2001 SANITATION REPORT
PERMIT BREAKDOWN

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems	3
At Grade Systems as Replacements for Existing Construction	2
New Construction Aerobic Treatment Unit Systems	0
Aerobic Treatment Unit Systems as Replacements for Existing Construction.....	0
New Construction Holding Tanks	1
Holding Tanks as Replacements for Existing Construction.....	13
Holding Tanks as Tank Replacements Only.....	1
New Construction Mound Systems	46
Mounds as Replacements for Existing Construction.....	26
Additions to Mound Systems.....	0
Tank Replacements for Mound Systems	0
New Construction Non-Pressurized In-Ground Systems	71
Non-Pressurized In-Ground Systems as Replacements for Existing Construction	69
Non-Pressurized In-Ground Systems – Tank Replacements.....	4
Additions to Non-Pressurized In-Ground Systems	1
New Construction Pressurized In-Ground Systems	1
TOTAL NEW & REPLACEMENT SYSTEMS	238
TOTAL TRANSFER PERMITS.....	3
TOTAL VOID PERMITS	0
TOTAL PERMITS ISSUED.....	241

2001 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees, etc.	\$108,809
Farmland Preservation Program Recertification	\$ 1,273
ZONING AND LAND USE REVENUES.	\$110,082

2001 SANITATION REVENUES

SANITARY PERMITS

241 Sanitary Permits Issued in 2001 (Includes 3 Transfer Permits)	\$ 38,911
Sanitation Fees Due State	\$ <u>17,850</u>
TOTAL SANITARY PERMIT FEES	\$ 56,761

WISCONSIN FUND

County Fees Received in 2001 from Two Applicants	\$ 200
State Grant-Program Year 2000-2001	\$ 12,764
TOTAL WISCONSIN FUND REVENUES	\$ 12,964
Grant Monies Redistributed	\$ 12,764
NET COUNTY RECEIPTS FROM WISCONSIN FUND	\$ 200

TOTAL SANITATION REVENUES	\$ 69,725
Less Redistribution and State Fees	\$ 30,614
NET COUNTY SANITATION RECEIPTS-PERMITS & WI FUND	\$ 39,111

NET COMBINED FUNDS

Zoning and Land Use Revenues	\$110,082
Sanitary Permits	\$ 38,911
Wisconsin Fund Net Receipts	\$ 200

TOTAL ZONING AND SANITATION REVENUES-\$149,193

LANDS REZONED SUMMARY REPORT
(ALL ZONING DISTRICTS BY MUNICIPALITY)

<u>MUNICIPALITY</u>	<u>LOTS APPROVED</u>	<u>ACRES REZONED</u>
Aztalan	9	14.500
Cold Spring	6	141.146
Concord	8	12.264
Farmington	7	24.035
Hebron	7	12.589
Ixonia	18	38.410
Jefferson	10	25.402
Koshkonong	12	87.400
Lake Mills	9	19.252
Milford	10	15.000
Oakland	9	29.520+
Palmyra	8	23.240
Sullivan	12	39.610
Sumner	3	4.000
Waterloo	11	20.400
Watertown	6	16.400+
TOTALS	145	523.168 Ac.

LANDS REZONED SUMMARY REPORT
 (FROM EXISTING ZONES TO PROPOSED ZONES)

<u>EXISTING ZONE</u>	<u>PROPOSED ZONE</u>	<u>LOTS APPROVED</u>	<u>ACRES REZONED</u>
Residential R-1	Residential/Recreational	1	-----
Residential R-2	A-3, Rural Residential	1	2.484 Ac.
Agricultural A-1	A-2, Agribusiness	9	+31.244 Ac.
Agricultural A-1	A-3, Rural Residential	119	205.979 Ac.
Agricultural A-1	Natural Resources	12	275.821 Ac.
A-3, Rural Residential	A-1, Agricultural	2	7.000 Ac.
A-3, Rural Residential	A-2, Agribusiness	1	0.640 Ac.
TOTALS		145	+ 523.168 Ac.

**JEFFERSON COUNTY
CLEAN SWEEP HISTORY 1992 - 2001**

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
2001	Agricultural & Business	36,303	\$63,913	136	\$23,714	DATCP Grant
TOTALS		222,016	\$408,854	2,351	\$168,269	

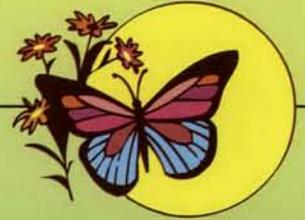
* The Jefferson County Board annually sponsors the Clean Sweep Program, and County contributions represent the difference between cost and grants.

Jefferson County Solid and Hazardous Waste Program

HOUSEHOLD, FARM AND AG BUSINESS HAZARDOUS WASTE COLLECTION



Many products you use in your home and yard contain hazardous materials. Improper disposal of these products can cause fires, injuries to people and animals and groundwater contamination. This guide will help you identify hazardous products in your home. **Keep your home safe by properly disposing of hazardous products.**



Key: ■ Place in trash ● Pour down the drain (if connected to a sanitary sewer)
▲ Take to a hazardous waste collection site

Garage and Workshop					
Acetone	▲	Varnish	▲	Fertilizer (with pesticides)	▲
Artist's paint and media	▲	Windshield washer solution	●	Fungicide	▲
Antifreeze	▲	Wood Filler	▲	Furniture polish	▲
Auto body repair products	▲	Wood preservative	▲	Insect spray	▲
Automobile oil	▲	KITCHEN AND BATHROOM		Light ballasts	▲
Battery acid	▲	Alcohol based lotions (perfume, aftershave)	●	Metal polish, solvent-based	▲
Brake Fluid	▲	Bleach	●	Mothballs	▲
Car wax, solvent-based	▲	Cleaners, ammonia-based	●	Pesticides	▲
Contact cement	▲	Cleaners, solvent-based	▲	Pool chemicals	▲
Driveway sealer	▲	Cosmetics	■	Rat poison	▲
Fiberglass epoxy	▲	Disinfectants	●	Shoe polish	▲
Fluorescent light bulbs	▲	Drain cleaner	●	Spot remover	▲
Gasoline/oil mixtures	▲	Floor care products	▲	Stump remover	▲
Gasoline and other fuels	▲	Hair remover	▲	Thermostats	▲
Glue, solvent-based	▲	Medicine	●	Weed killer	▲
Glue, water-based	▲	Nail polish	▲	FARM & AG BUSINESS	
Joint compound	▲	Nail polish remover	▲	Fertilizers	
Kerosene	▲	Oven cleaner	▲	Examples include DDT, Chlordane, Lead, Arsenate, Lindane 2, 4, 5-T, Silvex	▲
Latex paint (if dried)	■	Permanent wave solution	●	Pesticide cylinders	▲
Lighter fluid	▲	Skin cream	■	Veterinary supplies	▲
Non-automotive oils	▲	Thermometers	▲	Lead-based and other metal-based paints	▲
Oil filters	▲	Toilet bowl cleaner	●	Other toxic metal paints (fungicidal paints)	▲
Paint, oil-based	▲	Tub and tile cleaner	●	Wood preservatives (Penta)	▲
Paint thinner	▲	Window cleaner	●	Batteries (household and dry cell)	▲
Paint stripper	▲	HOME AND GARDEN		Freon 11, 12 (refrigerant)	▲
Parts cleaner	▲	Aerosol cans, empty	■	Compressed gas cylinders (propane, butane)	▲
Photographic chemicals	▲	Aerosol cans, full	▲	Picric acid	▲
Rust remover	▲	Batteries, alkaline	■	Pesticide rinsates	▲
Shellac	▲	Batteries, button	▲	Contaminated soil	▲
Stain	▲	Batteries, rechargeable	▲		
Transmission fluid	▲	Dry cleaning solvent	▲		
Turpentine	▲	Fertilizer (without pesticides)	■		

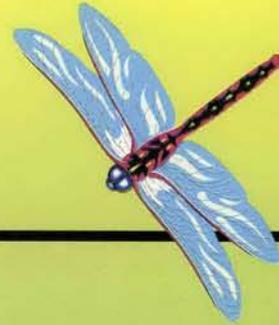


The Jefferson County Household, Farm and Ag Business Hazardous Waste Collection Program serves all household and farm residents within Jefferson County. The permanent collection facilities accept household and farm hazardous waste from Jefferson County residents.

For questions, call Jefferson County at (920) 674-7430. Also, visit the Jefferson County web site at www.co.jefferson.wi.us for additional information on the Household and Farm Hazardous Waste Collection programs.

Buying Smart

- Think twice before you buy! Switch to safe substitutes.
- Read the label. Make sure the product will do what you want before purchasing. Follow label directions for safe usage, storage and disposal.
- Purchase only the amount you need and use up what you buy.
- Avoid aerosols. Choose pump sprays or other alternatives.



Proper Disposal

- Stores that sell car batteries must accept them back for recycling.
- Give leftovers to someone who will use them up for their intended purpose. Reuse products such as paint thinner and paint.
- Never pour oil, antifreeze or other hazardous materials on the ground, into storm sewers or down the drain.
- Do not bring in hazardous wastes from businesses unless they are pesticide type wastes.

The 2002 Permanent Household, Farm and Ag Business Hazardous Collection Facilities

Northern Jefferson County Permanent Collection Facility

727 W. Cady Street
Watertown, WI 53094

Dates: Saturday April 6, June 1, August 3,
October 5

Time: 8 a.m. to noon

Location: Facility located 2 blocks north of
State Highway 19 (Main St.) and 4 blocks west of State
Highway 26 (at the City of Watertown
Recycling Center).



Southern Jefferson County Permanent Collection Facility

1215 Klement Street
Fort Atkinson, WI 53538

Dates: Saturday March 2, May 4, July 13,
September 7

Time: 8 a.m. to noon

Location: Facility located 2 blocks west of State
Hwy 26 on Klement Street (stoplight controlled,
just south of the Fireside).

Registration is Required

Call 920-674-7430 for an appointment in Ft. Atkinson • Call 920-262-4070 for an appointment in Watertown

Jefferson County Solid Waste
320 S. Main St., Rm 201
Jefferson, WI 53549

