

# JEFFERSON COUNTY

## Zoning Department

### Annual Report for 2002

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#### DEPARTMENT STAFF

Bruce Haukom ..... Planning and Zoning Administrator  
Rob Klotz ..... Zoning and Planning Technician  
Jeff Simes ..... Onsite Waste Systems Technician  
Bob Mueller ..... Solid Waste/Zoning Technician  
Deb Magritz ..... Zoning Assistant  
Laurie Miller ..... Zoning Assistant  
Sharon Ehrhardt ..... Zoning Assistant

With a combination of increased revenues realized through fee increases for sanitary permits and reduced expenditures, we realized a \$50,000 reduction from the approved tax levy for 2002. In 2003, an additional \$40,000 should be realized as a result of additional fee increases approved by County Board for zoning elements of our program. Revenues should compensate 50% of our budget expenditures next year for zoning and private sewage system programming. Our revenues for the zoning and private sewage system programs increased to \$180,000 in 2002 in comparison to \$149,000 in 2001 as a result of sanitary permit fee increases. The solid waste program continues to be self-sustaining through the distribution of tipping fees from Deer Track Park Landfill between the Town of Farmington and Jefferson County. These fees totaled over \$100,000 for Jefferson County in 2003. The program has also been supplemented with state grant programs to assist in conducting hazardous waste collection events.

March of 2003 marks the third year for implementation of the Jefferson County Agricultural Preservation and Land Use Plan. There has been much interest statewide for the detailed policies generated in that plan and subsequent ordinances adopted by County Board in 2000. Numerous presentations have been made throughout the state to interested counties, towns and organizations that have just begun the process of determining the direction of land use for their areas.

These detailed policies and subsequent ordinance requirements have delivered results that are measurable. In 2002, approximately 130 rural residential lots were created in the Agricultural Preservation Plan area. These lots encompassed 225 acres last year, utilizing an average of 1.7 acres per lot. The previous plan and policies did not give a maximum acreage for rural residential lots and also allowed 35-acre dwelling lots in the A-1 zoning district. Those policies created similar lot numbers, however utilized an average of 1200 acres per year. You will note the 80% reduction in land utilized for rural residential purposes under the new plan. These new policies have also documented protection of 9,500 acres as a consequence of parcels having utilized all of their possible land divisions. The other important features of the plan have substantially reduced impact on wooded acreage for residential development as a result of allowing limited lots on prime agricultural soils. On an annual basis, approximately 50 lots have been created in prime agricultural soils; however, only 60 acres have been utilized to accommodate them. Past policies took that amount out of production to create only two lots in the A-1 agricultural zone. This is a dramatic representation of a successful policy to preserve agricultural lands, while allowing a certain amount of land divisions in prime agricultural soils and reducing pressure on limited wood lots. Eighty-five lots were also created within urban service areas and existing high-density residential zones, averaging approximately 0.7-acre per lot and utilizing 60 acres.

Housing activity depressed in 2002 despite record low interest rates. One hundred fifty-five single-family dwelling permits were issued for 2002 in comparison to 177 permits for 2001 and 167 permits for 2000. Private sewage system permits totaled 214 for 2002 in comparison to 238 for 2001. Each installation is required to be inspected by our technician prior to backfill.

Our office is adjusting to the new plumbing code for the installation and inspection of private sewage systems. This performance-based code increases our responsibility in maintaining a level of expertise for innovative designs. Maintenance of existing systems

is emphasized to a greater degree, requiring additional monitoring at the county level for new and older systems. It has yet to be determined whether we will be able to effectively track all these systems.

In addition to our responsibilities for inspecting new installations, monitoring old systems, investigating complaints and failures and providing oversight for local soil testers and plumbers, we continue to administer the Wisconsin Fund Grant program. This program has provided \$400,000 in grants to 125 Jefferson County families that meet funding requirements to assist in the replacement of failed private sewage systems.

This Department has increased its presence in enforcement of all Jefferson County land use ordinances under our responsibility. In 2002, approximately 133 letters of violation were sent out with approximately 25 citations issued. Eighty-eight of these violations were resolved. The Corporation Counsel's office has been diligent in pursuing compliance action for these issued citations. Additionally, when citations have not worked, that office has been pursuing circuit court actions. We have had a very positive response from our township governments due to the increased action. By far, our most prevalent violation is the accumulation of unlicensed vehicles or junk on properties.

The Farmland Preservation Program continues 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. In 2002, Jefferson County became the first county in the state to have a new plan approved. The process was time-consuming and often frustrating, however, we received final approval of our plan on December 4, 2002. We are hoping that this process will be made easier for other counties as a result of the extensive interaction we have had with the Department of Agriculture.

The year 2002 provided significant advances to the solid waste program as a result of work by the Solid Waste Committee and staff. For the year 2002, 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 and educational programs have been of primary importance. To date, 272,000 pounds of hazardous waste have been removed, utilizing \$476,000 from the annual tipping fees.

### **CLEAN SWEEPS FOR 2003**

The Jefferson County Solid Waste Committee is now in its eleventh year of conducting hazardous waste removal events in the county. For the second year, Jefferson County is offering multiple events at several locations throughout the county. The schedule and locations will be as follows: March 1 in Fort Atkinson; March 20 in Jefferson; April 5 in Watertown; May 3 in Fort Atkinson; June 7 in Watertown; July 12 in Fort Atkinson; August 2 in Watertown; September 6 in Fort Atkinson; October 4 in Watertown; and October 23 in Jefferson. The drop-off location in Fort Atkinson is at the Onyx/Superior Services facility at 1215 Klement Street; in Jefferson at the Jefferson County Fairgrounds; and in Watertown at the City of Watertown Recycling Center at 727 West

Cady Street. Registration is mandatory. Register for the Fort Atkinson and Jefferson drop-offs at 920-674-7430, and for the Watertown drop-off at 920-262-4020. All events run from 8 a.m. to noon except for March 20, which will be held from 12:30 to 4:30 p.m.

The Jefferson County Solid Waste Committee and staff are now in their first full year of a partnership with the South East 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 toll-free telephone hotline (1-886-917-6278) and a web site at [www.besmart.org](http://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 available to give presentations to prospective students interested in projects to reduce waste in their community and to participate in the scholarship opportunities. Coalition members are also available to offer presentations depicting successful programs for festival and special event organizers. These services are available to all persons, schools, organizations and businesses throughout Jefferson County.

During 2002, many activities have occurred in Jefferson County facilitated by the Solid Waste Committee, county staff, UW Extension and the Be Smart Coalition. Presentations to high school and college students took place toward encouraging projects for the 2003 scholarship opportunities. An increased presence and improved efficiencies regarding recycling have occurred at Watertown's Riverfest, Lake Mills' Fall Festival and Craft Show, Jefferson's car shows, the Jefferson County Fair and at Gemuetlichkeit Days. Work has begun on two separate Earth Day supplements to be published in the Daily Jefferson County Union and the Watertown Daily Times in 2003.

If you have any questions on the ten scheduled clean sweep events for 2003 or the activities associated with the Be Smart Campaign, please contact Robert Mueller at the Jefferson County Zoning Department at (920) 674-7130.

2002 ZONING REPORT  
LAND USE PERMIT BREAKDOWN

<u>TYPE OF CONSTRUCTION</u>	<u>TOTAL PERMITS ISSUED</u>
New Single Family Construction.....	156
Additions to Single Family Construction.....	171
New Multi-Family Construction .....	13
New (Or Moved/Relocated) Mobile Home Placements .....	2
Additions to Mobile Homes .....	0
Other Non-Housekeeping Shelter .....	0
New Attached or Detached Garages .....	107
New Amusement, Social or Recreational Buildings .....	2
New Churches and Other Religious Buildings .....	0
New Industrial Buildings .....	2
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 .....	11
New Schools and Other Educational.....	0
New Stores and Customer Service.....	0
New Other Non-Residential Buildings .....	195
Structures Other than Buildings .....	62
Moved/Relocated Detached Structures .....	0
Additions to Any Non-Residential Buildings.....	29
Sign Permits .....	18
Shoreland/Wetland Permits.....	15
Floodplain Permits .....	14
<b>TOTAL .....</b>	<b>798</b>

**2002 SANITATION REPORT  
PERMIT BREAKDOWN**

<u>TYPE OF SYSTEM</u>	<u>TOTAL PERMITS ISSUED</u>
New Construction At-Grade Systems .....	1
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
New Construction Holding Tanks .....	1
Holding Tanks as Replacements for Existing Construction .....	6
Holding Tanks as Tank Replacements Only .....	1
New Construction Mound Systems .....	39
Mounds as Replacements for Existing Construction .....	30
Additions to Mound Systems .....	0
Tank Replacements for Mound Systems .....	0
New Construction Non-Pressurized In-Ground Systems .....	66
Non-Pressurized In-Ground Systems as Replacements for Existing Construction .....	61
Non-Pressurized In-Ground Systems – Tank Replacements .....	6
Additions to Non-Pressurized In-Ground Systems .....	
New Construction Pressurized In-Ground Systems .....	0
Addition to Pressurized In-Ground Systems .....	1
<b>TOTAL NEW &amp; REPLACEMENT SYSTEMS .....</b>	<b>214</b>
<b>TOTAL TRANSFER PERMITS .....</b>	<b>0</b>
<b>TOTAL VOID PERMITS .....</b>	<b>0</b>
<b>TOTAL PERMITS ISSUED .....</b>	<b>214</b>
<b>TOTAL REVISIONS .....</b>	<b>1</b>

**2002 ZONING REVENUES**

Permits Issued/Public Hearing Fees/Survey Review Fees, etc. ....	\$122,196
Farmland Preservation Program Recertification .....	\$ 1,294
<b>ZONING AND LAND USE REVENUES .....</b>	<b>\$123,490</b>

**2002 SANITATION REVENUES**

**SANITARY PERMITS**

214 Sanitary Permits Issued in 2002.....	\$ 56,525
Sanitation Fees Due State.....	\$ <u>16,050</u>
<b>TOTAL SANITARY PERMIT FEES.....</b>	<b>\$ 72,575</b>

**WISCONSIN FUND**

County Fees Received in 2002 from Two Applicants.....	\$ 200
State Grant-Program Year 2001-2002.....	\$ 3,750
<b>TOTAL WISCONSIN FUND REVENUES.....</b>	<b>\$ 3,950</b>
<b>Grant Monies Redistributed.....</b>	<b>\$ 3,750</b>
<b>NET COUNTY RECEIPTS FROM WISCONSIN FUND.....</b>	<b>\$ 200</b>
<b>TOTAL SANITATION REVENUES.....</b>	<b>\$ 76,525</b>
<b>Less Redistribution and State Fees.....</b>	<b>\$ <u>19,800</u></b>
<b>NET COUNTY SANITATION RECEIPTS-PERMITS &amp; WI FUND.....</b>	<b>\$ 56,725</b>

**NET COMBINED FUNDS**

Zoning and Land Use Revenues.....	\$123,490
Sanitary Permits.....	\$ 56,525
Wisconsin Fund Net Receipts.....	\$ <u>200</u>
<b>TOTAL ZONING AND SANITATION REVENUES</b>	<b>\$ 180,215</b>

### LANDS REZONED SUMMARY REPORT

<u>Municipality</u>	<u>Lots Approved</u>	<u>Acres Rezoned</u>
Aztalan	9	16.900
Cold Spring	8	11.000
Concord	16	76.065
Farmington	6	12.250
Hebron	4	41.900
Ixonia	77	56.450
Jefferson	12	23.870
Koshkonong	13	36.100
Lake Mills	4	6.000
Milford	6	9.393
Oakland	6	14.481
Palmyra	11	28.760
Sullivan	24	82.420
Sumner	10	13.248
Waterloo	15	49.263
Watertown	22	62.450
<b>TOTALS</b>	<b>243</b>	<b>540.550</b>

### LANDS REZONED SUMMARY

<u>EXISTING ZONE</u>	<u>PROPOSED ZONE</u>	<u>LOTS APPROVED</u>	<u>ACRES REZONED</u>
Business	A-2, Agribusiness		0.080 acre
Residential R-1	Residential/Recreational	1	0.481 acre
Agricultural A-1	Residential R-1	64	24.990 acres
Agricultural A-1	Residential R-2	10	14.748 acres
Agricultural A-1	A-2, Agribusiness	9	11.262 acres
A-3, Rural Res.	Agricultural A-1		6.685 acres
A-3, Rural Res.	A-2, Agribusiness	1	1.100 acre
Agricultural A-1	A-3, Rural Residential	136	258.384 acres
Agricultural A-1	Natural Resources	22	222.820 acres
<b>TOTALS</b>		<b>243 lots</b>	<b>540.550 acres</b>

## 2002 Hazardous Waste Collection Surveys

Total Pounds for each Event.	2-Mar	6-Apr	4-May	1-Jun	13-Jul	3-Aug	7-Sep	3-Oct	5-Oct	TOTAL
Household	3070	3311	4562	5342	3391	2172	2472	1624	2479	28423
AG	6000	1060	3258	565	646	539		1627	934	14629
County VSQG		918	435	2300		288				3941
Schools				410						410
Business VSQG		223	2250	428						2901
<b>TOTALS</b>	<b>9070</b>	<b>5512</b>	<b>10505</b>	<b>9045</b>	<b>4037</b>	<b>2999</b>	<b>2472</b>	<b>3251</b>	<b>3413</b>	<b>50304</b>

Total Cost for each Event	\$
March 2, 2002	\$4,733.75
April 6, 2002	\$5,651.03
May 4, 2002	\$6,461.34
June 1, 2002	\$7,301.31
July 13, 2002	\$4,864.60
August 3, 2002	\$3,620.80
September 7, 2002	\$4,657.17
October 3, 2002	\$3,335.24
October 5, 2002	\$5,109.12
<b>TOTAL</b>	<b>\$45,734.36</b>

Total Cost of Agriculture	\$
First Half of 2002 Schedule	\$11,583.12
Second Half of 2002 Schedule	\$10,192.30
<b>TOTAL</b>	<b>\$21,775.42</b>

Whitewater Cost	
Sept.	\$174.54
Oct.	175.54
<b>TOTAL</b>	<b>\$175.54</b>

**TOTAL COST FOR 2002      \$67,509.78**

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

**JEFFERSON COUNTY  
CLEAN SWEEP HISTORY 1992 - 2002**

December 2002

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
2002	Household, Agricultural/ Business	50,304	\$67,509	488	\$24,000	DATCP Grant
<b>TOTALS</b>		<b>272,320</b>	<b>\$476,363</b>	<b>2,839</b>		

\* 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 BUSINESS HAZARDOUS WASTE COLLECTION (CLEAN SWEEP)

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

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

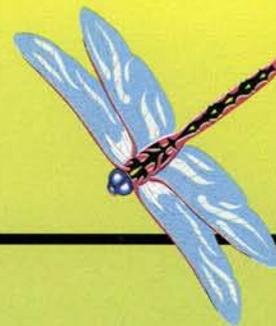


The Jefferson County Household, Farm and Business Hazardous Waste Collection Program serves all household and farm residents within Jefferson County. The permanent collection facilities accept household and farm hazardous waste from Jefferson County residents.

**For questions, call Jefferson County at (920) 674-7430. Also, visit the Jefferson County web site at [www.co.jefferson.wi.us](http://www.co.jefferson.wi.us) for additional information on the Household, Farm and Business 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.

## Disposal of Latex Paint

**Step 1:** Find an **outside** work area away from children, pets, and rain. Locked screen porches and balconies work well. Because some old latex paint contains mercury, it's important to dry out paint outdoors in a safe place.

**Step 2:** Dry it out. Remove the lid and let the paint dry in the can. Stir the paint occasionally to speed drying. **Or**, brush paint in layers on newspaper or cardboard. **For larger amounts of latex:** Pour one-inch layers of paint into a cardboard box lined with plastic. Allow the paint to dry one layer at a time - thin layers will speed up the drying process. **Or**, mix paint with cat litter, sawdust or sand in a cardboard box lined with plastic and let it dry.

**Step 3:** Throw the dried paint, cans and other materials in the trash. Leave the lids off paint cans so trash collectors will see that the paint is dry and accept them.

## The 2003 Permanent Household, Farm and Business Hazardous Collection Facilities

### Northern Jefferson County Collection Facility (Watertown)

Watertown Recycling Center  
727 W. Cady Street  
Watertown, WI 53094

**Dates:** Saturday: April 5, June 7,  
August 2, and October 4

**Time:** 8 a.m. to noon

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

### Central Jefferson County Collection Facility (Jefferson)

Jefferson County Fairgrounds  
503 N. Jackson Avenue  
Jefferson, WI 53549

**Dates:** Thursday: March 20  
and October 23

**Time:** 8 a.m. to noon

**Location:** Facility located at the  
Jefferson County Fairgrounds.  
Fairgrounds located 3½ blocks  
north of W. Racine St. (USH 18) on  
N. Jackson Ave. and 4½ blocks  
west of Main St. (STH 26) on W.  
Puerner St.

### Southern Jefferson County Collection Facility (Ft. Atkinson)

Superior Recycling  
1215 Klement Street  
Fort Atkinson, WI 53538

**Dates:** Saturday: March 1, May 3,  
July 12, and September 6

**Time:** 8 a.m. to noon

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



**Registration is Required**

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