



# Oneida County Land Information Office 2024 Annual Report



<b>Current Land Information Staff</b>
Sara Chiamulera, Land Information Director
Randy Boehlert, Geospatial Administrator (as of November-24)
Emily Decker, Geospatial Analyst (as of November-24)
Vacant, GIS Specialist/Addressing Coordinator
Jacob Piasecki, Real Property Lister/Assessment Coordinator
Kim Karaba, Assistant Real Property Lister
Chris Hill, Land Information Aide
<i>Art Hilgendorf, Geospatial Administrator/Asst LIO Director Retired 12-23-24</i>

<b>Land Records Committee</b>
Mike Timmons, Chair
Robert Briggs, Vice Chair
Greg Oettinger
Chris Schultz
Connor Showalter (Jan-April)
Ted Cushing (May-Dec)

The Land Information Office (LIO) manages 7 major program areas for the County which include:

1. Real Property Listing
2. Parcel Mapping
3. Addressing/911 Support
4. Geospatial Services/GIS (Geographic Information Services)
5. Wisconsin Land Information Program
6. Tax Foreclosed and other County Land Sales
7. County Surveyor Duties

The primary duties include:

- Review deed transactions to update and maintain the real property listing ownership and related data using Ascent Land Records program.
- Coordinate the assessment process for the Assessor's workbook and rolls.
- Process Statement of Assessments, create tax bills, and assist Town Clerks with Statement of Taxes.
- Prepare and submit all assessment and real property tax files to Department of Revenue.
- Administer, maintain, and create digital parcel mapping data based on incoming plats of surveys, certified survey maps (CSM), and recorded deeds, etc.
- Administer the addressing and road naming ordinance and maintain the 911 Master Street Address Guide.
- Maintain the 911 Dispatch map and geospatial data, in cooperation with the Sheriff's Department.
- Perform duties of County Surveyor per State Statute: file land surveys and related maps, assist departments with land survey issues, index and upload PDF maps to our Online Maps website, hosted by North Central Wisconsin Regional Planning Commission.
- Administer the US Public Land Survey Remonumentation program and land survey contracts.
- Assist landowners and general public in the use of land records and assessment data.
- Develop and maintain the County's Geographic Information System (GIS); assist other County departments in land related issues, transactions, or analysis of land related data.
- Participate in the Wisconsin Land Information Program (WLIP), as required for grant funding; administer Land Information Council (LIC) annual meeting to maintain partnership with WLIP; serves as the Land Information Officer of the County.
- Administer the processes of the sales of tax foreclosed properties and other County real estate transactions.

The Land Information staff does an outstanding job in developing and maintaining an accurate and highly integrated tax and land records system, as well as assisting users of land related data in-house and on the Internet. The cooperation with Information Technology, Register of Deeds, Sheriff, Treasurer, Planning and Zoning, Forestry, County Clerk, Land Conservation, Highway, Special Taxing Districts, Towns and the City, etc., allows us to achieve this.

Below are functions and tasks the office has been involved with in 2024.

- 1) Through the Ascent Land Records software suite, LIO updated Real Property Listings, including owner name, address, abbreviated descriptions, and assignment of parcel numbers. All tax parcel mailing address changes are taken care of by the LIO.
- 2) Real Property (RP) produced workbooks for assessors; 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. See table below for 2024 data by municipality. RP handled the statewide change of removal of Personal Property from the assessment and tax system.
- 3) Serve on County Broadband Taskforce. LIO maintains 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. Partnered with Economic Development, County IT, Emergency Management, and County contracted John Sweeney for Broadband Analysis.
- 4) Continue maintenance of the Master Street Address Guide (MSAG). Assisted the Sheriff's Department and the NewWorld 911 CAD vendor in updating their system. LIO Staff remains available for GIS assistance in search and rescue operations.
- 5) Continued participation in Wisconsin NextGEN 9-1-1 system. Oneida County went live in 2023, but has continued to work with multiple other counties in Wisconsin, both assisting and working together to continue a successful implementation. NG9-1-1 enables the transfer of 9-1-1 calls between geographically dispersed Public Safety Answering Points (PSAPs), increase sharing of data and resources to improve emergency response times and create greater visibility within emergency incidents (including video from public-safety systems, video and images from citizens, and texts to and from citizens).
- 6) Maintain the Online Web Mapping application and all layers associated, including but not limited to public & private named roads, hydrology, parcels, trails, building centroids and outlines, zoning, voting, soils, DNR wetland inventory, site addresses, flood plain, municipal Township boundaries, GPS control & public land survey corners (PLSS), police/fire/ambulance zones, school districts, digital aerial photography, elevation, contours.
- 7) Administer the Tax Delinquent Land Sales process, including monitoring the effects of Statute 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 one year after the sale. **In 2024, LIO staff completed 21 county land sales consisting of 8 tax delinquent properties and 13 excess county lands along roads.**
- 8) 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.
- 9) Provide mapping assistance to Land Conservation for aquatic and terrestrial invasive species mapping. Maintain field collected data in web based mapping applications, for new requirements of Land Conservation departments.
- 10) Assisted Forestry Department and Snowmobile Clubs with updating route locations and the ability to reference routes to landowner use agreements.
- 11) Annual participation in the Wisconsin Land Information Program (WLIP), which generates approximately \$100,000 each year from part of the Register of Deeds recording fees; County was awarded a 2024 Strategic Initiative grant of \$10,000 that must be used for land records modernization.
- 12) Created and maintain a Sex Offender online GIS Mapping application to assist the County Committee created in regards to state statute § 980, Sexually Violent Persons. LIO Director serves on the Committee responsible for placement of potential released individuals.
- 13) Cooperated with Oneida County Tourism, Let's Minocqua, and Pilch & Barnet to inventory recreational trails. Edited and posted all acquired digital data to Oneida County Trails Mapping Application.
- 14) Received 2022 LiDAR flight data and manipulated data to create and post 1-foot contours for the public on GIS Web Mapping. Completed contract for 2024 spring leaf-off flight for Oneida County. Imagery was flown in April of 2024, due to early lake ice-off and snow melt conditions. 2024 images are posted in mapping online.

15) Collaborated with the Highway Department to staff an LTE position. The LIO developed a GIS Mapping Application to house and maintain the inventory of County Highway culverts, signs, bridges, road maintenance reports, and pavement ratings. This database and application are used consistently in Highway for efficiency and ease of daily highway activities.

### 2024 REAL PROPERTY LISTING TAX SUMMARY

Municipality	Equalized Ratio %	Real Estate Bills	Real Estate Parcels	Equalized Value	Net Real Estate Tax
Cassian (CA)	61.47	2,430	2,785	\$430,323,200	\$3,511,668.38
Crescent (CR)	68.80	1,955	2,113	\$393,594,100	\$3,540,446.44
Enterprise (EN)	66.64	857	1,427	\$149,312,800	\$907,351.76
Hazelhurst (HA)	62.23	2,204	2,364	\$642,787,100	\$2,968,202.94
Lk Tomahawk (LT)	95.04	1,674	2,247	\$408,274,700	\$2,396,715.27
Little Rice (LR)	63.97	1,000	1,841	\$124,077,500	\$932,285.15
Lynne (LY)	75.32	514	1,494	\$59,533,600	\$595,731.46
Minocqua (MI)	61.63	9,577	10,693	\$3,096,826,500	\$17,181,522.94
Monico (MO)	69.48	1,226	1,274	\$43,122,600	\$259,865.85
Newbold (NE)	73.96	3,662	4,625	\$753,332,500	\$6,052,119.53
Nokomis (NO)	90.52	2,027	2,317	\$495,635,000	\$3,526,956.37
Pelican (PE)	71.09	2,976	3,172	\$452,490,100	\$3,789,785.12
Piehl (PI)	100.46	613	715	\$24,328,300	\$128,230.65
Pine Lake (PL)	68.36	2,479	2,616	\$464,831,700	\$4,349,380.56
Rhinelander (RH)	71.03	3,590	4,000	\$824,641,700	\$12,613,513.72
Schoepke (SC)	67.94	1,367	1,466	\$190,801,900	\$1,199,821.66
Stella (ST)	65.09	1,121	1,186	\$129,948,200	\$1,084,619.56
Sugar Camp (SU)	54.64	3,016	3,503	\$770,431,200	\$4,319,761.15
Three Lakes (TL)	60.36	5,404	6,107	\$1,681,783,600	\$11,188,280.04
Woodboro (WB)	60.33	1,240	1,603	\$303,216,100	\$2,447,166.99
Woodruff (WR)	60.31	2,552	3,096	\$610,674,900	\$5,114,762.43
<b>Total 2024</b>		<b>51,484</b>	<b>60,644</b>	<b>\$12,049,967,300</b>	<b>\$88,108,187.97</b>

### 2017 - 2024 LIO SUMMARY OF ACTIVITIES

Year	Real Property / Parcel Mapping / GIS					Addressing / GIS		County Surveyor / GIS / Parcel Mapping		
	CSMs Reviewed	Plats/ Condos Reviewed	Recorded Documents Reviewed	Tax Parcels Changed (Ascent Data)	Tax Parcels Changed (GIS Edits)	Site Addresses Assigned/ Changed	New or Changed Roads	PLSS Corner GPS Updated	PLSS Corner Remonument	Survey Maps Indexed
2017	120	8	4,188	6,452	1,801	170/49	11	70	172	311
2018	138	7	4,314	6,567	2,880	201/81	12	157	170	267
2019	119	6	4,280	6,852	797	225/224	23	97	132	255
2020	144	11	4,580	7,813	1,750	277/184	33	79	108	230
2021	154	14	5,256	10,349	1,748	407/30	9	51	54	286
2022	166	12	4,518	8,615	1,346	285/165	6	89	141	344
2023	118	5	4,278	6,437	1,406	337/53	3	86	93	266
<b>2024</b>	<b>166</b>	<b>10</b>	<b>4,186</b>	<b>7,028</b>	<b>1,813</b>	<b>318/158</b>	<b>20</b>	<b>17</b>	<b>55</b>	<b>330</b>

Below is a timeline, and interesting assessment, of the significant modernization efforts that Oneida County has achieved since 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 WLIB 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 WLIB 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 Lister’s 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.
- 2023 Resurrected Trails project with area Chambers of Commerce. Contracted for 2024 Aerial Photography. Continued strong participation in Broadband Mapping and NextGen 911 projects.
- 2024 2022 LiDAR data, 1-foot contours, and 2024 countywide aerial imagery. Broadband Mapping and NextGen 911 projects. Trails update. Sex offender database and mapping application for § 980. Highway mapping/data application.

