

# 2008 ANNUAL REPORT / ZONING OFFICE

## Planning & Zoning Committee

Mark Kerschner, Chairman  
 Joseph Piechowski, Vice-Chairman  
 Bob Wedell, Secretary  
 Larry Crawford, Member  
 Mike Leikness, Member

## Board of Adjustments

Roger Wagner, Chairman  
 Jim Warwick, Vice-Chairman  
 Fred Gellerup, Secretary  
 George Wilson, Member  
 Walter Petersen Jr., Member  
**Alternates:** John Benz, Jerry Kraus

## Staff

Mark Schumacher, Director  
 Terri Dopp-Paukstat, Assistant Director  
 Rick Ertl, Associate Administrator  
 Amy Bohn, Associate Administrator  
 Suzanne Braunschweig, Administrative Secretary  
 Christine Kolter, Administrative Secretary

To the Waushara County Board of Supervisors:

Along with the rest of the country and the world, 2008 for Waushara County was an unprecedented year of reduced residential and commercial construction, and revenues, necessitating a reorganization of the zoning office in an effort to maintain the same level of service to the builders, plumbers, and landowners of Waushara County without having to increase any tax levy. Despite these new challenges, we remain committed to continue to be a "one-stop" centralized location for obtaining property addresses, zoning permits, sanitary permits, and also for uniform dwelling code permits in 23 of the 24 municipalities in Waushara County. We look forward to facing these new challenges and also look forward to continuing to serve the community and landowners, and to protect the people, the natural resources and taxbase – making Waushara County a great place to live and recreate.

This department made 1382 inspections in 2008 (compared to 1481 in 2007) on various parcels in the county including on-site sanitary system installations and soil verifications, violation investigations, landowner requested informational onsites, and assignment of fire numbers for new construction. The Zoning Office assigned approximately 101 new fire numbers. A total distance of 18,709 miles (compared to 20,449 in 2007) were driven. There were 2 Wisconsin Fund Applications in 2008 for a total grant award of \$9,650 compared to 4 in 2007 for a total grant amount of \$16,544. There were 937 septic maintenance notices sent out in 2008; 56 required follow-up, and 14 resulted in citations.

Total monies received in 2008 was \$326,536 (compared to \$401,926 in 2007). This figure also includes the fees that were collected for uniform dwelling code permits.

Below is a breakdown of permits issued by the Zoning Office in 2008 as compared to previous years:

	2008	2007	2006
Land Use (Zoning) Permit	497	626	627
Sanitary Permits	193	233	239
Conditional Use (27 approved, 2 denied, 1 withdrawn)	30	21	29
Variance (29 approved, 2 denied)	31	46	50
Zone Change (9 approved, 1 denied)	10	22	18
Preliminary Plat	0	1	0
CSM Reviews (59 new lots created)	42	55	70
Appeals (To Board of Adjustments)	1	2	3
Wisconsin Fund Applications / Grant Award Amount	2 / \$9,650	4 / \$16,544	4 / \$17,600
Septic Maintenance Notices Sent Out	937	620	684

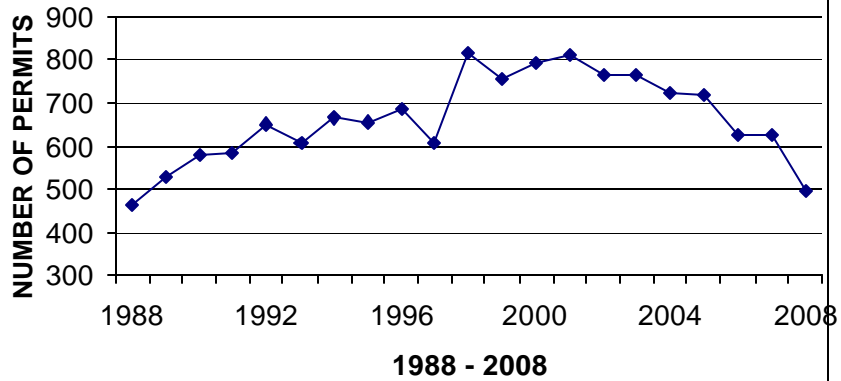
2008 LAND USE PERMITS									
NEW MOBILE HOMES (Public hearing placements and not reflected in land use totals)	TOWNSHIP	SINGLE FAMILY DWELLING (Includes multi/single-family new / replacement homes, & replacement mobile homes)		PRINCIPLE STRUCTURE (Includes new structures and additions/alterations to existing principle structures, excludes new homes)		ACCESSORY STRUCTURE (Includes new construction, additions & alterations to existing accessory structures, home occupation permits, and signs)		TOTALS	
		#	\$ VALUE	#	\$ VALUE	#	\$ VALUE	#	\$ VALUE
	AURORA	3	395,500	6	141,081	8	87,600	17	624,181
	BLOOMFIELD	6	787,000	3	13,000	14	620,700	23	1,420,700
	COLOMA	7	881,800	4	31,500	12	134,400	23	1,047,700
	DAKOTA	6	249,500	9	240,300	13	282,281	28	772,081
	DEERFIELD	6	715,500	6	45,400	8	94,100	20	855,000
	HANCOCK	2	202,000	5	100,000	4	20,449	11	322,449
	LEON	8	1,352,000	14	328,750	24	289,048	46	1,969,798
	MARION	15	2,234,740	20	295,905	25	322,980	60	2,853,625
	MT. MORRIS	6	590,350	13	190,200	27	543,517	46	1,324,067
1	OASIS	2	200,000	3	255,000	8	62,000	13	517,000
2	PLAINFIELD	4	325,000	2	47,200	13	107,500	19	479,700
	POY SIPPI	3	197,000	6	290,720	8	85,549	17	573,269
	RICHFORD	3	393,500	1	8,392	20	283,400	24	685,292
1	ROSE	3	427,000	4	125,000	15	159,850	22	711,850
	SAXEVILLE	4	292,000	10	530,470	26	498,238	40	1,320,708
	SPRINGWATER	6	662,000	25	185,480	22	319,850	53	1,167,330
	WARREN*	0	0	0	0	1	5,000	1	5,000
	WAUTOMA	7	1,109,000	9	188,545	18	177,750	34	1,475,295
4	TOTALS:	91	11,013,890	141	3,166,943	266	4,094,212	497	18,125,045

\*SHORELAND AREA ONLY

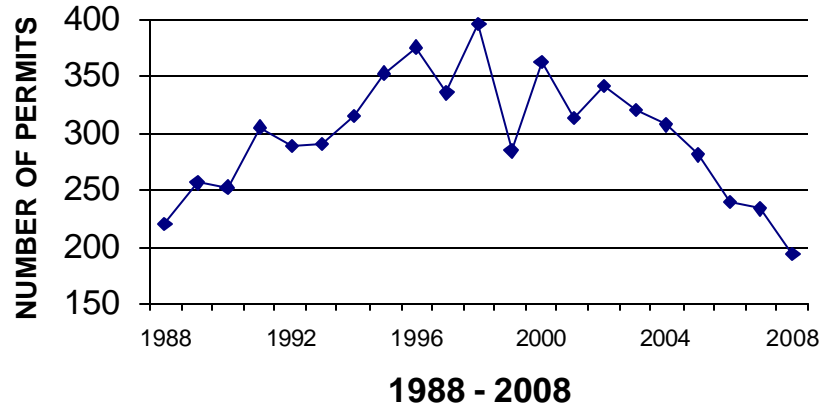
2008 SANITARY PERMITS ISSUED								
TOWNSHIP	CONVENTL SYSTEM		MOUND AND AT-GRADE / EXPERIMENTAL		HOLDING TANK		PRIVY/ CHEM/ PORT- ABLE UNIT	TOTAL
	NEW	REPL	NEW	REPL	NEW	REPL		
AURORA	0	0	1	4	0	3	0	8
BLOOMFIELD	1	3	2	0	1	1	0	8
COLOMA	3	6	0	0	0	0	0	9
DAKOTA	2	7	0	0	0	0	1	10
DEERFIELD	5	6	0	0	0	0	0	11
HANCOCK	2	2	0	0	0	0	0	4
LEON	4	10	0	0	0	1	1	16
MARION	10	15	0	0	0	2	0	27
MT. MORRIS	4	8	0	1	0	3	0	16
OASIS	1	7	0	0	0	0	0	8
PLAINFIELD	1	2	2	1	1	0	0	7
POY SIPPI	0	1	0	0	1	2	0	4
RICHFORD	3	4	0	0	1	0	1	9
ROSE	4	3	0	0	0	0	0	7
SAXEVILLE	4	6	0	1	0	1	0	12
SPRINGWATER	4	9	1	0	0	2	0	16
WARREN	2	3	1	0	0	1	0	7
WAUTOMA	7	2	0	1	0	0	0	10
VILL HANCOCK	1	0	0	0	0	0	0	1
VILL LOHRVILLE	0	0	1	1	0	0	0	2
VILL REDGRANITE	0	1	0	0	0	0	0	1
TOTALS	58	95	8	9	4	16	3	193

\* In 2008, the Zoning Office issued 193 sanitary permits (compared to 233 in 2007). Counties must collect an additional \$100.00 for each sanitary permit and remit this to the Department of Commerce of which a portion is earmarked for research and testing groundwater contaminations.

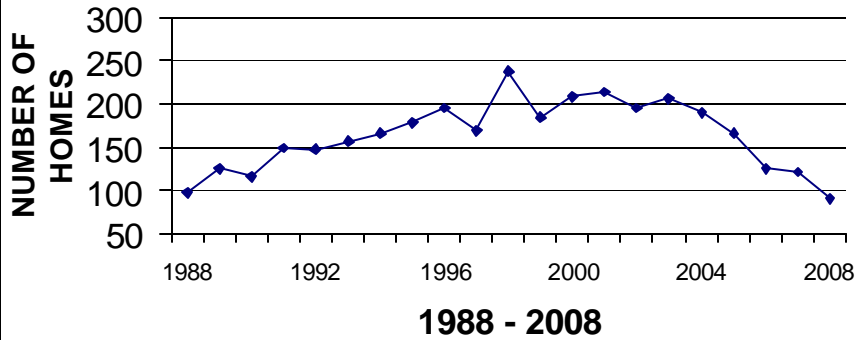
**2008 LAND USE PERMITS  
WAUSHARA COUNTY**



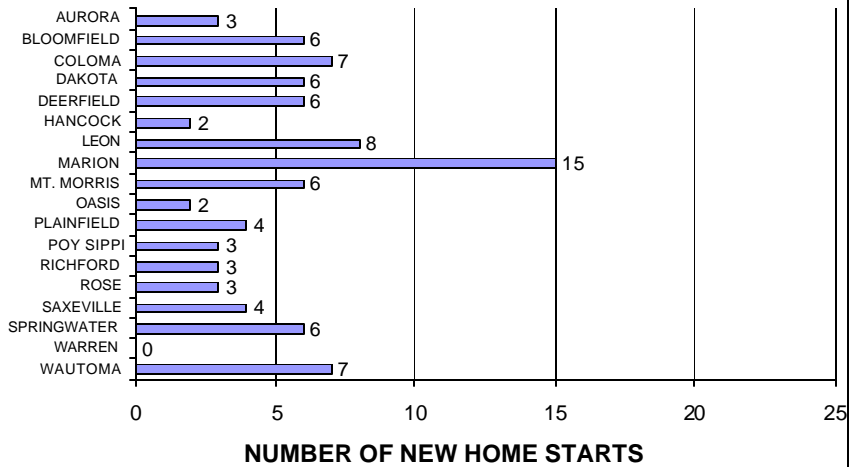
**2008 SANITARY PERMITS  
WAUSHARA COUNTY**



## 2008 NEW HOME STARTS WAUSHARA COUNTY



## 2008 NEW HOME STARTS BY TOWNSHIP



## 2008 VIOLATION SUMMARY

TOWNSHIP	# COMPLIANT		# REPORTED		# PENDING	
	2007	2008	2007	2008	2007	2008
AURORA	16	14	10	16	3	5
BLOOMFIELD	17	12	17	15	4	7
COLOMA	14	14	3	17	3	6
DAKOTA	26	17	19	16	5	4
DEERFIELD	11	16	14	14	6	4
HANCOCK	7	8	6	6	3	1
LEON	21	23	17	21	10	8
MARION	24	28	24	27	6	5
MT MORRIS	23	33	18	32	5	4
OASIS	7	8	3	7	1	0
PLAINFIELD	14	11	17	12	4	5
POY SIPPI	9	8	7	9	3	4
RICHFORD	15	12	13	7	7	2
ROSE	8	8	7	7	3	2
SAXEVILLE	20	24	12	29	3	8
SPRINGWATER	26	46	31	38	17	9
WARREN	7	11	6	12	1	2
WAUTOMA	15	23	11	20	6	3
<b>TOTAL</b>	<b>280</b>	<b>316</b>	<b>235</b>	<b>305</b>	<b>90</b>	<b>79</b>

## UNIFORM DWELLING CODE ACTIVITY SUMMARY

### Waushara County 2008

IIL inspectors maintain office hours from 8:00 AM to 10:30 AM every day the courthouse is open, and spend the remainder of each day performing inspections and meeting with applicants, contractors, and homeowners. They provide administration of the Uniform Dwelling Code in 23 of the 24 municipalities in Waushara County, and administration of commercial building codes in 22 of those municipalities.

Our inspectors issued 868 permits in 2008. The breakdown of those permits follows:

Early Start	7
Building	294
Electric	351
Plumbing	113
Heating	87
Permit Extension	16
Total Permits Issued 2007	<b>868</b>

With IIL's team of inspectors, dispatchers and customer service representatives, a total of 3903 inspections were performed and tracked into our computer database.

We continue to work closely with Waushara County officials and area builders, contractors and homeowners to ensure only the finest service delivery.

- Approximately 98% of all inspections are performed the day they have been requested for.
- Our programmers have completed an update to our permits and tracking software that alerts our Customer Service Reps to send notifications to project owners. These notifications are intended to ensure all the required inspections are called in and performed. (copy attached)

The inspections in Waushara County were provided by a group of no fewer than 5 inspectors with credentials and specialty skills in residential and commercial construction.

We continue to enjoy our working relationships with the citizens, contractors and Municipal officials of the County and look forward to a lasting relationship.

2008 UDC ANNUAL REPORT												
Municipality	Project Type										Total	
	New Homes*		Additions*		Commercial		Electrical		HVAC			
	#	Permit Fees	#	Permit Fees	#	Permit Fees	#	Permit Fees	#	Permit Fees	#	Permit Fees
Aurora	1	1,665.84	6	\$1,423.60	0	\$0.00	9	\$375.56	1	\$135.75	17	\$3,600.75
Bloomfield	6	7,215.90	3	\$478.59	1	\$97.00	1	\$30.00	1	\$30.00	12	\$7,851.49
T. Coloma	6	7,231.19	5	\$604.46	3	\$574.64	8	\$362.60	0	\$0.00	22	\$8,772.89
Dakota	5	2,761.32	4	\$2,480.08	5	\$1,542.40	5	\$150.00	0	\$0.00	19	\$6,933.80
Deerfield	6	7,495.73	3	\$356.83	3	\$90.00	9	\$303.10	0	\$0.00	21	\$8,245.66
Hancock	4	1,804.20	4	\$898.93	8	\$240.00	6	\$180.00	0	\$0.00	22	\$3,123.13
Leon	9	\$9,926.32	8	\$3,498.75	0	\$0.00	21	\$671.40	1	\$61.00	31	\$14,157.47
Marion	15	\$16,612.39	10	\$2,877.46	1	\$30.00	17	\$519.34	1	\$30.00	44	\$20,069.19
Mt. Morris	10	\$7,585.68	6	\$1,837.95	4	\$2,508.44	19	\$577.00	0	\$0.00	39	\$12,509.07
Oasis	1	\$1,444.50	2	\$2,097.21	3	\$90.00	14	\$475.00	0	\$0.00	20	\$4,106.71
Plainfield	5	\$4,702.76	1	\$1,044.92	5	\$233.00	5	\$150.00	0	\$0.00	16	\$6,130.68
Poy Sippi	1	\$1,564.36	6	\$3,056.79	0	\$0.00	6	\$180.00	0	\$0.00	13	\$4,801.15
Richford	6	\$5,292.78	0	\$0.00	2	\$60.00	2	\$60.00	0	\$0.00	10	\$5,412.78
Rose	3	\$2,939.43	3	\$2,476.07	5	\$956.50	4	\$120.00	0	\$0.00	15	\$6,492.00
Saxeville	6	\$6,522.67	7	\$2,291.48	3	\$126.00	18	\$703.18	5	\$191.20	39	\$9,834.53
Springwater	7	\$6,398.53	13	\$3,147.01	4	\$196.40	17	\$544.82	0	\$0.00	41	\$10,286.76
Warren	4	\$4,004.24	0	\$0.00	0	\$0.00	1	\$30.00	0	\$0.00	5	\$4,034.24
Wautoma	8	\$9,633.07	2	\$1,607.10	2	\$1,100.00	15	\$463.96	1	\$30.00	28	\$12,834.13
V. Coloma	0	\$0.00	0	\$0.00	1	\$280.00	2	\$79.00	0	\$0.00	3	\$359.00
V. Hancock	0	\$0.00	1	\$100.00	1	\$421.00	1	\$30.00	0	\$0.00	3	\$551.00
V. Lohrville	0	\$0.00	0	\$0.00	0	\$0.00	2	\$60.00	0	\$0.00	2	\$60.00
V. Plainfield	0	\$0.00	4	\$2,407.16	7	\$1,225.96	4	\$120.00	0	\$0.00	15	\$3,753.12
V. Redgranite	0	\$0.00	0	\$0.00	3	\$1,395.00	4	\$120.00	0	\$0.00	7	\$1,515.00
<b>TOTALS:</b>	<b>103</b>	<b>\$104,800.91</b>	<b>88</b>	<b>\$32,684.39</b>	<b>61</b>	<b>\$11,166.34</b>	<b>190</b>	<b>\$6,304.96</b>	<b>10</b>	<b>\$477.95</b>	<b>444</b>	<b>\$155,434.55</b>

\* Fees include a \$400 deposit for projects valued at \$15,000 or more, which is returned upon completion.