

Livestock Siting and Jefferson County Land and Water Conservation Department

Land and Water Conservation Committee, August 19, 2026



JEFFERSON COUNTY
WISCONSIN

Explore. Thrive. Belong.

Prior to State Law Changes

- Jefferson County ordinance since 1975
- Implemented by Zoning Department
- Conditional Use Permit with hearing for livestock expansion
- 150 Animal Units – all livestock types
- LWCD review of nutrient management plans since 1999

State and County Law

- ATCP 51 Livestock Facility Siting - April 2006
- Jefferson County Ordinance rewrite – September 2006
- ATCP 51: 500 AU threshold or locally adopted threshold
- Jefferson County kept 150 AU threshold for permit requirement
- ATCP 51 livestock: cattle, swine, poultry, sheep, goats
- Other livestock covered by other Jefferson County zoning provisions
- ATCP 51 does not require public hearing
- County zoning requires public hearing with Conditional Use

Process Overview

- Applicant typically reaches out to County about their intent to expand animals
- LWCD explains materials & process to applicant and consultants
- Applicant submits materials to LWCD for review
- LWCD communicates with applicant when items are missing or incomplete
- Once materials are complete, applicant then follows the Zoning Conditional Use process

Application Materials

- Application form
- Several maps (Land Information can provide base maps)
- Employee Training Plan
- Environmental Incident Response Plan
- Optional Odor Management Plan
- 5 Worksheets
- \$750 fee to LWCD



Worksheet 1

Animal Units



Worksheet 1 - Animal Units

Instructions: Use this worksheet to determine the number of *animal units* for which you request approval. You may request approval for a number that is large enough to accommodate current and potential future expansions. If the local government approves the requested number of *animal units*, that is the maximum number that you may keep for 90 days or more in any 12-month period. You may not exceed that number without additional approval.

To complete this worksheet:

1. Identify each type of *livestock* that you might keep at the proposed facility. Enter the maximum number of animals of each type that you might keep for at least 90 days in any 12-month period.
2. Multiply the number of animals of each type by the relevant Animal Unit Factor to obtain *animal units* of each type.
3. Sum the *animal units* for all *livestock* types to obtain the Total *Animal Units* for which you request approval.

	Livestock Type	Animal Unit Factor	Animal Units For Proposed Facility		
Example – Milking & Dry Cows			1.4 x	800	= 1120 AU
Dairy	Milking and Dry Cows	1.4	1.4 x		=
	Heifers (800 lbs. to 1200 lbs.)	1.1	1.1 x		=
Cattle	Heifers (400 lbs. to 800 lbs.)	0.6	0.6 x		=
	Calves (up to 400 lbs.)	0.2	0.2 x		=
Beef	Steers or Cows (600 lbs. to market)	1.0	1.0 x		=
	Calves (under 600 lbs.)	0.5	0.5 x		=
	Bulls (each)	1.4	1.4 x		=
Swine	Pigs (55 lbs. to market)	0.4	0.4 x		=
	Pigs (up to 55 lbs.)	0.1	0.1 x		=
	Sows (each)	0.4	0.4 x		=
	Boars (each)	0.5	0.5 x		=
Poultry	Layers (each)	0.01	0.01 x		=
	Broilers (each)	0.005	0.005 x		=
	Broilers – continuous overflow watering	0.01	0.01 x		=
	Layers or Broilers - liquid manure system	0.033	0.033 x		=
	Ducks – wet lot (each)	0.2	0.2 x		=
	Ducks - dry lot (each)	0.01	0.01 x		=
	Turkeys (each)	0.018	0.018 x		=
Sheep (each)		0.1	0.1 x		=
Goats (each)		0.1	0.1 x		=
Total Animal Units for Which Applicant Requests Approval					=

Worksheet 2: Odor Management

- Not required for new livestock facility with <500 AU
- Not required for expanding livestock facility with $<1,000$ AU
- Not required when all livestock structures are $\geq 2,500$ ft from nearest affected neighbor
- Odor worksheet covers: animal housing, waste storage facilities, animal lots
- Odor Score = Separation Score + Management Score – Predicted Odor
- Odor worksheet is approved with a score ≥ 500

Worksheet 3: Waste and Nutrient Management

Part A. Waste Generation and Storage Summary

Specify a single livestock type (dairy, beef, swine, etc.). Use a separate worksheet for each livestock type.

Livestock Type: _____

Description of Storage	Column A Waste Storage Capacity (Gallons or Tons)	Column B Source of Waste (Animal Waste, Wastewater, Leachate, etc.)	Column C Average Annual Volume of Waste Produced from Each Source (Gallons or Tons)	Column D Total Average Annual Volume Waste Produced (Gallons or Tons)	Column E Storage Duration in Days (Column A divided by Column D times 365 days)
Example: Unit 1 – lagoon	5,000,000 gallons	Animal waste	4,000,000 gallons	7,000,000 gallons	260 days
		Wastewater	1,000,000 gallons		
		Leachate	2,000,000 gallons		
Unit 1					
Unit 2					
Unit 3					

Worksheet 3. Waste and Nutrient Management

Part B. Land Base for Applying Nutrients

Part B – Land Base for Applying Nutrients

1. Enter total *animal units* in proposed *livestock facility* (from worksheet 1): _____.
2. What percentage of the waste from the *livestock facility* will be:
 - a. Applied to land: _____%. Attach map showing where waste will be applied to land.
 - b. Processed and sold as commercial fertilizer, under a fertilizer license: _____%.
 - c. Disposed of in other ways: _____%. Describe ways: _____.
3. Multiply the percent in line 2a by the number of *animal units* in line 1. Result (# of *animal units*): _____.
4. Total acres of cropland currently available for land application (owned, rented, or landspreading agreement): _____.
5. Divide # of acres in line 4 by # of *animal units* in line 3 to obtain ratio of acres to *animal units*: _____.
6. Is the ratio in line 5 equal to or greater than the applicable ratio in Table 1? _____.

If YES, and if the # of *animal units* in line 1 is less than 500, you need NOT complete Part C.
Otherwise, complete Part C.

Table 1: Acreage per Animal Unit

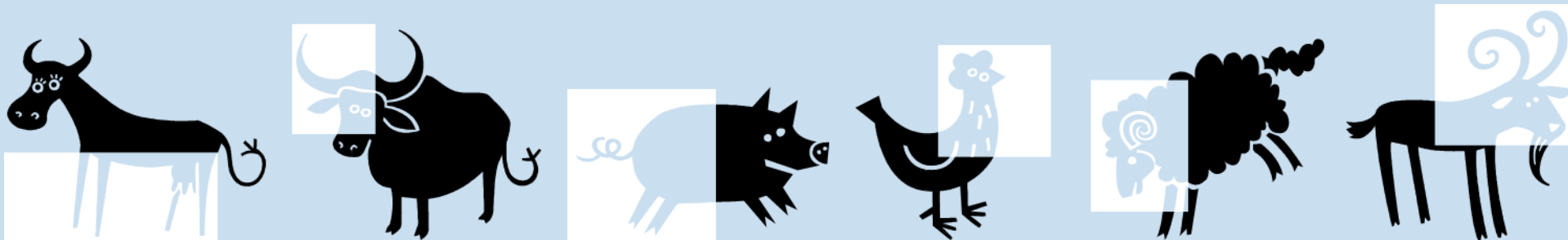
Animal Type	Acres per Animal Unit*
Dairy	1.5
Beef	1.5
Swine	1.0
Chickens/Ducks	2.5
Turkeys	5.5
Sheep/Goats	2.0

* NOTE: A *livestock facility* is NOT required to attain or exceed this ratio of acres to *animal units*. But IF your *livestock facility* will attain or exceed this ratio and will have fewer than 500 *animal units*, you need NOT complete Part C of this worksheet.

Worksheet 3. Waste and Nutrient Management

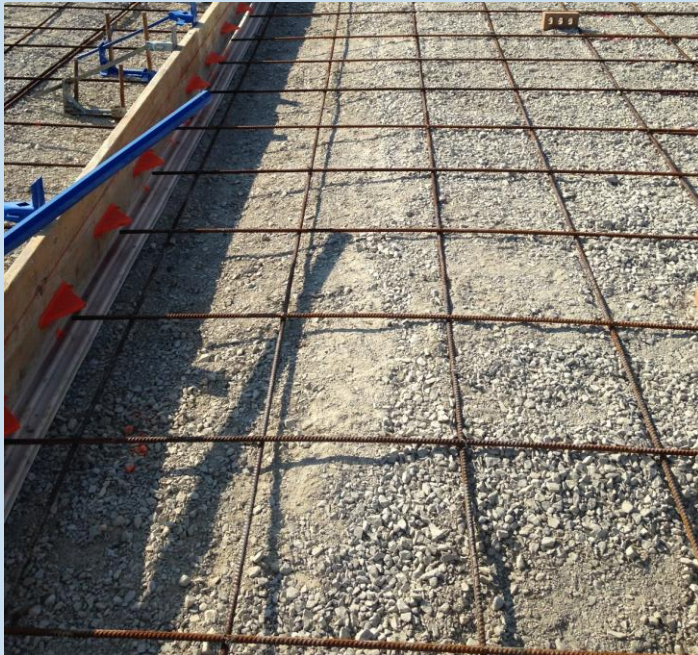
Part C. Nutrient Management Checklist

- Checklist must be signed by qualified nutrient management planner
- LWCD requires full nutrient management plan for review
 - Accounts for manure produced when fully populated



Worksheet 4. Waste Storage Facilities

- Signed by Professional Engineer
- LWCD has all engineering plans reviewed by either DNR or DATCP



New or Substantially Altered Facilities: Design specifications for the following *new or substantially altered waste storage facilities* comply with *NRCS Technical Guide Standards 313 (November, 2004) and 634 (November, 2004)*. [Identify each facility and attach design specifications for each facility.]

Existing Facilities Retained: The following *waste storage facilities* will continue in use without being *substantially altered*. Each facility meets one of the following:

☐ The facility (list each facility _____) was constructed of concrete or steel or both, was constructed within the last 10 years according to then-existing *NRCS* technical standards, and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) was constructed within the last 3 years according to then-existing *NRCS* technical standards, and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) was constructed to *NRCS* technical standards that existed at the time of construction, is in good condition and repair and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) is in good condition and repair, shows no apparent signs of structural failure or significant leakage, and is located on a site at which the soils and separation distances to groundwater comply with *NRCS Technical Guide Manure Storage Facility Standard 313, Table 1 (November, 2004)*.

☐ The facility (list each facility _____) is in good condition and repair, shows no apparent signs of structural failure or significant leakage, is located entirely above ground, and is located on a site at which the soils comply with *NRCS Technical Guide Manure Storage Facility Standard 313, Table 5 (November, 2004)*.

Facilities To Be Abandoned: The following *waste storage facilities* will be closed according to a closure plan that complies with *NRCS Technical Guide Standard 360 (June, 2001)*. [Attach closure plan for each facility.]

Total Storage Capacity: The *waste storage facilities* in the proposed *livestock facility* have a combined useable storage capacity of _____ gallons or tons (cannot include required "freeboard" in useable capacity).

Worksheet 5. Runoff Management

- Animal Lots
- High Moisture Feed Storage
- Nonpoint Pollution Standards
- LWCD has all engineering plans reviewed by DNR or DATCP

Nonpoint Pollution Standards

The livestock facility will be designed, constructed and maintained to do all of the following:

1. Divert runoff from contact with *animal lots*, *waste storage facilities*, paved feed storage areas or manure piles within 300 ft. of a stream or 1,000 ft. of a lake.
2. Avoid having any unconfined manure pile within 300 ft. of a stream or 1,000 ft. of a lake.
3. Prevent any overflow of *waste storage facilities*.
4. Restrict livestock access to waters of the state, as necessary to maintain adequate vegetative cover on banks adjoining the water (this does not apply to properly designed, installed and maintained livestock or farm equipment crossings).

Amendments

- Required with proposed changes to a livestock facility that don't include increasing animal numbers and change any of the application materials
- LWCD tells applicant which application materials to submit to review (always include Animal Units Worksheet)
- Fee to LWCD
 - Worksheet 1 = \$50
 - Worksheet 2 = \$200
 - Worksheet 3 = \$150
 - Worksheet 4 = \$300
 - Worksheet 5 = \$200

Construction

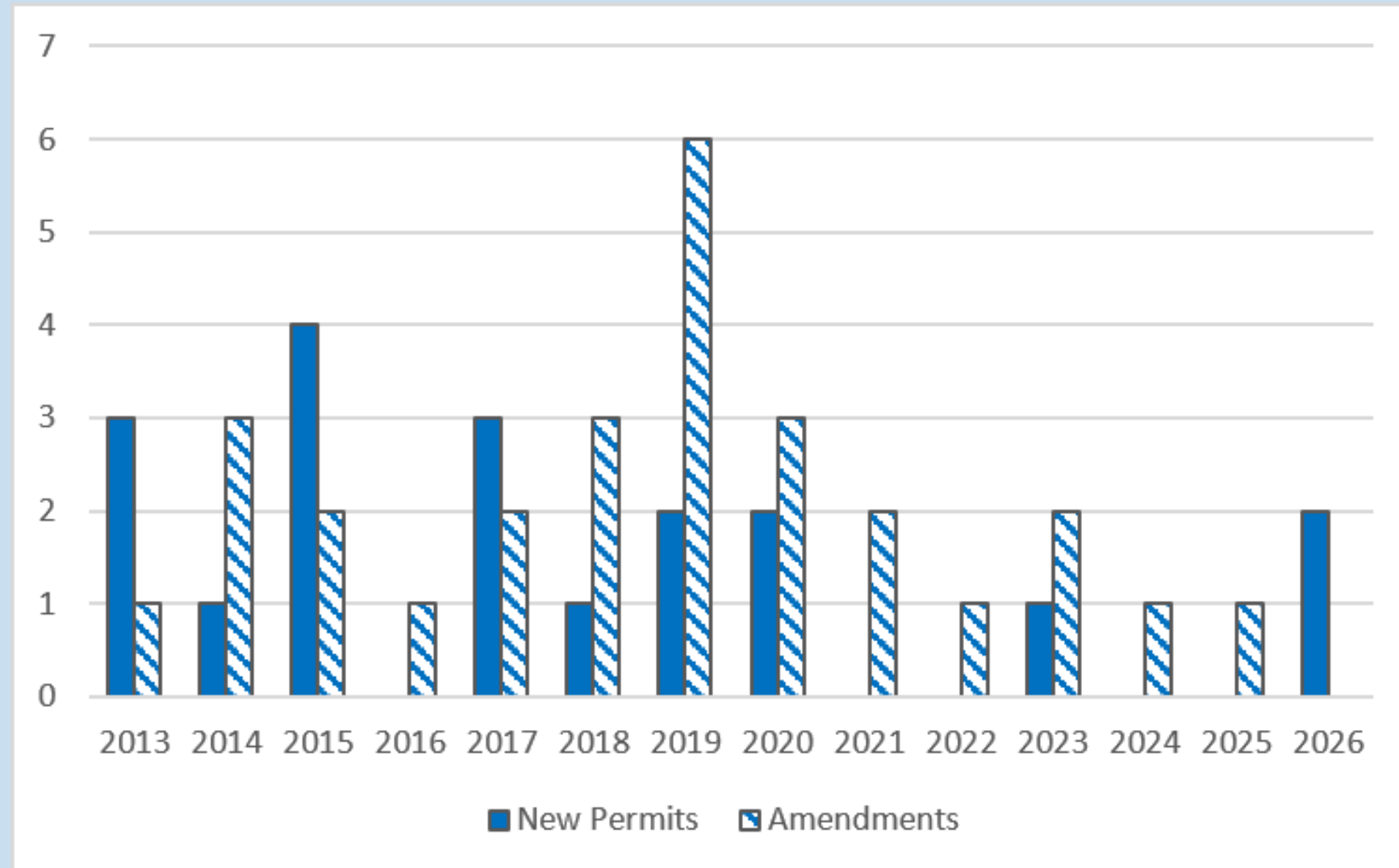
- Attend pre-construction meeting
- Monitor construction to ensure standards are met
- Obtain as-built construction plans



Permits & Amendment Tracking

Animals Covered

- Dairy
- Beef
- Poultry





Questions?

