



**Livestock Facility Siting Review Board**

*Bob Topel, Chair • Dr. Jerome Gaska, DVM, Vice-Chair •  
Robert Selk, Secretary • Members: Raymond Diederich •  
Lee Engelbrecht • Scott Godfrey • Scott Sand*

**AGENDA**

State of Wisconsin  
Livestock Facility Siting Review Board

Friday, June 28, 2019

10:00 a.m.

DATCP, Boardroom 106  
2811 Agriculture Drive, Madison

- 10:00 a.m.
1. **Call to Order, and Agenda and Minutes Approval**— Bob Topel, Chair
    - Open meeting notice
    - Board Roll Call
    - Approval of agenda
    - Approval of November 30, 2018, LFSRB meeting minutes
  2. **Ledgeview Farms v. Town of Ledgeview, No. 19-LFSRB-01**— Cheryl Daniels, Board Attorney
    - Identification of the issues presented on appeal
    - Discussion
    - Vote on LFSRB decision and direct LFSRB attorney to memorialize, in a draft final decision, the LFSRB's outcome from deliberations
  3. **Set Date for Telephonic Board Meeting to Review Draft and Vote on Final Decision**
  4. **Adjourn**

*NOTE: The LFSRB may take a break for lunch and other breaks during the meeting.*

**2017 ZONING AND LAND USE PERMIT REQUIREMENTS AND FEE SCHEDULE**  
**COUNTY BOARD APPROVAL 9/12/2017**  
**IMPLEMENTED 9/13/2017**

**Zoning Permits: 11.03(b) & 11.11(b)5.a.(1); Compliance.** No structure, land, or water shall hereafter be used, and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or STRUCTURALLY altered without a Zoning Permit and without full compliance with the provisions of the Jefferson County Zoning Ordinance and all other applicable local, county, and state regulations.

No Zoning Permit is required for ordinary maintenance repairs such as painting, decorating, paneling, shingling, siding, and the replacement of doors, windows and other NON-STRUCTURAL components.

**IF YOU'RE NOT SURE IF A PERMIT IS REQUIRED, CALL ZONING AT 920-674-7130 BEFORE STARTING!!!**

**STRUCTURAL ALTERATION/REPAIR** -- Includes ANY CHANGE in the supporting members of a structure, such as foundations, bearing walls, columns, beams, girders, or change in window or door dimensions, but not classified as an addition or new structure.

	\$	50.00
<b>AGRICULTURAL STRUCTURES</b> <1,000 sq.ft.	\$	30.00
≥1,000 sq.ft.	\$	50.00

**AGRI-BUSINESS**

▪ PRINCIPAL STRUCTURE	\$	300.00
▪ ADDITIONS	\$	150.00
▪ ACCESSORY STRUCTURES >1,000 sq.ft	\$	100.00
▪ ACCESSORY STRUCTURES <1,000 sq.ft	\$	50.00

**RESIDENTIAL STRUCTURES**

▪ SINGLE FAMILY HOME	\$600.00
▪ DUPLEX & MULTI-FAMILY	\$400.00/UNIT
▪ ADDITION (HABITABLE) <500 sq.ft	\$ 150.00
▪ ADDITION (HABITABLE) ≥500 sq.ft.	\$ 200.00
▪ ADDITION (NON-HABITABLE) <500 sq.ft. (Includes garages, porches, etc...)	\$ 50.00
▪ ADDITION (NON-HABITABLE) ≥500 sq.ft. (Includes garages, porches, etc...)	\$ 100.00
▪ ACCESSORY STRUCTURES (Enclosed w/roof 200 sq.ft. or less	\$ 30.00
<500 sq.ft.	\$ 50.00
≥500 sq.ft.	\$ 100.00
▪ ACCESSORY STRUCTURES (NOT ENCLOSED) <500 sq. ft.	\$ 30.00
≥ 500 sq.ft. (Includes all decks, pools, lean-to's, etc...)	\$ 50.00

**SHORELAND/WETLAND/FLOODPLAIN**

▪ STRUCTURAL (wetland piers, observation decks, control structures, etc...)	\$	50.00
▪ NON-STRUCTURAL (floodplain fill, ponds, shoreland alterations, etc... <250 sq. ft.		\$30.00
≥250 sq. ft.		\$100.00
▪ Viewing/Access corridor establishment		No Charge

**SIGN PERMITS**

▪ \$25 OR \$0.50/SQUARE FOOT, WHICHEVER IS THE GREATER

**SUBDIVISIONS/CSM (Certified Survey Maps)**

▪ PRELIMINARY PLAT	\$350 +	\$10/LOT
▪ FINAL PLAT	\$	200.00
▪ CERTIFIED SURVEY - PRELIMINARY	\$	50.00
▪ CERTIFIED SURVEY - FINAL	\$	25.00

**CAMP GROUNDS**

▪ ACCESSORY STRUCTURE	\$	50.00
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**MOBILE TOWER SITING**

▪ NEW & CLASS 1 COLLOCATION	\$3,000.00
▪ CLASS 2 COLLOCATION	\$500.00

**DEMO PERMIT**

	\$	30.00
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**SALVAGE YARD LICENSE**

	\$	25.00
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**BUSINESS/INDUSTRIAL**

▪ PRINCIPAL STRUCTURE	\$ 500.00
▪ ADDITION <500 sq.ft.	\$ 150.00
▪ ADDITION ≥500 sq.ft.	\$ 300.00
▪ ACCESSORY STRUCTURES >1,000 sq. ft.	\$ 100.00
▪ ACCESSORY STRUCTURES <1,000 sq. ft.	\$ 50.00
▪ OUTSIDE STORAGE IN I ZONE	\$ 30.00
<b>REVISION FEE/ZONING &amp; LAND USE PERMITS</b>	\$ 50.00

**NOTE: A double permit fee will be charged for all after-the-fact permits.**

**SANITARY PERMIT FEES (effective 3/10/09)**

<b>TYPE OF SYSTEM</b>	<b>FEE</b>	<b>RECORDING FEES FOR AGREEMENT</b>	<b>TOTAL FEE</b>
▪ LARGE SCALE (DNR Defined)	\$ 875.00	\$30.00	\$ 905.00
▪ SAND FILTER	\$ 825.00	\$30.00	\$ 855.00
▪ MOUND & IN-GROUND PRESSURE	\$ 575.00	\$30.00	\$ 605.00
▪ HOLDING TANKS	\$ 675.00	\$30.00	\$ 705.00
▪ IN-GROUND NON-PRESSURE	\$ 425.00	\$30.00	\$ 455.00
▪ ATU (Aerobic Treatment Unit) - Separate Installation	\$ 325.00	\$30.00	\$ 355.00
▪ ATU - (If added as part of an entire system install. Add'l fee not required for sand filter)	\$150 add'l	\$30.00	\$ 180.00
▪ TANK REPLACEMENT	\$ 275.00	\$30.00	\$ 305.00
▪ REPAIRS (Includes recoring of existing mound or sand filter. Does not include other system replacement)	\$ 275.00	\$30.00	\$ 305.00
▪ REVISIONS	\$ 50.00		\$ 50.00
▪ TRANSFERS	\$ 25.00		\$ 25.00
▪ RE-INSPECTIONS (if not complete on initial inspection)	\$ 50.00		\$ 50.00
▪ PERMIT EXTENSIONS (prior to expiration)	\$ 50.00		\$ 50.00
▪ INSPECTIONS (for systems requiring more than four(4) inspections)	\$75 per inspection over (4)		
SOIL TEST REVIEW FEE	\$ 50.00		
WISCONSIN FUND APPLICATION FEE	\$ 100.00		

**NOTE: A Maintenance Agreement & fee will NOT be required if a previous permit has been issued after 1/15/90.**

**A Holding Tank Agreement is NOT required if an agreement has been previously recorded for the property.**

Checks for Permit and/or Inspection Fees Made Payable to: **Jefferson County Zoning Department**

**NOTE: Any additional fee increases prescribed by the State of Wisconsin shall be added to the fees listed above.**

**PETITION FEES FOR PUBLIC HEARING**

<u>CONDITIONAL USE &amp; VARIANCE PETITION FEES</u>	\$	250.00
<u>REZONING PETITION FEE</u>		\$300.00
<u>ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1 (Non-refundable, paid at time of application)</u>		\$100.00
<u>REAPPLICATION FEE</u>	\$	100.00
<u>APPEAL FEE</u>	\$	250.00

**PLANS/ORDINANCES**

JEFFERSON COUNTY AGRICULTURAL PRESERVATION & LANDUSE PLAN	\$	40.00
Disc Format (Includes Shipping)	\$	5.00
JEFFERSON COUNTY ZONING ORDINANCE	\$	30.00
JEFFERSON COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE	\$	5.00
JEFFERSON COUNTY FLOODPLAIN ORDINANCE	\$	12.00
JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE	\$	9.00
(Mailing fees to be added to the above as appropriate)		

**FARMLAND CERTIFICATES**

CERTIFICATE PROCESSION		\$20.00
COPY OF DUPLICATE CERTIFICATE		\$2.00
PROCESS PARCEL LIST FFP AGREEMENT		\$20.00
PROCESS PARCEL LIST FOR FC-A		\$20.00

**OTHER FEES AS ADOPTED BY COUNTY BOARD RESOLUTION NO. 93-94, REVISED RESOLUTION 2001-78, APPROVED ON 12/11/01**

<b>COMPUTER REPORTS (CUSTOM)</b>		
Sale & other single spaced reports per page	\$	0.50
<b>SPECIAL COMPUTER REPORTS</b>		
Minimum fee	\$	5.00
<b>CUSTOM EXTENSIVE SEARCHES OR CLERICAL SERVICES</b>		\$40 per hour

**NOTE: A PHOTOCOPYING FEE OF \$0.25 PER PAGE WILL BE CHARGED PER COUNTY BOARD RESOLUTION**

**Jefferson County Planning and Zoning Department**

311 S. Center Ave., Jefferson, WI 53549  
Phone 920-674-7130; FAX 920-674-7525  
[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

**TOWNSHIP BUILDING INSPECTORS**

**AZTALAN** – Greg Noll 920-675-9062

**COLD SPRING** – Greg Noll 920-675-9062

**CONCORD** – Thomas Marks 262-490-0513

**FARMINGTON** – Greg Noll 920-675-9062

**HEBRON** – Greg Noll 920-675-9062

**IXONIA** – Archie Stigney 920-261-2966

**JEFFERSON** – Greg Noll 920-675-9062

**KOSHKONONG** – Greg Noll 920-675-9062

**LAKE MILLS** – Dean Eppler 1-800-422-5220

**WILFORD** – Mike Sindorf 262-490-4141

**OAKLAND** – Greg Noll 920-675-9062

**PALMYRA** – Thomas Marks 262-490-0513

**SULLIVAN** – Greg Noll 920-675-9062

**SUMNER** – Dave Geraths 608-697-7776

**WATERLOO** – Dean Eppler 800-422-5220 or 608-576-6370

**WATERTOWN** – John Moosreiner 262-490-0277

*Check with local building inspector for all applicable permits required in your township.*

# Sanitary Fee Schedules

<b>County</b>	<b>Conventional</b>	<b>Mound</b>	<b>Holding Tank</b>
Jefferson	\$425.00	\$575.00	\$675.00
Dane	\$409.00 (gravity)/\$431.00 (dose)	\$996.00	\$409.00
Dodge	\$450.00	\$450.00	\$400.00
Rock	\$460.00	\$590.00	\$490.00
Walworth	\$460.00	\$685.00	\$725.00
Waukesha	\$475.00	\$1,000.00	\$750.00
<b>AVERAGE:</b>	<b>\$446.50/\$450.16</b>	<b>\$716.00</b>	<b>\$574.83</b>

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**06-21-2019**

	OP	PPC	MC	PSS(	STF	FQAS	FAA	FPFC	SRFWF	ZOF	WFG	Refunds	2019 Totals	2018 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	5,925.00	243.54		1,475.00	550.00								8,193.54	9,728.33	-1534.79
Feb	7,855.00	408.50		900.00	200.00								9,363.50	11,095.50	-1732
Mar	9,500.00	83.86		2,200.00	50.00							50.00	11,833.86	16,012.83	-4178.97
Apr	20,955.00	7.25		4,650.00	650.00								26,262.25	24,865.34	1396.91
May	15,545.00	13.00	42.00	6,025.00	1,550.00								23,175.00	19,972.36	3202.64
June	14,665.00	8.61		5,525.00	450.00						100.00		20,748.61	27,572.38	-6823.77
July														15,781.81	-15781.81
Aug														26,927.08	-26927.08
Sept														23,997.00	-23997
Oct														20,469.29	-20469.29
Nov														13,050.00	-13050
Dec														11,150.08	-11150.08
Total	74,445.00	764.76	42.00	20,775.00	3,450.00						100.00	50.00	99,576.76	220,622.00	-121045.24

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$99,576.76

Updated 6/24/19

- \$5,600

11. All mobile homes shall meet the construction standards of the Mobile Home Manufacturing Assn., and all state, federal and local codes.

**(f) Campgrounds.** All campgrounds shall be conditional uses, and shall conform to the following standards:

1. The minimum size of any campground shall be forty (40) acres in gross area.
2. The maximum number of travel trailers or campsites shall be twenty (20) per acre as computed from the gross area of the park or campgrounds, and in no case shall the square feet of each site be less than 2000 square feet.
3. Before beginning operation of any camp, fifty (50) percent of the sites and one hundred (100) percent of the facilities shall be completed.
4. In addition to the setback from the right of way of any state, county, or town road, all campgrounds shall have a boundary zone of forty (40) feet between any campsite and any side or rear lot line.
5. The minimum width of roads within campgrounds shall be two (2) rods or thirty-three (33) feet.
6. All access roads to and from the campgrounds shall be well-lighted and hard-surfaced with asphalt or better materials.
7. Every campground shall conform to all applicable state laws and HFS178, Wisconsin Administrative Code, as amended from time to time.
8. All wiring within a camp must conform to state electrical codes.
9. Designated spots on each site will be marked or constructed for outside cooking or the building of campfires, and no fires will be allowed outside of these designated areas.
10. The perimeter of the camping area or perimeter of the parcel must be fenced.

**(g) Solid Waste Disposal Operations; Junk or Salvage Yards.** A solid waste disposal operation is the site, facility, operating practices, and maintenance thereof for the utilization, processing, storage, or final disposal of solid waste including, but not limited to, land disposal, incineration, reduction, shredding, compression, junking, or salvage of any materials, or the sale of any such materials. Storage of three (3) or more unlicensed vehicles on the same premises shall be prima facie evidence of operation of a salvage yard.

1. License Required. It shall be unlawful for any person, firm, or corporation to establish, maintain, conduct, or operate a solid waste disposal operation without first obtaining an annual license from the Committee.
2. Application shall be in writing to the Zoning Administrator and shall include:
  - a. Location and description of the premises to be licensed.
  - b. Nature of the operation to be conducted.
  - c. Type of solid waste material to be disposed of, and the detailed method of disposal of the material.
  - d. Construction details of any buildings to be used in connection with the operation.
  - e. Description of all land uses within 1000 feet of the premises.

f. Name and address of the owner and of all persons who will directly participate in the management of the site.

g. Any additional information deemed necessary by the Zoning Administrator for full evaluation of the proposed operation.

**3. Procedure.** The review and approval procedure in 11.05(a) shall apply for the initial issuance of a license. All licenses shall expire on July 31, and may be renewed by the Committee upon satisfactory evidence that the license and the operation remain in compliance with this section.

**4. Requirements.** All solid waste disposal operations shall in all respects comply with the solid waste disposal standards of the Department of Natural Resources (DNR), and the standards of any other state agency having control over the type of operation involved.

**5. Location.** No solid waste disposal operation shall be located within 500 feet of any residence other than the owner of the premises or any residential, business, community, or waterfront district; 300 feet from a lake, river or stream unless otherwise out of view of the public; or 150 feet from any highway right of way.

**6. Screening requirements of 11.07(c) shall apply.**

**7. Revocation.** Upon the complaint of the Zoning Administrator or one or more interested persons, the Committee may, after notice and public hearing, revoke a license issued hereunder for violation of this ordinance or the solid waste disposal standards referred to herein.

**[Note: 11.05(h) Wireless Telecommunications Facilities was repealed by Ord. No. 2013-31, 03-11-2014 and recreated as 11.055 Mobile Tower Siting Permit].** [History: 4/20/99, Ord. No. 99-01; title—2/8/00, Ord. No. 99-28; Ord. No. 2011-28, 03-13-2012; Ord. No. 2004-03, 06-08-2004; Ord. No. 2013-31, 03-11-2014]

**11.055 MOBILE TOWER SITING PERMIT.**

**(1) PURPOSE.** The purpose of this ordinance is to regulate by zoning permit (1) the siting and construction of any new mobile service support structure and facilities; (2) with regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities; and (3) with regard to a class 2 collocation, collocation on an existing support structure which does not require the substantial modification of an existing support structure and mobile service facilities. It is the intent of Jefferson County to regulate Mobile Service Support Structures and Facilities as permitted by Wisconsin State Statutes Chapter 66.0404.

**(2) AUTHORITY.** The Jefferson County Board has the specific authority under ss. 59.69 and 66.0404, Wis. Stats., to adopt and enforce this section.

**(3) ADOPTION OF ORDINANCE SECTION.** This section provides for the regulation by zoning permit (1) the siting and construction of any new mobile service support structure and facilities; (2) with regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities; and (3) with regard to a class 2 collocation, collocation on an existing support structure which does not require the substantial modification of an existing support structure and mobile service facilities.

**(4) DEFINITIONS.**

a. All definitions contained in s. 66.0404(1) are hereby incorporated by reference.

**(5) EXEMPT FROM PERMITTING.** The following shall be exempt from the requirement to obtain a land use permit, unless otherwise noted.

