



Oneida County Land Information Office 2022 Annual Report

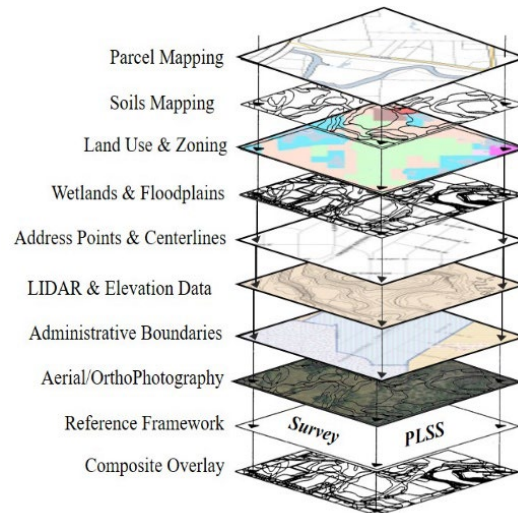


| Land Information Staff | Land Records Committee |
|---|---------------------------|
| Sara Chiamulera, Land Information Director | Mike Timmons, Chair |
| Art Hilgendorf, Geospatial Administrator/Assistant LIO Director | Robert Briggs, Vice Chair |
| Randy Boehlert, Geospatial Analyst | Greg Oettinger |
| Michael Fondow, GIS Specialist/Addressing Coordinator | Chris Schultz |
| Jacob Piasecki, Real Property Lister/Assessment Coordinator | Connor Showalter |
| Kim Karaba, Assistant Real Property Lister | |
| Chris Hill, Land Information Aide | |

2019 Aerial Photograph – Oneida County Courthouse



GIS Mapping



The Land Information Office (LIO) saw many changes in 2022, including staff departures, position vacancies, and new staff. After the Director’s retirement in May, the LIO adjusted, transitioned and hit the ground running with a new Director, Real Property Lister/Assessment Coordinator, Real Property Lister Assistant, Addressing Coordinator/GIS Specialist and Land Information Aide. Through all of that adjustment, we have had a successful 2022. The Land Information Staff is doing an outstanding job in developing and maintaining our land records system, maintaining accurate tax and land information, assisting users of land related data and supporting the data on the Internet. The cooperation with Information Technology (IT), Register of Deeds, Sheriff, Treasurer, Planning and Zoning, Forestry, Clerk, Land Conservation, Highway, Special taxing districts, the Towns and City, etc, allows us to achieve our highly integrated land records system.

We receive many compliments from the public on the ease of use of our land records websites, the availability to the general public, and the amount of public land data that is available for free. The professional business users of the land records system are geographically dispersed and grateful to have access to the County’s land records 24/7, which allows them to serve their clients quickly and efficiently. The parcel map data is one of the most useful datasets that we have; together with our other datasets, we can perform various analyses allowing us to respond to inquiries more efficiently. The LIO appreciates the Land Records Committee and the County Board for their continued support of land records modernization in Oneida County. This outreach of data and the analysis we are able to complete, would not be possible without the hardware and software that we use daily and the support of maintenance fees that allow these services to continue and thrive.

The LIO manages 7 major program areas for the County which are: County Surveyor, Real Property Listing, Parcel Mapping, 911- Addressing, GIS – Geospatial Services, Wis Land Information Program, Tax Foreclosed and other County Property Sales. The primary duties include:

- 1) Review deed transactions to update the real property listing ownership and related data.
- 2) Coordinate the assessment process for the assessor's workbook and rolls.
- 3) Process Statement of Assessments, create tax bills and assist Town Clerks with Statement of Taxes.
- 4) Prepare and submit all assessment and real property tax files to Department of Revenue.
- 5) Administer, maintain, and create digital parcel mapping data.
- 6) Administer the addressing and road naming ordinance and maintain the 911 Master Street Address Guide in cooperation with the Sheriff's Department.
- 7) Maintain the 911 Dispatch map and geospatial data.
- 8) Perform duties of County Surveyor: file land surveys and related maps, assist departments with land survey issues.
- 9) Administer the US Public Land Survey Remonumentation program and land survey contracts.
- 10) Assist landowners and general public in the use of land records and assessment data.
- 11) Develop and maintain the County's Geographic Information System (GIS) and participate in the Wisconsin Land Information Program (WLIP).
- 12) Administer the sale of tax foreclosed properties and other County real estate transactions.
- 13) Assist other County departments in land related issues, transactions, or analysis of land related data.

Some of the major projects/tasks the office has been involved with in 2022 are:

- 1) Reviewed and processed 166 Certified Survey Maps (CSM), 12 plats/condos, and 4,518 documents to update land ownership for Real Property Listing. The total reviewed documents resulted in changes to 8,615 tax parcel numbers, creating 715 splits or attachments of parcels. To maintain accurate information, Real Property Listing sends letters to landowners when they discover an error or discrepancy in recorded documents. In 2022, 169 correction documents were recorded, with many of them attributed to the letters the Real Property Lister sends.
- 2) Using the Ascent Land Records software suite, LIO updated Real Property Listings, including owner name, address, abbreviated descriptions, and assignment of parcel numbers. All mailing address changes are taken care of by the LIO. Real Property electronically produced workbooks for all assessors; electronically uploaded assessment data and executed validity checks. Printed assessment rolls and assessment notices for open book and board of reviews. Input manufacturing assessed values from the State for personal property, real estate, special charges, and created electronic files of statement of assessment for Towns. Received tax rates from taxing districts to compute real property tax statements and tax rolls. Processed and printed 51,437 real estate bills and 2,211 personal property bills for the 2022 tax year, resulting in tax bills totaling approximately \$80 million.
- 3) Assigned/changed 450 site addresses and added 6 newly named roads to our system. We continue to correct inconsistencies in road naming and addressing. We have established a very positive working relationship with the Sheriff, Towns, utilities, post offices, and others involved in or reliant on the addressing system.
- 4) Received data from land surveyors using global positioning system (GPS) surveying to geodetically position and locate 89 public land survey corners. 141 section, one quarter, and meander corners were re-monumented by surveyors meeting WI Administrative Code Requirements. Each spring we work with the Towns to preserve public land survey corners in advance of road construction. The office also received and indexed 344 survey maps from private surveyors to be filed, as required by Wisconsin Statute.
- 5) Mapped new split parcels, researched gaps, overlaps, and problem areas. Updated areas where more accurate and current survey data and GPS control had been acquired.
- 6) Partnered with Economic Development, County IT, Emergency Management, and County contracted John Sweeney for Broadband Analysis. LIO created a dynamic, user-friendly analysis tool via Web Mapping to display tower and route mapping for broadband development and the decision making process, available for public use.
- 7) Updated countywide zoning maps and assisted Planning & Zoning with special GIS mapping requests and land division reviews. Assisted with mapping the non-metallic mining GIS inventory dataset.
- 8) Continued approval for a cost share project with the WI State Department of Administration and United States Geological Survey to acquire new elevation data by using LiDAR technology, acquiring CIP funds to carry out this project.

- 9) Continue maintenance (in collaboration with the Sheriff's Department) of the Master Street Address Guide (MSAG). Continue to provide assistance to the department with mapping and operational issues. Assisted the Sheriff's Department and the NewWorld 911 CAD vendor in updating their system. LIO Staff is available for assistance in search and rescue operations. Our County is fortunate to have the cooperation of the Sheriff's Department, who value shared and integrated data, thereby reducing duplicate efforts pertaining to mapping and land records.
- 10) In January 2022, Oneida County signed the Wisconsin NextGEN 9-1-1 Participation agreement. LIO staff updated and matched GIS data with the databases of the telephone companies, and the ALI and MSAG data. By the end of 2022 we were 92% accurate; we need to be 98% to be on-boarded to the NextGEN system. Approximately 165 site address were changed to comply with the NextGEN 9-1-1 requirements.
- 11) Combined our 2 web mapping applications into 1 universal system. Allowed historic tax bills (prior to 2020) to be available through the web mapping application. This was necessary due to the retirement of the OCTax parcel/permit/deed search application.
- 12) Updated GIS map layers, including roads, city limits/annexations, public land survey corners and GPS locations, school districts; identified known public lake access, Boundary and Annexation Survey for Census, and updated the land records website for GIS data. We continue to maintain GIS data layers for public and private named roads, hydrology, parcels, miscellaneous trails, building centroids and outlines, zoning, soils, DNR wetland inventory, addresses, flood plain, municipal Township boundaries, GPS control, police/fire/ambulance zones, school districts, digital orthophotography, elevation, contours, and other datasets.
- 13) Provided several Towns with GIS data and maps for various needs, such as land use planning, addressing, zoning, re-districting, voter registration, and recreational planning.
- 14) Maintained the GIS datasets for our web based mapping application. Index and upload PDF maps to our Online Maps Site, hosted by North Central Wis Regional Planning Commission.
- 15) Fielded the changes in the Tax Delinquent Land Sales process, stemming from Statue 75.36 (2m), stating that the County must distribute (to the most recent landowner, prior to the tax deed) the surplus proceeds from the sale after delinquent taxes, interest, penalties, cost for time and labor of County employees to take care of and sell the property. This payment must be held for 5 years after the sale. LIO staff completed 18 county land sales; 8 being tax delinquent properties, 9 excess county lands along roads, and 1 other County owned property.
- 16) Provide mapping assistance to Land Conservation for aquatic and terrestrial invasive species mapping. Shifted data collection to web based mapping, for new requirements of Land Conservation departments.
- 17) Assisted Highway with County right-of-way conveyances and transactions, and right-of-way issues.
- 18) Assisted Forestry Department and Snowmobile Clubs with updating route locations and the ability to reference routes to landowner use agreements.
- 19) Participated in the Wisconsin Land Information Plan (WLIP) to maintain eligibility in the Wis Land Information Program, which generates approximately \$100,000 each year from part of the Register of Deeds recording fees; awarded a WLIP grant of \$60,000 that must be used for land records modernization.

Safety: The LIO did not have any injuries or accidents in 2022. The LIO adheres to safety procedures for general office environment situations and for dealing with people that may be upset because of taxes, deed problems, or other land related issues. In addition, Staff follows safety procedures while administering the property sales transactions and land survey fieldwork.

See following tables for the summary of this year's LIO data:

2022 REAL PROPERTY LISTING TAX SUMMARY

| Municipality | Equalized Ratio % | Total Real Estate Bills | Total Real Estate Parcels | Equalized Value | Personal Property Bills | Net Real Estate Tax | Net Personal Prop Tax |
|------------------|-------------------|-------------------------|---------------------------|------------------------|-------------------------|------------------------|-----------------------|
| Cassian (CA) | 79.37 | 2,527 | 2,884 | \$328,347,800 | 35 | \$2,888,390.38 | \$7,626.05 |
| Crescent (CR) | 83.54 | 1,965 | 2,114 | \$319,195,500 | 49 | \$3,036,263.54 | \$6,643.77 |
| Enterprise (EN) | 82.56 | 855 | 1,424 | \$118,762,800 | 38 | \$964,083.08 | \$13,072.76 |
| Hazelhurst (HA) | 83.54 | 2,204 | 2,369 | \$469,793,600 | 56 | \$2,888,772.96 | \$12,147.36 |
| Lk Tomahawk (LT) | 72.34 | 1,679 | 2,255 | \$313,459,000 | 55 | \$2,453,716.64 | \$5,414.67 |
| Little Rice (LR) | 74.04 | 959 | 1,836 | \$101,698,800 | 93 | \$978,399.55 | \$22,536.20 |
| Lynne (LY) | 99.39 | 514 | 1,496 | \$44,288,000 | 19 | \$504,822.63 | \$8,140.87 |
| Minocqua (MI) | 85.31 | 9,571 | 10,685 | \$2,198,027,400 | 501 | \$15,719,351.63 | \$135,393.67 |
| Monico (MO) | 80.70 | 1,232 | 1,274 | \$35,895,000 | 14 | \$266,693.46 | \$383.37 |
| Newbold (NE) | 88.09 | 3,658 | 4,623 | \$616,807,200 | 80 | \$5,402,828.62 | \$9,530.79 |
| Nokomis (NO) | 63.24 | 1,996 | 2,293 | \$369,922,200 | 36 | \$3,466,280.53 | \$2,850.45 |
| Pelican (PE) | 84.99 | 2,956 | 3,171 | \$369,582,700 | 127 | \$3,276,132.42 | \$33,597.01 |
| Piehl (PI) | 85.05 | 611 | 715 | \$19,837,300 | 11 | \$128,506.45 | \$1,319.81 |
| Pine Lake (PL) | 81.29 | 2,472 | 2,620 | \$381,715,200 | 55 | \$3,793,653.25 | \$9,440.24 |
| Rhineland (RH) | 89.44 | 3,562 | 4,007 | \$657,478,300 | 448 | \$10,814,762.09 | \$542,255.87 |
| Schoepke (SC) | 81.25 | 1,367 | 1,467 | \$155,768,100 | 105 | \$1,319,312.09 | \$3,300.54 |
| Stella (ST) | 81.32 | 1,101 | 1,171 | \$99,631,400 | 50 | \$887,082.42 | \$9,320.44 |
| Sugar Camp (SU) | 75.44 | 2,996 | 3,493 | \$548,327,100 | 69 | \$3,840,744.22 | \$27,369.49 |
| Three Lakes (TL) | 83.17 | 5,414 | 6,117 | \$1,193,877,900 | 166 | \$10,111,002.10 | \$59,938.12 |
| Woodboro (WB) | 77.83 | 1,239 | 1,601 | \$227,764,200 | 19 | \$1,956,737.44 | \$1,623.23 |
| Woodruff (WR) | 77.98 | 2,559 | 3,098 | \$470,578,100 | 185 | \$4,782,913.51 | \$85,318.07 |
| Total | | 51,437 | 60,713 | \$9,040,757,600 | 2,211 | \$79,480,449.01 | \$997,222.78 |

2017 - 2022 LIO SUMMARY OF ACTIVITIES

| Year | New CSMs | New Plats Condos | Documents Reviewed | Tax Parcels Changed | Split-Attached parcels | New Site Addresses Assigned/ Changed | New/ Changed Roads | GPS | PLS Remon | New Survey Maps |
|------|----------|------------------|--------------------|---------------------|------------------------|--------------------------------------|--------------------|-----|-----------|-----------------|
| 2017 | 120 | 8 | 4188 | 6,452 | n/a | 170/49 | 11 | 70 | 172 | 311 |
| 2018 | 138 | 7 | 4314 | 6,567 | n/a | 201/81 | 12 | 157 | 170 | 267 |
| 2019 | 119 | 6 | 4280 | 6,852 | n/a | 225/224 | 23 | 97 | 132 | 255 |
| 2020 | 144 | 11 | 4580 | 7,813 | 572 | 277/184 | 33 | 79 | 108 | 230 |
| 2021 | 154 | 14 | 5256 | 10,349 | 775 | 407/30 | 9 | 51 | 54 | 286 |
| 2022 | 166 | 12 | 4518 | 8,615 | 751 | 285/165 | 6 | 89 | 141 | 344 |

Below is a brief outline of significant modernization efforts that Oneida County achieved since the beginning of the Wisconsin Land Information Program in 1989.

1989 County Acquired first county wide leaf off photography, film based
1990 Created Land Information Office
1991 Created WLIP Land Modernization Plan, started work on a digital base map; participated in LOCALIS state work group, assisted with re-districting
1992 Obtained first WLIP grant to create and complete a digital base map; worked with DOT on HARN control stations
1993 Start using GPS on PLSS, GPS and maintenance of basemap data continues each year
1994 Implemented a countywide change to the real property listing/tax billing process and created an integrated parcel database
1995 Continue GPS – real property listing, parcel splits, etc
1996 Completed a digital soils layer
1997 WLIP address mapping grant to create an address point layer; Implemented E911
1998 Implemented ROD Imaging and an electronic tract index system
1999 Ensured land records systems were Y2K compliant; updated basemap info
2000 Changed from a town based assignment of addresses to a countywide addressing and road naming process; assisted with redistricting; launched 'Parcel Vantage' a parcel viewer on Intranet
2001 Scanned ROD plats and CSMs
2002 Scanned all county survey maps and PLSS forms
2003 Began the first countywide parcel mapping project – ended in 2009; back scanned deeds of current tax parcels
2004 Implement a Web mapping application; included tax data in searchable form including names on Internet
2005 Converted to Geodatabase; acquired first ever 'Color' countywide leaf off Digital orthophotography
2006 Merged the Real Property Listers office with the Land Information Office
2007 Converted GIS dataset to ArcSDE, Geodatabase
2008 Land Information Office assigned the duties for sales of tax foreclosed and County owned Real Estate Transactions
2009 Completed Generation 1 of the countywide parcel mapping, maintenance continues
2010 Created Internet site to access survey and other static maps, acquired new countywide digital imagery; assisted with Comp Planning
2011 Assist with redistricting and creation of Nokomis Lake District
2012 Revised snowmobile trails and linked parcels to snowmobile use agreements; develop LiDAR contract
2013 Began LiDAR project, the first high accuracy elevation survey for the county; ROD migration to new system
2014 AIS mapping; completed LiDAR project, ROD redaction project completed
2015 GIS Server and ArcGIS upgrades; acquired new countywide digital imagery; created new mapping apps; completed ROD document scanning back to 1887
2016 186 PLSS corners were remonumented and/or geodetically positioned; assisted Squash Lake District formation, launched new advanced web mapping One-View, implemented ROD e-recording, scanned historic survey notes
2017 Updated snowmobile trails, created trail app, back scanned sanitary permits, 240 PLSS corners were remonumented, ROD web access to documents
2018 Implemented new highly integrated, easy to use web tax, permit, deed and map application, started process to move land records off AS400, implemented ROD credit card purchase for documents
2019 Acquired new countywide digital imagery, ROD implemented WCI, the new document management system; selected vendor for new Real Property/Tax Application system; highway sign inventory
2020 Implement new Ascent Land Records Suite for Real Property/Tax Application system; updated planimetric mapping from 2019 imagery and impervious surfaces; assisted COVID response plan and mapping application.
2021 Updated GIS servers and ArcSDE environment; updated Sheriff's Department's GIS environment for NewWorld CAD.
2022 Updated Web Mapping application; Created Broadband Mapping application; continued NextGen 9-1-1 involvement, uploaded GIS Addressing, Road Centerline, and County boundary data into State systems.