

Sauk County, Wisconsin Planning & Zoning 2010 Annual Report

MISSION STATEMENT

Prepare for Tomorrow - Educate the Citizens - Protect the County - Ensure the Public Trust
The Department of Planning and Zoning shall strive to protect and promote the health, safety and general welfare of all the citizens and visitors of Sauk County, protect and enhance the County's quality of life through the application of planning practices including actively soliciting the citizen's views on the issues facing Sauk County and protect the environment and Sauk County's physical and natural resources through the administration and equitable enforcement of all Sauk County codes and ordinances.

VISION STATEMENT

The Planning & Zoning Department is charged with preparing the County for tomorrow, educating and soliciting the input of citizens, and ensuring the public trust. The Department, through professional administration and equitable enforcement, will use state-of-the-art planning practices and code enforcement techniques to promote Sauk County as a sustainable community.

Departmental Program Summary:

The Office of Planning and Zoning is responsible for facilitating the orderly development and comprehensive land use planning initiatives of Sauk County. The following is a brief overview of the professional and technical activities of Planning and Zoning.

- ♦ Long Range Planning - involves the creation and implementation of local and county-wide development or comprehensive plans.
- ♦ Current Planning - includes the administration of rezoning petitions, subdivision plats and certified survey map requests.
- ♦ Permits - the Department reviews/issues land use and sanitary permits, as well as soils work and inspections, and camping permits.
- ♦ Code Enforcement - involves the administration of the comprehensive zoning, floodplain, shoreland protection, subdivision, tower siting, rural identification, nonmetallic mining, private sewage, and Tri-County height regulation ordinances of Sauk County. Included are ordinance amendments, violation investigations, and inspections to determine compliance.
- ♦ Wisconsin Fund - grant program providing funding to replace failing private septic systems.
- ♦ Septic System Maintenance - program administers the scheduled pumping and inspection of private sanitary systems.
- ♦ GIS/Mapping - includes the development of various digital mapping products which include demographic and geologic data for specific areas within Sauk County. Most of this mapping is for internal purposes only, except of the maps created for the County Comprehensive Plan, as GIS duties are being moved to the Mapping Department.
- ♦ Other various activities and specific projects (disposition of BAAP, Board of Adjustment, Natural Beauty Council, Nonmetallic Mining, etc.)

2010 Goals Review

2010 GOALS REVIEW

OBJECTIVE	WAS THIS OBJECTIVE REACHED IN 2010?
	Yes or No (If no, please provide comment)
<ul style="list-style-type: none"> ◆ As a follow-up to the adoption of comprehensive plans, assist individual communities with implementation follow-up including draft ordinances, neighborhood plans, etc. 	Yes and ongoing. We will continue to work with Towns and Villages to develop ordinances to meet the consistency requirement of the comprehensive planning legislation.
<ul style="list-style-type: none"> ◆ Prepare updates to Chapter 8 Shoreland Protection Ordinance in accordance to the new NR 115 model ordinance and to address other issues relative to Sauk County. 	Counties have 2 years from February 1, 2010 to adopt the new NR 115 or more strict regulations. Grant dollars are available after July 1, 2010. The plan is to have it complete by February 2011.
<ul style="list-style-type: none"> ◆ Continue to investigate, discuss and develop additional land use tools to preserve and enhance Sauk County's diverse rural landscape. 	Ongoing. Will look at Stewardship funds and other means to finance a PDR or TDR program.
<ul style="list-style-type: none"> ◆ Conduct shoreland assessments as a follow-up to previous assessments completed in 2001-2003. 	Yes. Work will be completed on an ongoing basis and we will use DNR grant money to help fund this.
<ul style="list-style-type: none"> ◆ Review and propose revisions to Chapter 7 to eliminate any inconsistencies and/or conflicts with other provisions. 	Yes. Delays may happen because a major rewrite may happen after the comprehensive plan is adopted. Plan is for adoption by the end of 2010.
<ul style="list-style-type: none"> ◆ County wide steel tank inventory: notifying affected land owners and begin bringing them into compliance by getting a new septic system. 	This effort will take up to 6 years to complete.
<ul style="list-style-type: none"> ◆ Work on developing a stand-alone sign ordinance. Review current regulations for signage and modify to insure any lighting is directed downward to protect the County's "night skies". 	No. The language for signs will be incorporated into the rewrite of chapter 7. Plus we will be doing a sign inventory with an intern in 2011.

Changes / Accomplishments:

Changes for the Department of Planning and Zoning include the quality of service provided via updated technology, decreases in all around permits and the impact on the departments budget based on revenue from such permits and the accessibility to staff and department resources. Mary White, Administrative Assistant for the Department for 38 years retired.

Quality: Upgrades and maintenance in permitting processes and efficiency continued to be a focus in 2010. The office had the opportunity to fully utilize the electronic permitting and tracking system developed in conjunction with the MIS Department, which assisted in identifying priorities that still needed to be met and additions that could help with increased efficiency and accuracy. Although efficiency was an intended end product, another measurable benefit is the ability to track the history for specific properties and generate reports. The on-line maintenance program was utilized 99% of the time by the septic maintainers, with nearly 4,000 entries. The completion and utilization of this program has reduced costs and errors from the Department, but has also provided a welcomed benefit to the septic maintainers with the reporting and searching functions they can do on-line to access their information.

Permits: A continued change in the quantity of new construction land use and sanitary permits should be noted in 2010. Land use permits decreased by just over 15% from 2009, and Sanitary permits decreased by 37%. This is the lowest permit total since 1990 and lowest revenue total since 1995. The result is a significant decrease in permit revenue from 2009 to 2010, a decrease of 26%. The number of sanitary permits collected in 2010 correlated to the poor if not uncertain economy.

However, the Department was able to make up for the decrease in permit revenue by seeing increases in revenues in other line items as well as limiting the amount of expenses we had. We are very budget conscious and keep a close eye on where our revenues and expenses are going. In addition, we took in grant dollars from the Department of Administration from comprehensive planning; Department of Natural Resources for ordinance development and the HoChunk Nation for Badger.

A yearly statistical comparison is provided in Figure 1. The installation of replacements for failing private sewage systems identified as part of the maintenance program remain strong. A breakdown of the sanitary permits issued and permit types is included within the accompanying tables in Figure 2.

There were no subdivision plats recorded at the Register of Deeds office in 2010 either in the unincorporated or incorporated areas of the County. We saw an increase in certified survey maps, a result of people trying to sell land to get access to money. The PUD program also had a great year with 7 lots created on 27 acres and 348 acres placed into a Preservation Area Easement.

Cost: The decrease in new single family construction and new sanitary permit activity had a direct impact on the Department's budget. There were 50 single family houses permitted in 2010 with a construction value of \$10,554,900.00 whereas 68 single family houses were permitted in 2009 with a construction value of \$18,917,000.

Other notable costs for 2010 included fuel charges and vehicle maintenance, which were due to rising fuel costs and an aging departmental fleet. We were proactive with our fuel by consistently weighing the price per gallon at the local gas stations versus the price per gallon at the County Highway Shop. This was a tremendous way to save money with our fuel costs. We also continued to use AJ's Brake & Repair on Broadway for our vehicle maintenance. We receive a better cost for the service plus it is only a block away so more convenient.

Availability and Accessibility: A continuing focal point of the Department in 2010 was emphasizing public awareness and access to information. Several educational outreach efforts continued to remain a priority including involvement with the Earth Day event, participation with Youth Days throughout the County, planning assistance, Sauk County Towns Association, etc, as well as annual meetings held with our septic maintainers and haulers and contactors and plumbers. In addition, the Department received numerous request to attend local municipal meetings as well as other organizational meetings including several lake district/property owners association meetings. Utilization of the Sauk County website to increase access to information and various forms and applications has continued to prove beneficial from efficiency and accessibility standpoints.

Accomplishments: Accomplishments for the Department include code administration and enforcement, ordinance amendments and/or revisions, permitting and short and long term planning initiatives. We continued work on the steel tank inventory of properties county wide. We issued 5 citations for properties that have not yet complied with the Lake Redstone steel tank inventory program, 3 are working on compliance and 2 we are working with Corporation Counsel on a long form compliant to come to a resolution. The Wisconsin Fund Grant program had another successful year. The State awards nearly \$3 million annually for the replacement of failed private sewage systems to private landowners. In total, 22 systems were replaced and over \$82,000 were granted for the replacement of failed systems within Sauk County.

Code Administration and Enforcement:

The Department is responsible for administration of many of the County’s Ordinances, including: Comprehensive Zoning, Shoreland Protection, Floodplain Zoning, Rural Identification System, Land Division and Subdivision Regulations, Tower Siting, Nonmetallic Mining, Private Sewage Systems, and finally, Regulating the Height of Structures and Trees in the Vicinity of the Tri-County Regional Airport in Lone Rock. For the Comprehensive Zoning, Shoreland Protection, Floodplain Zoning and Tower Siting Ordinances, this also includes providing staffing assistance to the Sauk County Board of Adjustment.

While staff focused on the rewrite of Chapter 7, Sauk County Zoning Ordinance and Chapter 8 Sauk County Shoreland Ordinance, the only ordinance changes made in 2010 included Petition 1-2010, which established conversion fees for rezones out of the Exclusive Agricultural Zoning District pursuant to Wis Stat. § 91.48(1)(b).

The focus of code enforcement is achieving compliance within Sauk County in accordance with the requirements of the Sauk County Code of Ordinances and Wisconsin’s administrative code. In total, there were 147 code enforcement inspections done by staff in 2010. Here is a breakdown of citations.

<u>Total Citations</u>	<u>Dismissed</u>	<u>Continued</u>	<u>Defaulted</u>	<u>Pled Not Guilty</u>
48	12	12	18	10

Short and Long Range Planning Initiatives:

Badger Army Ammunition Plant (BAAP) Disposal Process: The Army made significant progress in the removal of buildings within Badger that were determined to pose a high health risk due to explosives or other contaminants found throughout the building's substructure. The Army continues to move forward, even with the loss of funding, toward the transfer of land to the Wisconsin DNR and Ho-Chunk Nation through the BIA. In addition, the Badger Oversight and Management Commission (BOMC) met several times throughout the year.

Other Departmental Programs:

Board of Adjustment: Current members of the Board of Adjustment include: Richard Vogt - Chair, Linda White - Vice Chair, Robert Roloff - Secretary, and new members David Allen and Henry Netzinger, representing the County Board member seat previously held by Fred Halfen. David Werneke and Ron Lestikow continued to serve as alternate members. The Sauk County Board of Adjustment heard 31 total requests in 2010, with 27 special exception requests (25 approved, 1 denied and 1 approved with modifications), and 4 variance request (3 approved and 1 postponed), and 1 Administrative Appeal (approved) and 1 request postponed. This case load was lower than the last year, but relatively consistent when considering a longer time frame.

Wisconsin Fund: The Department received a grant award totaling \$82,462 for 22 private on-site sanitary systems replaced in 2010 and that met the program requirements. Figure 4 delineates the grant awards that Sauk County has received since the state program was initiated in 1979. Since the inception of the program, Sauk County has remained one of the most successful in terms of grant approval and monetary awards. The program qualifying standards are becoming more stringent and program cuts will affect future reimbursements to applicants. The total amount reimbursed to Sauk County residents since 1979 is **\$3,329,374.50**

Exclusive Agricultural Zoning: Staff continue to work with the Exclusive Agricultural Zoned Towns on an ordinance rewrite that meets with their comprehensive plans as well as the new state code and statutes called the Working Lands Initiative. The main focus is on density and base farm tract. The density provisions outlined by the State are difficult to explain, modify and implement, and we are doing the best we can to educate ourselves and the local governments on these new regulations. We have met with these municipalities on numerous occasions to gather input.

Natural Beauty Council: The Natural Beauty Council scheduled 7 meetings. The council participated and sponsored the Earth Day Event at UW Baraboo, which is the last year the Council will sponsor the event. They also organized a field work day at Mirror Lake State Park and the Highway 23 Prairie. Members of the council include: Scott Weber - Chair, Linda Borleske- Executive Secretary, Ann Swengel, Patsy Boettcher. Steve Sorenson continues to act as the Recording Secretary.

Statistical Summary:

For the statistics of the Department of Planning and Zoning please refer to the figures at the end of this document.

Figure 1

PERMITS

Year	Land Use	Well	Sanitary	Total	Fees
2010	338		144	482	\$132,129.00
2009	399		229	628	\$179,005.00
2008	466		216	682	\$165,567.00
2007	414		265	679	\$193,810.00
2006	446		329	775	\$224,516.00
2005	501		323	824	\$239,159.12
2004	536		349	885	\$252,942.00
2003	593		367	960	\$238,365.00
2002	445		337	782	\$198,938.00
2001	453	*	346	799	\$150,695.00
2000	418		282	700	\$159,938.00
1999	383		349	732	\$221,840.95
1998	363		284	647	\$184,881.53
1997	394		349	743	\$183,744.00
1996	387		358	745	\$180,464.00
1995	381		356	737	\$128,471.00
1994	395		379	774	\$98,416.00
1993	297		336	633	\$93,480.00
1992	320		350	670	\$66,930.00
1991	260		230	490	\$53,170.00
1990	222		257	479	\$58,320.00

* = number includes shoreland violation permits

SUBDIVISION PLATS

Year	Plats	Lots	Acres	Fees
2010	0	0	0	\$0.00
2009	2	4	22	\$1,120.00
2008	5	40		\$3,200.00
2007	4*	59*	234.98*	\$1,820.00
2006	2	18	41.29	\$1,260.00
2005	2	83	69.11	\$2,560.00
2004	6	202	294.77	\$5,480.00
2003	3	114	181.03	\$2,000.00
2002	1	1	1.595	\$250.00
2001	2	67	92.78	\$500.00
2000	1	4	6.23	\$150.00
1999	3	66	80.7	\$600.00
1998	6	188	317.31	\$1,150.00
1997	2	25	33.20	\$350.00
1996	2	33	65.13	\$300.00
1995	3	18	19.15	\$675.00
1994	3	56	172.45	\$1,850.00
1993	4	70	127.00	\$2,350.00
1992	2	21	36.00	\$885.00
1991	2	14	21.00	\$500.00
1990	0	0	0.00	\$0.00

* One plat, containing 73 lots, 87.6 acres was started and half approved & paid for in 2006. The remaining is 29 lots and final plat review fee of \$300 paid in 2007.

CERTIFIED SURVEYS

Year	Number	Fees
2010	71	\$7,520.00
2009	66	\$7,220.00
2008	92	\$9,890.00
2007	110	\$6,250.00
2006	135	\$7,205.00
2005	145	\$7,645.00
2004	141	\$7,675.00
2003	139	\$7,685.00
2002	142	\$7,670.00
2001	140	\$7,460.00
2000	120	\$5,600.00
1999	144	\$7,750.00
1998	133	\$6,860.00
1997	171	\$9,975.00
1996	150	\$8,080.00
1995	155	\$6,450.00
1994	146	\$6,100.00
1993	124	\$4,925.00
1992	98	\$3,825.00
1991	89	\$3,450.00
1990	73	\$2,800.00

CONDOMINIUM PLATS

Year	Plats	Units	Acres	Fees
2010	0	0	0	0
2009	0	0	0	0
2008	0	0	0	0
2007	0	0	0	0
2006	1	26	15.68	\$820.00
2005	0	0	0	0
2004	0	0	0	0
2003	4	67	9.47	\$1,280.00

PLANNED UNIT DEVELOPMENT

Year	Lots	Acres	Acres In	
			Preservation	Fees
2010	7	27	348	\$2,700
2009	2	8	70	\$640

Non Metallic Mining Reclamation Program

Year	Total Acres	Total Acres Disturbed	DNR Fees	County Fees
2001	2831.80	514.9	\$2,145.00	\$12,250.00
2002	2634.50	540.9	\$2,200.00	\$11,875.00
2003	2686.66	477.45	\$2,405.00	\$14,175.00
2004	3032.85	504.75	\$2,515.00	\$13,500.00
2005	2776.85	506.27	\$2,205.00	\$20,775.00
2006	2635.18	491.89	\$2,270.00	\$19,760.00
2007	2321.53	504.59	\$2,240.00	\$19,490.00
2008	2247.53	585.53		\$20,945.00
2009	2385.55	591.55	\$2,920.00	\$29,420.00
2010	2385.55	591.55	\$2,880.00	\$28,420.00
Total DNR Fees			\$21,780.00	
Total County Fees				\$190,610.00

Figure 2

Municipality	Sanitary System										Large System						
	Residential	Commercial	Other	New	Replace	Exper	Rec	Conv.	IGP	At-grade Mound		Holding Tank	Poly	New Tech	City Sewer	A-4	Tan/Field Only
Baraboo	19	2	3	2	7	0	0	3	0	1	3	0	0	0	0	2	0
Bar Creek	6	0	1	2	2	0	0	0	0	0	1	0	0	0	0	0	0
Dellona	29	0	1	2	6	0	1	3	0	4	1	0	0	0	1	0	0
Delton *	2	1	2	10	1	0	1	12	0	0	0	0	0	0	0	0	0
Excelsior	26	0	3	2	4	0	2	2	0	4	0	0	0	0	2	0	0
Fairfield *	0	0	2	1	1	0	0	0	0	1	0	0	0	0	0	1	0
Franklin	11	0	4	0	4	0	0	1	0	2	0	0	0	0	1	0	0
Freedom	10	4	1	3	1	0	0	1	0	1	1	0	0	0	0	1	0
Greenfield	11	2	0	1	3	0	0	2	0	0	1	0	0	0	1	0	0
Honey Creek	4	0	5	1	1	0	0	0	0	1	1	0	0	0	0	0	0
Honey Creek	4	0	2	1	3	0	0	0	0	1	0	0	0	0	1	0	0
Ironton	4	0	2	1	3	0	0	0	0	1	0	0	0	0	1	0	0
LaValle	58	1	3	7	13	0	3	1	0	6	4	7	0	1	1	3	0
Merrimac *	17	1	1	2	5	0	1	4	0	0	0	0	2	0	0	0	2
Prairie du Sac	4	1	8	0	1	0	0	1	0	0	0	0	0	0	0	0	0
Reedsburg	6	2	3	3	12	0	0	1	0	8	3	0	0	0	0	2	0
Spring Green	6	1	5	3	1	0	0	4	0	0	1	0	0	0	0	0	0
Sumpter	9	3	4	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Troy	10	0	9	2	2	0	0	0	0	1	1	1	0	0	0	0	0
Washington *	2	0	0	5	6	2	0	0	0	3	6	1	0	0	0	0	0
Westfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Winfield	11	0	1	3	5	0	0	2	0	3	2	0	1	0	0	0	0
Woodland	11	0	1	2	2	0	1	0	0	2	1	2	0	0	0	0	0
Other	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS:	258	18	59	52	82	0	9	35	0	41	26	10	4	0	13	10	2
PERCENT OF TOTAL:	79%	5.00%	11.00%	33%	58%	0%	8%	17%	0%	13%	25%	18%	4%	0%	10%	13%	1%

KEY
 Rec = Connection to existing system
 Conv = Conventional System
 IGP = In Ground Pressurized System

Soil Extrac = Short term extraction (gravel, sand)
 New = New Sanitary System
 Exper = Experimental, multi-flt, A-4 mounds, etc.

* Denotes no county zoning and construction was recorded, but land use permit was not issued, however numbers represent all structures/uses recorded.

Other land uses include things such as antennas, ponds, etc.

Figure 3

WISCONSIN FUND STATE GRANT AWARDS

Grant No.	No. of Systems	Grant Amount	Installed	Amount Reimbursed
1979 3400	50	\$199,883.00	17	\$32,900.00
1980	213	\$410,960.00	209	\$377,450.00
1981	68	\$147,172.00	65	\$132,734.00
1982	48	\$101,473.00	48	\$94,365.00
1983 70600	66	\$142,059.00	63	\$133,995.00
1984 83600	52	\$52,884.00	53	\$52,823.00
1985 108100	35	\$76,600.00	34	\$72,375.00
1986 875700	22	\$51,500.00	22	\$46,025.00
1987 885700	28	\$58,501.00	28	\$58,501.00
1988 895700	35	\$78,364.00	35	\$75,364.00
1989 905700	23	\$54,850.00	23	\$54,850.00
1990 915700	37	\$89,375.00	37	\$89,375.00
1991 925700	48	\$141,175.00	48	\$141,175.00
1992 935600	40	\$91,979.00	39	\$91,681.00
1993 945600	24	\$67,112.50	24	\$67,112.50
1994 955600	30	\$83,972.00	30	\$83,972.00
1995 965600	41	\$119,918.00	41	\$119,918.00
1996 975600	51	\$130,859.00	51	\$130,859.00
1997 985600	46	\$112,926.00	45	\$109,281.00

1998				
995600	38	\$94,913.00	38	\$94,913.00
1999				
200056	43	\$136,088.00	43	\$136,088.00
2000				
200156	32	\$96,310.00	32	\$96,310.00
2001				
200256	36	\$112,838.00	36	\$112,838.00
2002				
200356	23	\$85,793.00	23	\$66,181.00
2003				
200456	27	\$103,830.00	27	\$103,830.00
2004				
200556	29	\$93,006.00	25	\$93,006.00
2005				
200656	20	\$83,518.00	20	\$83,518.00
2006				
200756	21	\$89,747.00	21	\$89,747.00
2007				
200856	36	\$139,098.00	26	\$101,011.00
2008				
200956	26	\$101,001.00	26	\$99,606.00 \$109,524.00
2009				
201056	20	\$95,585.00	20	\$95,585.00
2010				
201156	22	\$82,462.00	22	\$82,462.00
TOTAL REIMBURSED TO SAUK COUNTY SINCE 1979:				\$3,329,374.50