

JEFFERSON COUNTY

Zoning Department

Annual Report for 2004

DEPARTMENT STAFF

Bruce Haukom Planning and Zoning Director
Rob Klotz Zoning and Planning Technician
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Jefferson County sustained steady growth in 2004. I have attached tables that reflect the number of land use permits for new dwellings as well as other categories of permits that we issue. As a consequence of permit issuance, we received revenues that exceeded budget expectations, totaling \$336,000, up from \$250,000 in 2003. Much of this increase is attributed to the full effect of fee increases approved by the county board. The direct impact of the adopted Jefferson County Agricultural Preservation and Land Use Plan can be seen annually in the number of lots created in rural areas. Consistently over the last five years we have created approximately 130 lots utilizing 225 acres. Approximately 50 of these lots were created in prime agricultural soils, utilizing only 60 acres. Policies that have limited lot size to two acres, with no more than three lots in non-prime agricultural soils, and around one acre in prime agricultural soils with no more than two lots per property have reduced the amount of acreage utilized for homes. In the process of the landowners utilizing all of their possible lots, we have tracked through recorded affidavits and the county's geographic information system approximately 15,000 acres protected from further lot development as long as this plan stays in effect. Since the inception of the plan in 2000 approximately 650 A-3, Rural Residential lots have been created utilizing 1,100 acres. This is in stark contrast to previous policies that utilized the same amount of acreage in one year as we have utilized in five years under the current plan. The number of homes has not been substantially reduced from previous policies, but their location and the amount of land utilized has dramatically changed to protect future generations of farmers from being able to produce agricultural products. In those areas designated for higher density residential, business and industrial development we average approximately 100 lots per year with an average lot size of seven-tenths of an acre.

The Planning and Zoning Committee has concluded that the first five years under the Jefferson County Agricultural Preservation Plan have achieved the goals set forth under the four main land use policy areas: agricultural preservation areas, urban service areas, rural hamlets and environmental corridors.

This Department also regulates the installation and maintenance of private sewage systems. The attached tables reflect this activity. Every private sewage system installation is required to be inspected prior to backfill for compliance with Wisconsin Administrative Rules and our ordinances. With over 230 systems per year as well as inspection of soil tests prior to permit issuance, our inspectors are kept on the road during the construction season. An increasing area of responsibility being delegated by the state is our tracking of maintenance on all existing private sewage systems. If this responsibility increases further, the time and money to achieve compliance will be substantial. We participate in the Wisconsin Fund grant system for the rehabilitation of failed private sewage systems. This program has provided over \$200,000 to eligible participants to help in the cost of replacing those septic systems that are currently installed in areas negatively impacting groundwater.

We also continue to participate in the Farmland Preservation Program. These tax credits have been made available to area farmers as a direct result of our adoption of a Farmland Preservation Plan approved by the Department of Agriculture. Annually, approximately \$700,000 is received by area farmers for maintaining their lands in agriculture.

As a result of last year's flooding, our office spent a considerable amount of time conducting substantial damage inspections as required by the Department of Natural Resources and the Federal Emergency Management Agency. This task engaged most of our office, with two people spending a month on this project. Considerable debate has occurred statewide as to the extent of our responsibilities in these matters; however, our office has been held as a model by the state and federal agencies on how to conduct these inspections properly.

This year is also seeing our department prepare several ordinances which include shoreland provisions, sexually-oriented business ordinance, floodplain ordinance and livestock siting provisions. We are also working on provisions for wind generators.

The Jefferson County Solid Waste and Air Quality Committee has been in the process of working on specific elements of the approved Solid Waste Plan. The plan had identified the need to "practice what you preach" and therefore looked critically at the Jefferson County facilities to insure that we are doing our best at achieving a successful recycling program here. This evaluation has led to several workshops where representatives of maintenance staffs from each county facility, including Fair Park, Human Services, Countryside, Highway and the Courthouse participated. Assessments were made through site inspections of each facility with the assistance of specialists from the University of Wisconsin-Extension to evaluate how we fared and what we might do better to achieve recycling and reuse. We are in the process of purchasing new recycling containers which, along with an educational brochure, will help to achieve our goals. On June 3 of this year we had a presentation regarding this county effort. Work was also conducted on the County's purchasing policy with language developed for an environmentally preferred purchasing policy to hopefully be incorporated into the purchasing ordinance encouraging environmentally friendly purchases of goods to reduce the waste generated as a result.

The Committee's main focus has been to conduct household and agricultural clean sweeps. This year we included an electronics clean sweep in conjunction with our first event of the season in April. We had 256 participants collecting 18,500 pounds of e-waste and 36,000 pound of hazardous waste. Almost 7,000 pounds of the e-waste came from the county facilities, mostly associated with computers from the courthouse. Previously these computers went to the landfill. This demonstrates the need for an increased focus where such purchases would take into consideration a return policy by the company. This particular clean sweep cost \$37,000. These costs must be carefully monitored to take into account the landfill tipping fees, \$105,000 annually, and state grants necessary to pay for this beneficial activity as well as our educational activities. Since 2000 we have averaged removing over 60,000 pounds of hazardous wastes per year from our landfill. Six-hundred fifty thousand dollars has been spent in this effort since 1992, with a total hazardous waste collection of 408,000 pounds that might have otherwise ended up in our landfills. Educational efforts have also been a primary focus of this committee, providing quality education efforts to fourth graders around the county. The efforts of Nancy Davenport from the Southeastern Wisconsin Waste

Coalition has provided not only this education to our grade-schoolers, but has also spearheaded a scholarship program for high-schoolers and college students. She has attended 21 classes this year with 14 more scheduled by the end of the year. She has been instrumental in production of the "Planet Well" insert that has appeared in most of the local newspapers, providing excellent resources for our constituents regarding issues of recycling and reuse. The Wisconsin BeSMART Coalition has recently recognized one of our own. Sheri Walz, County Board Supervisor from Whitewater, was presented the "Educator of the Year Award" in southeast Wisconsin for her work with students in the area of environmental education.

Air quality responsibilities have also been added to the Solid Waste and Air Quality Committee. At present no money has been provided for any educational efforts, but we hope that may be corrected for the 2006 budget.

2004 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction	215
Additions to Single Family Construction	167
New Multi-Family Construction	8
New (Or Moved/Relocated) Mobile Home Placements	2
Additions to Mobile Homes	0
Other Non-Housekeeping Shelter	0
New Attached or Detached Garages	116
New Amusement, Social or Recreational Buildings	0
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	0
New Public Works and Utilities	2
New Schools and Other Educational	0
New Stores and Customer Service	1
New Other Non-Residential Buildings	213
Structures Other than Buildings	54
Moved/Relocated Detached Structures	0
Additions to Any Non-Residential Buildings	28
Sign Permits	7
Shoreland/Wetland Permits	14
Floodplain Permits	31
TOTAL	866

2004 SANITATION REPORT
PERMIT BREAKDOWN

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems	1
At Grade Systems as Replacements for Existing Construction	0
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 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.....	0
New Construction Holding Tanks	2
Holding Tanks as Replacements for Existing Construction	9
Holding Tanks as Tank Replacements Only.....	0
New Construction Mound Systems	38
Mounds as Replacements for Existing Construction	29
Additions to Mound Systems	2
Tank Replacements for Mound Systems	0
System Repair to Mound Systems (Recore)	1
New Construction Non-Pressurized In-Ground Systems	110
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction..	46
Non-Pressurized In-Ground Systems – Tank Replacements.....	2
Additions to Non-Pressurized In-Ground Systems.....	1
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	1
TOTAL NEW & REPLACEMENT SYSTEMS	245
TOTAL TRANSFER PERMITS.....	5
TOTAL VOID PERMITS	0
TOTAL REISSUE PERMITS.....	0
TOTAL PERMITS ISSUED	250
TOTAL REVISIONS.....	1

2004 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees, etc.....	\$336,468
Farmland Preservation Program Recertification.....	\$ 1,264
ZONING AND LAND USE REVENUES.....	\$ 337,732

2004 SANITATION REVENUES

SANITARY PERMITS

250 Sanitary Permits Issued in 2004.....	\$ 75,075
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WISCONSIN FUND

County Fees Received in 2004 from Three Applicants.....	\$ 330
State Grant-Program Year 2003-2004.....	\$ 9,707
TOTAL WISCONSIN FUND REVENUES.....	\$ 10,037
Grant Monies Redistributed.....	\$ 9,707
NET COUNTY RECEIPTS FROM WISCONSIN FUND.....	\$ 330

TOTAL SANITATION REVENUES.....	\$ 85,112
Less Redistribution.....	\$ 9,707
NET COUNTY SANITATION RECEIPTS- PERMITS & WI FUND.....	\$ 75,405

NET COMBINED FUNDS

Zoning and Land Use Revenues.....	\$337,732
Sanitary Permits.....	\$ 75,075
Wisconsin Fund Net Receipts.....	\$ 330
TOTAL ZONING AND SANITATION REVENUES.....	\$413,137

PARTICIPANTS	18-Mar	3-Apr	1-May	5-Jun	7-Aug	11-Sep	21-Oct	TOTALS
Household	43	59	56	32	47	41	41	319
AG	23	10	3	8	9	4	10	67
VSQG	12	3	5	2	2	0	5	29
TOTAL PARTICIPANTS	78	72	64	42	58	45	56	415

Total Pounds for each Event.	18-Mar	3-Apr	1-May	5-Jun	7-Aug	11-Sep	21-Oct	TOTALS
Household	3026	3876	3440.8	3037	3366.8	2399	2857	22,002.60
AG	13832.2	2579	1691	3287	4592	587	7051.6	33,619.80
VSQG	9156	3039	835	50	566	0	129	13,775.00
TOTAL POUNDS	26014.2	9494.0	5966.8	6374.0	8524.8	2986.0	10037.6	69,397.40

This Does Not Include FI tubes and ballasts

	18-Mar	3-Apr	1-May	5-Jun	7-Aug	11-Sep	21-Oct	TOTAL
Whitewater Cost	\$0.00	\$0.00	\$0.00	\$169.41	\$0.00	\$111.60	\$124.38	\$405.39
DATCP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00

Total Cost of Household Event	\$
March 18, 2004	\$5,825.09
April 3, 2004	\$5,795.60
May 1, 2004	\$5,100.05
June 5, 2004	\$5,421.25
August 7, 2004	\$4,781.58
September 11, 2004	\$4,575.47
October 21, 2004	\$4,694.33
TOTAL	\$36,193.37

Total Cost of Agriculture Event	\$	Total for Each Event
March 18, 2004	\$12,613.85	\$18,438.94
April 3, 2004	\$3,502.59	\$9,298.19
May 1, 2004	\$1,492.52	\$6,592.57
June 5, 2004	\$4,415.27	\$9,836.52
August 7, 2004	\$5,223.38	\$10,004.96
September 11, 2004	\$388.15	\$4,963.62
October 21, 2004	\$7,121.31	\$11,815.64
TOTAL	\$34,757.07	\$70,950.44

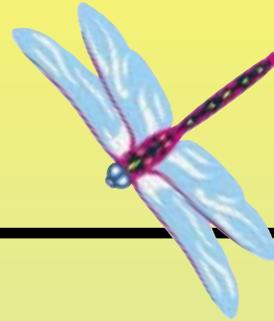
TOTAL COST FOR 2004 \$70,950.44

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
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 \$15,000	DATCP Grant DNR Grant
2004	Electronics	3,084	\$1,098	1	None	None
2004	Household, Agricultural/ Business	69,397	\$70,950	415	\$22,000 \$15,000	DATCP Grant DNR Grant
TOTALS		408,009	\$644,357	3,718		

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

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 2004 Permanent Household, Farm and Business Hazardous Collection Facilities

Watertown Site, Watertown Recycling Center
727 W. Cady Street
Watertown

Dates: May 1, September 11

Time: 8 a.m. to noon

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

Jefferson Site, Jefferson County Fairgrounds
503 N. Jackson Avenue
Jefferson

Dates: March 18, October 21

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.

Deer Track Park Landfill Site
N6756 Waldmann Lane

Date: June 5

Time: 8 a.m. to noon

Location: Landfill located 1 block north of I-94 and 2 blocks east of STH 26 across from the Johnson Creek outlet mall.

Ft. Atkinson Site, Superior Recycling
1215 Klement Street
Fort Atkinson

Dates: April 3, August 7

Time: 8 a.m. to noon

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



Registration is Required

Call 920-674-7430 for an appointment in Ft. Atkinson, Deer Track Park Landfill and Jefferson

Call 920-262-4070 for an appointment in Watertown